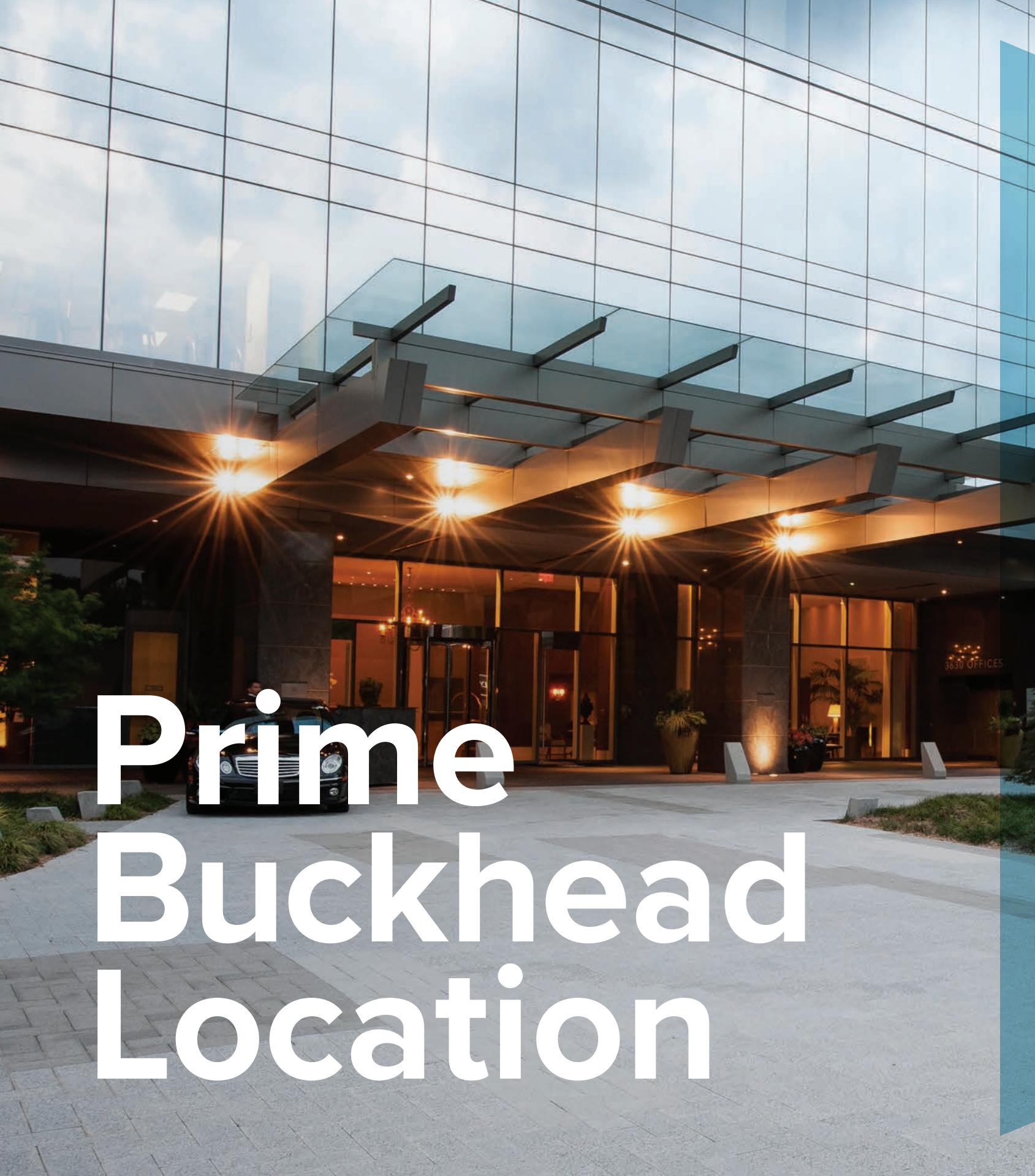


3630
PEACHTREE

Granite

3630Peachtree.com

Prime Buckhead Location



3630 Peachtree defines the northern end of Buckhead's business district. This 438,910 SF, best-in-class, Class AA office tower provides an engaging work environment, with high-end finishes throughout and stunning views overlooking Atlanta's skyline. 3630 Peachtree's highly sought after location, top of the line amenities promoting collaboration and connection, and award winning Property Experience Team make it a one of a kind, people-centric workplace.



Peachtree Road Access w/ 4 Points of Ingress & Egress



Minutes from GA400 for Easy Commuting



Close Proximity Buckhead & Lenox MARTA Stations



438,910 SF of Office & Retail Space



24/7 Security



On-Site Fitness Facility and Studio



Conference Facility (Seats 65)



Boardroom and Private Meeting/Phone Rooms



On-site F&B French Inspired Restaurant



On-Site Tomo Japanese Restaurant
Recommended by Michelin Guide of Atlanta



Building Café w/ Quick Breakfast & Lunch Daily



Valet Offerings



Valet Dry Cleaning Service



Nearby Hotels

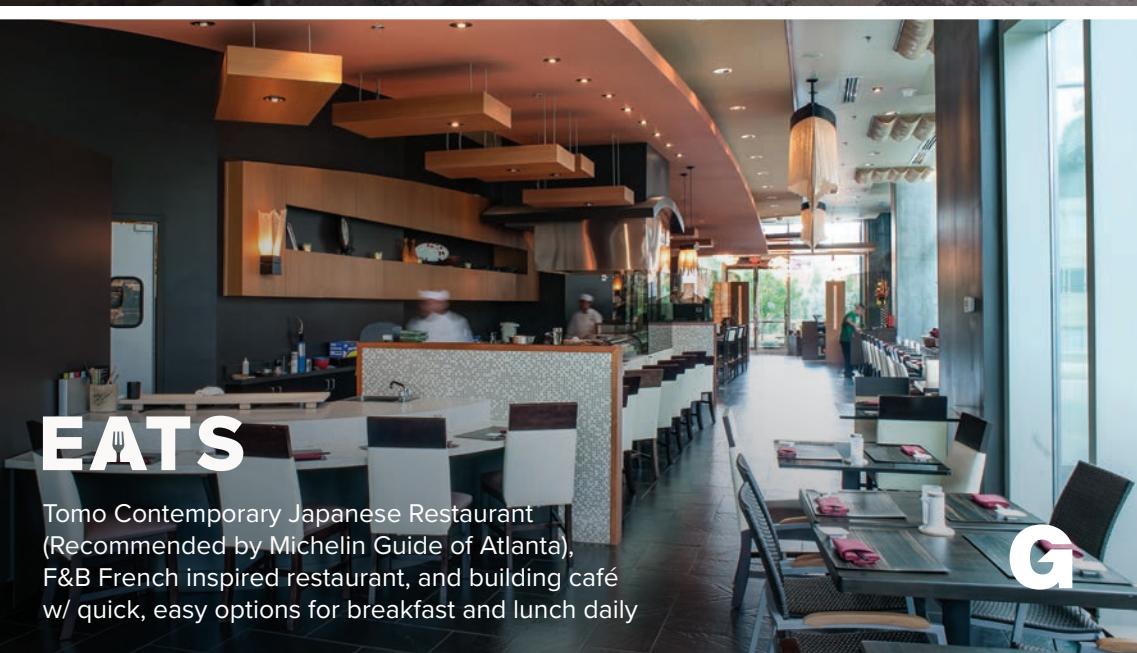
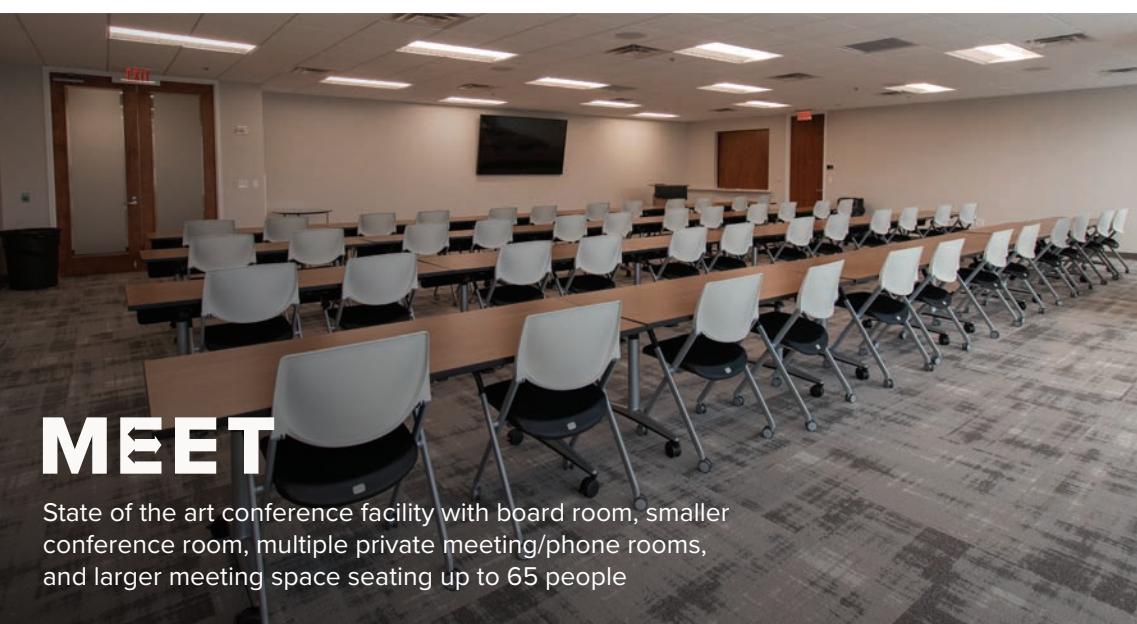
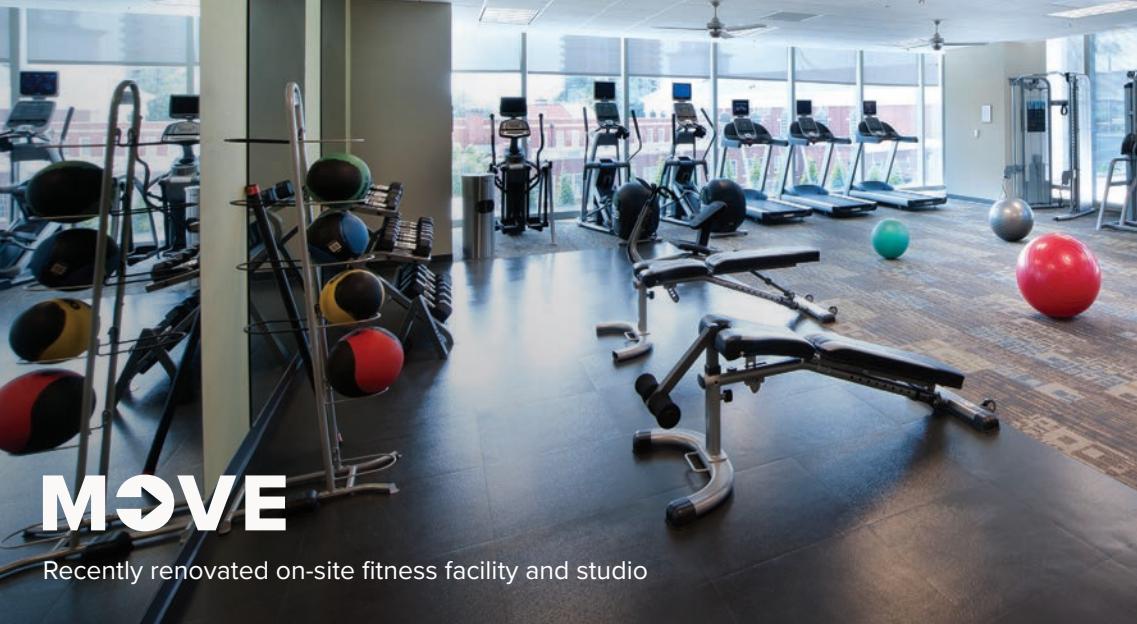
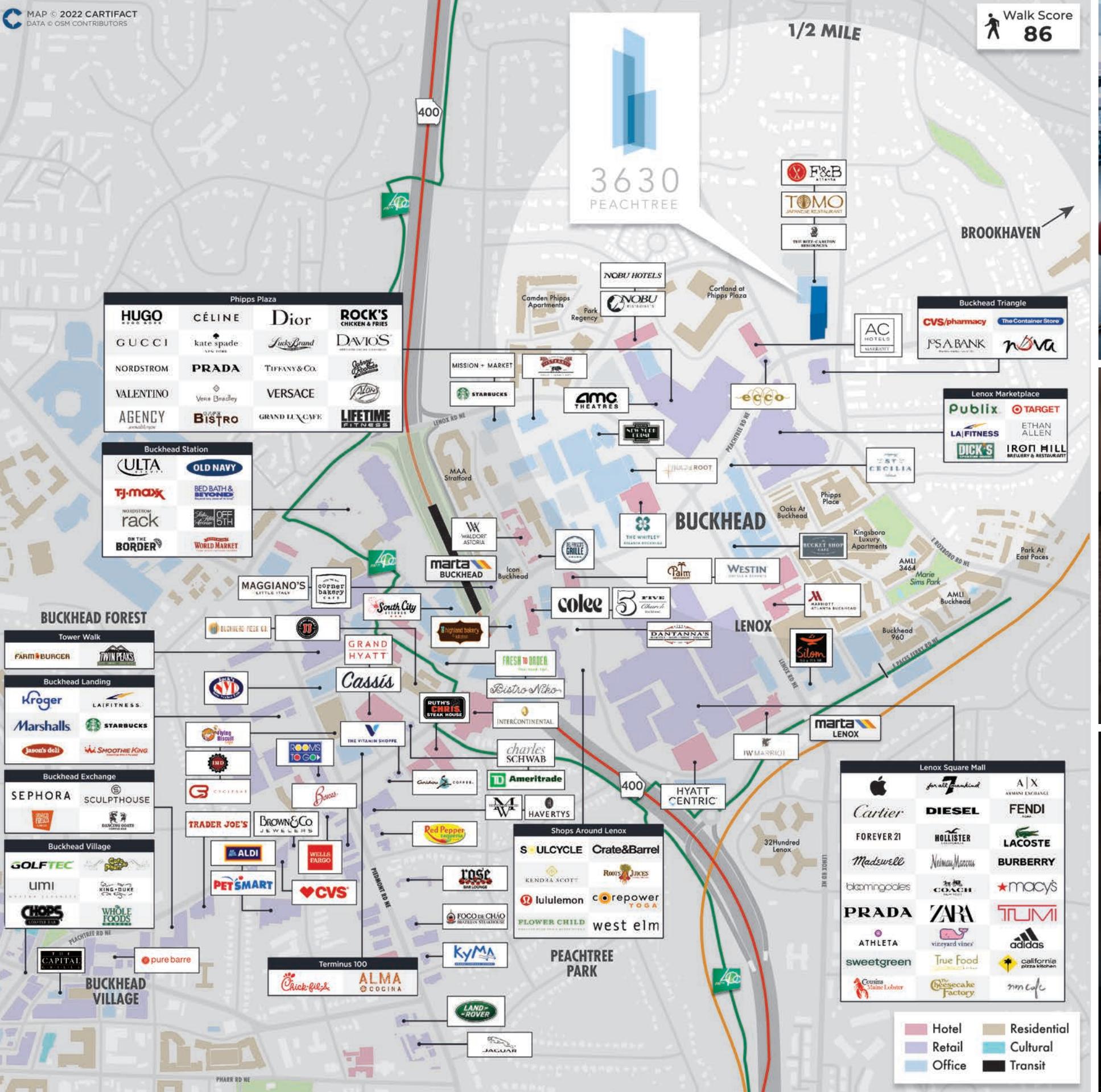


Two EV Charging Stations (Four Ports)



Nearby Restaurants and Retail





Local Ownership



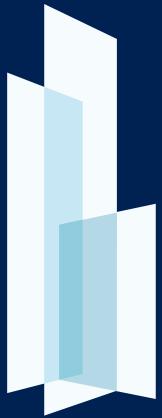
Granite is a privately held commercial real estate investment, development and management company founded in 1991. The firm owns 12 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver, Southern California, Boston and Nashville.

Granite is an established investor, developer, and manager with a focus on sustainable, highly amenitized projects. It has completed more than \$10.3 billion in real estate transactions and more than 30 million square feet of real estate development and acquisitions. Current active development projects in Atlanta, Boston, and Dallas total over 2 million square feet with total costs over \$1.5 billion. Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich amenities, customer-centric service, and innovative wellness features.

Granite, NAIOP's 2022 Developer of the Year, was named one of Fortune Magazine's Best Workplaces nine times, ranking #8 on their 2022 Best Workplaces in Real Estate list.

GraniteProp.com

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3630
PEACHTREE



TRANSWESTERN

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John Robbins, 770.200.7325, jrobbins@graniteprop.com

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2022