

LENOX

TIMELESS.
CLASSIC.
ORIGINAL.



LENOX TOWERS

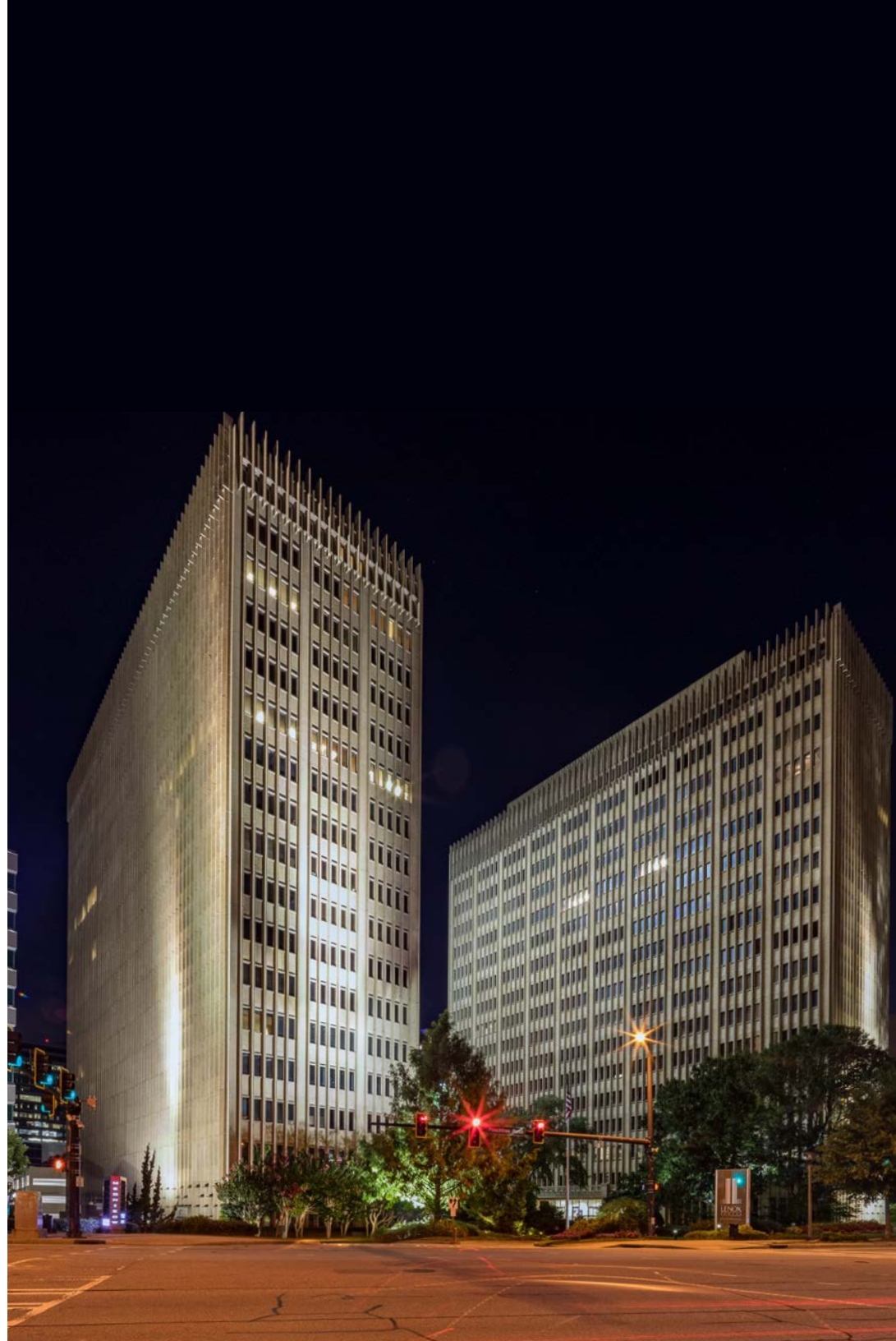
BUCKHEAD'S ORIGINAL ADDRESS

TOWERS

Originally constructed in 1966, Lenox Towers is centrally located on Peachtree Road across from Lenox Square. The twin 17-story towers offer breathtaking views of the city, overlooking Buckhead in all directions.

Our location offers commuters easy access to Georgia 400, I-85 and MARTA rail transportation and residents in the nearby high-rise residential buildings a short walk to work. During the daytime, tenants have immediate access to the Southeast's densest collection of dining, fitness, and recreational attractions. With a WalkScore of 86, there is no shortage of amenities at your front door.

*Buckhead's Original
High-Rise Development
Remains The Heartbeat
Of The Submarket*



ADDRESS

3390 & 3400 Peachtree Road,
Atlanta, Georgia, 30326

BUILDING SIZE

17 floors per building
[North] 190,000 RSF
[South] 190,000 RSF

PARKING

Covered parking
with a 3.2:1,000 ratio



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Property Details And Features

Availabilities

- 12,000 square foot floor plates are more efficient for larger users and allow the building to cater to smaller users
- Ready-made suite availabilities from 1,300 - 2,200 square feet

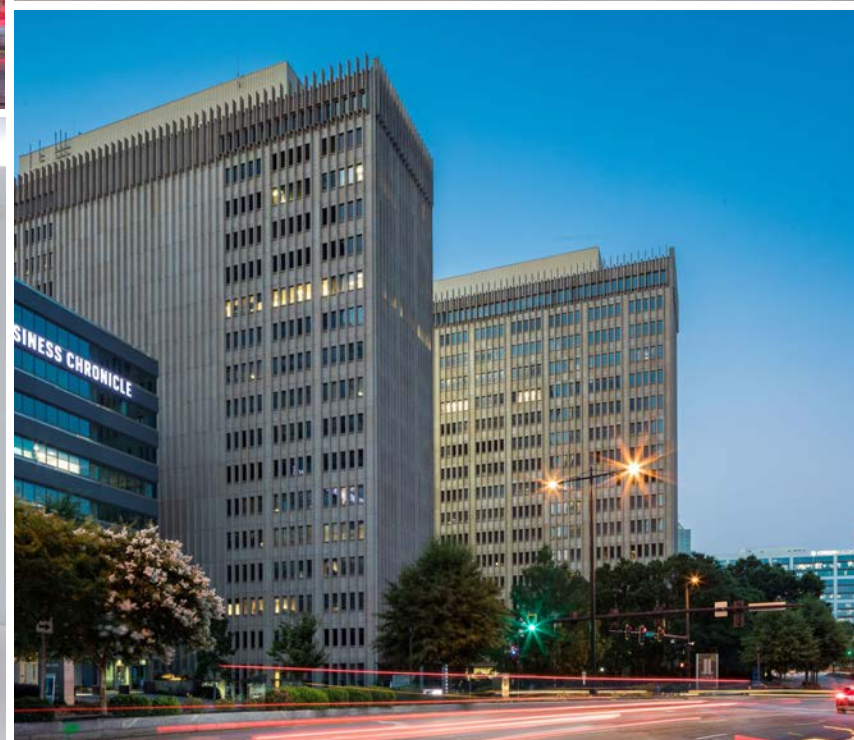
On-Site Amenities

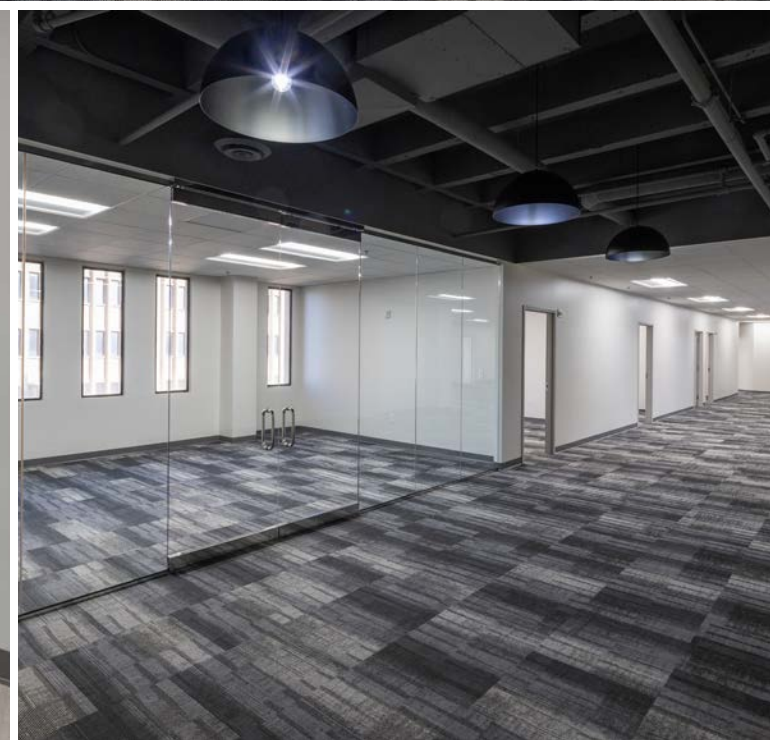
- On-site café, sundry shop, dry cleaning, salon, full-service printer, mobile detailing service and ATM
- Shared conference room facilities
- 24-hour security guard
- On-site property management and ownership

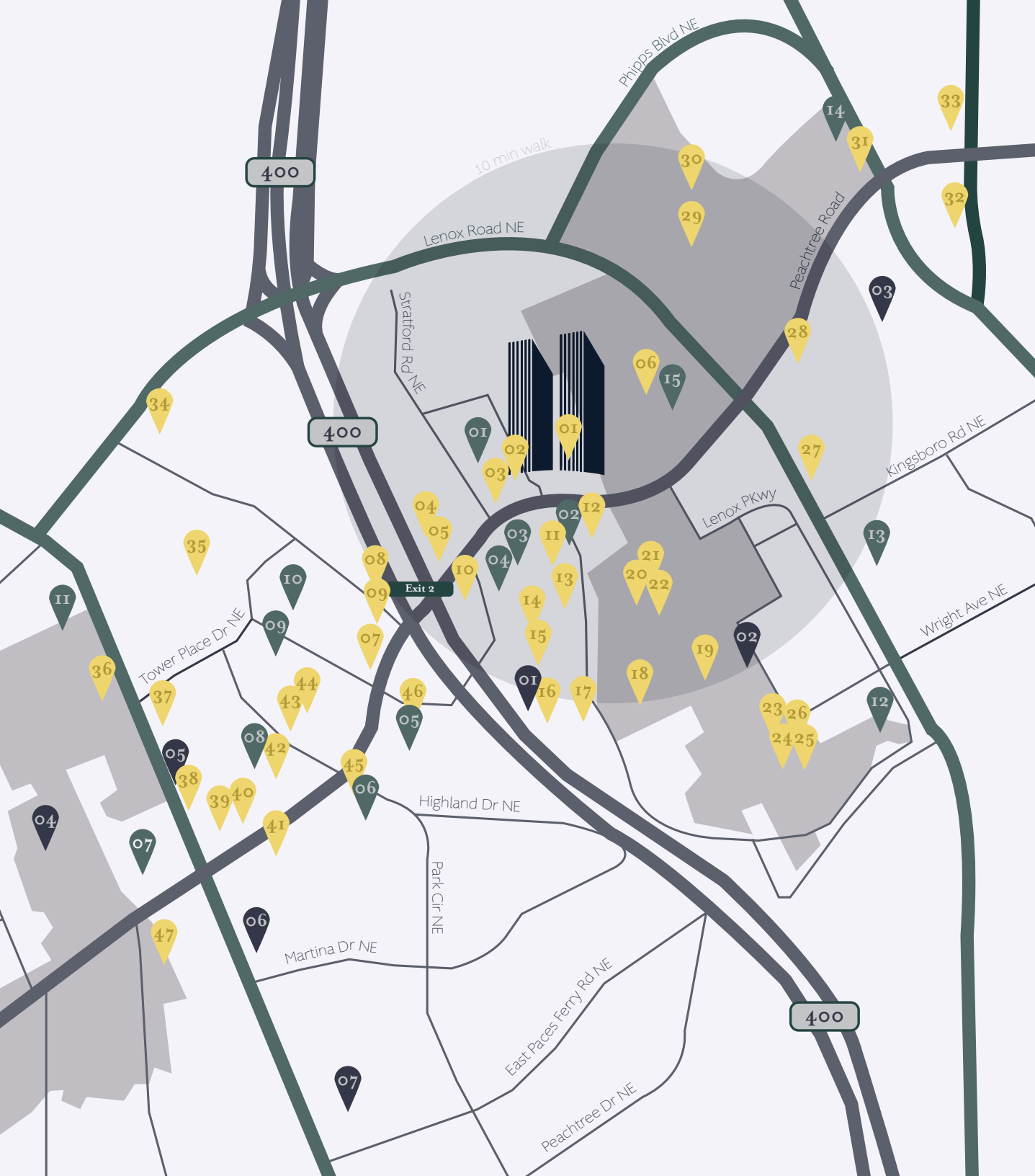
Location

- Traffic light ingress / egress from Peachtree Road
- Ideal walkable amenity base
- 4 minute walk to the Buckhead MARTA station









Restaurants / Cafés

1. Paris Bistro
2. The Cafe and Bar
3. Del Frisco's Grill
4. Maggiano's Little Italy
5. Corner Bakery Cafe
6. Trade Root
7. Bistro Niko
8. South City Kitchen
9. Fresh to Order
10. Highland Bakery
11. The Palm - Atlanta
12. Davinci's Donuts
13. Dantanna's
14. Seven Lamps
15. Flower Child
16. Roots Pressed Juices
17. Bhojanic Restaurant
18. NM Cafe
19. Amorino
20. True Food Kitchen
21. Zinburger
22. Cousin's Maine Lobster
23. California Pizza Kitchen
24. Cajun Supreme
25. Rise Pies
26. Sweet Hut
27. The Bucket Shop Cafe
28. St. Cecilia
29. Davio's
30. Earl of Sandwich
31. Ecco
32. Xander Coffee
33. F & B
34. On The Border
35. Farm Burger
36. Starbucks
37. Jack's New York Deli
38. Flying Biscuit Cafe
39. Starbucks
40. Chick-Fil-A
41. Caribou Coffee
42. Cassis
43. Buckhead Pizza Co.
44. Jimmy John's
45. Ruth's Chris Steak House
46. Old Brick Pit BBQ

Health / Wellness

1. SoulCycle
2. The Forum Athletic Club
3. LA Fitness
4. LA Fitness
5. Cycle Bar
6. BTB Fitness - Crossfit
7. Orange Theory

Hotels

1. Waldorf Astoria
2. The Westin
3. Westin Hotels
4. W Atlanta
5. Intercontinental
6. Embassy Suites
7. Hyatt Place Atlanta
8. Grand Hyatt
9. Courtyard by Marriot
10. Hilton Garden Inn
11. Hampton Inn
12. JW Marriot
13. Atlanta Marriot
14. AC Hotel
15. Whitley Hotel



HUB 404 Is Transformative

Located 0.2 miles west of Lenox Towers, HUB404 is a \$250 million project that will provide nine acres of greenspace on top of GA 400 and serve as Buckhead's primary gathering space.

The innovative 9-acre "cap park" would snake over the highway, linking to MARTA's Buckhead station and PATH 400 Greenway and will connect Lenox Towers to an even broader amenity base. HUB404 will transform the core of Buckhead, creating a public realm missing today, and providing a place for civic life to flourish in a district unlike anything else in the American South.

The project is set to complete the engineering and design work by 2021 and start construction around 2022.







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