

3350 PEACHTREE





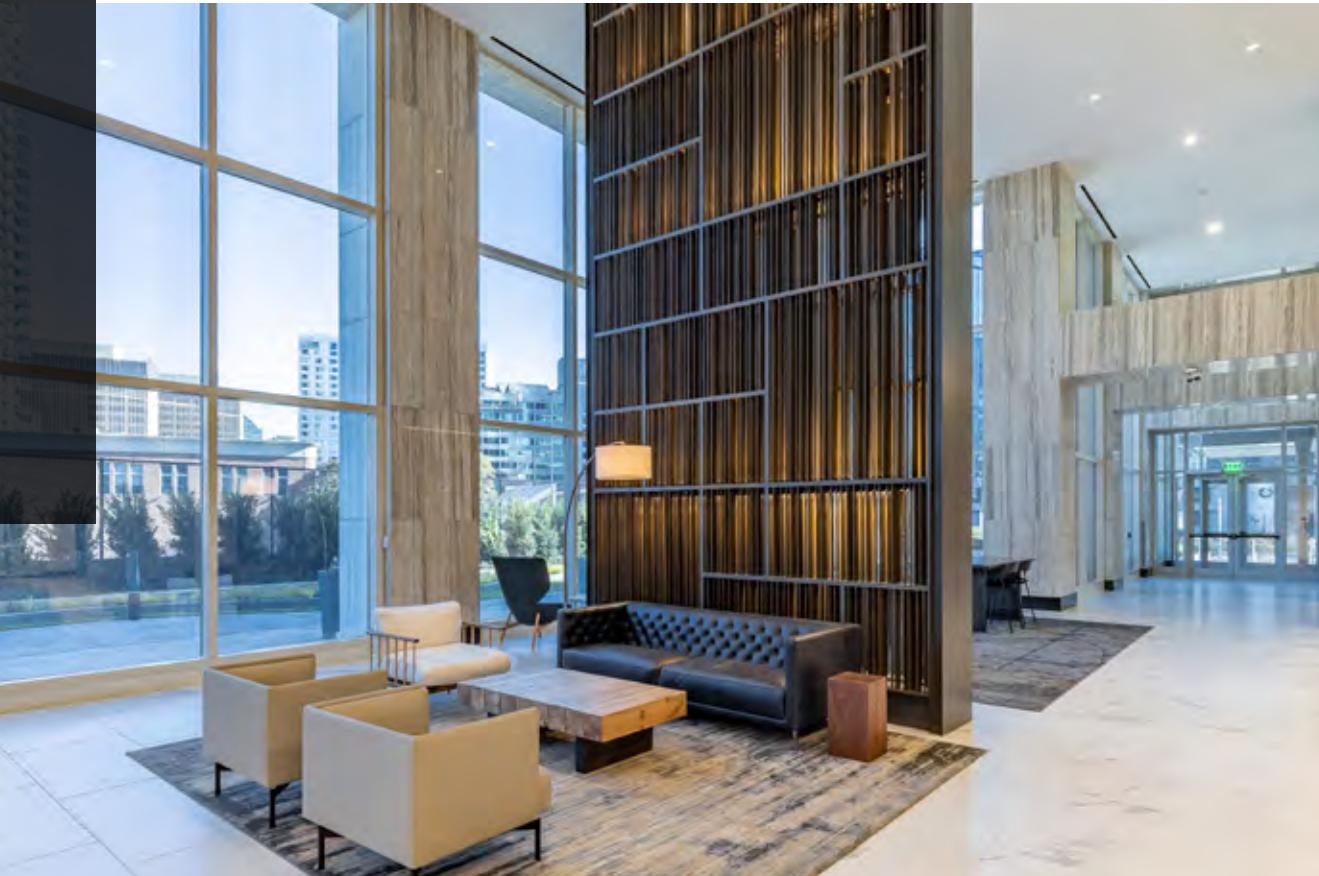
## Expect Exceptional

3350 Peachtree is your ally for doing business in Buckhead. A workplace with connection at its heart, you'll find arriving to work has never been easier and enjoying your time at the office has never come so naturally. With highly accessible transit options, spaces for collaboration and amenities that promote wellness in addition to productivity, this is a workplace equipped to be a catalyst for your company's growth. All backed by Cousins, a dedicated local team, the new 3350 Peachtree will connect your business to success.

OVERVIEW

# Redesigned With You In Mind

3350 Peachtree is connecting companies to the future of the workplace and that starts with renovations on our property. You'll appreciate the upgrades upon arrival as improved vehicle and pedestrian access as well as an upgraded parking deck with all covered spaces makes getting here a breeze. Expanded greenspaces featuring an activity lawn and enhanced working space with WiFi and outlets allow for more collaboration with clients and colleagues. And upgraded in-building amenities create a workplace that increases well-being, flexibility and productivity. Come see the new 3350 Peachtree.

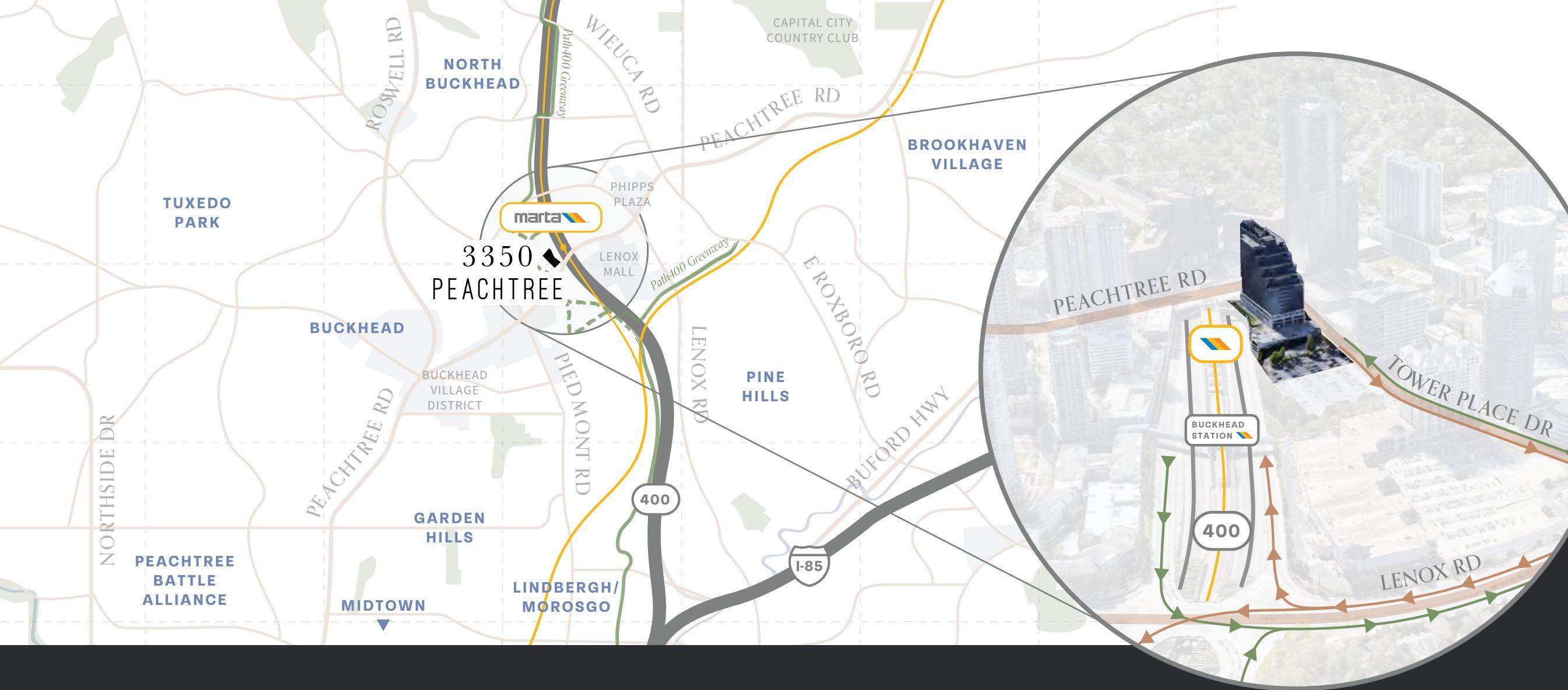


# Office Life Made Better

From the fitness center to the delicious restaurants such as South City Kitchen and the soon to open Madre Cafe & Cocina, 3350 Peachtree blends experience with amenities to create a package like nowhere else. Here you'll find dynamic and unique ways for people to connect, socialize and work. Customers have the opportunity to bring the workplace outside or relax and recharge with an expansive and inspiring terrace. And the CousinsGo app will keep you up to date on the latest happenings on the property and create a seamless experience in the workplace. Give your employees a reason to love coming to the office at 3350 Peachtree.

## AMENITIES & FEATURES





# Access To It All

3350 Peachtree connects you to a robust urban lifestyle as a juncture of creativity, ideas, and business. Ideally located with a Peachtree Road address, this is the best spot in the city for engagement and inspiration. With a MARTA station onsite, easy access to GA400 and an abundance of walkable conveniences, our building is wonderfully situated among a wealth of lifestyle amenities that will keep employees happy and clients entertained. Access the best of Buckhead at 3350 Peachtree.

## LOCATION

### MARTA CONNECTIVITY

AIRPORT: 13 Stops 32 Minutes

MIDTOWN: 2 Stops 8 Minutes

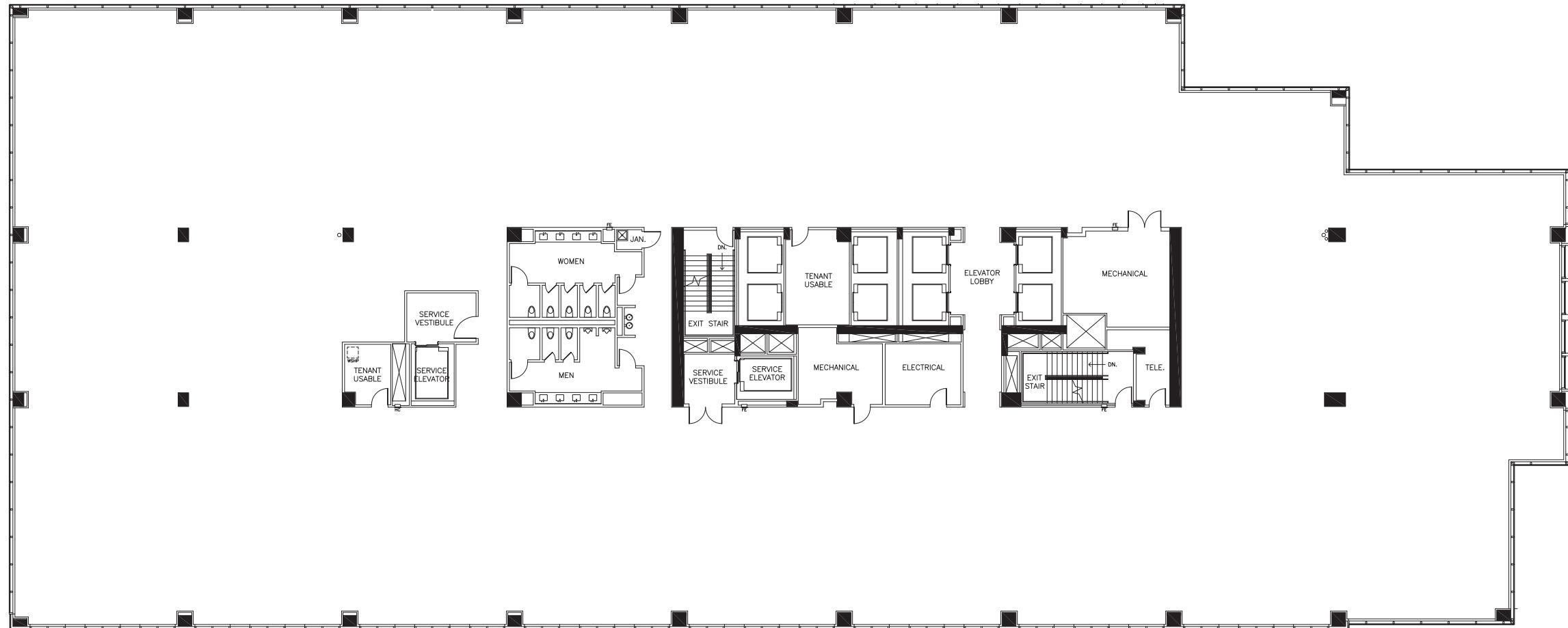
SANDY SPRINGS: 2 Stops 9 Minutes

# Connect To Buckhead

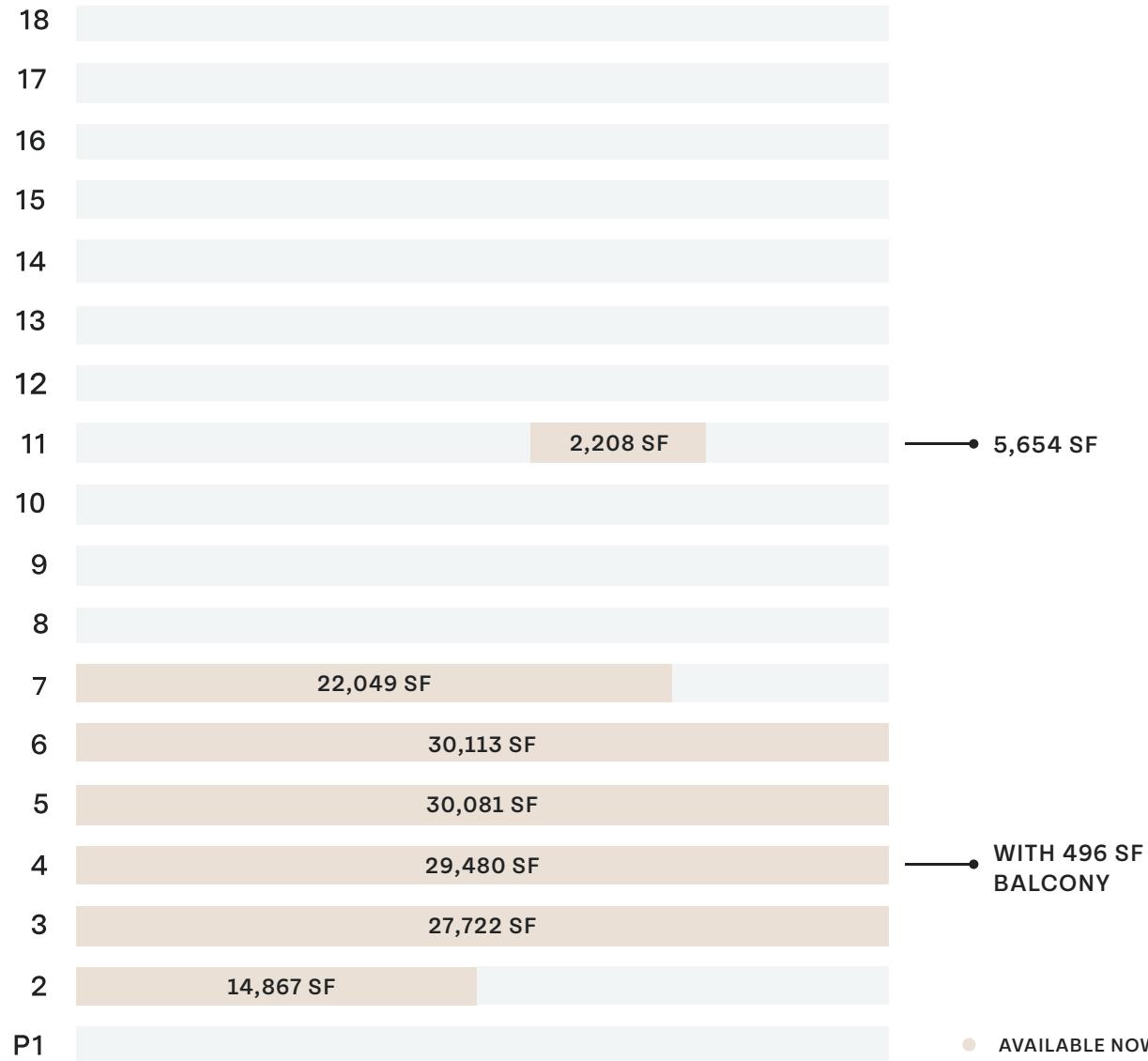


# Typical Floorplate

22,000 - 30,000 RSF



# Stacking Plan



# Key Building Data

## SIZE

415,000 SF, 17 stories

## AMENITIES

South City Kitchen, Madre Cafe & Cocina  
Fitness Center, Outdoor Park, and Conference Center (2023)

## ELEVATORS — modernized 2021

8 high-speed passenger  
3 parking  
2 service elevators

## HVAC

Two (2) 550-ton York chillers  
AHUs on each floor

## ELECTRICAL SERVICE

Georgia Power  
4,000 amp service; 600 volts

## PARKING

2.5 : 1000

## DATA/TELECOM FIBER PROVIDERS

AT&T, Century Link, Comcast, Verizon, and Zayo

## SUSTAINABILITY

Energy Star, LEED-EB Silver, Fitwel Certification



3350 Peachtree Road, N.E.  
Atlanta, GA 30326

**BILL HOLLETT**  
404.407.1664  
[bhollett@cousins.com](mailto:bhollett@cousins.com)

**EMILY HOLMES**  
404.407.2085  
[eholmes@cousins.com](mailto:eholmes@cousins.com)

[3350Peachtree.com](http://3350Peachtree.com)