

# MONARCH PLAZA

## Elevating the Standard

A Highwoods Buckhead Collection  
Signature Property

 Highwoods®

3414 PEACHTREE ROAD



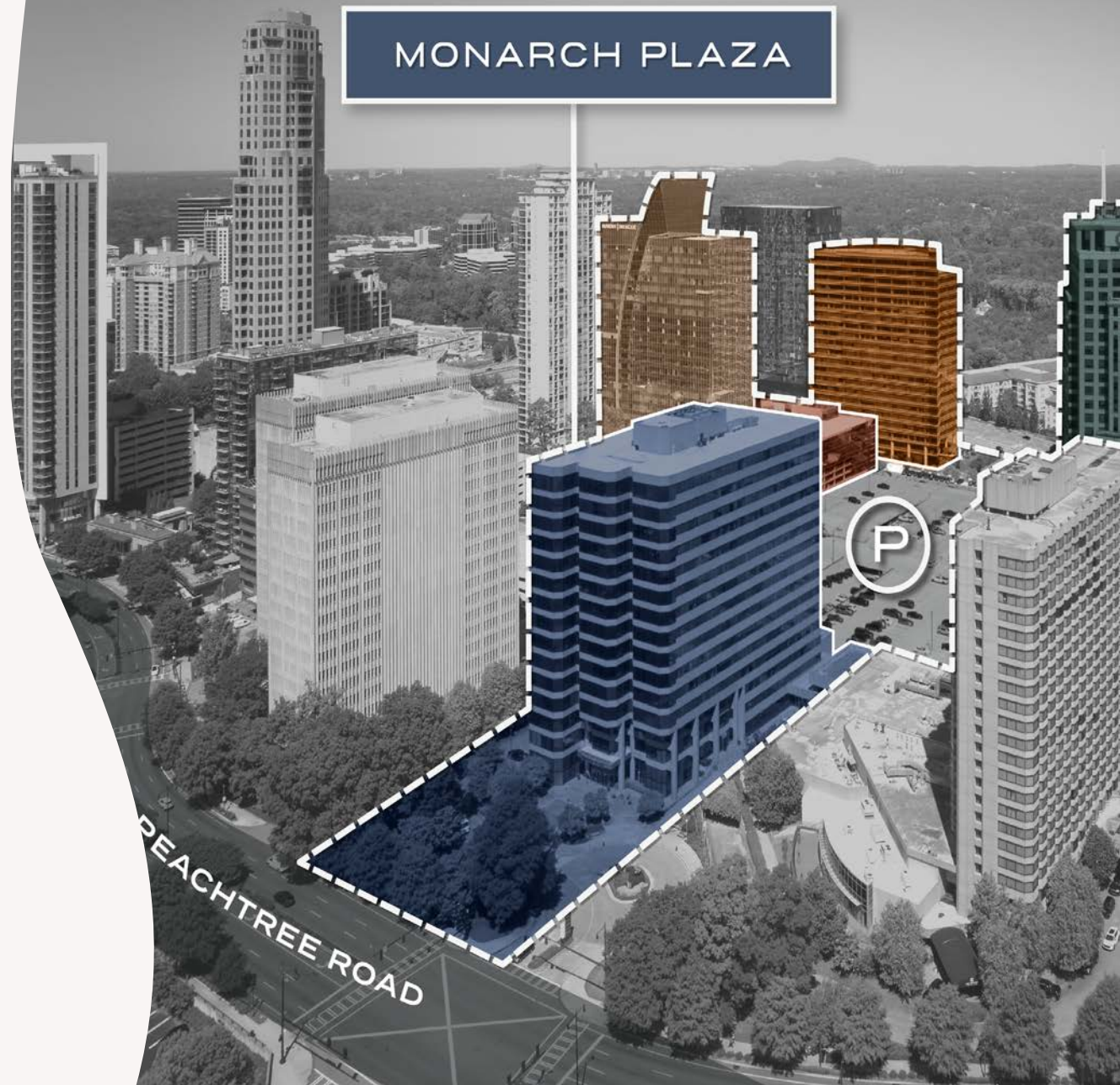


# Signature Experiences

Monarch Plaza is a 368,300 SF office destination for industry-leading companies rising 15 stories above the intersection of GA-400 and Peachtree Road.

An integral part of Highwoods The Buckhead Collection, Monarch Plaza offers customers unrestricted access to resort-quality amenities both on-site and across three elite sister buildings.

Marked by Highwoods promise of signature service, The Buckhead Collection also delivers an unwavering level of attention and hospitality that is felt by the customers.



# Modern Conveniences

## Newly Renovated Customer Lounge

Designed to enhance comfort and convenience, the newly renovated customer lounge at Monarch Plaza features flexible spaces with modern finishes and ample seating, offering ideal touch-down space for tackling inboxes or group gatherings.



*Newly Renovated Customer Lounge*

## ON-SITE CONVENIENCES

- Spark Conference Center and Board Room
- Customer Lounge
- SmartPark™
- EV Parking/Charging Stations
- Connected, Covered Parking Deck with Dedicated Entry
- On-Site Property Management Office and Security
- Bike Storage
- Auto Detailing Service
- Dry-Cleaning
- Immediate Access to GA-400, Peachtree and Lenox Roads
- Direct Access to MARTA Buckhead Station
- Incoming Italian Café and Bottle Shop, The Bell Stand, Serving Convenient, Health-Conscious Fare and Locally-Sourced Coffee From Opo

**THE  
BELL STAND**  
*at monarch plaza*



*Incoming Café and Bottle Shop*



*On-Site Conference Center with Board Room*



# Commute Efficiently

Monarch Plaza boasts four direct ingress/egress routes for superior access to GA-400, Peachtree and Lenox Roads via Stratford and Lenox Roads.

- 02 Minute Drive to GA-400
- 05 Minute Walk to MARTA (Buckhead Station)
- 06 Minute Drive to I-85
- 15 Minute Drive to Dekalb-Peachtree Airport
- 30 Minute Drive to Hartsfield-Jackson International Airport

## LENOX ROAD COMPLETE STREET BENEFICIARY

Poised to reap the benefits of the Buckhead CID's pedestrian infrastructure enhancement plan, The Buckhead Collection customers will enjoy easy walks along Lenox Road from Peachtree Road to Phipps Boulevard beginning in 2025.



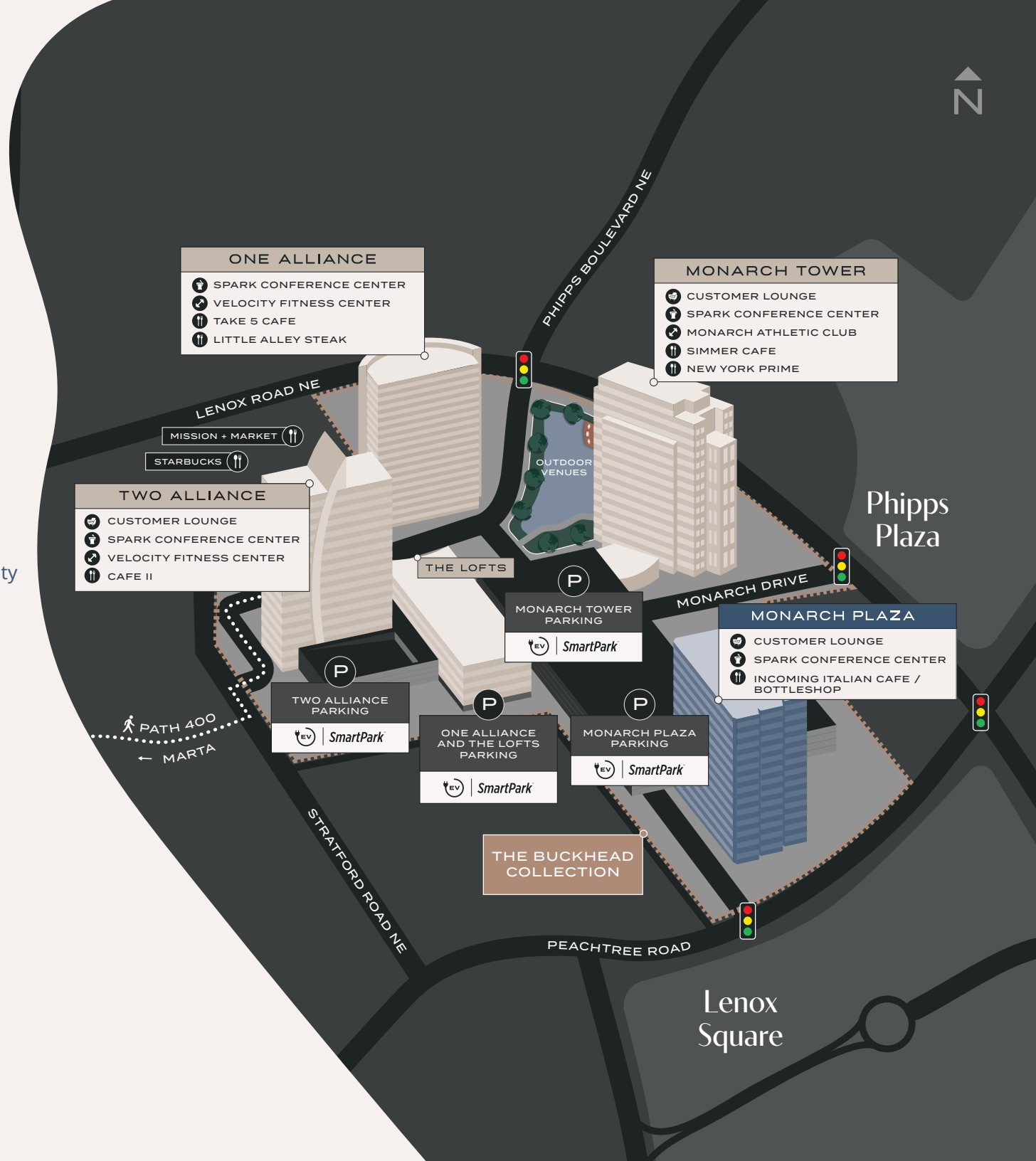
# Amplified Choice

## THE BUCKHEAD COLLECTION

At The Buckhead Collection, customers can move seamlessly between a wide breadth of activated environments and a full suite of amenities resort-wide. Beyond its impressive amenity offering, The Buckhead Collection boasts a packed social calendar with monthly engagements for customers and specialty staples designed for holistic wellness.

- 5 SPARK Conference Centers  
(hosting 70-250 people)
- 8 On-Site F&B Options  
(including 3 high-end dining)
- 3 Customer Lounges
- 2 Velocity Fitness Centers  
+ 1 Athletic Club

## Resort-Wide Interior and Exterior Enhancements



# World-Class Experiences Within Reach

## BUCKHEAD SUBMARKET

In addition to superior accessibility making commutes seamless, The Buckhead Collection is surrounded by a wide variety of world-class hotels, upscale shops and foodie-approved dining destinations.

### WALKABLE TO:



14+ Walking Trails



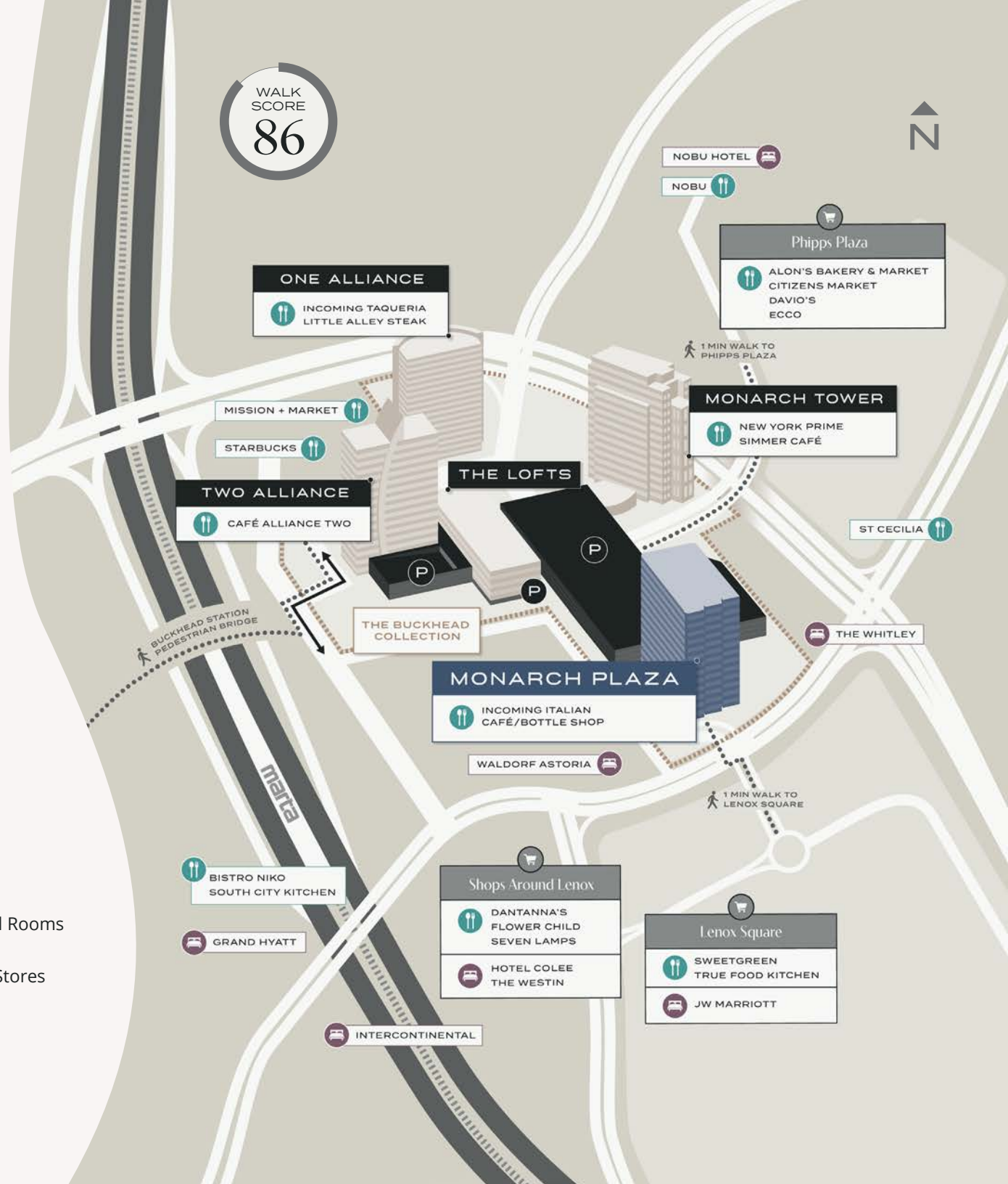
5,572+ Hotel Rooms



230+ Dining Options



240+ Retail Stores







# Our Dedicated Commitment to Service

At Highwoods, we pledge signature service to our people and properties, shaping workplaces of distinction through three service standards—**inclusivity, activity and tenacity.**

First, we recognize that today's talent performs best when it can move seamlessly between inclusive, amenity-rich environments. That's why we give customers of The Buckhead Collection unrestricted access to our full suite of resort-quality amenities.

Second, we shape active experiences and events to keep our spaces alive and engaging. Anchored by the concierge-style service of on-site property management and building staff, we're devoted to making everything from parking to security, amenity-booking and more feel effortless.

Lastly, a palpable tenacity unites our team to spark connections and deliver first-class service to customers across Highwoods' portfolio. No matter what, this set of standards remains core to Highwoods culture and consistently sets our workplaces apart.



# MONARCH PLAZA

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A HIGHWOODS BUCKHEAD COLLECTION SIGNATURE PROPERTY

ONE ALLIANCE

TWO ALLIANCE

THE LOFTS

MONARCH TOWER

## ABOUT HIGHWOODS

Highwoods Properties, Inc., headquartered in Raleigh, is a publicly traded (NYSE:HIW), fully integrated office real estate investment trust (REIT) that owns, develops, acquires, leases, and manages properties in the best business districts (BBDs) of Atlanta, Charlotte, Dallas, Nashville, Orlando, Raleigh, Richmond, and Tampa. Highwoods is in the work-placemaking business. We believe that by creating exceptional environments and experiences we can deliver greater value to our customers, their teammates and, in turn, our shareholders. By creating and operating commute-worthy places, we support the growth and success of our customers and contribute to the vitality of our communities. For more information about Highwoods, please visit our website at [highwoods.com](https://highwoods.com).



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