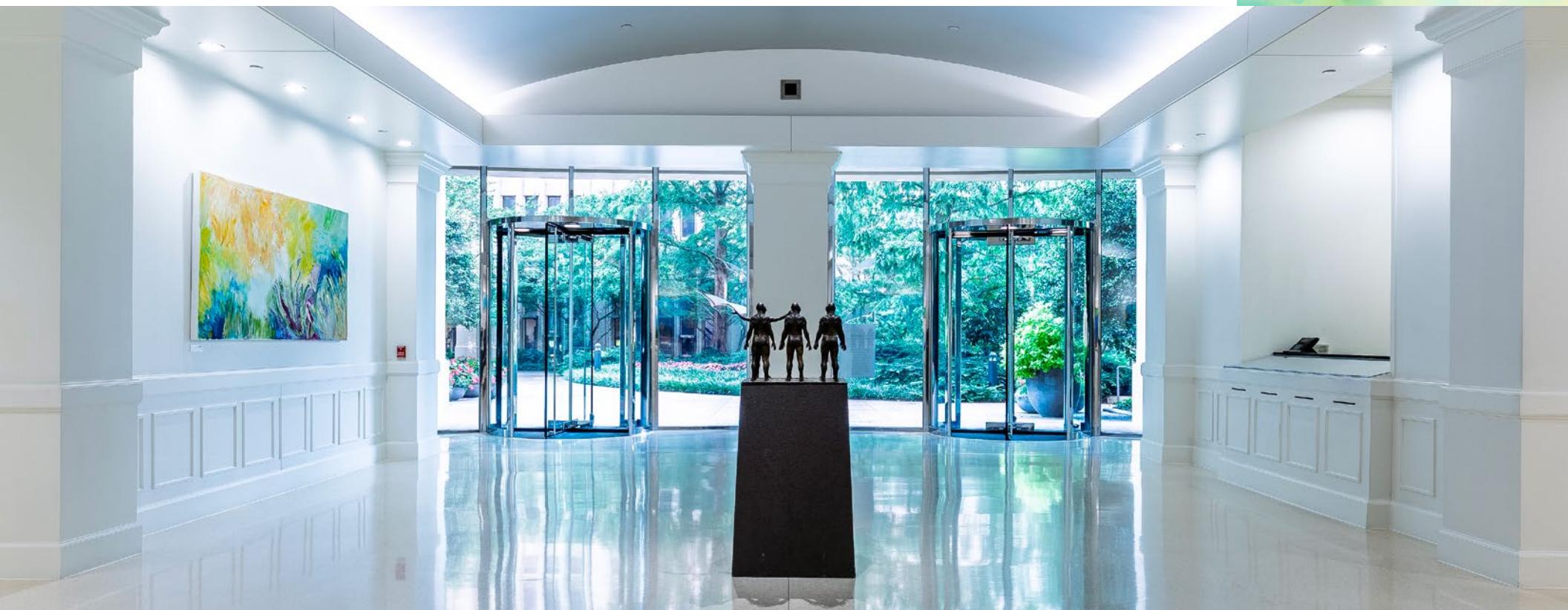




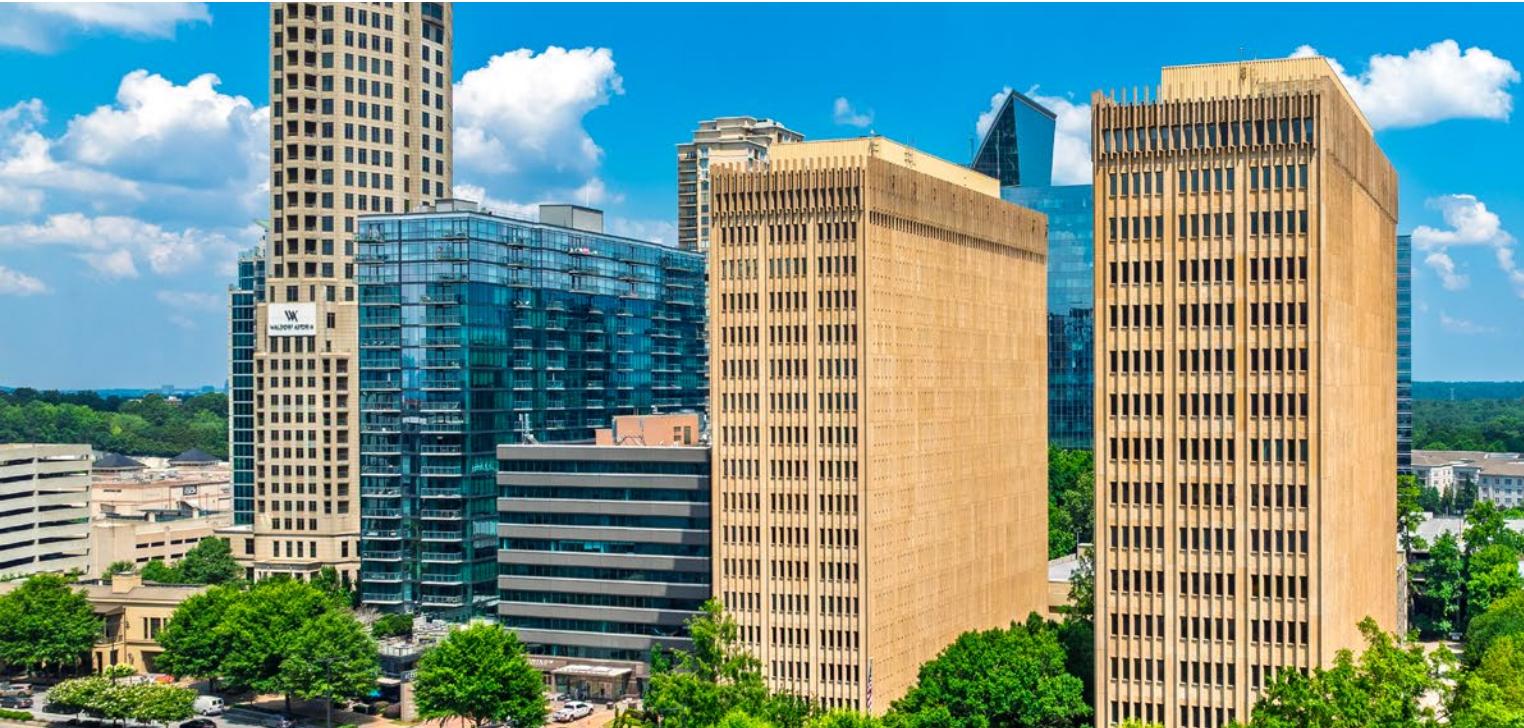
380,000 RSF ACROSS  
TWO 17-STORY TOWERS



3390 & 3400 PEACHTREE RD NE  
IN THE HEART OF BUCKHEAD



# UNMATCHED LOCATION

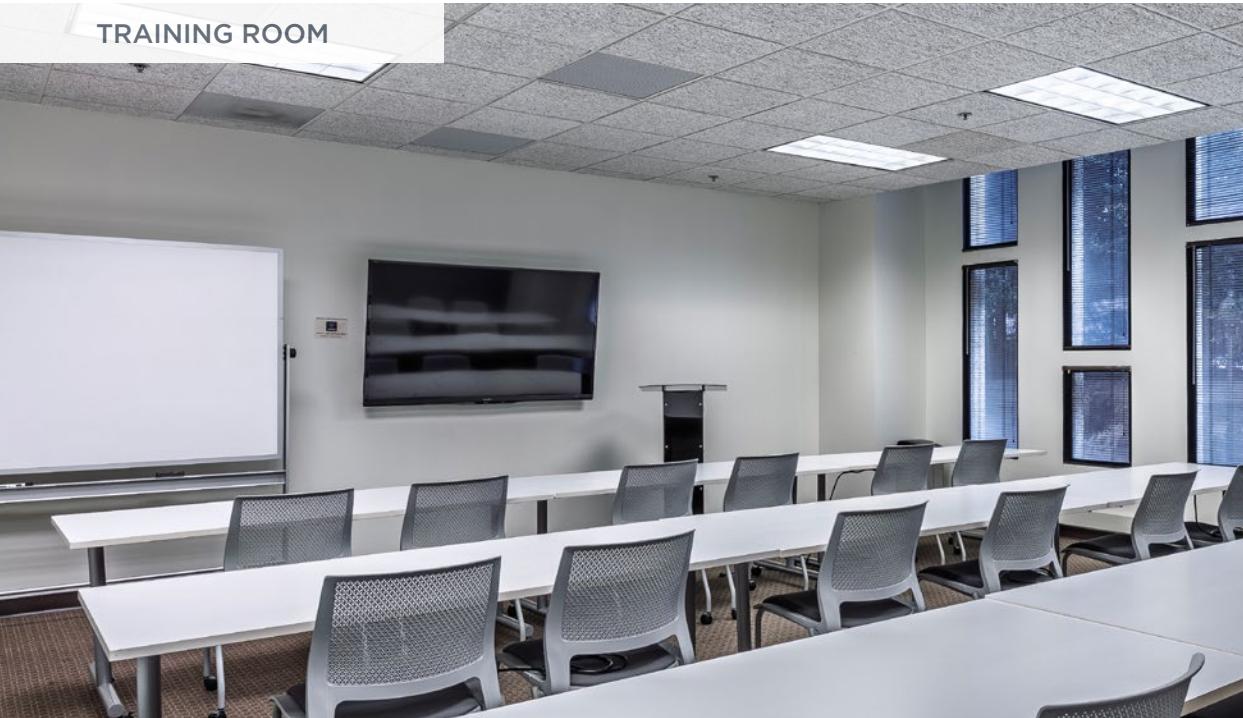


Constructed in 1966 and designed by renowned architect John Portman, Lenox Towers is a prominent office complex located on Peachtree Road, directly across from Lenox Square, the South's premier shopping destination. The twin 17-story towers offer panoramic views of Atlanta, including the iconic Buckhead, 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



CENTRAL COURTYARD



SHARED BOARDROOM



# ENDLESS POSSIBILITIES

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FULL FLOOR OPPORTUNITIES 10,000 - 12,000 SF

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



# LENOX SQUARE MALL

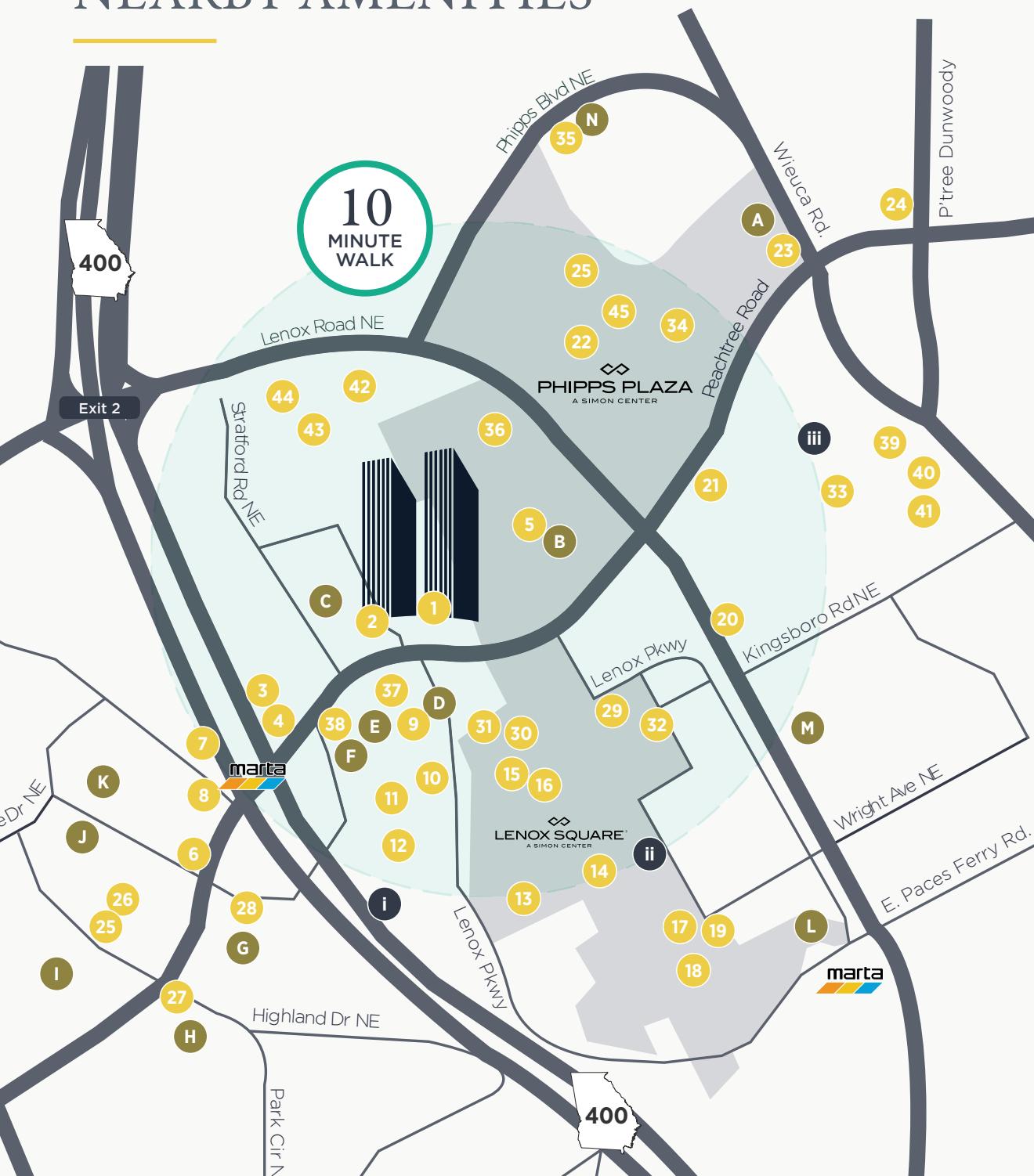


Lenox Towers is located directly across from Lenox Square Mall, the premier shopping destination for fashionistas throughout the Southeast. An impressive two-story glass facade welcomes shoppers; this dramatic entrance showcases the iconic property's street side presence, including a glass covered porte-cochère 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.

35M  
ANNUAL  
VISITORS



## NEARBY AMENITIES



## ● RESTAURANTS / CAFÉS

1.	Lenox Tower Café	32.	Starbucks (Macy's)
2.	Brassica	33.	Starbucks (Lenox Marketplace)
3.	Maggiano's	34.	Alon's Bakery & Market
	Little Italy	35.	Nobu Restaurant
4.	Corner Bakery Cafe	36.	New York Prime
5.	Trade Root	37.	Sister
6.	Bistro Niko	38.	Rose & Rye
7.	South City Kitchen	39.	Pinnacle Café
8.	Fresh to Order	40.	Subway
9.	The Palm - Atlanta	41.	ZENSHI Shushi
10.	Dantanna's	42.	Little Alley
11.	Seven Lamps	43.	Mission + Market
12.	Flower Child	44.	Starbucks (Alliance Center)
13.	NM Cafe	45.	Food Hall at Phipps

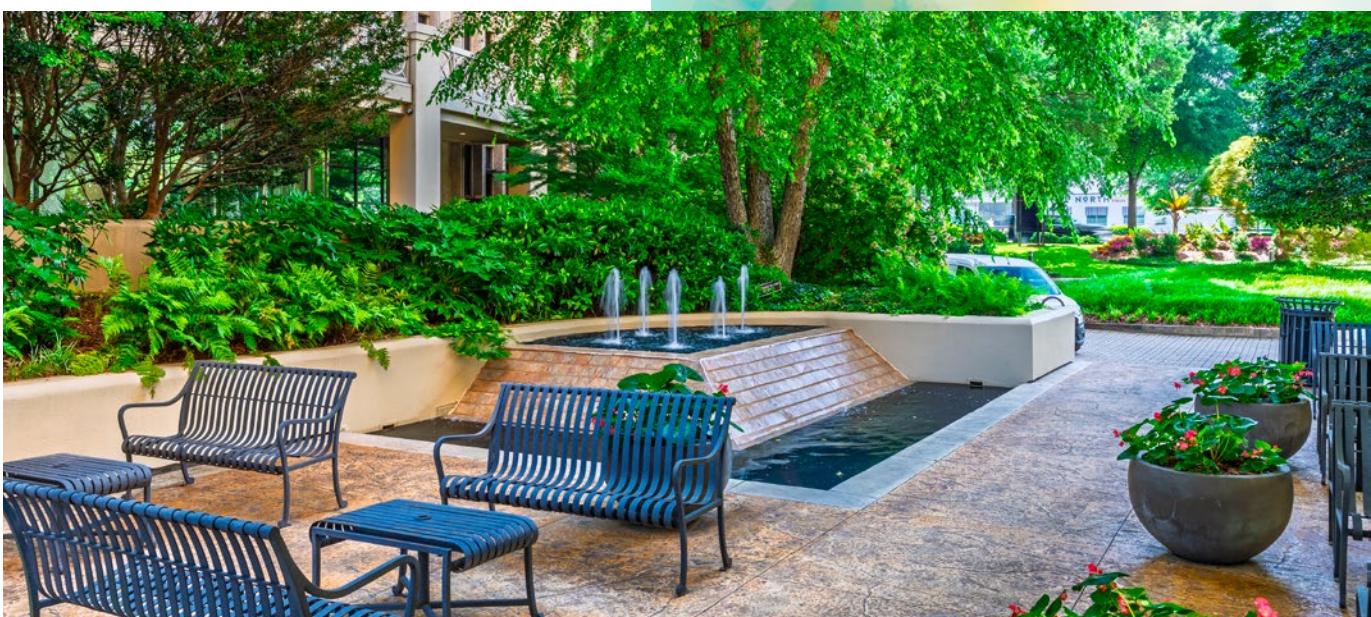
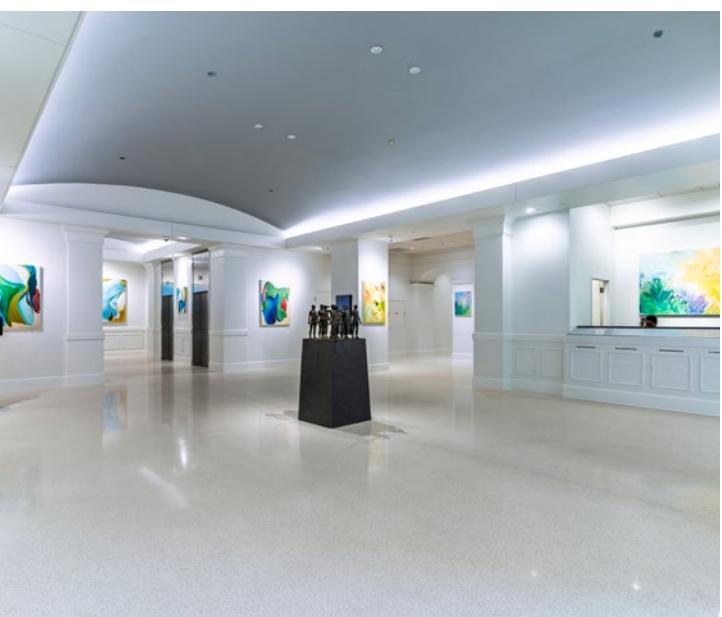
## ● HEALTH / WELLNESS

- 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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