



34  
45

PEACHTREE

Where office is

EFFORTLESS

BARINGS

CBRE

# OFFICE MADE EASY

Set in the Heart of  
Bustling Buckhead,  
we're giving new  
purpose to how  
you office.

14

Floors of boutique  
move-in ready space

3/1,000

Parking

24/7

On-site Security

AMENITIES FROM SUNRISE TO SUNSET



CONNECTED CONCIERGE SERVICES



ELEVATED TENANT LOUNGE



BRAND NEW CONFERENCE CENTER



RENOVATED FITNESS FACILITY



MICRO-MARKET



FLEXIBLE PARKING WITH 5 EV CHARGING STATIONS



Ease into

# THE PERFECT FIT

From 3,000 SF to multi-floor requirements, 3445 Peachtree offers flexible spaces for anyone to thrive.





*Announcing*

# BRAND NEW MOVE-IN-READY SPEC SUITES

*2,300 SF to Full Floor Availabilities*

Built for evolving team needs with elevated finishes, modern material palettes, and dynamic collaboration spaces.

[Click to explore spec suites:](#)

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Up to 9,277 RSF contiguous

[Click to explore additional availabilities:](#)



# MAKE YOUR MARK IN BUCKHEAD

*Office-Ready Large Block Opportunity*

*Most  
Prominent  
Signage in  
Buckhead*

**OVER  
100,000 RSF  
CONTIGUOUS  
AVAILABLE**

10TH FLOOR - FULL FLOOR AVAILABLE - 22,554 RSF

9TH FLOOR - PARTIAL FLOOR AVAILABLE - 14,069 RSF

8TH FLOOR - FULL FLOOR AVAILABLE - 22,879 RSF

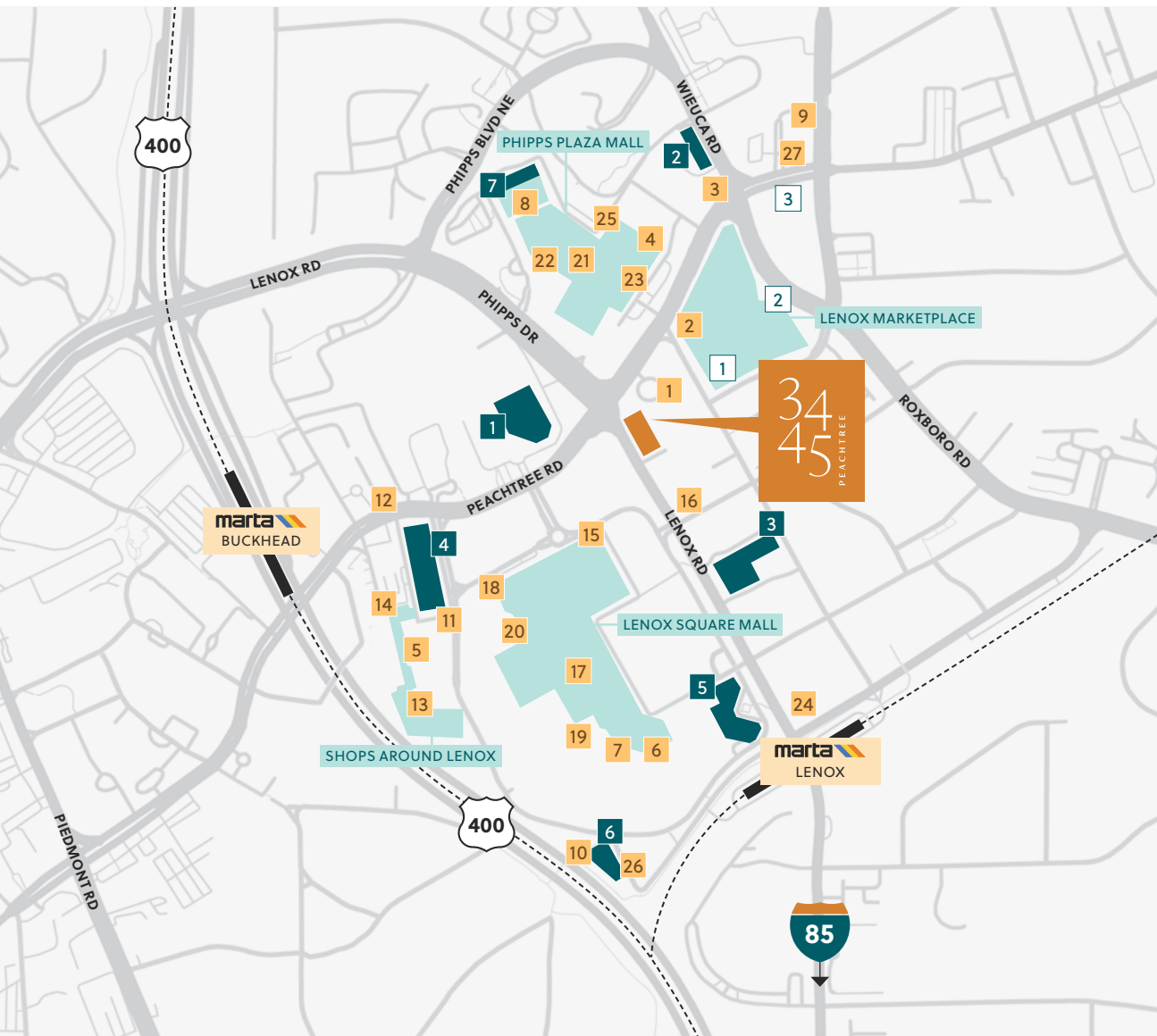
7TH FLOOR - FULL FLOOR AVAILABLE - 22,879 RSF

6TH FLOOR - FULL FLOOR AVAILABLE - 22,174 RSF

**50,000+ VEHICLES PER DAY**

Ease into

# A SPIRITED MAIN & MAIN EXPERIENCE



## WALKABLE AMENITIES

### Food & Beverage

- |    |                        |    |                          |
|----|------------------------|----|--------------------------|
| 1  | St. Cecilia            | 15 | The Cheesecake Factory   |
| 2  | Ironhill Brewery       | 16 | The Bucket Shop Cafe     |
| 3  | Ecco                   | 17 | California Pizza Kitchen |
| 4  | Alon's Bakery          | 18 | True Food                |
| 5  | Flower Child           | 19 | Five Guys                |
| 6  | Chick-fil-A            | 20 | Cousin's Main Lobster    |
| 7  | Sweetgreen             | 21 | Starbucks                |
| 8  | Citizens Food Hall     | 22 | Davio's                  |
| 9  | Tomo Japanese          | 23 | Grand Lux Cafe           |
| 10 | Spaceman               | 24 | Silom Thai & Sushi       |
| 11 | Dantanna's             | 25 | Cafe Bistro              |
| 12 | Del Frisco's Grille    | 26 | Mount Royal              |
| 13 | Roots Market & Juicery | 27 | F & B                    |
| 14 | Seven Lamps            |    |                          |

### 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 |   |              |

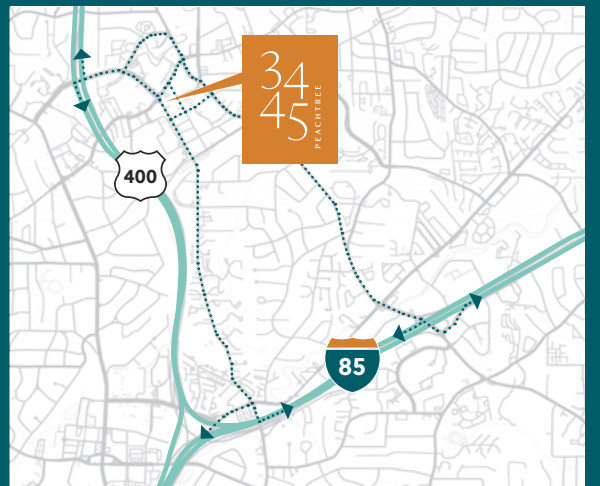


Ease into

# A CONNECTED COMMUTE



## EASY INTERSTATE ACCESS



**400** 2 MIN. DRIVE **85** 5 MIN. DRIVE

**marta**  
BUCKHEAD

**marta**  
LENOX

Ease into

# BALANCED WELL-BEING



ENERGY STAR  
CERTIFICATION



MULTI-ZONE AHU  
WITH GPS NEEDLE  
POINT SYSTEM



UV LIGHTING



NEW MERV 13  
FILTERS



FITWELL  
CERTIFICATION



LEED CERTIFICATION  
UNDERWAY



EV CHARGING  
STATION



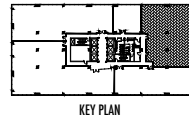
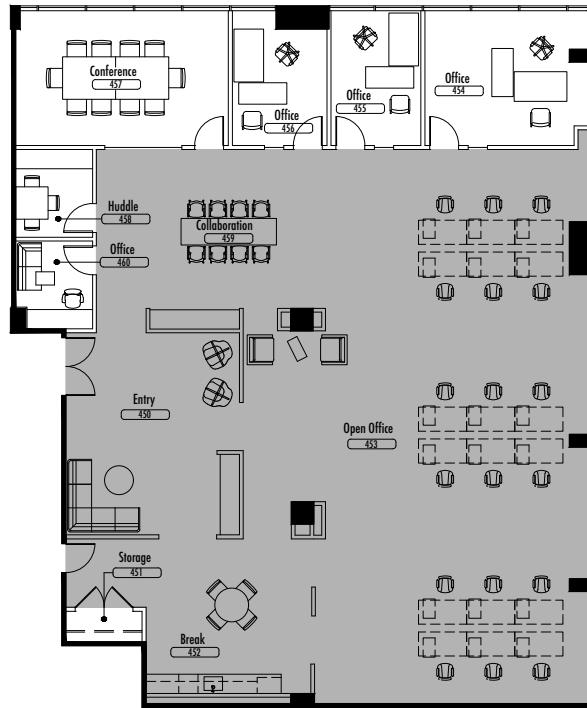
# SPEC SUITE 300

22,819 RSF



# SPEC SUITE 450

4,919 RSF

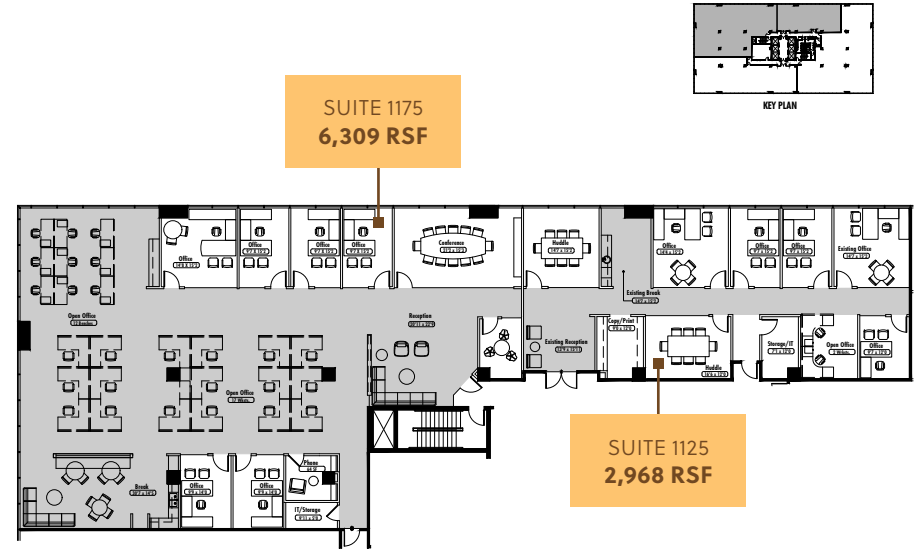


FULLY FURNISHED

OPEN CEILING

# SPEC SUITES 1125 & 1175

9,277 RSF Contiguous

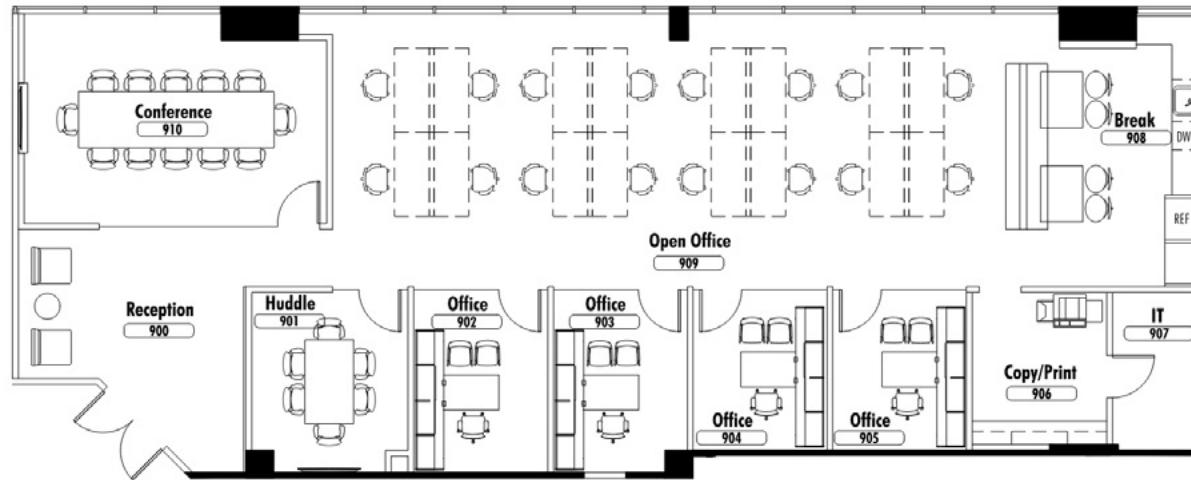


- Mostly open plan featuring high-end finishes, exposed ceiling and glass front office
- Contiguous availability up to 15,000 RSF



# SPEC SUITE 900

3,347 RSF

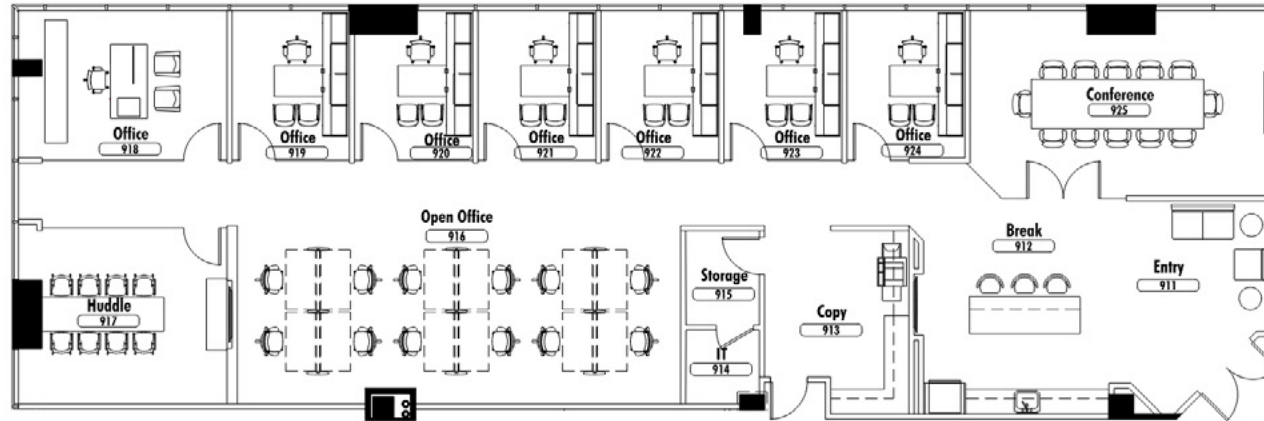


SUITE 900 RENDERINGS



# SPEC SUITE 910

4,101 RSF

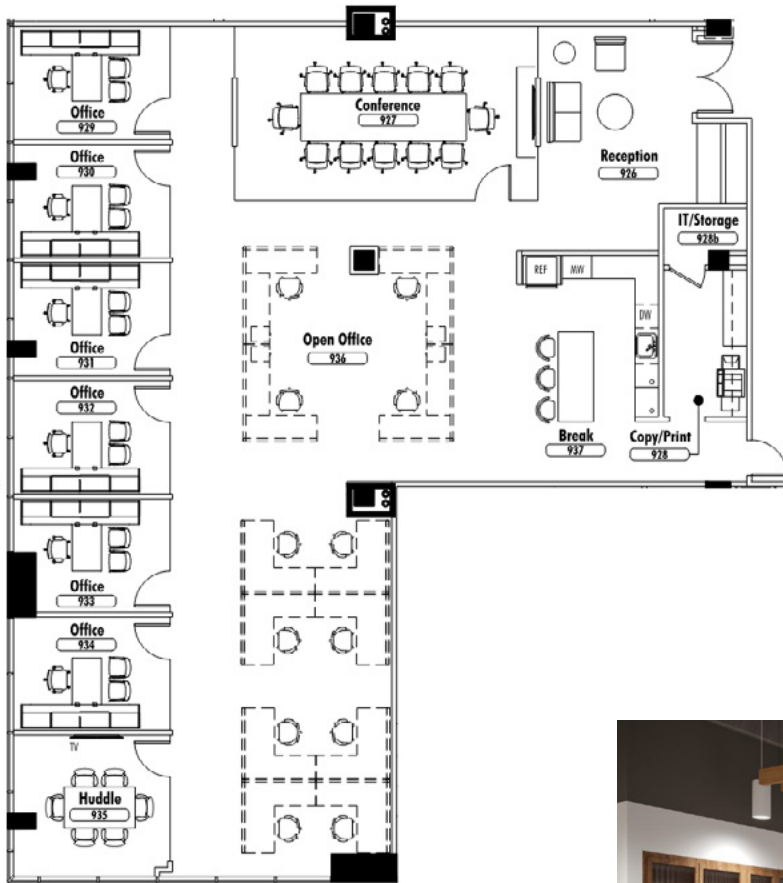


SUITE 910 RENDERINGS



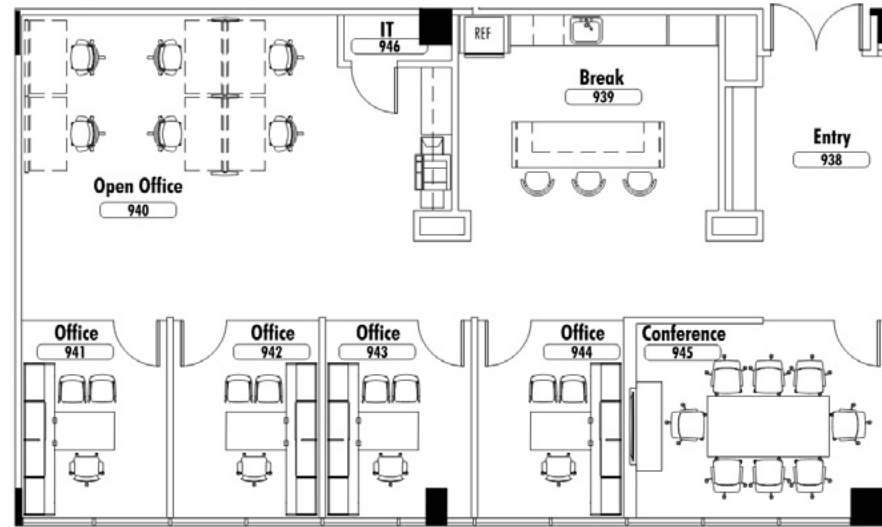
# SPEC SUITE 920

4,282 RSF



# SPEC SUITE 930

2,339 RSF



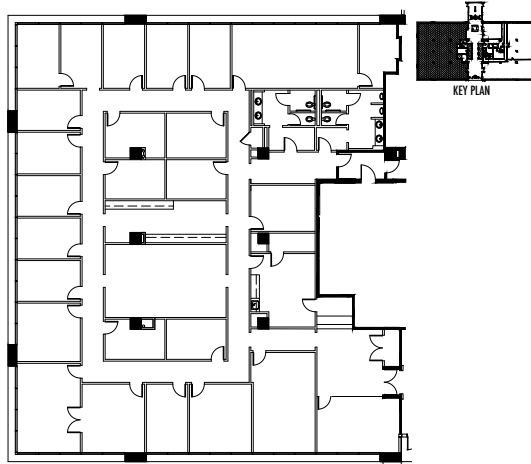
SUITE 930 RENDERINGS





## SUITE 175

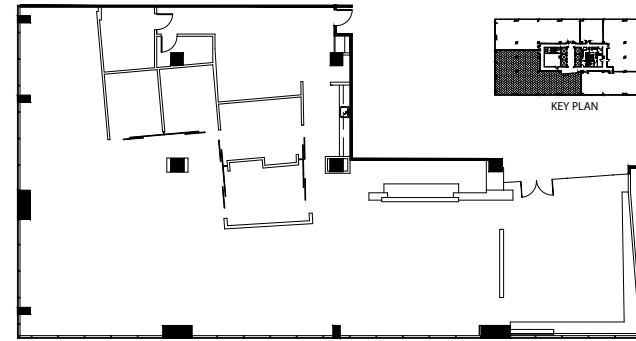
9,863 RSF



## SUITE 400

6,821 RSF

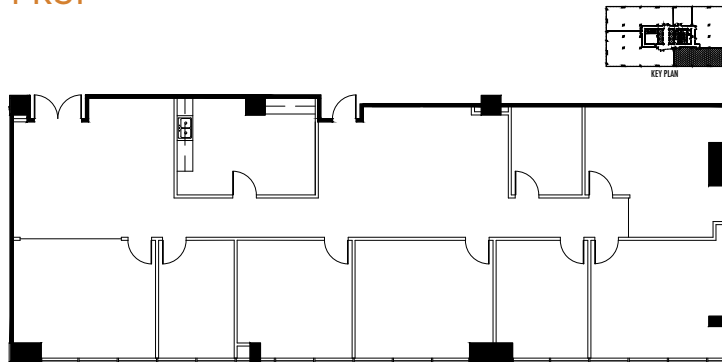
[VIRTUAL TOUR](#)



- Elevator lobby exposure
- Mostly open floor plan featuring exposed ceiling plenum
- Contiguous availability up to 15,000 RSF

## SUITE 425

3,584 RSF



- Traditional suite with offices on glass and great southern views
- Contiguous availability up to 15,000 RSF

## SUITE 550

10,849 RSF

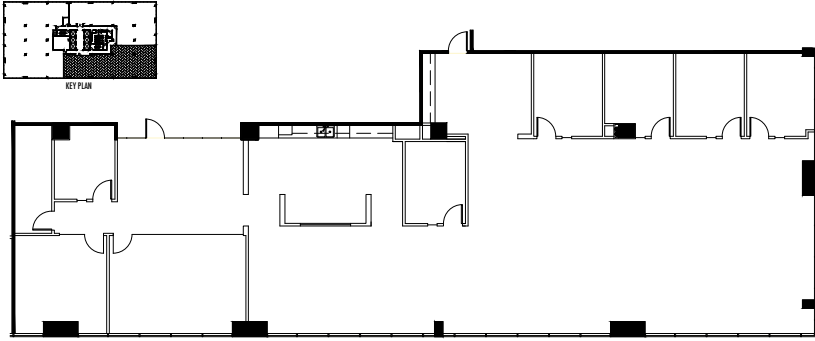
[VIRTUAL TOUR](#)



- Potential turnkey solution

## SUITE 600

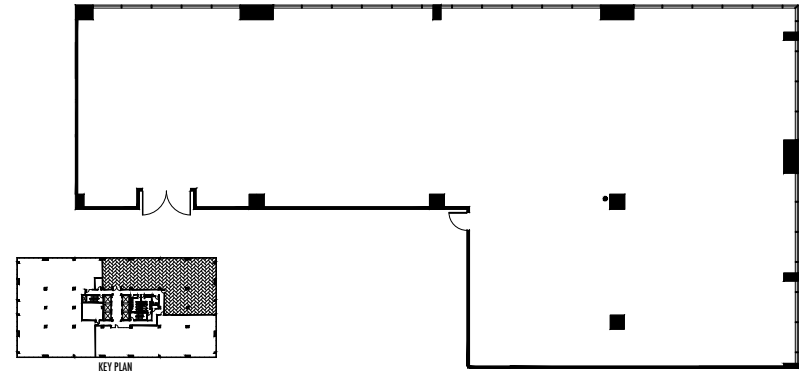
5,863 SF



- Elevator lobby exposure
- Southern city views
- Contiguous availability of 12,290 RSF

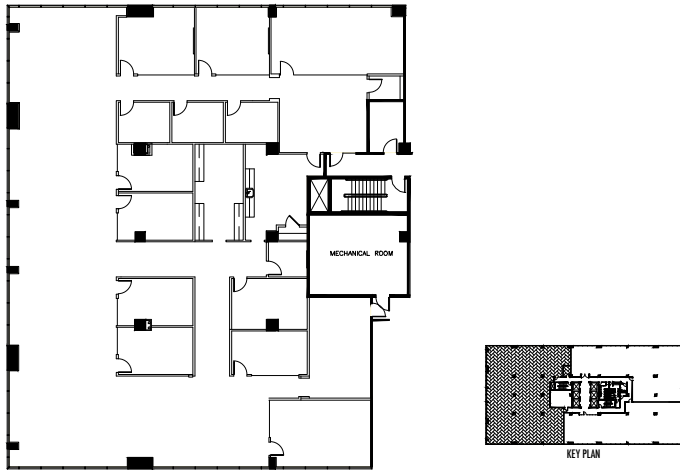
## SUITE 650

6,421 RSF



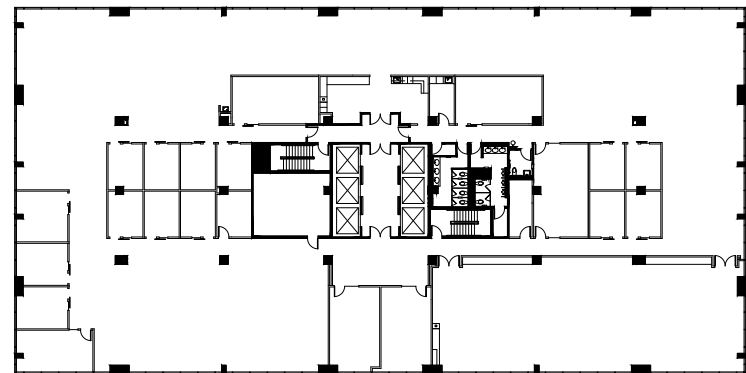
## SUITE 675

10,112 RSF



## SUITE 700

22,819 RSF

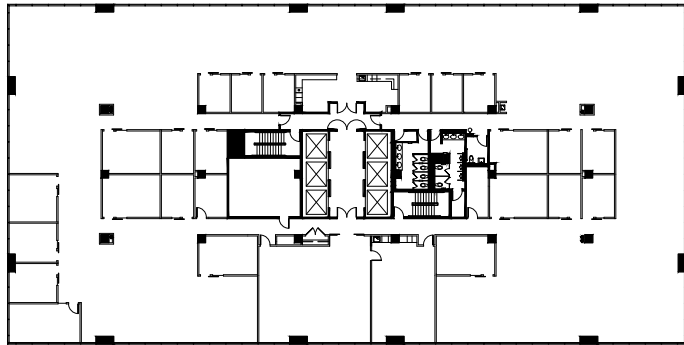




## SUITE 800

22,819 RSF

 VIRTUAL TOUR

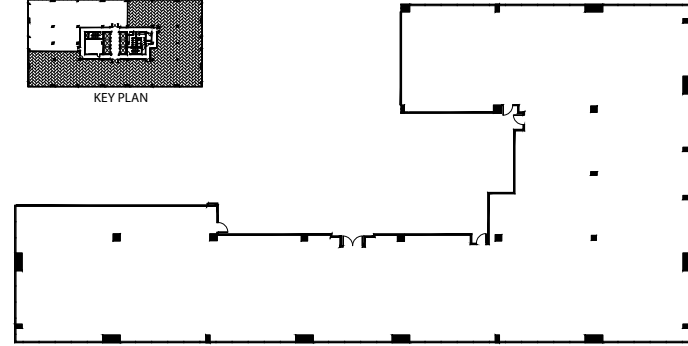
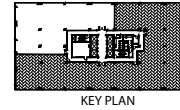


- Contiguous block of 80K+ SF
- Efficient floor plan

## SUITE 1000

15,224 RSF

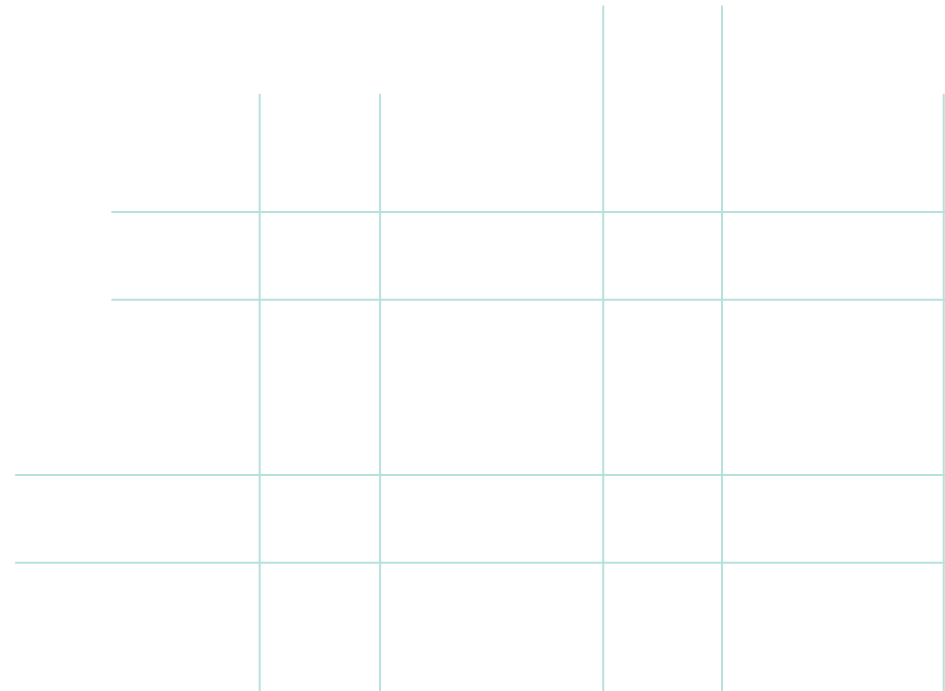
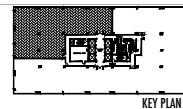
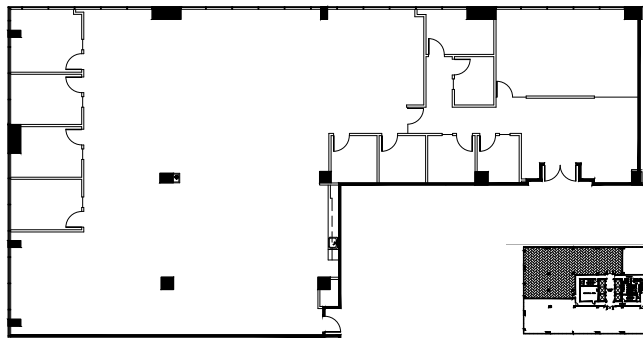
 VIRTUAL TOUR



- Premier skyline views
- Shell condition

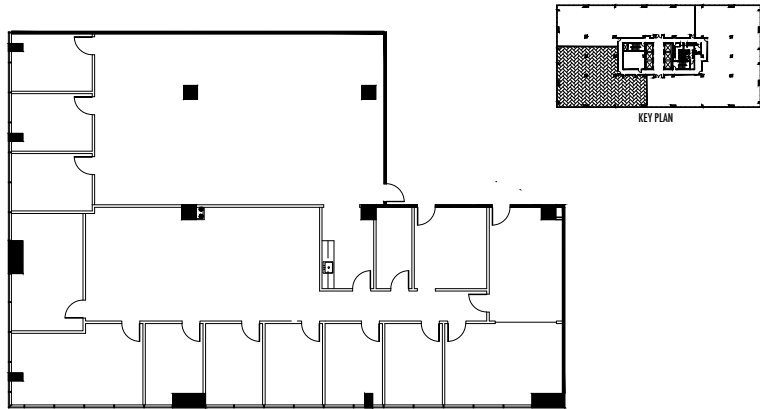
## SUITE 1050

7,330 RSF



## SUITE 1275

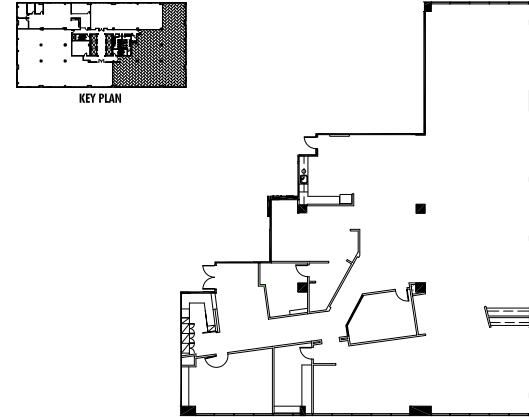
5,780 RSF



## SUITE 1425

7,714 RSF

[VIRTUAL TOUR](#)



- Incredible top floor city views
- Exposed ceiling plenum and polished concrete floors







WELCOME TO

34  
45  
PEACHTREE

*Where office is effortless*

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**BARINGS** **CBRE**

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