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Where business performs

Phipps Tower

3438 Peachtree Road, Atlanta, GA

Phipps Tower is a LEED® Gold certified, Class A office building that offers state-of-the-art on-site amenities. Ideally located in the heart of Buckhead, Phipps Tower also provides superior accessibility and convenient area amenities including direct covered access to the coveted Phipps Plaza.



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Quality

PHIPPS TOWER

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Property Highlights



Phipps Tower is a 500,000 SF office building towering in the heart of Buckhead with a distinctive penthouse top that creates a memorable mark on the Atlanta skyline. Along with the timeless yet contemporary finishings, Phipps Tower offers dramatic floor-to-ceiling window walls providing tenants with spectacular scenic views at every direction.

- Farm-to-table café and sundry shop
- Full-service fitness center
- Conference center (accommodates up to 105 attendees)
- Covered pedestrian access to 100+ shops and restaurants at the adjacent Phipps Plaza
- Prestigious Peachtree Road address in the heart of Buckhead submarket
- Five levels of covered parking with ingress/egress on three levels
- Designated electric vehicle charging stations and secured bicycle parking
- LEED® Gold certified
- Indoor DAS network

For leasing information, please contact:

Jessica Doyle, CCIM Leasing Director T: 404.817.0084 E: Jessica_Doyle@jhancock.com
Graham Little, CCIM Leasing Manager T: 404.817.0083 E: Graham_Little@jhancock.com



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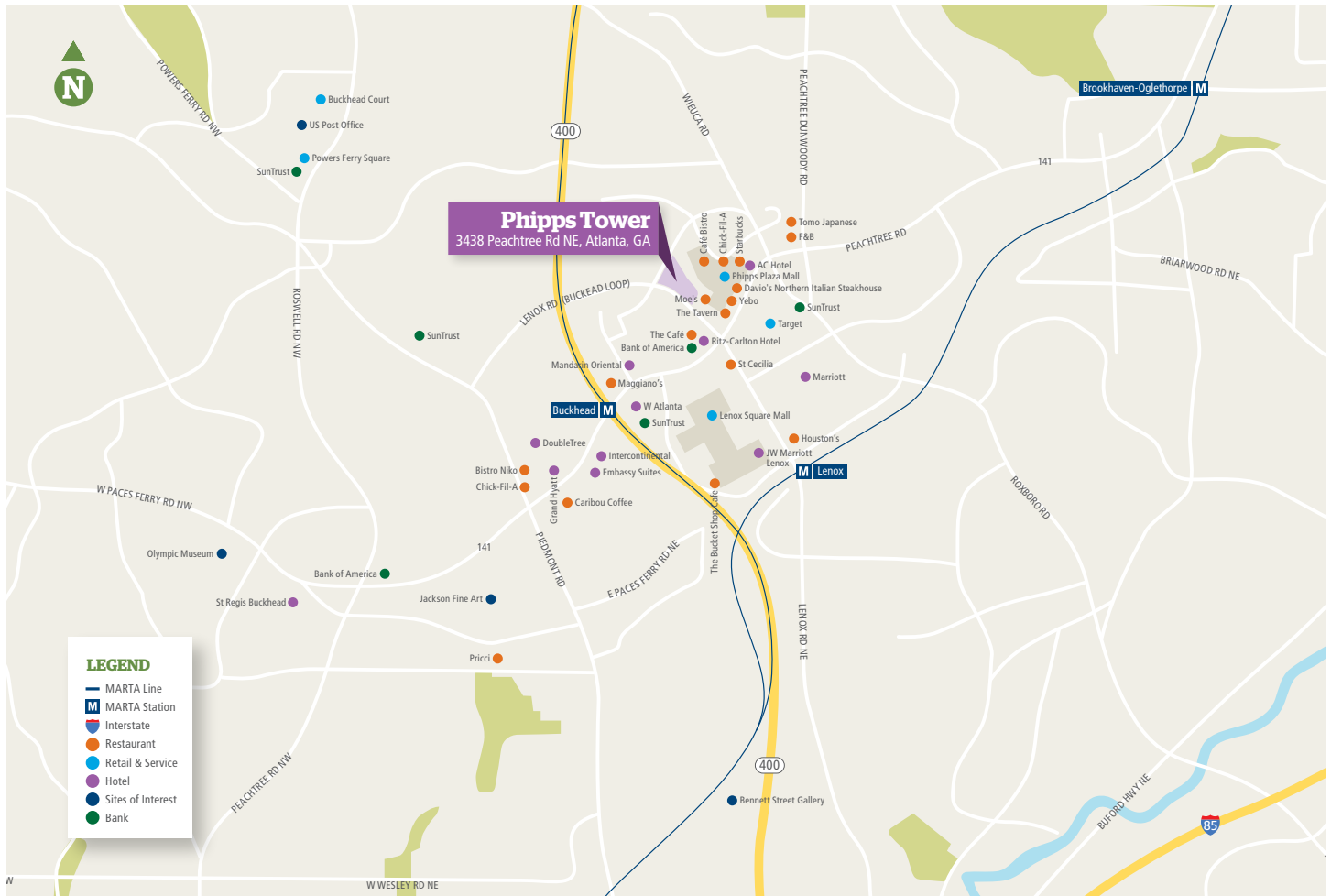
3438 Peachtree Road, Atlanta, GA



A Superior Location

Phipps Tower is strategically located in the heart of Buckhead with nine points of accessibility, providing commuters multiple routes for quick travel and unrivaled convenience throughout metro Atlanta.

- Immediate access to Peachtree Road, Wieuca Road and Georgia 400 via Buckhead Loop (Lenox Road)
- Close proximity to I-85, I-285, and I-75
- Buckhead MARTA station within walking distance
- Three ingress/egress options along with signals in and out of Phipps Tower



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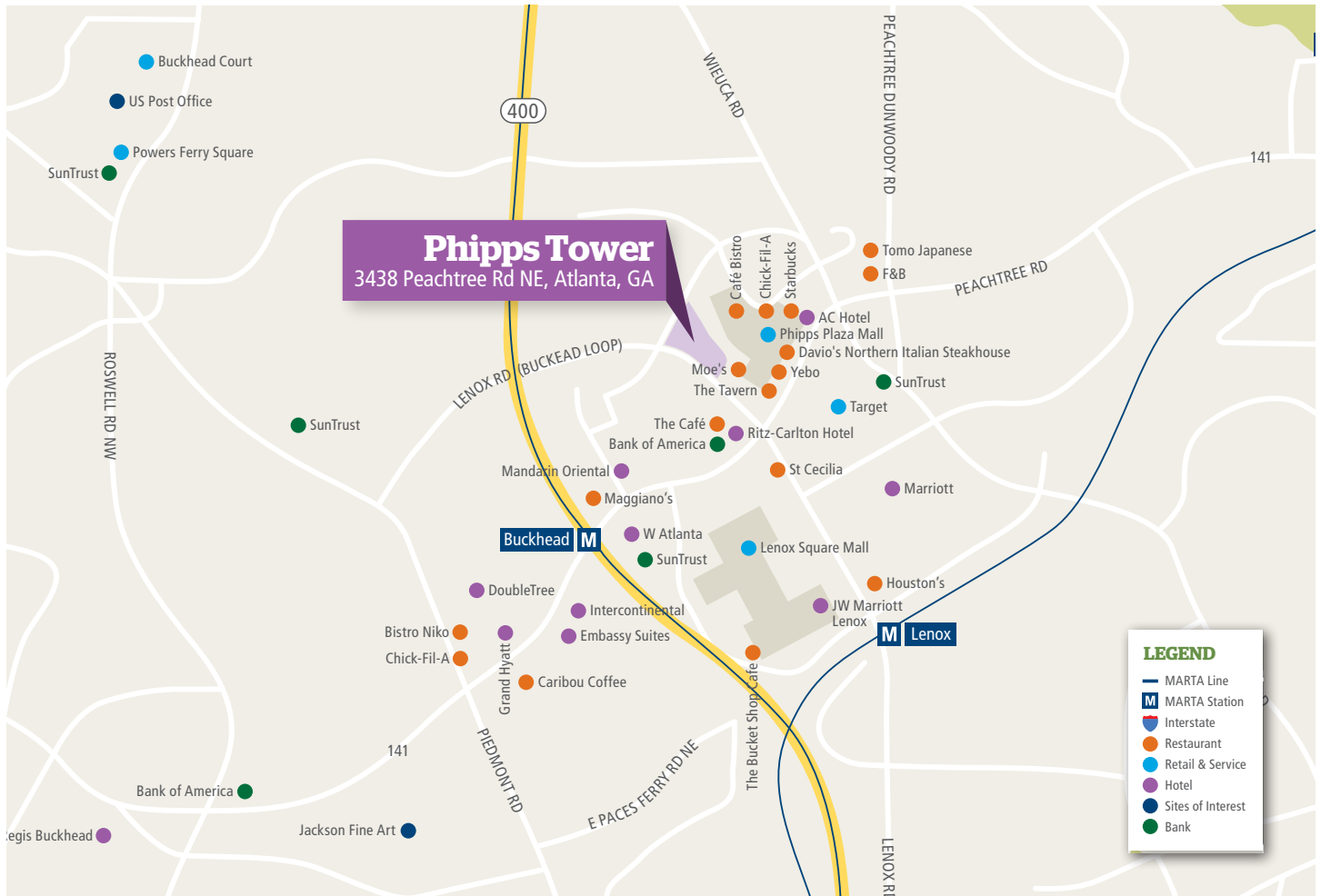
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Area Amenities

Phipps Tower is surrounded by hundreds of boutiques, restaurants, shops, hotels, banks and services within an easy walking distance, providing tenants and visitors a level of convenience throughout their workday.

- Covered pedestrian access to 100+ shops and restaurants at adjacent Phipps Plaza Mall, one of the Southeast's most exclusive shopping environments
- Access to additional retail, casual and fine dining options at nearby Lenox Square Mall
- Close proximity to a variety of hotels including The Ritz Carlton, W Atlanta, Grand Hyatt and the AC Hotel at Phipps Plaza



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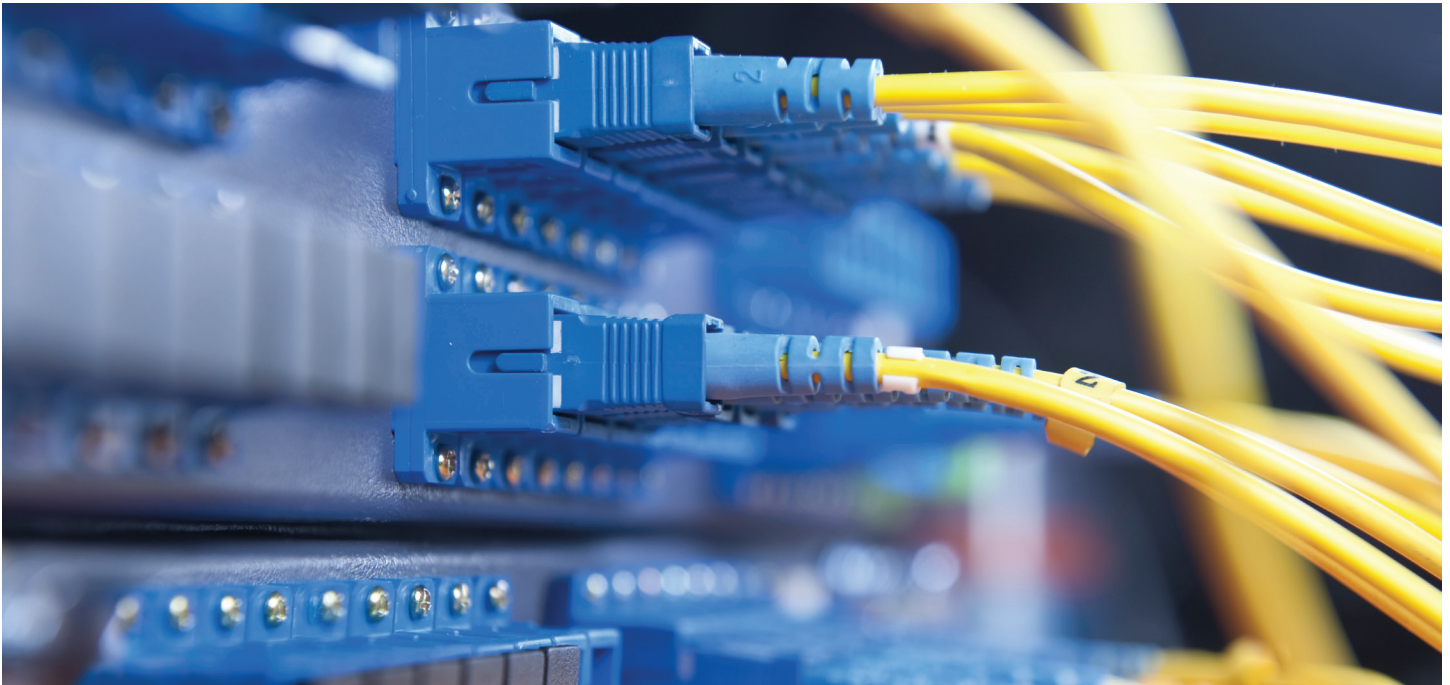
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State-of-the-Art Technology

Phipps Tower enjoys multiple national service providers offering best of class advanced telecom related services. Currently the building can support additional service providers and is accessed via Phipps Drive and Lenox Drive.



Telecom Service Providers

- In-Building Service Providers – AT&T, Cogent Communications, TW Telecom and Comcast
- Broadband Related Copper Services (i.e. T1, DSL, etc.) – AT&T (ILEC service) and Comcast
- Fiber Optic Based Services – AT&T, Cogent Communications, TW Telecom and Comcast
- Wireless Broadband – Building has neutral cellular system; Verizon

Infrastructure

- Riser System Wiring Infrastructure (multi-tenant ready): Primary distribution risers provide full access to all tenant occupied floors for voice & data services.
- Incoming Copper Pairs/Lines for Voice, DSL and T1 Services (multi-tenant ready): From AT&T, more than enough capacity
- The Main Frame Room is located in the basement and has plenty of pathway capacity to support additional services providers.

TV Services

- Cable TV – Comcast

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Gallery



Exterior



Conference Center



Electric Vehicle Charging Stations



Building Café



Lobby/Entry



Building Café

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Gallery - Fitness Center



Treadmills, Ellipticals, Bikes



Lockers



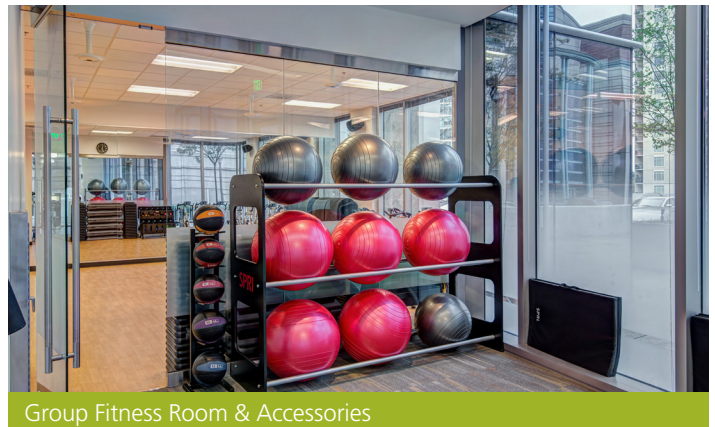
Restrooms



Showers



Machines & Free Weights



Group Fitness Room & Accessories

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