

## LOCATION & OVERVIEW

In the heart of the Buckhead submarket of Atlanta, Georgia, 3344 Peachtree is the office and retail portion of a 50-story, vertical mixed-use development with remarkable amenities and access not replicated elsewhere in the Atlanta market.

3344 Peachtree contains approximately 484,000 square feet of office and retail space and includes an adjacent eleven-story parking structure. The Property is located directly on Peachtree Road within a block of the MARTA Buckhead Station and is within walking distance of a number of hotels, retail venues, and restaurants.



**3344 PEACHTREE** *3344 Peachtree Road NE, Atlanta, Georgia*

## FEATURES & AMENITIES

- Two restaurants/café's - Bistro Niko & F2O and 25+ restaurants within one block
- Fifth Third Bank and a coffee/sundry shop are on-site as well as The Buckhead Club (private city club) which has spectacular views from the 26th level and offers cuisine, impeccable service, meeting space, and an executive fitness center
- Sophisticated two-level lobby with a blend of natural wood, stone, area rugs, and beautiful furnishings accented with internationally renowned and Atlanta-based artist Todd Murphy curating a private collection of art
- On-site security
- Nine high-speed passenger elevators with five dedicated to floors 8-18 and four dedicated to floors 19-26; one service elevator

3344 Peachtree Road NE, Suite 1625, Atlanta, GA 30326  
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## OFFICE BUILDING FOR LEASE



Left: Building Lobby; Above: Bistro Niko

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### TOTAL BUILDING SIZE

± 484,000 RSF – 50-Story Building

### AVAILABLE SPACE

Contact us for current availability.

### LEASE RATE

Starting rate \$37.00 PSF, full service

### PARKING

Adjacent 11-story parking structure with 1,358 office/retail parking spaces with valet services available

Building provides ample visitor parking

### COMMENTS

Conveniently located in the Buckhead Community of Atlanta and has direct 24/7, sixty-second access to Peachtree and Piedmont, and Georgia 400, thus giving users a quick drive to I-285, I-75 and I-85 with easy trips to Midtown, Downtown, North Fulton and Hartsfield-Jackson International Airport



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