



3445

P E A C H T R E E

DISTINCTLY  
BUCKHEAD.  
UNIQUELY  
YOURS.

BARINGS **CBRE**



# AN OFFICE THAT'S DISTINCTLY YOURS

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In the heart of Buckhead, 3445 Peachtree is beginning a new chapter of purposeful design and community.

We're committed to continually enhancing your experience with exciting tenant events, programming, and even more improvements on the horizon.

- Lobby Renovation - Delivering Fall 2025
- Exterior Improvements
- Spec Suites from 2,300 SF to Full Floor
- Parking and Technology Upgrades  
Enhancing Flexibility

- ✓ Buckhead's Main and Main
- ✓ Prominent Signage Opportunities
- ✓ A Walk from Phipps Plaza





# BOUTIQUE STYLE. BOUNDLESS POSSIBILITIES.

From thoughtfully crafted spec suites to building-wide enhancements, every detail at 3445 Peachtree is designed to elevate your workday.

14

Floors

24/7

Security

100K SF+

Contiguous Block

2.5/1,000

Parking

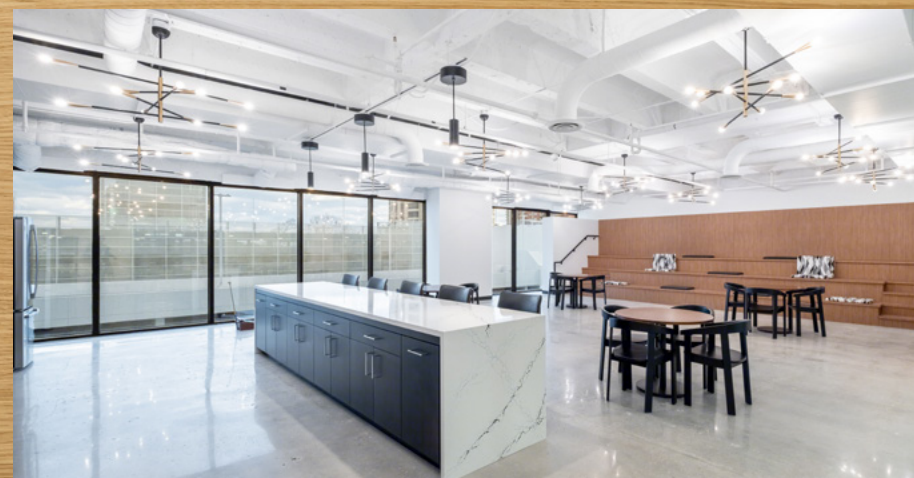
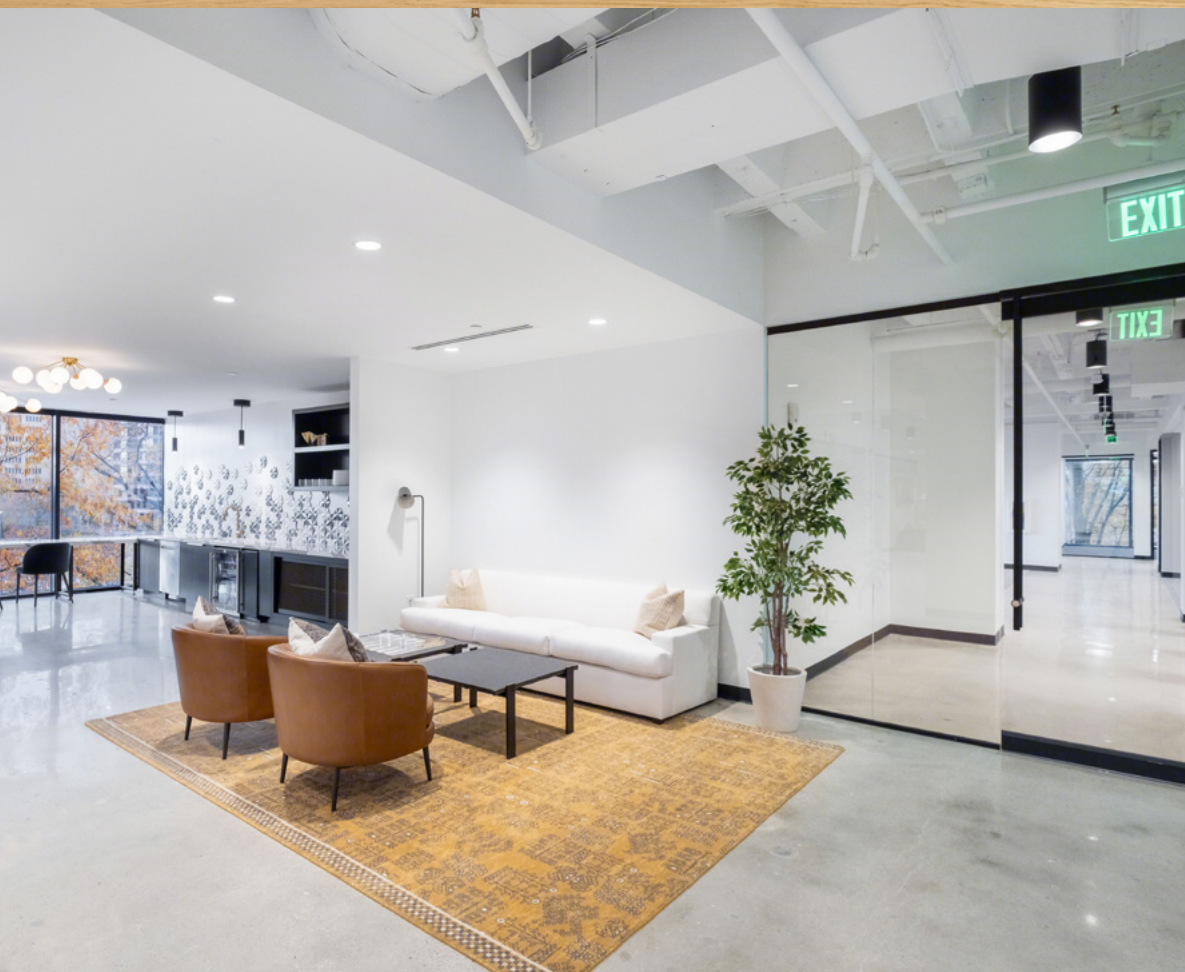


## PURPOSEFULLY CRAFTED FOR COMMUNITY

A great workday is about much more than what happens at your desk. It's about the connections you make, the experiences you share, and the community you build. Our newly redesigned lobby is more than an entrance—it's the heart of our vibrant community.

**LOBBY DELIVERING FALL 2025**





## MOVE-IN READY SPEC SUITES

Well-designed spec suites offer turnkey solutions, allowing you to move in and start thriving from day one.

**FROM 2,300 SF TO  
FULL FLOOR OPPORTUNITIES.**



Scan to explore for  
a virtual tour.



# BUCKHEAD'S MAIN & MAIN

From its prime position on Peachtree Road, 3445 offers more than an address—it's a chance to make your company a key character in Buckhead's story.

With prominent signage visible to

**OVER 50,000  
DAILY COMMUTERS**

your brand will sit at the center of  
the city's daily rhythm.



# ACCESS TO EVERYTHING

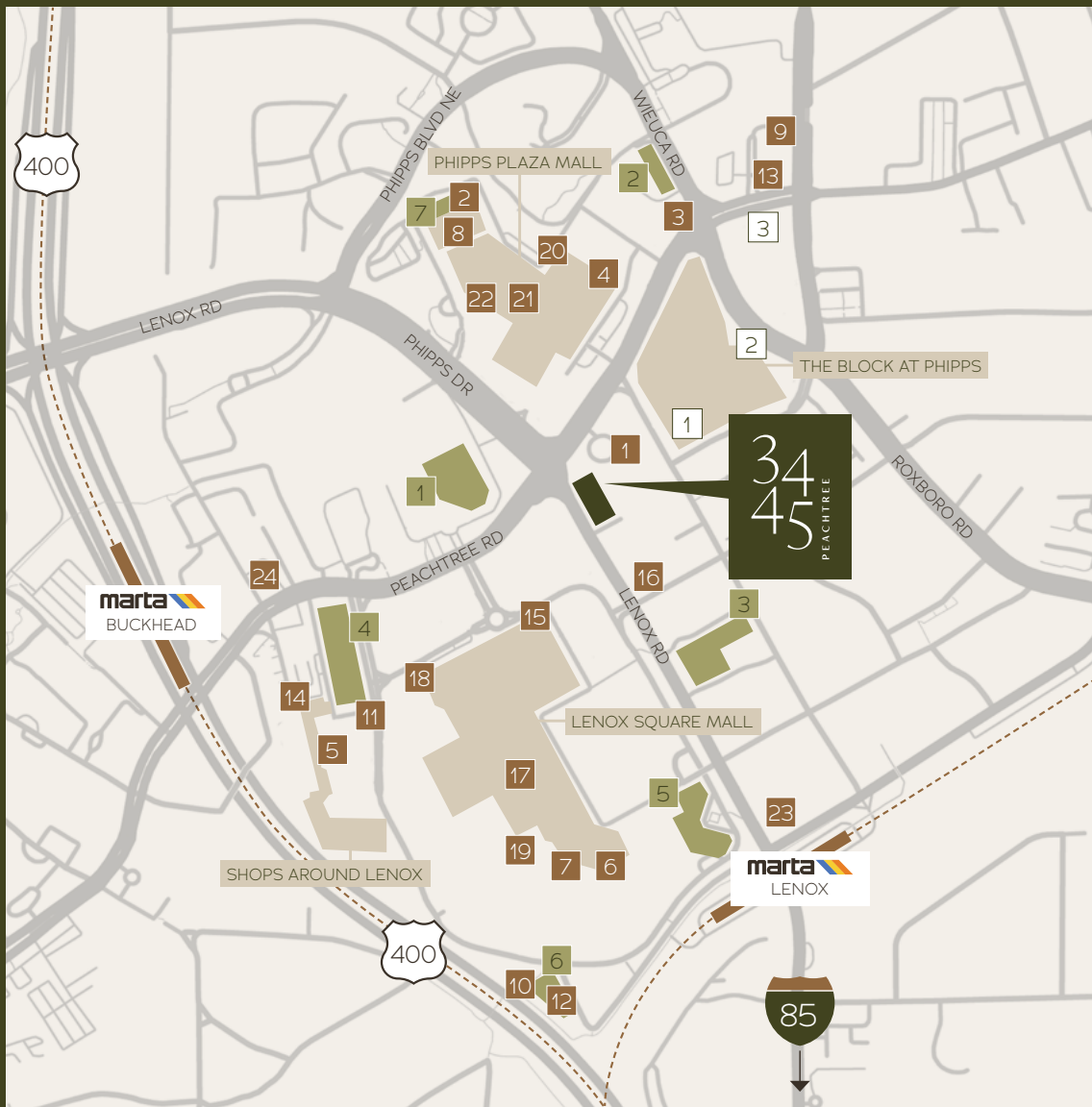
With GA-400 and I-85 mere minutes away, and a MARTA station within a walk, your team can seamlessly transition between Buckhead's energy and Atlanta's broader business landscape.

Plus, our 2.5/1,000 parking ratio ensures that finding a spot is one less thing your team has to worry about—with major technology upgrades on the way.



# THE CENTER OF ATLANTA'S BEST

3445 Peachtree's location transcends convenience—it commands the heart of Buckhead's urban landscape.



Enjoy Phipps Plaza and Lenox Marketplace's curated selection of luxury boutiques and upscale dining just steps away.

## FOOD & BEVERAGE

- |                   |                             |
|-------------------|-----------------------------|
| 1 St. Cecilia     | 13 F & B                    |
| 2 Nobu            | 14 Seven Lamps              |
| 3 Ecco            | 15 The Cheesecake Factory   |
| 4 Alon's Bakery   | 16 The Bucket Shop Cafe     |
| 5 Flower Child    | 17 California Pizza Kitchen |
| 6 Chick-fil-A     | 18 True Food                |
| 7 Sweetgreen      | 19 Five Guys                |
| 8 Citizens Market | 20 Cafe Bistro              |
| 9 Tomo Japanese   | 21 Starbucks                |
| 10 Spaceman       | 22 Davio's                  |
| 11 Dantanna's     | 23 Silom Thai & Sushi       |
| 12 Three Arches   | 24 STK Steakhouse           |

## HOTELS

- |                             |                          |
|-----------------------------|--------------------------|
| 1 The Whitley Hotel         | 5 JW Marriott Buckhead   |
| 2 AC Hotel                  | 6 Hyatt Centric Buckhead |
| 3 Atlanta Marriott Buckhead | 7 Nobu Hotel Atlanta     |
| 4 The Westin Buckhead       |                          |

## RETAIL

- |          |                |
|----------|----------------|
| 1 Publix | 3 CVS Pharmacy |
| 2 Target |                |



# EMBRACE WORKDAY WELLNESS

3445 Peachtree's suite of improvements and upgrades prioritize tenant wellness at every step, with amenities that let your people flourish.

- LEED Silver Certified
- MERV 12 Filters
- Energy Star Certification
- Fitwel Certified
- 5 EV Charging Stations



## GYM AND LOUNGE

Our gym and inviting amenity lounge make it easy for your team to prioritize their well-being without sacrificing productivity.





# GLOBAL PERSPECTIVES. LONG-TERM COMMITMENTS.

With over 25 years of experience in real estate, Barings focuses on long-term, free and clear ownership, considering ESG and the tenant experience at every stage. Grounded in shared values, stable decision-making, and a team-based culture, we strive to improve everyday—to innovate, to adapt, and to evolve in service to our clients.

BARINGS

\$431B+

Global Investment Management

1900+

Professionals Worldwide

1300+

External Clients

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\* As of September 2024



# 34 45

PEACHTREE



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