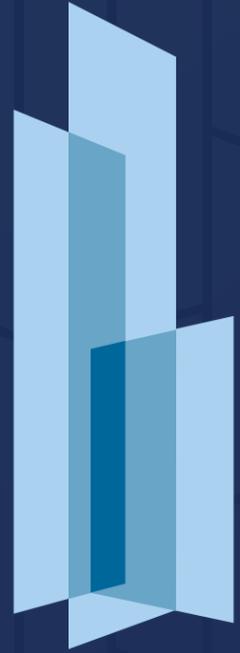


3630 PEACHTREE ROAD
ATLANTA, GA 30326



3630
PEACHTREE

Granite

STREAM



A WORKPLACE EXPERIENCE THAT EMBRACES COMMUNITY,

3630 PEACHTREE IS THE GATEWAY TO OPPORTUNITY.

3630 PEACHTREE

PRIME BUCKHEAD LOCATION

3630 Peachtree defines the northern end of Buckhead's business district. This 438,910 SF, best-in-class, Class AA office tower provides an engaging work environment, with high-end finishes throughout and stunning views overlooking Atlanta's skyline. 3630 Peachtree's highly sought after location, top of the line amenities promoting collaboration and connection, and award winning Property Experience Team make it a one of a kind, people-centric workplace.



LOCATION



Easy Access
From/To GA-400



Direct Ingress/Egress:
• Peachtree Rd
• Peachtree Dunwoody Rd
• Wieuca Rd



438,910 SF
of Office
& Retail Space



Walk Score
86



Nearby Hotels



Wealth of Nearby
Restaurants
and Retail



ROBUST ON-SITE AMENITIES



MOVE

Recently renovated on-site fitness facility and studio



On-Site Tomo Japanese Restaurant
Recommended by Michelin Guide of Atlanta



On-site F&B French Inspired Restaurant
Busy Lunch, Dinner and Cocktails spot



Building Café with Healthy and Convenient Breakfast & Lunch Daily



MEET

State of the art conference facility with board room, smaller conference room, multiple private meeting/phone rooms, and larger meeting space seating up to 65 people



Boardroom and Private Meeting/Phone Rooms



Conference Facility (Seats 65)



On-Site Fitness Facility and Studio



24/7 Security



Valet Offering



Creating Connected Communities at work



On-site Customer Centric Service



Valet Dry Cleaning Service



Four EV Charged Parking Spaces



EATS

Tomo Contemporary Japanese Restaurant (Recommended by Michelin Guide of Atlanta), F&B French inspired restaurant, and building café w/ quick, easy options for breakfast and lunch daily

NEARBY AMENITIES

400

| | | | |
|---------------|-------------------------------------|-------------|----------------|
| PHIPPS MALL | | | |
| VERSACE | Dior | GUCCI | BOSS HUGO BOSS |
| NORDSTROM | DAVIO'S NORTHERN ITALIAN STEAKHOUSE | PRADA | Vera Bradley |
| CAFE BISTRO | TIFFANY & Co. | kate spade | VALENTINO |
| ALON'S BAKERY | ROCK'S CHICKEN & FRIES | Lucky Brand | GRAND LUX CAFE |

NOBU

LIFETIME

AC HOTELS MARRIOTT

eggo

Starbucks M+M MISSION + MARKET STEAK 'N SHAKES

WALDORF ASTORIA DEL FRISCO'S GRILLE

NEW YORK PRIME TRADE ROOT

THE WHITLEY ATLANTA BUCKHEAD

3630 PEACHTREE THE RITZ-CARLTON TOMO JAPANESE RESTAURANT F&B

CVS nova

marta

| | | | |
|-------------------|--------|------------|-----------|
| LENOX MARKETPLACE | | | |
| Publix | TARGET | LAIFITNESS | IRON HILL |

PEACHTREE ROAD

colee FIVE Church

ST CECILIA Atlanta

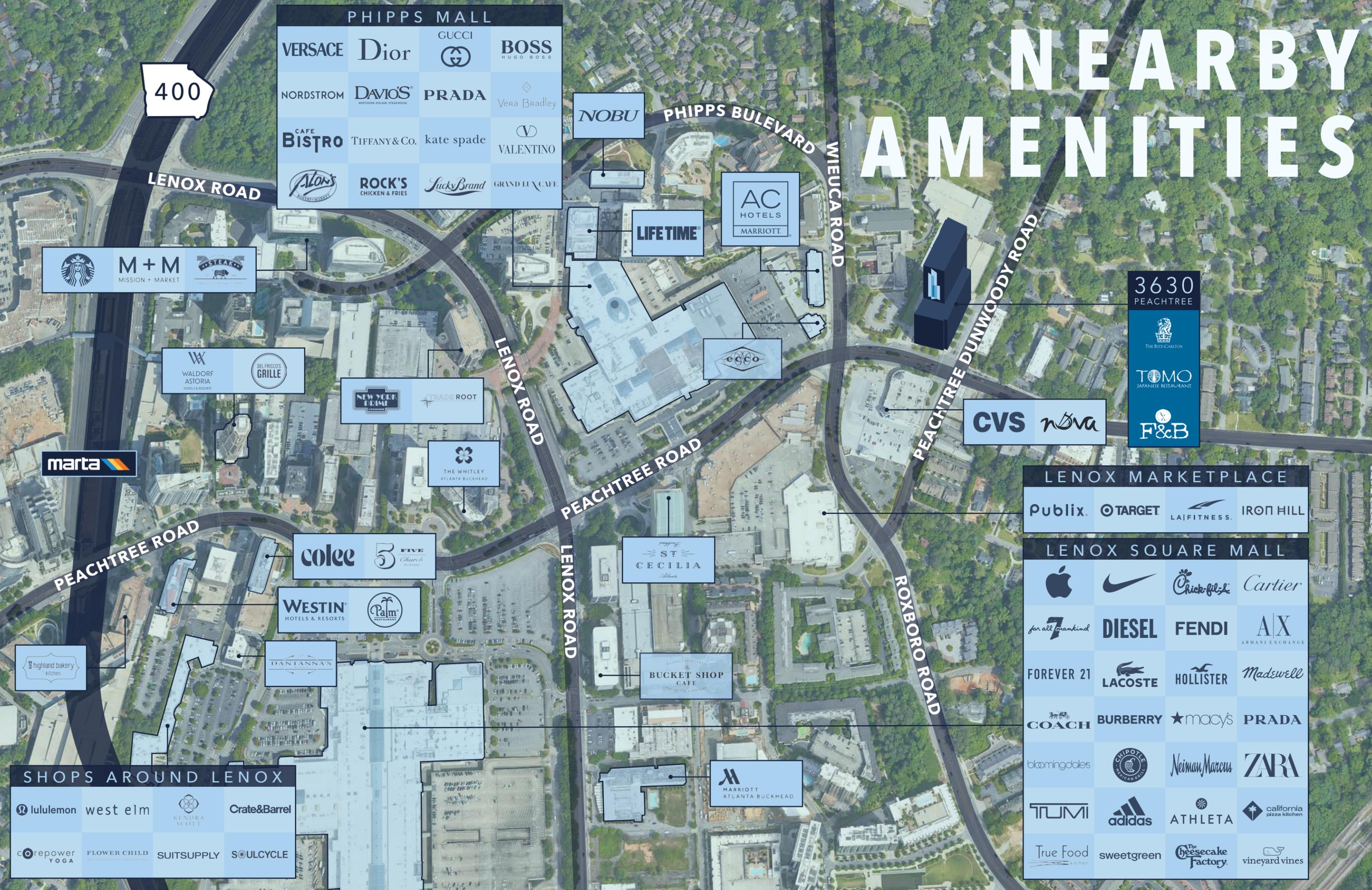
WESTIN HOTELS & RESORTS Palm RESTAURANT

BUCKET SHOP CAFE

| | | | |
|-------------------|--|--|--|
| LENOX SQUARE MALL | | | |
|-------------------|--|--|--|

| | | | |
|-------------------|------------------------|------------------------|--------------------------|
| Apple | Nike | Chick-fil-A | Cartier |
| for all mankind | DIESEL | FENDI | ARMANI EXCHANGE |
| FOREVER 21 | LACOSTE | HOLLISTER | Madewell |
| COACH | BURBERRY | macy's | PRADA |
| blomingdales | CHIPOTLE MEXICAN GRILL | Neiman Marcus | ZARA |
| TUMI | adidas | ATHLETA | california pizza kitchen |
| True Food kitchen | sweetgreen | The Cheesecake Factory | vineyard vines |

| | | | |
|--------------------|--------------|--------------|--------------|
| SHOPS AROUND LENOX | | | |
| lululemon | west elm | KENDRA SCOTT | Crate&Barrel |
| corepower YOGA | FLOWER CHILD | SUITSUPPLY | SOULCYCLE |



ACCESS

1min North Buckhead
7min Chastain Park

10min Sandy Springs
15min Dunwoody

Wieuca Road Round about roadway and mobility improvements (2026)

5min Brookhaven
10min Chamblee

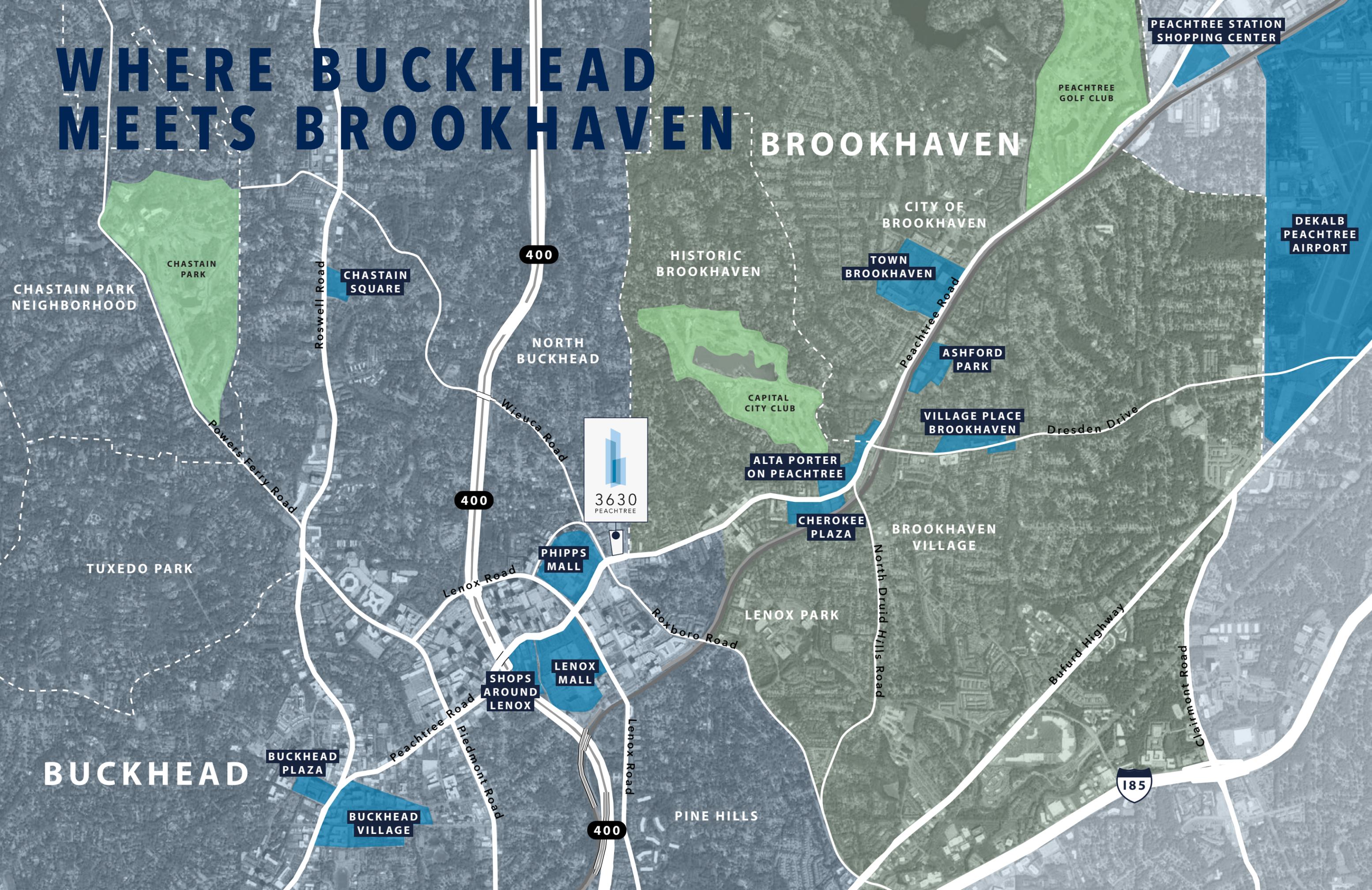
2min GA-400 Access

7min Buckhead Village
15min Midtown Atlanta

25min Decatur



WHERE BUCKHEAD MEETS BROOKHAVEN



PEACHTREE STATION SHOPPING CENTER

PEACHTREE GOLF CLUB

DEKALB PEACHTREE AIRPORT

BROOKHAVEN

CITY OF BROOKHAVEN

HISTORIC BROOKHAVEN

TOWN BROOKHAVEN

CHASTAIN PARK NEIGHBORHOOD

CHASTAIN PARK

CHASTAIN SQUARE

NORTH BUCKHEAD

ASHFORD PARK

CAPITAL CITY CLUB

VILLAGE PLACE BROOKHAVEN

ALTA PORTER ON PEACHTREE

CHEROKEE PLAZA

BROOKHAVEN VILLAGE

3630 PEACHTREE

PHIPPS MALL

TUXEDO PARK

LENOX PARK

SHOPS AROUND LENOX

LENOX MALL

BUCKHEAD

BUCKHEAD PLAZA

BUCKHEAD VILLAGE

PINE HILLS

185

400

400

400

Roswell Road

Powers Ferry Road

Wieuca Road

Lenox Road

Roxboro Road

North Druid Hills Road

Peachtree Road

Piedmont Road

Lenox Road

Peachtree Road

Dresden Drive

Buford Highway

Clairmont Road

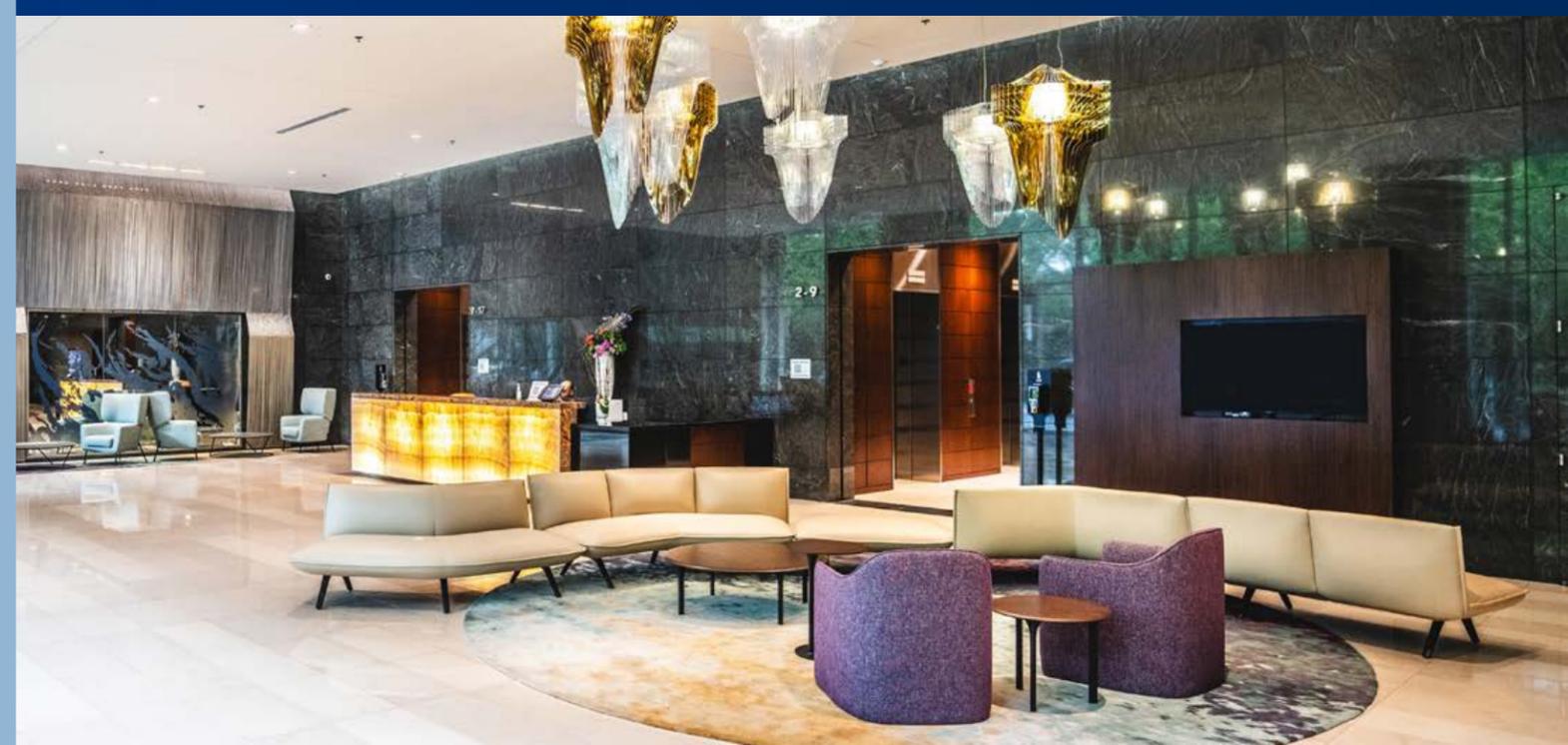
LARGE BLOCK VACANCY

| | |
|------|-----------|
| 15TH | 28,394 SF |
| 11TH | 28,649 SF |
| 10TH | 17,000 SF |
| 8TH | 28,410 SF |
| 7TH | 28,398 SF |
| 5TH | 28,350 SF |

**159,201
TOTAL SF**

60,000+ SF CONTIGUOUS

*9th Floor provides crossover access to the upper and lower elevator banks.





Granite

STREAM

GLENN KOLKER

glenn.kolker@streamrealty.com
404.962.8630

BRYAN HELLER

bryan.heller@streamrealty.com
404.962.8636

PARKER WELTON

parker.welton@streamrealty.com
404.962.8625



3630
PEACHTREE

3630 PEACHTREE ROAD
ATLANTA, GA 30326