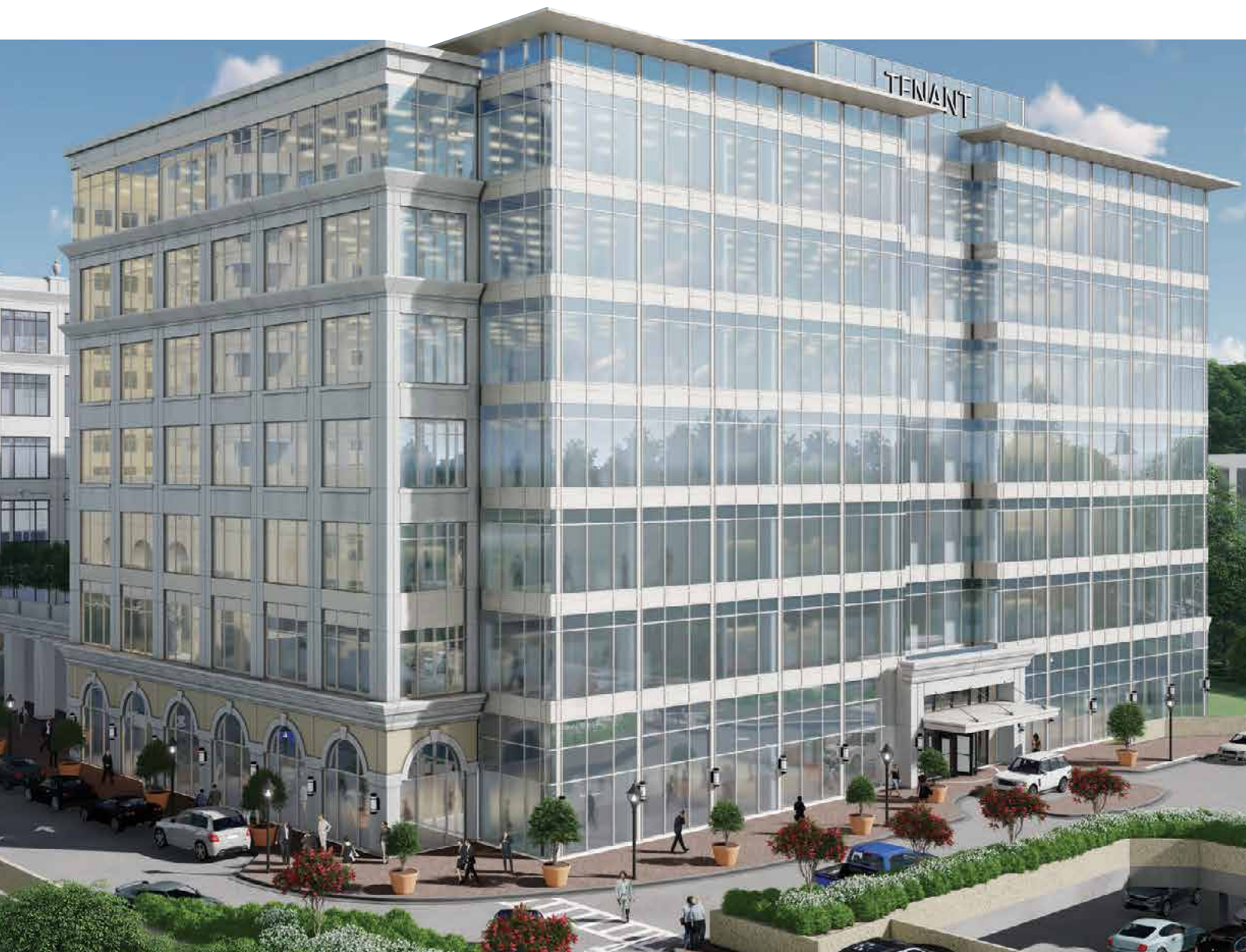


MEDICI II  
3303 HOWELL MILL ROAD

BOUTIQUE OFFICE  
**TIMELESS DESIGN**



Atlanta, GA 30327

PIEDMONT<sup>®</sup>  
OFFICE REALTY TRUST

**CBRE**





# Boutique Office Timeless Design

7 Stories / 175,000 SF Office Building  
CLASS A IN WEST PACES FERRY MICRO-MARKET

Medici II is an elegant workplace of distinction within the Piazza at Paces. Its timeless design gives a nod to the classical lines and proportions of the surrounding architecture, while gracefully blending in a touch of more modern elements that create a sense of lightness and openness. It is at once, well integrated into the vibrant fabric of the Piazza, as well as establishing itself handsomely on the skyline.

# MEDICI II

## Building Features



State of the Art Fitness  
Center with lockers  
and showers



Gourmet Restaurant  
with indoor and  
outdoor seating



Lobby level  
conferencing facility



Wifi with Gigabit  
Technology- over 100X  
faster than the standard  
10MB connection



Secured covered parking  
with direct access to building  
lobby and tenant floors



Plentiful outdoor space including  
a private courtyard



Local 3 Restaurant and Bar-  
serving new American Fare and  
creative cocktails



## The Ultimate Luxury is an Easy Commute

### West Paces Ferry And I-75

Seamlessly integrated into an intimate mixed-use environment bordered by Northside Parkway and Howell Mill Rd, Medici II has the easiest access in town. Adjacent to the best Buckhead neighborhoods and immediate access to I-75, Medici II is the ideal location for decision makers and employees alike.





# The Piazza @ Paces

A Mixed-Use, Master Planned Development



**SIGNAGE POTENTIAL  
WITH I-75 VISIBILITY  
AND 197,000 NUMBER  
OF CARS PER DAY**

Anchored by the Arthur Blank Family Foundation, The Piazza at Paces was developed with the discriminating tenant in mind. Home to Accell KKR, Atlantic Capital, Coca Cola Bottlers, Northern Trust, Noro Moseley, Varian, Chick Fil A Bowl, and Preferred Apartment Advisors, Medici II is a comfortable environment for both international and local companies large and small.

Medici II proudly offers a total vision for the modern business lifestyle, with everything your team needs, conveniently on-site.

- State of the Art Fitness Center with lockers and showers
- Gourmet Restaurant with indoor and outdoor seating
- Lobby level conferencing facility
- Wifi with Gigabit Technology- over 100X faster than the standard 10MB connection
- Secured covered parking with direct access to building lobby and tenant floors featuring 3 parking spaces per 1,000 SF
- Plentiful outdoor space including a private courtyard
- Local 3 Restaurant and Bar- serving new American Fare and creative cocktails

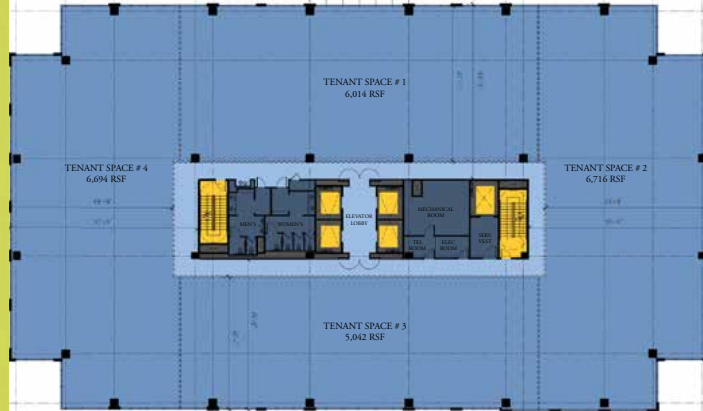


## Neighborhood

Medici II is located in Atlanta's prestigious Buckhead area with expressway visibility, near the intersection of West Paces Ferry and Northside Parkway, and without the hassles of Peachtree Road traffic encountered in the heart of Buckhead. You can get here by taking the West Paces Ferry Road exit from I-75 and driving a few hundred yards to the signalized entrance. Its convenient location makes for a 20 minute drive to the airport via I-75 or I-285, and only minutes to Buckhead's best residential neighborhoods and Atlanta's best private schools. Area amenities include over 10 restaurants, 3 banks, grocery stores, pharmacy and retail shopping.



## MULTI-TENANT FLOORPLAN

[illegible]

Architectural section drawing showing the proposed building and parking structure. The building is a multi-story structure with a central core and wings. The parking structure is a multi-level lot with a sloped roof. The drawing shows the building's footprint, parking spaces, and surrounding landscape including trees and a road labeled 'HOWELL MILL RD'.

Level	Use	Area / Spaces	Level	Use	Area / Spaces
7	OFFICE		1	OFFICE LOBBY / RETAIL	87 SPACES
6	OFFICE		B1	PARKING	201 SPACES
5	OFFICE		B2	PARKING	183 SPACES
4	OFFICE		B3	PARKING	88 SPACES
3	OFFICE				
2	OFFICE				
1	OFFICE LOBBY / RETAIL	87 SPACES			

## pm

Piedmont Office Realty Trust, Inc. (NYSE: PDM) owns and manages Medici I office building and Medici II development site. Its 16M square foot portfolio of high-quality Class A office buildings are well located in 7 of the largest office markets in the United States. Investment grade-rated by Standards & Poor's (BBB) and Moody's (Baa2), Piedmont has maintained a low leverage strategy throughout its operating history, and intends to fund the Medici II development out of operating cash flow.

Rule Joy Trammell + Rubio, LLC is an innovative architectural and interior design practice recognized for excellence in urban planning, architectural, interior design and execution of a wide range of project types, including corporate office, multi-tenant office, mixed-use, higher education, multi-family residential, senior living, and hospitality projects. RJTR is headquartered in Atlanta, GA.

To be announced

## CONSTRUCTION SCHEDULE

[illegible]

# WHY MEDICI II?

- High-end, mixed used environment
- Great accessibility from I-75
- Strong amenity base, featuring a plush courtyard
- Certainty of execution:
  - + Well respected development team
  - + No zoning contingencies
  - + No financing contingencies (Piedmont to fund out of operating cash flow).
- Direct proximity to Atlanta's most affluent neighborhoods and finest schools with phenomenal access to Atlanta's CBD, Hartsfield-Jackson International Airport and I-285.

## FOR MORE INFORMATION

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# MEDICI II

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