



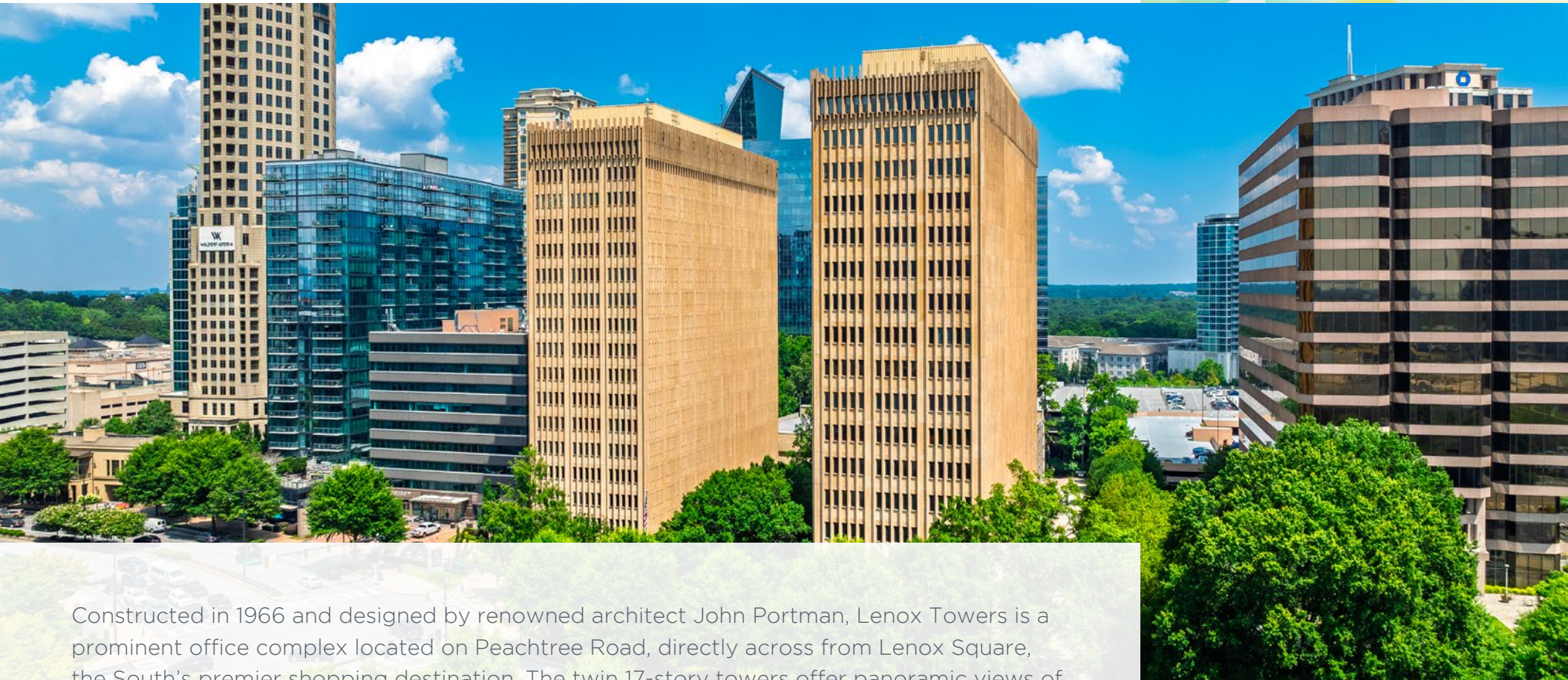
380,000 RSF ACROSS
TWO 17-STORY TOWERS



3390 & 3400 PEACHTREE RD NE
IN THE HEART OF BUCKHEAD



UNMATCHED LOCATION

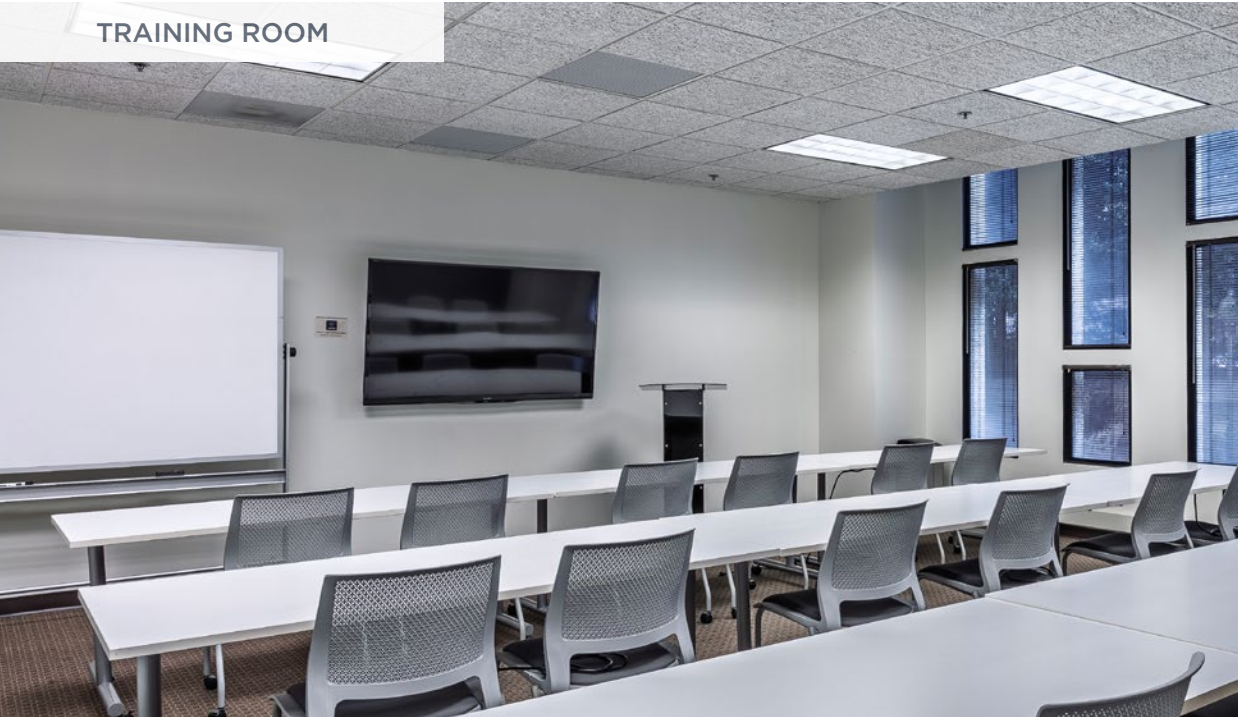


Constructed in 1966 and designed by renowned architect John Portman, Lenox Towers is a prominent office complex located on Peachtree Road, directly across from Lenox Square, the South's premier shopping destination. The twin 17-story towers offer panoramic views of Atlanta, including the iconic Buckhead, Midtown & Downtown skyline. Situated in the heart of Buckhead's historic financial district, the property offers prime access to Georgia 400, I-85, and MARTA, making commuting easy for both drivers and nearby residents.

Tenants benefit from a vibrant, walkable neighborhood with a wide array of dining, shopping, fitness, and recreational options just steps from the building. Inside, Lenox Towers features a rotating art gallery showcasing local and regional artists, adding a dynamic, creative touch to the workplace. With a "very walkable" WalkScore of 90, the property combines professional convenience with a rich array of lifestyle amenities and conveniences.

BUILDING AMENITIES

TRAINING ROOM



- On-site restaurant, barbershop, dry cleaning, full-service printer, sundry shop, and mobile detailing service
- Modern lobby featuring rotating art gallery
- Training room and conference room facilities
- 24-hour security guard, with on-site property management and ownership
- Tranquil central courtyard
- Traffic light ingress / egress from Peachtree Road
- Ideal walkable amenity base
- 4 minute walk to the Buckhead MARTA station



Walk Score
90

CENTRAL COURTYARD



SHARED BOARDROOM



ENDLESS POSSIBILITIES



FULL FLOOR OPPORTUNITIES 10,000 - 12,000 SF

SPEC SUITES RANGING FROM 1,000 - 12,000 SF



LENOX SQUARE MALL

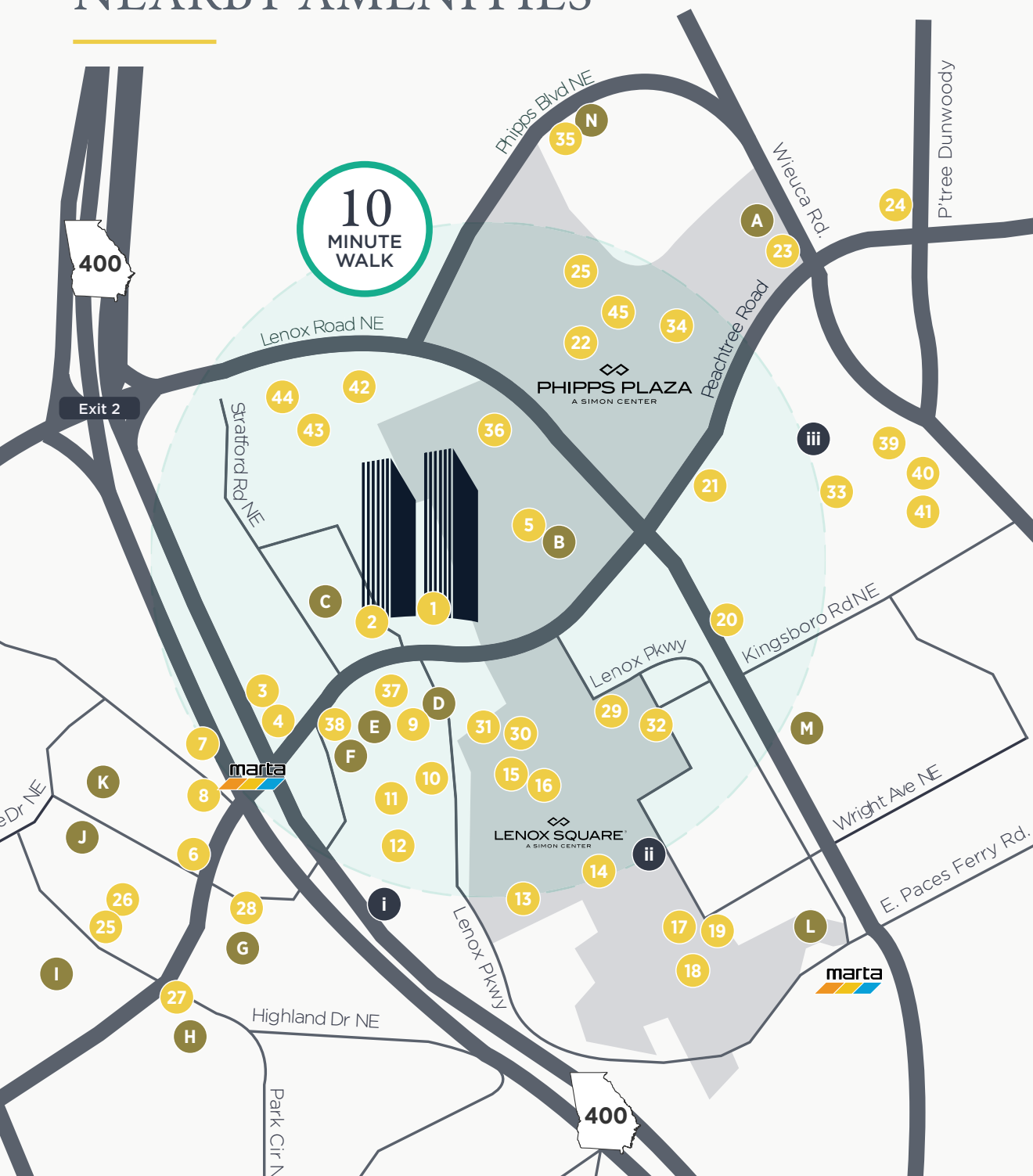


35M
ANNUAL
VISITORS

Lenox Towers is located directly across from Lenox Square Mall, the premier shopping destination for fashionistas throughout the Southeast. An impressive two-story glass facade welcomes shoppers; this dramatic entrance showcases the iconic property's street side presence, including a glass covered porte-cochère and valet amenities for easy access. You'll find dining experiences throughout the property that fit every taste. Enjoy a casual meal at California Pizza Kitchen, Sweetgreen, or Cousins Maine Lobster, or a quick bite at a wide selection of specialty food shops in the Dining Pavilion. The property boasts Bloomingdale's, Neiman Marcus and Macy's and features nearly 250 specialty stores like FENDI, Burberry, David Yurman, Louis Vuitton, Prada, Tiffany & Co., Apple, Nike and Zara.



NEARBY AMENITIES



● RESTAURANTS / CAFÉS

1. Lenox Tower Café
2. Brassica
3. Maggiano's Little Italy
4. Corner Bakery Cafe
5. Trade Root
6. Bistro Niko
7. South City Kitchen
8. Fresh to Order
9. The Palm - Atlanta
10. Dantanna's
11. Seven Lamps
12. Flower Child
13. NM Cafe
14. Amorino
15. True Food Kitchen
16. Cousin's Maine Lobster
17. California Pizza Kitchen
18. Cajun Supreme
19. Sweet Hut
20. The Bucket Shop Café
21. St. Cecilia
22. Davio's
23. Ecco
24. F & B
25. Chick-Fil-A
25. Buckhead Pizza Co.
26. Jimmy John's
27. Ruth's Chris Steak House
28. Old Brick Pit BBQ
29. The Cheesecake Factory
30. NoRTH Italia

31. Randy's Donuts
32. Starbucks (Macy's)
33. Starbucks (Lenox Marketplace)
34. Alon's Bakery & Market
35. Nobu Restaurant
36. New York Prime
37. Sister
38. Rose & Rye
39. Pinnacle Café
40. Subway
41. ZENSHI Shushi
42. Little Alley
43. Mission + Market
44. Starbucks (Alliance Center)
45. Food Hall at Phipps

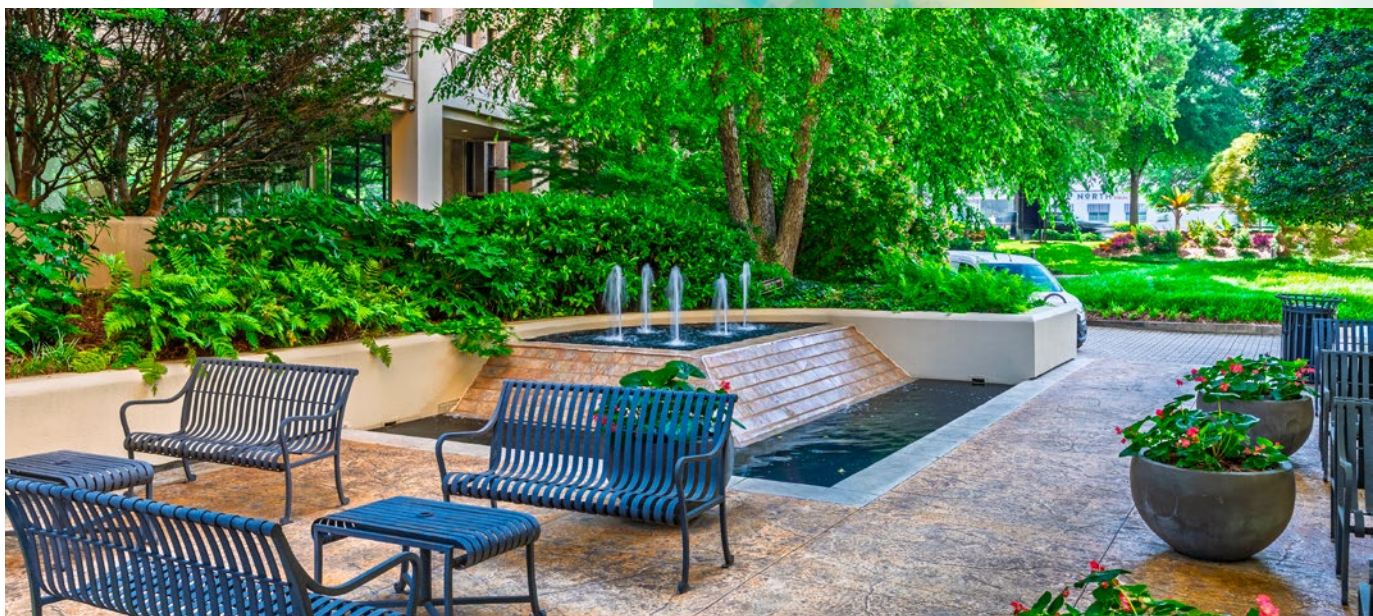
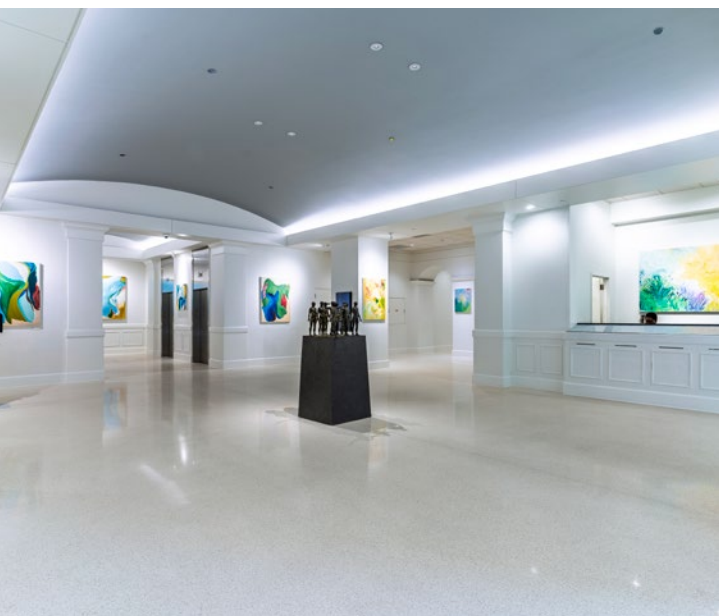
● HEALTH / WELLNESS

- I. SoulCycle
- II. The Forum Athletic Club
- III. LA Fitness

● HOTELS

- A. AC Hotel
- B. Whitley Hotel
- C. Waldorf Astoria
- D. The Westin
- E. Hotel Colee
- F. W Atlanta
- G. Intercontinental
- H. Embassy Suites
- I. Grand Hyatt
- J. Courtyard by Marriott
- K. Hilton Garden Inn
- L. JW Marriott
- M. Wyndham Atlanta
- N. Nobu Hotel







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