



Tour - Short plus Tax & Ops

Prepared By
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1		3333 Peachtree Rd NE	Available SF	128,173 SF
		Atlanta, GA 30326	Lease Rate	\$27.50 Gross
		Ofc Class A	Operating Exp/SF	\$11.00
		274,047 SF Building	Taxes/SF	
			Tax Year	
		Listing Notes		


Atlanta Financial Center I -

2		950 E Paces Ferry Rd NE	Available SF	151,892 SF
		Atlanta, GA 30326	Lease Rate	\$28.00 Gross
		Ofc Class A	Operating Exp/SF	\$8.47
		625,071 SF Building	Taxes/SF	
			Tax Year	
		Listing Notes		


One Atlanta Plaza

3		3060 Peachtree Rd NW	Available SF	30,751 SF
		Atlanta, GA 30305	Lease Rate	\$22.00 - \$29.00 Gross
		Ofc Class A	Operating Exp/SF	\$9.60
		442,929 SF Building	Taxes/SF	
			Tax Year	
		Listing Notes		

One Buckhead Plaza

4		3050 Peachtree Rd NW	Available SF	7,100 SF
		Atlanta, GA 30305	Lease Rate	\$19.50 Net
		Ofc Class A	Operating Exp/SF	\$9.10
		204,125 SF Building	Taxes/SF	
			Tax Year	
		Listing Notes		

Two Buckhead Plaza

5		3399 Peachtree Rd NE	Available SF	122,463 SF
		Atlanta, GA 30326	Lease Rate	\$26.00 Gross
		Ofc Class A	Operating Exp/SF	\$9.71
		348,152 SF Building	Taxes/SF	
			Tax Year	
		Listing Notes		


The Lenox Building

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6		3391 Peachtree Rd NE	Available SF	20,602 SF
		Atlanta, GA 30326	Lease Rate	\$22.50 Gross
		Ofc Class A	Operating Exp/SF	\$9.00
		69,989 SF Building	Taxes/SF	
			Tax Year	

Lenox Overlook


Listing Notes

7		3414 Peachtree Rd NE	Available SF	29,063 SF
		Atlanta, GA 30326	Lease Rate	\$26.50 - \$28.50 Gross
		Ofc Class A	Operating Exp/SF	\$0.00
		368,688 SF Building	Taxes/SF	
			Tax Year	

Monarch Plaza


Listing Notes

Alphagraphics, New York Prime, Car Detail Salon, Newstand, Health Club, Ritz Carlton Buckhead on site, Shoe Shine, Conference Room Facilities, Dry Cleaner, Near Regional Mall, Bank of America.

8		3350 Peachtree Rd NE	Available SF	17,762 SF
		Atlanta, GA 30326	Lease Rate	\$27.50 Gross
		Ofc Class A	Operating Exp/SF	\$9.36
		409,341 SF Building	Taxes/SF	
			Tax Year	


One Capital City Plaza

Listing Notes

9		3490 Piedmont Rd NE	Available SF	9,874 SF
		Atlanta, GA 30305	Lease Rate	\$25.50 Gross
		Ofc Class A	Operating Exp/SF	\$7.58
		278,720 SF Building	Taxes/SF	
			Tax Year	

One Securities Centre

Listing Notes

10		14 Piedmont Ctr NE	Available SF	60,242 SF
		Atlanta, GA 30305	Lease Rate	\$22.00 - \$26.00 Gross
		Ofc Class A	Operating Exp/SF	\$0.00
		302,043 SF Building	Taxes/SF	
			Tax Year	

Piedmont Center - 14


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11		3424 Peachtree Rd NE Atlanta, GA 30326 Ofc Class A 527,761 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	45,227 SF \$27.00 - \$29.00 Gross \$0.00
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Listing Notes
Alphagraphics, New York Prime, Car Detail Salon, Newstand, Health Club, Ritz Carlton Buckhead on site, Shoe Shine, Conference Room Facilities, Dry Cleaner, Near Regional Mall, Bank of America.

Monarch Tower

12		945 E Paces Ferry Rd NE Atlanta, GA 30326 Ofc Class A 393,260 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	22,939 SF \$28.00 - \$28.50 Gross \$7.50
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Listing Notes

Resurgens Plaza

13		3340 Peachtree Rd NE Atlanta, GA 30326 Ofc Class A 609,938 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	78,595 SF \$26.50 Gross \$0.00
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Listing Notes

Tower Place 100

14		3348 Peachtree Rd NE Atlanta, GA 30326 Ofc Class A 257,888 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	105,685 SF \$27.00 Gross \$9.27
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Listing Notes
Convenient access to Peachtree Road and Piedmont Road, controlled access to GA-400 and the Buckhead Loop. Building cafe, sundry shop, and conference center plus additional amenities in Tower Place Complex. Lenox Square Mall/Phipps Plaza amenity base nearby. OPEX: \$9.27

Tower Place 200

15		3475 Piedmont Rd NE Atlanta, GA 30305 Ofc Class A 424,635 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	22,726 SF \$29.75 Gross \$9.52
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Listing Notes

Prominence In Buckhead

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16		3500 Lenox Rd NE Atlanta, GA 30326 Ofc Class A 558,250 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	63,346 SF \$32.00 Gross
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Listing Notes

One Alliance Center

17		3455 Peachtree Rd NE Atlanta, GA 30326 Ofc Class A 424,000 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	14,007 SF \$18.00 Net
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Listing Notes

The Pinnacle

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