

BRIDGE
INVESTMENT
GROUP

BRIDGE
COMMERCIAL
REAL ESTATE

LENOX PARK

A Haven for the Balanced
Workday...Where Productivity Thrives



32 Acres

Activated Live/Work/Play Spaces



700K+

Square Feet of Office



The Opportunity

A unique opportunity to secure prime, connected Class A office space in one of the nation's premier business districts - Buckhead, Atlanta's premier office, retail, and residential neighborhood.



2180 Lake Boulevard
350,460 SF

1055 Lenox Park
103,229 SF

1025 Lenox Park
331,013 SF

1057 Lenox Park
102,700 SF

1277 Lenox Park
122,987 SF

The Opportunity

1277 Lenox Park: Ready Now

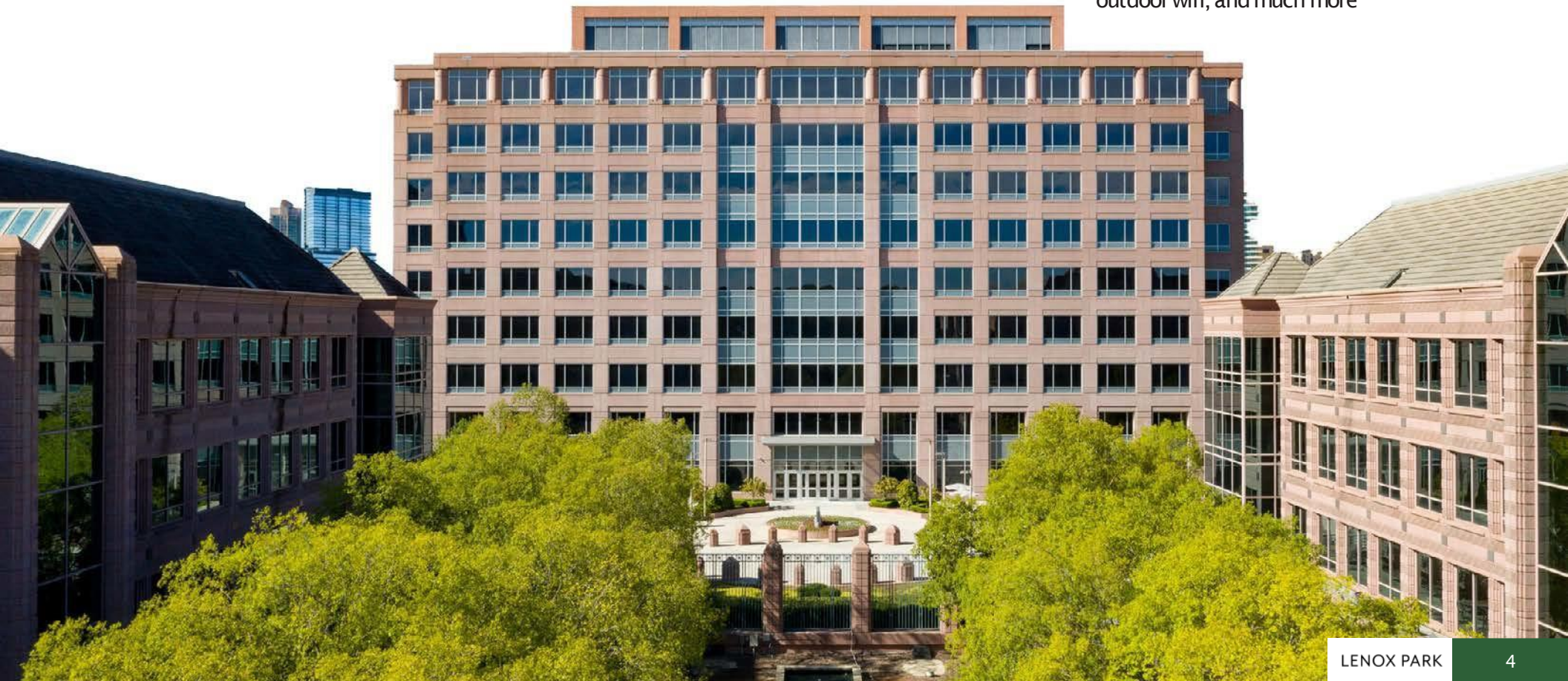
- \$6.5+ million in upgrades in past year
- Extensive improvements to exterior with new entrance and tenant drop-off, canopy walk to the park and the soon-to-be finished central park courtyard

2180 Lake Boulevard: Coming Soon

- 350,460 square feet on 12 floors
- 100% available by June 2023 or earlier
- Opportunity to secure more than 470,000 square feet in two facing buildings (1277 and 2180)

1055 & 1057 Lenox Park: The Platform

- 205,761 square feet between the 2 buildings
- Available in mid-2023
- \$10.3 million in recent upgrades
- Facing the lake, with walking and biking trails, outdoor meeting spaces, fire pits, game areas, entertainment activation, outdoor wifi, and much more



Elevating The Campus

The Food & Beverage Gathering Spot: Anchoring the courtyard between the 1025, 1055 and 1057 buildings, this new entryway to amenities enhances the campus feel.



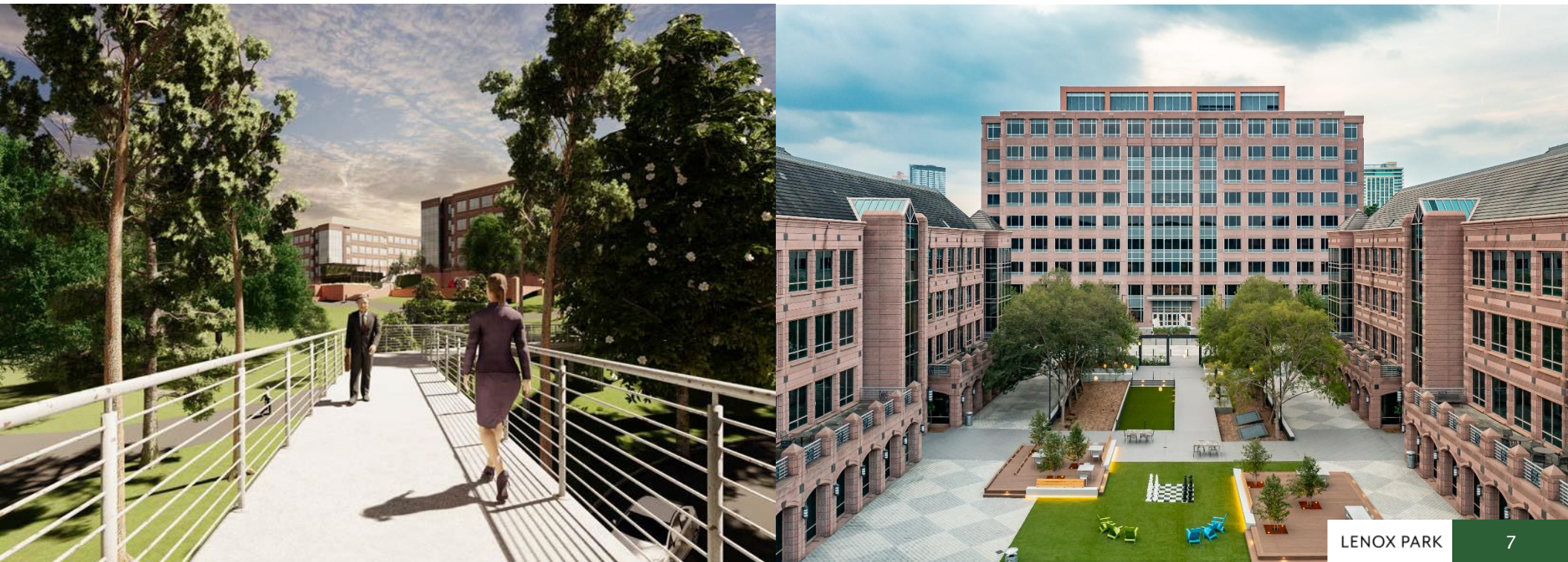
Wellness Advantages

Office campus amenities (including walking and biking trails and a dog park) allow Lenox Park tenants to incorporate the entire park as an outdoor element of their office environment, with full wifi access, and spaces for outdoor meetings and casual gatherings.



Financial Advantages

Lenox Park represents an opportunity that can't be replicated in Atlanta. The intown markets of Buckhead, Midtown, and Downtown have few (if any) parcels left on which to build a million-square-foot campus. With a superior, proven location adjacent to Atlanta's premier residential neighborhoods and destination retail, Lenox Park offers rates far below new development or replacement cost.



Ingress-Egress

Easy access via major Atlanta highways



Amenities



Amenities

RETAIL

LENOX SQUARE[®] A SIMON MALL



PHIPPS PLAZA A SIMON MALL



Shops AROUND LENOX



Lenox Marketplace



RESTAURANTS



HOTELS



LENOX PARK

700K+ Square Feet of Possibilities

For leasing information, please contact:

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LEARN MORE AT

lenoxparkatl.com



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