

— 3445 —
PEACHTREE



TRANSWESTERN

REAL ESTATE
SERVICES



INTERACTIVE DOCUMENT

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CLASS A OFFICE BUILDING WITH COUNTLESS AMENITIES

3445 Peachtree, a 287,000 square foot building, located in the highly sought after Buckhead submarket offers easy access to GA400 as well as walkability to some of the area's best restaurants, retail and hospitality.



PEACHTREE ROAD ADDRESS

Buckhead is a premier location for shopping, dining, and entertainment. Being in the center of this vibrant submarket, 3445 Peachtree attracts a high quality workforce and boasts of consistent employee satisfaction and retention.

PROPERTY HIGHLIGHTS

- Tenant Energy Center with wifi and collaborative seating areas
- Micro market with grab and go meals, drinks and snacks
- Fooda delivery service
- State of the art fitness facility with locker rooms and showers
- Plug & Play Conference Facility
- On site property management
- 5 EV Charging Stations
- 24/7 security

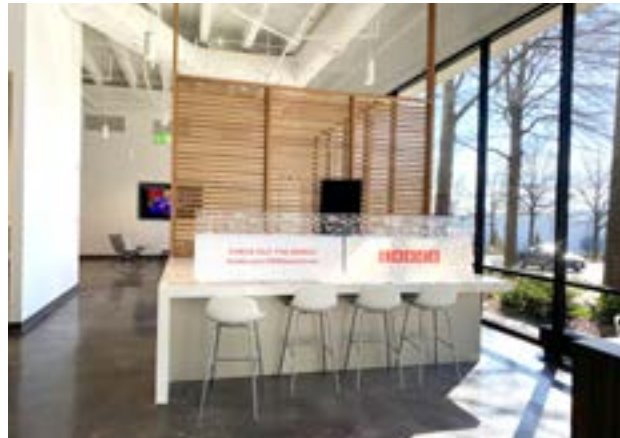
QUALITY ASSET

3345 Peachtree offers the best in class finishes in the lobby and common areas coupled with meticulous grounds that provide a strong sense of arrival throughout for a positive tenant and visitor experience.



NEW TENANT ENERGY CENTER

- Collaboration workspace, lounge and dining seating areas with outlet access
- Multiple TVs
- Wifi access available throughout
- Grab & Go Micro Market with a variety of food, snacks and drinks
- Fooda station
- Restrooms



FITNESS CENTER AMENITIES

- 4 Treadmills
- 3 Ellipticals
- 2 Peloton Bikes
- 5lb-100lb Dumbbells
- 20lb-65lb Fixed Barbells
- 4lb-15lb Medicine Balls
- 5lb-50lb Kettlebells
- Stability Balls
- Bosu Balance
- Yoga Mats
- Dual Cable Machine
- Precor Smith Machine
- Seated Leg Curl
- Chest Press
- Leg Press
- Lat Pulldown
- Leg Extension
- Abdominal Press
- Rear Delt Pectoral Fly
- 2 Adjustable Benches
- Mon – Fri 5:30am – 8:30pm
- Pushup Hand Disks
- Ab Roller Wheels



LOCKER ROOM AMENITIES

- Showers
- Hair Dryer
- Lockers
- Hangers
- Shampoo, Conditioner, Body Wash





NEW CONFERENCE CENTER

- Boardroom or classroom style seating
- "Plug & play technology"
- TV / AV equipment
- Conference tables with power plug-ins
- The Conference Center seats up to 28 people comfortably
- Standing capacity for the Conference Center is 100 people.
- Includes a large 82" television screen, podium, microphones (upon request), and Wi-Fi.



LOCATION HIGHLIGHTS

- Direct access to Peachtree Road
- Three entry/exit points onto Peachtree Road, Lenox Road/Buckhead Loop, and Oak Valley Rd
- Across the street from Lenox Mall and Phipps Mall
- Quick Access to Ga 400 via Buckhead Loop
- Walkable to Buckhead (Red Line) and Lenox (Gold Line) Marta Stations
- Walking distance to numerous shops, restaurants and hotels

THE BEST WALKABLE EXPERIENCE

3445 Peachtree is within walking distance to Lenox Mall and Phipps Plaza as well as surrounded by numerous hotels, restaurants, shopping and MARTA just a short walk away. With an above average walk score of 88, 3445 Peachtree is the ideal location for the active workforce it attracts.





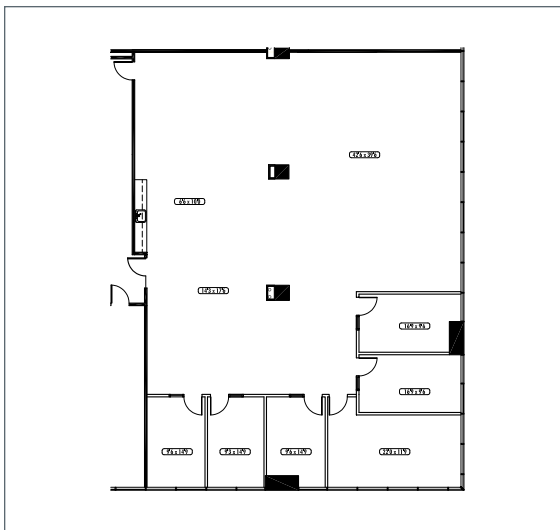
WALKABLE AMENITIES



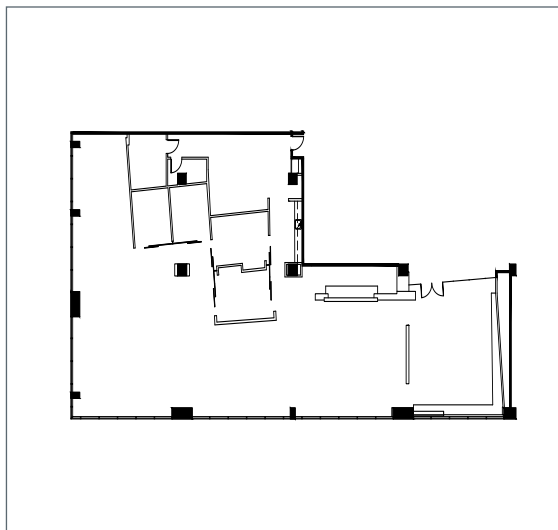
SPEC SUITES AVAILABLE NOW



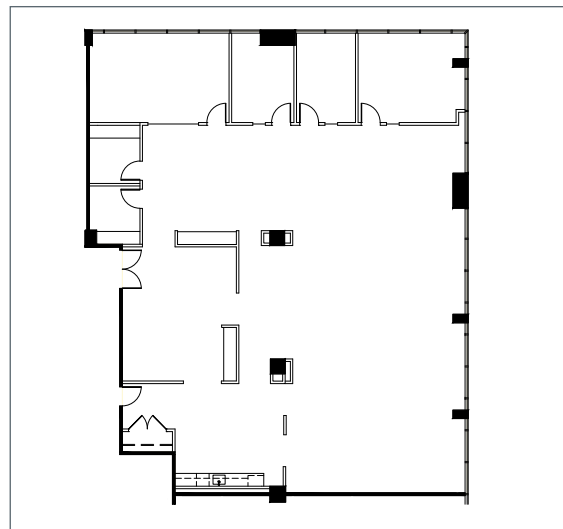
CLICK THE FLOOR PLAN TO TOUR THE SPACE



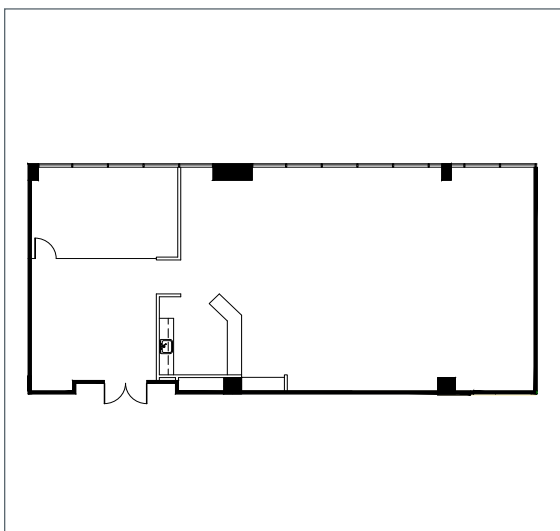
SUITE 210 - 4,529 RSF ■



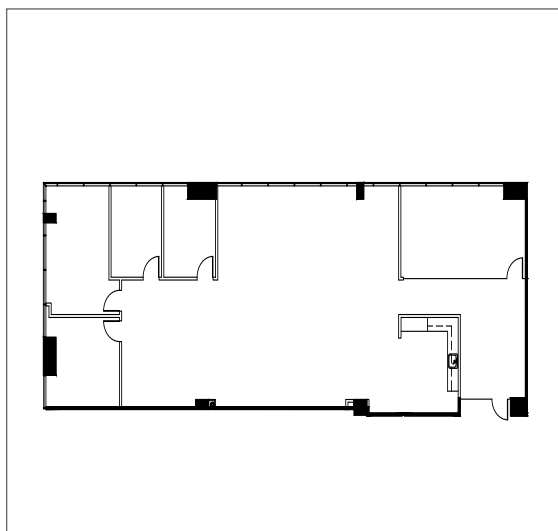
SUITE 400 - 6,847 RSF ■



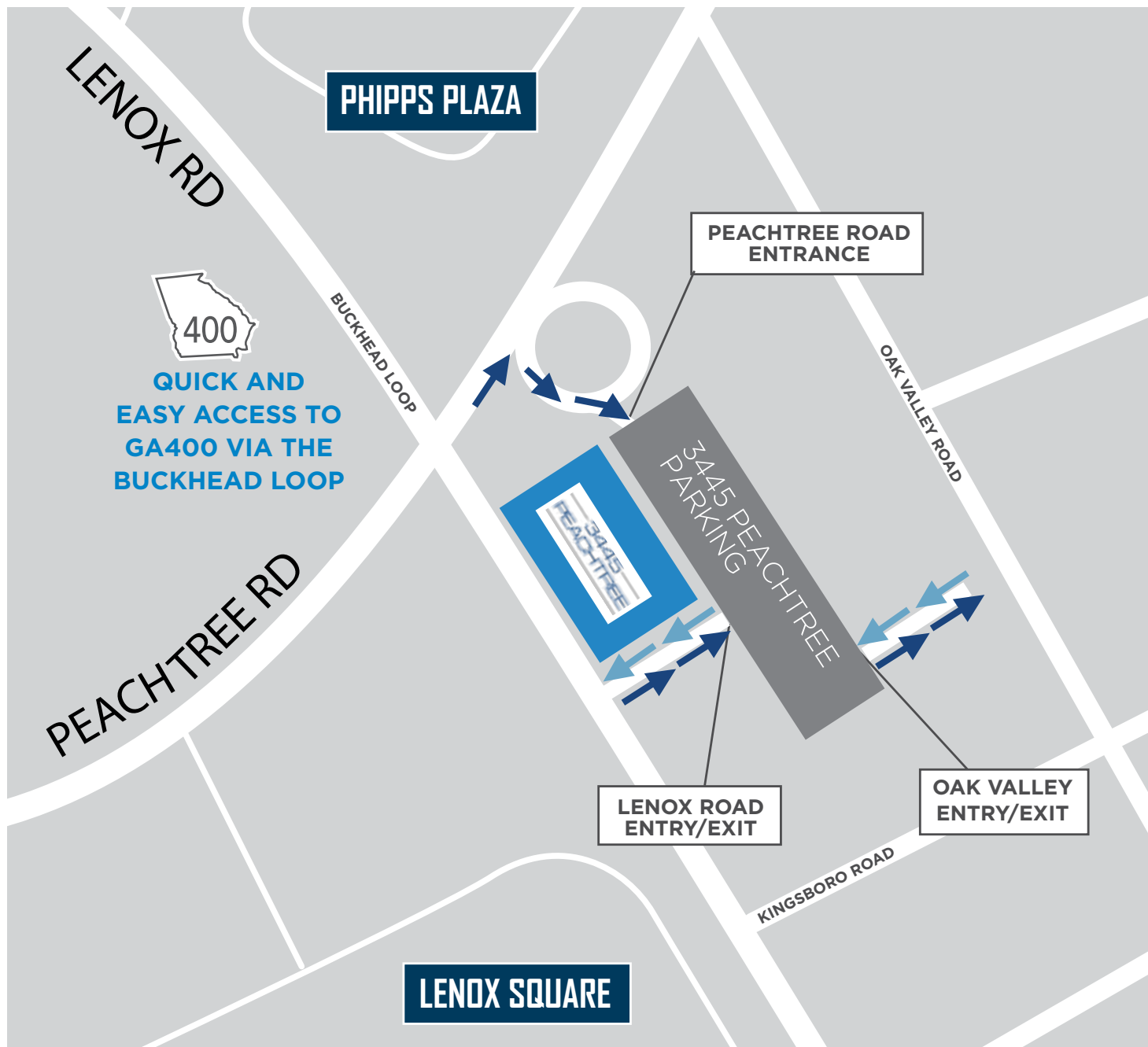
SUITE 450 - 4,919 RSF ■



SUITE 1450 - 2,778 RSF ■



SUITE 1475 - 3,606 RSF ■



3445 PEACHTREE



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