



AFC

The **Heart** of  
Buckhead

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**AFC, located in the heart of Atlanta's financial district, is the most recognizable office building in Atlanta.**

Spanning across 10 acres and totaling 914,774 SF, AFC is the largest Class A building in Buckhead. The property's highly sought after Peachtree Road address, and visibility from GA 400 as well as unmatched views define this asset as a best in class office environment.

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# Property Highlights

**AFC offers a unique office experience** including a comprehensive onsite amenity base including the AFC Park, Blue Chip Café, state of the art fitness and conference facility and walkability to some of the best dining options in the area.

**AFC is home to some of the top financial companies in Atlanta and has consistently offered its tenants a high level of satisfaction.**



# Building Amenities



- New Atrium with Lounge And Cafe Seating with TV's
- New AFC Park and Courtyard
- New Conference Room
- Fitness Facility
- EV Chargers
- Gated Parking Garage
- Energy Star Certified
- 24/7 Security
- Buckhead Florist
- Peachtree Newsstand
- Blue Chip Café
- Buckhead Marta Station Access Outside North Tower
- Atlanta Auto Spa
- iPostal located in East Tower Lobby
- Touchless Entry — East Tower
- On-Site Property Management
- Well Health — Safety Certified
- LEED (Silver) Certified Building

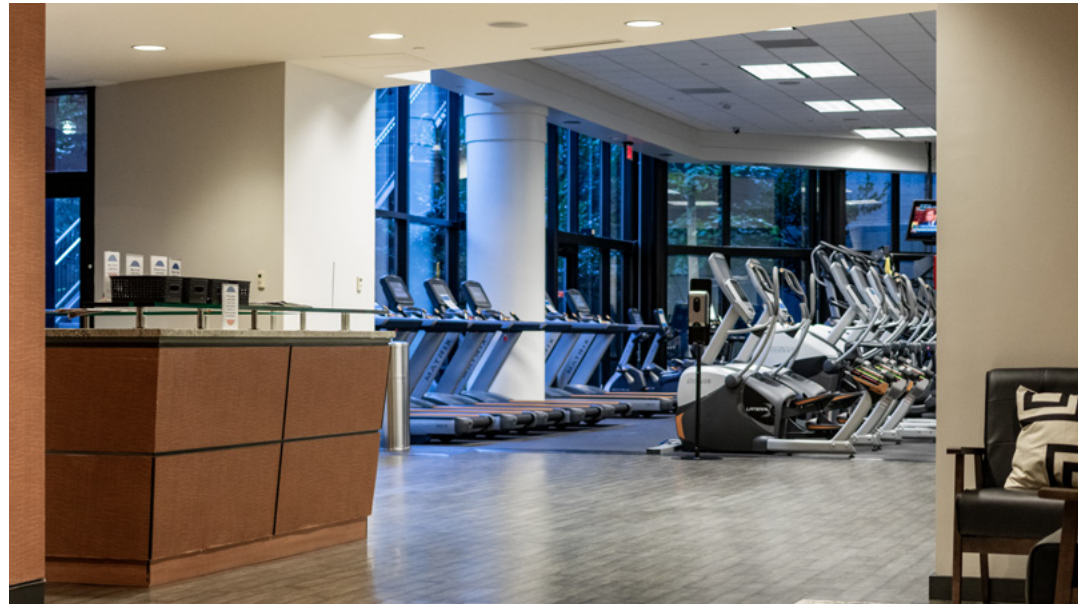
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**BUILDING AMENITIES**

# Fitness Center

- Free access to all tenant employees
- Group Fitness Classes
- Personal Training Services
- 2 Power Racks
- Functional Training Area
- State-of-the-art Matrix Cardio and Weight Equipment
- Steam room and sauna
- WiFi
- Towel Service
- Personal Care Items
- Lockers
- Showers



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**BUILDING AMENITIES**

# Conference Center

- Free Wifi
- Kitchenette
- Restrooms
- AV Equipment
- Capacity - 84 People Seated Theater-Style, 64 People Seated Classroom-Style
- Various Options for Room Layouts/Split Room Availability
- Catering Allowed
- Space Available for Tenant Use Only Besides Lunch and Learns Hosted by Property Management



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**BUILDING AMENITIES**

# AFC Park

- Tables and Benches Available for Seating
- Available Power
- Card Access to Atrium
- Grass Area for Tenant Events
- Cornhole Boards for Tenant Use





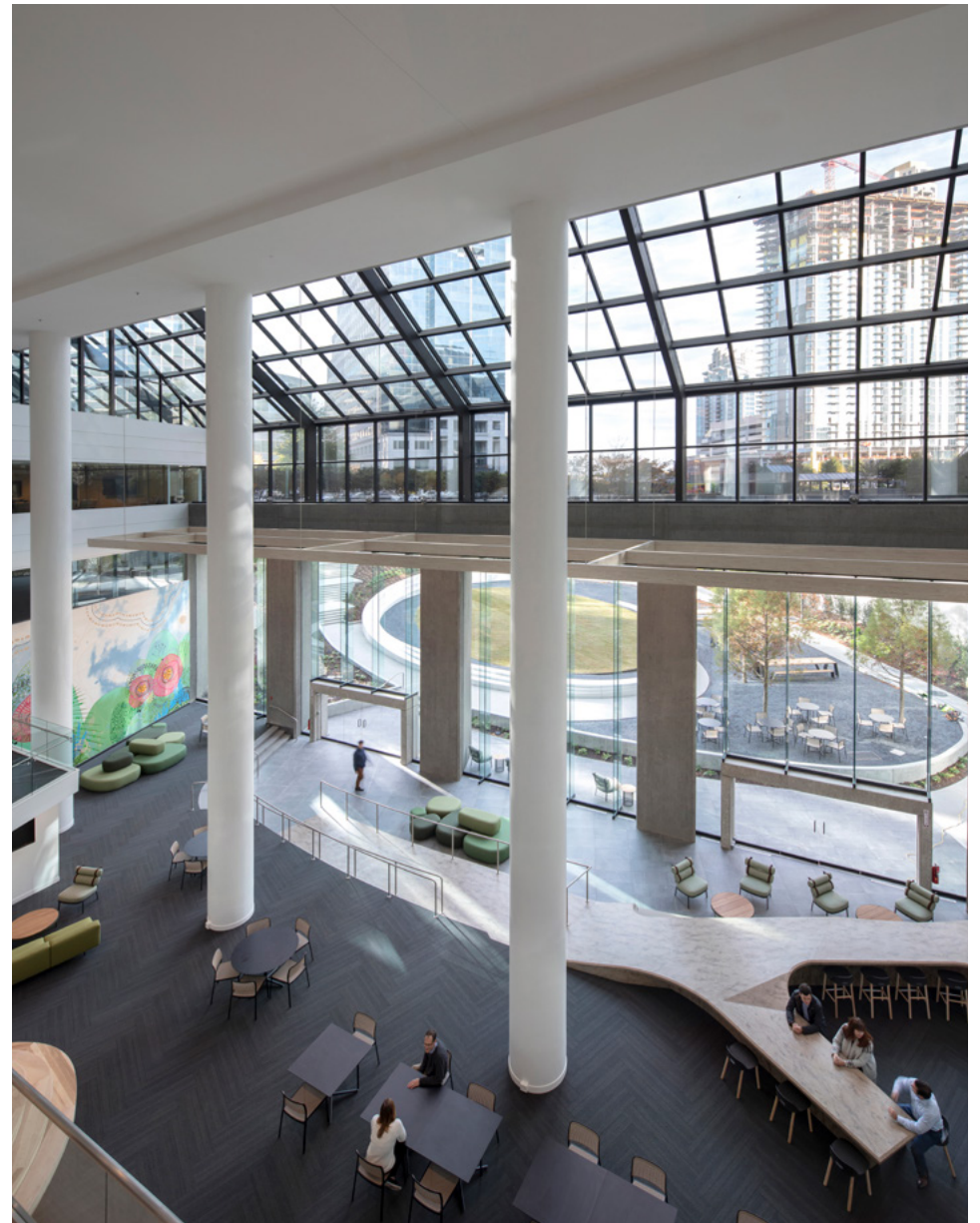
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**BUILDING AMENITIES**

# Atrium

- Blue Chip Café
- Lounge seating area with TV's
- Outdoor courtyard access
- Lower level parking garage access
- Restrooms available
- Ramp for wheelchair access to courtyard



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# Location Highlights

**Located in the epicenter of Buckhead,** AFC spans across GA 400 and is directly on top of the Buckhead MARTA station. AFC offers the best walkable experience in the area reaching some of the finest dining, retail and hotel options in Buckhead. Being the focal point of this vibrant financial district, AFC attracts a high quality workforce and boasts of consistent employee satisfaction and retention.

**AFC offers superior access to GA400 as well as excellent ingress and egress.**



# Nearby Amenities

## Restaurants

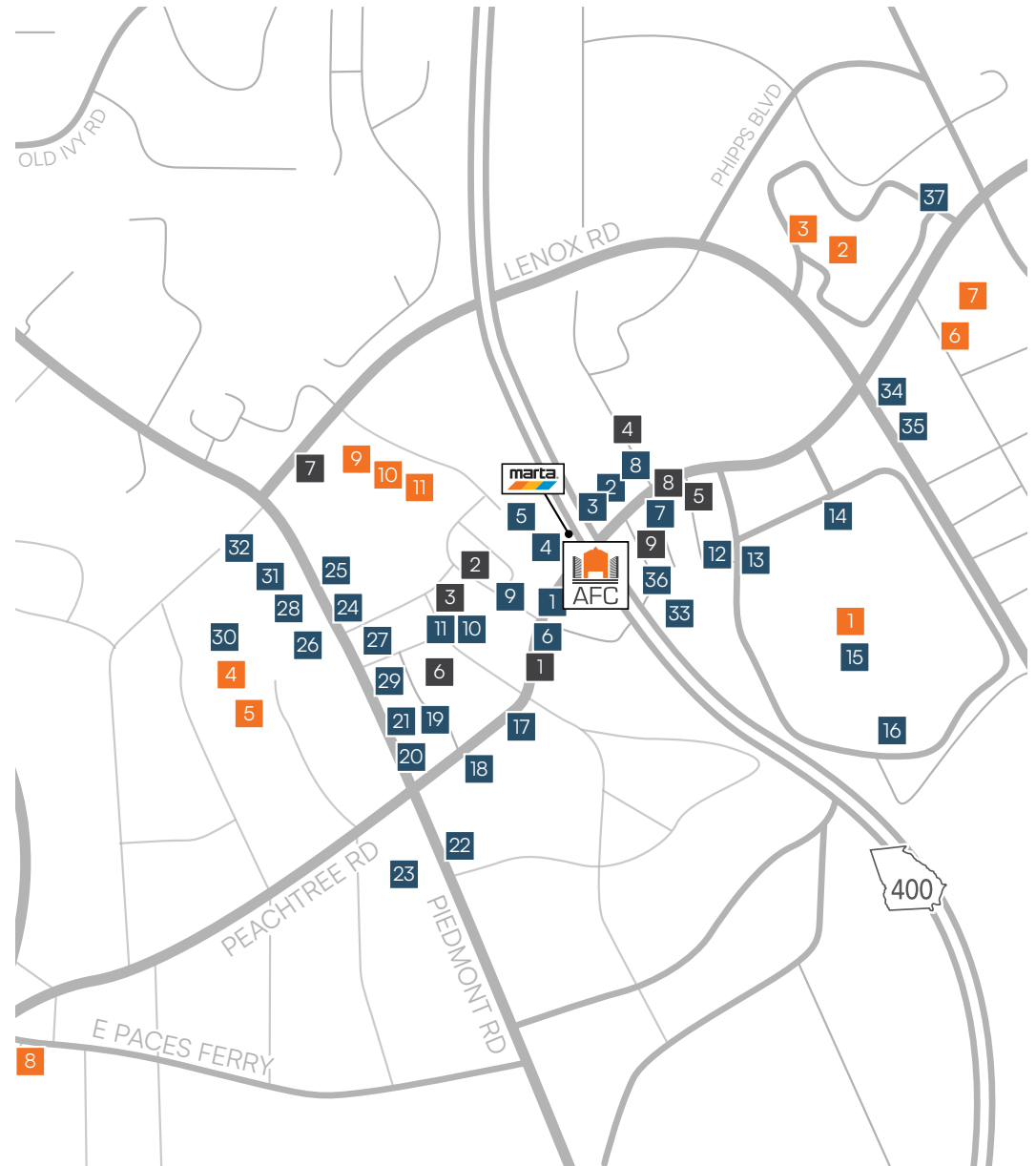
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|-----------------------|-----------------------------|------------------------|
| 1 Blue Chip Café      | 14 Cheesecake Factory       | 27 Jacks New York Deli |
| 2 Corner Bakery       | 15 California Pizza Kitchen | 28 Urban Wu            |
| 3 Maggiano's          | 16 Lenox Mall Food Court    | 29 Industry Tavern     |
| 4 F20                 | 17 Ruth's Chris Steakhouse  | 30 Piu Bello           |
| 5 South City Kitchen  | 18 Caribou Coffee           | 31 Naan Stop           |
| 6 The Americano       | 19 Alma Cocina              | 32 Chipotle            |
| 7 Rosé and Rye        | 20 Chick-fil-A              | 33 Seven Lamps         |
| 8 Brassica            | 21 Flying Biscuit Café      | 34 St. Cecilia         |
| 9 Bistro Niko         | 22 Red Pepper Taqueria      | 35 The Bucket Shop     |
| 10 Jimmy John's       | 23 Bones                    | 36 Flower Child        |
| 11 Buckhead Pizza Co. | 24 Ru Sans                  | 37 Ecco                |
| 12 Dantana's          | 25 Rreal Tacos              |                        |
| 13 True Food          | 26 Starbucks                |                        |

## Shopping & Entertainment

- 1 Lenox Square, Shops Around Lenox
- 2 Phipps Plaza
- 3 AMC Theatre
- 4 Buckhead Landing
- 5 LA Fitness
- 6 Publix
- 7 Target
- 8 Buckhead Village District
- 9 Ulta
- 10 Saks OFF Fifth
- 11 Nordstrom Rack

## Hotels

- 1 Intercontinental
- 2 Doubletree Hotel
- 3 Courtyard Marriott
- 4 Waldorf Astoria
- 5 Westin Buckhead
- 6 Grand Hyatt
- 7 Springhill Suites Marriott
- 8 The Whitley
- 9 Hotel Colee



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# HUB404 Buckhead

**AFC** will soon benefit from the new HUB404 development in Buckhead, which promises to create a dynamic mixed-use community in the heart of Atlanta's business district. The proximity of AFC to HUB404 will offer tenants easy access to a variety of new retail, dining, and entertainment options, as well as outdoor spaces for relaxation and recreation. The project commenced design and engineering in 2023, with construction set to break ground in 2025 and be completed in 2028.

## **Buckhead Coalition Update:**

- Plan to begin construction in 2025, with a completion and opening date of 2028 if all goes as planned.
- Fundraising from the private sector began in May 2023 for construction of the first phase which will be the bridges over Lenox/GA400.
- Fundraising for construction of the rest of the project will commence in earnest when the construction cost is confirmed based upon 30% design.



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## Greg Frankum

—  
**404.842.6565**

greg.frankum@transwestern.com

## Matt Spickard

—  
**404.842.6566**

matt.spickard@transwestern.com

## Ansley Chenault

—  
**404.266.4952**

ansley.chenault@transwestern.com

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