

# 55

ALLEN PLAZA

ALL ROADS  
LEAD TO 55



55 Ivan Allen Jr Boulevard NW  
Atlanta, GA 30308



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ALL ROADS

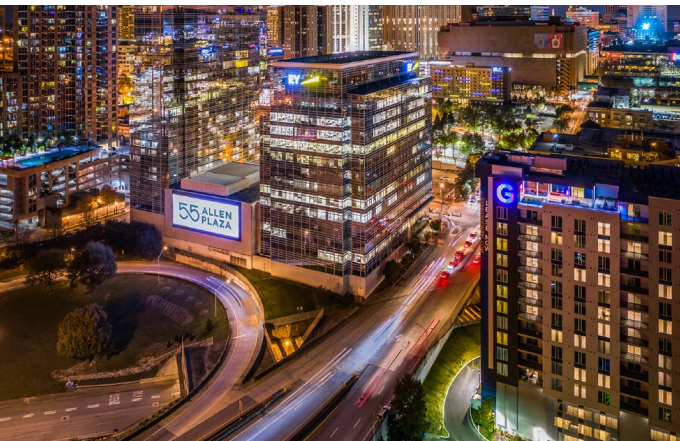
LEAD TO **55** ALLEN PLAZA

## Welcome to 55 Allen Plaza

Welcome to **55 Allen Plaza**, where business meets luxury. Located between Downtown and Midtown Atlanta, this premier office building offers unparalleled access to the city's vibrant pulse. Boasting exceptional amenities, including state-of-the-art conference facilities and a fitness center, alongside move-in ready spec suites designed for efficiency and comfort, 55 Allen Plaza is the ideal destination for companies seeking Class A office space and rich workplace experience.







DISCOVER  
THE 55 WAY  
OF WORK





# THE ESG IMPACT



LEED Platinum  
Certified Building  
Design



BOMA 360  
Certified



Energy Star  
Certified



WELL  
Health-Safety  
Rated



Atlanta Better  
Buildings Challenge  
Top Performer



Energy-efficient  
lighting and HVAC  
systems



Water-saving fixtures  
and irrigation systems



Recycling programs  
for paper, plastic,  
and glass



Electric vehicle  
charging stations  
available



Bike storage and  
commuter-friendly  
amenities



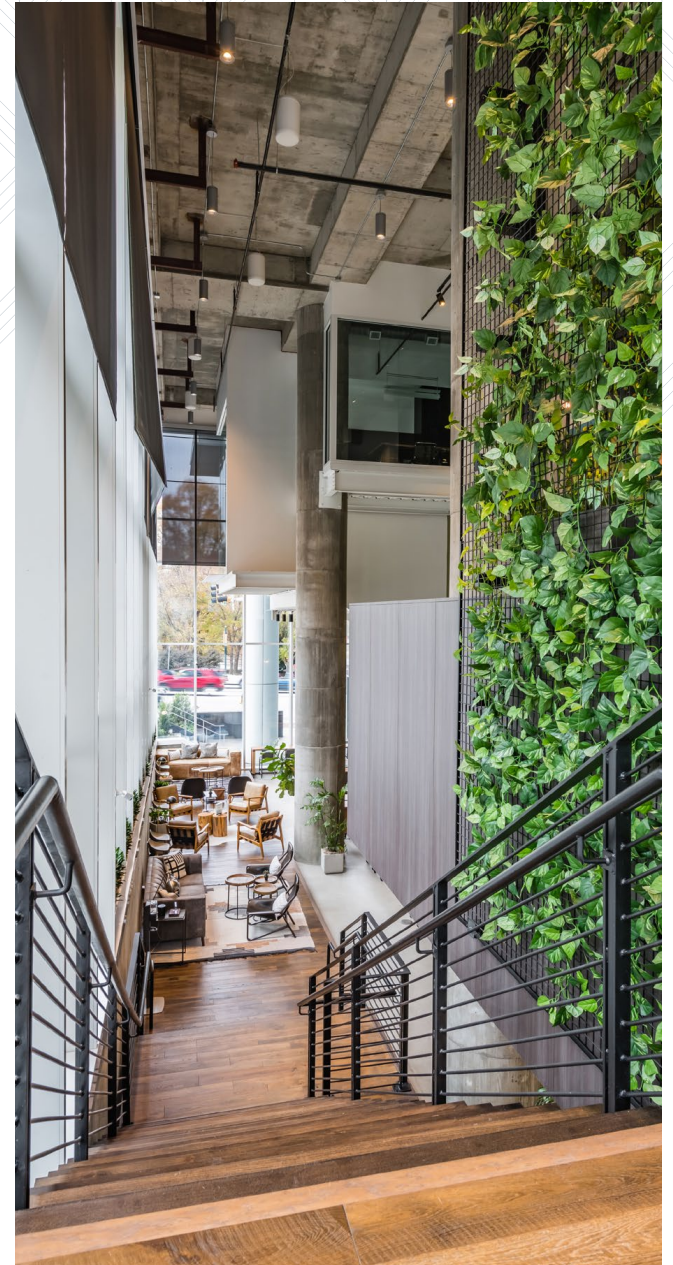
Sustainable  
landscaping practices



Green cleaning  
product usage  
throughout building



Ongoing sustainability  
education and  
awareness initiatives  
for tenants





# OPPORTUNITY AWAITS

## Now Leasing:

Spec Suites Ranging from 2,500 SF - 5,000 SF

Spec Suites include high-end finishes, break room build-out, and unbeatable skyline views





# WHERE MINDS MEET

- Beautifully designed meeting space
- Ideal for board meetings, training sessions, and seminars
- Accommodates up to 100 people, can be split into two rooms
- Flexible furniture arrangement
- Full AV capabilities
- TV monitor for presentations
- High-speed Wi-Fi
- Kitchen amenities: warming oven, refrigerators, dishwasher, ice maker





# EMBRACING YOUR WELLNESS

- State-of-the-art equipment with integrated televisions
- Natural light with incredible skyline views
- Private locker rooms and showers with provided toiletries
- 24/7 daily access to gym and shower facilities





# WHERE IDEAS AND CONNECTIONS FLOURISH

## THE GREEN ROOM

- Inviting lounge spaces with food-hall style tables

- Secluded collaboration areas with WiFi and dedicated power access

- Versatile space for catered events and pop-up activities

- Captivating forest-inspired graphics and lush greenery accents

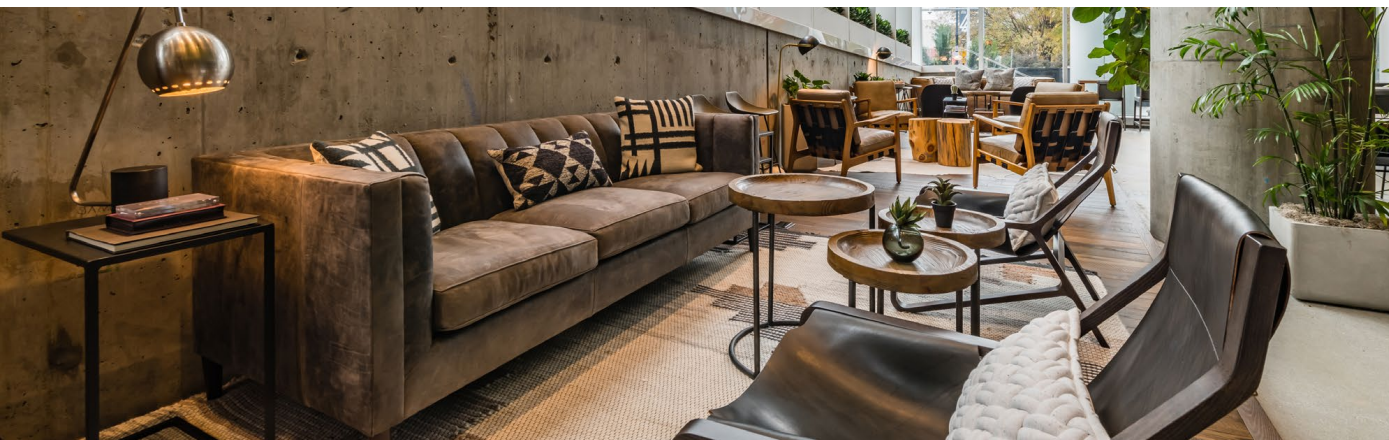
- Modern amenities including wireless presentation capabilities and bluetooth speakers

- Fully equipped prep kitchen with convection oven, refrigerator, microwave, sink, and parking access

- Stylish bar area with premium beverage cooler, full-size kegerator, wine cooler, and dedicated power access

- Mezzanine level with convenient amenities including under-counter ice maker, cooler, dishwashers, three-compartment sink, handwashing sink, and power connections







# FOOD & RETAIL



## BUILDING CAFÉ

- Serving chef scratch-made lunches with whole ingredients
- Healthy options, balanced meals
- 28 different cuisines, rotating daily



## MICRO MARKET

- Convenient self-service shopping
- Access to a variety of fresh and packaged food, beverages, and snacks 24/7
- User friendly, cashless payment systems allowing for quick grab and go
- Offering food lockers for meal delivery services



## ACCESS MAP

# THE EPICENTER OF CONNECTIVITY

 **Ingress**

 **Egress**

55 Allen Plaza offers quick and easy access to I-75 and I-85, making it a central hub for connectivity to Atlanta. It is just a 14 minute drive to Atlanta's Hartsfield-Jackson International Airport, Midtown attractions, and more.





# NEARBY AMENITIES

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**CONNECTIVITY**

THE FUTURE  
OF ———  
DOWNTOWN





**Greg Frankum**

Executive Managing Director

404.842.6565

Greg.Frankum@transwestern.com

**Matt Spickard**

Senior Managing Director

404.842.6566

Matt.Spickard@transwestern.com

**Ansley Chenault**

Brokerage Associate

404.266.4952

Ansley.Chenault@transwestern.com