

LENOX OVERLOOK

3391 Peachtree Rd NE, Atlanta, GA 30326

Boutique Office Opportunity



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Lenox Overlook is a boutique office building in the bustling Buckhead district offering a prime walkable experience. It is adjacent to The Westin Buckhead offering tenants unmatched amenities including exclusive privileges at the hotel, The Palm Restaurant, fitness center, conference facility, on-site catering and 24-hour security. Lenox Square and Shops Around Lenox are a short 2 minute walk. These locations are abundant with restaurants, shopping and entertainment. The building features high-quality office spaces designed to cater to businesses seeking a prestigious address and quality experience. With its strategic location, tenants enjoy convenient access to major highways and public transportation, enhancing connectivity and ease of commute. The vibrant surroundings and accessibility make Lenox Overlook an attractive choice for companies aiming to establish a presence in Atlanta's most desirable business hub.

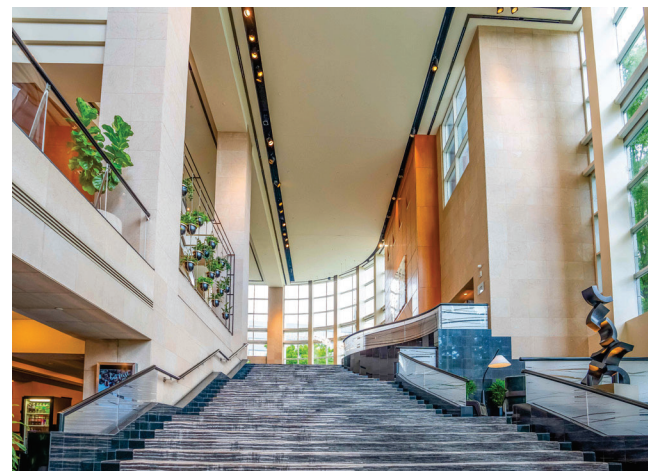
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PROPERTY HIGHLIGHTS

- Unmatched amenities, including exclusive tenant privileges available at the Westin Buckhead Atlanta, The Palm Restaurant, fitness center, conference facilities, on-site catering and 24-hour security
- Class A office building in the heart of Buckhead business district
- Floor-to-ceiling windows
- Parking Ratio 2.5 per 1,000 SF, with valet if desired
- 4-story office building
- Unique Peachtree Street monument signage opportunity available for tenants of all sizes
- Directly adjacent to the newly renovated Westin Buckhead Atlanta

CONVENIENT BUCKHEAD LOCATION

- Excellent visibility along Peachtree Road
- Abundant walkable amenities are available at Lenox Square, Shops Around Lenox, and Phipps Plaza
- Quick Access to Lenox Road, Georgia 400, and I-85
- Hartsfield-Jackson Atlanta International Airport is a 25 minute drive and a 16 minute Marta ride
- Short walk to Buckhead Marta Station
- Walk Score of 85, providing easy access to nearby amenities

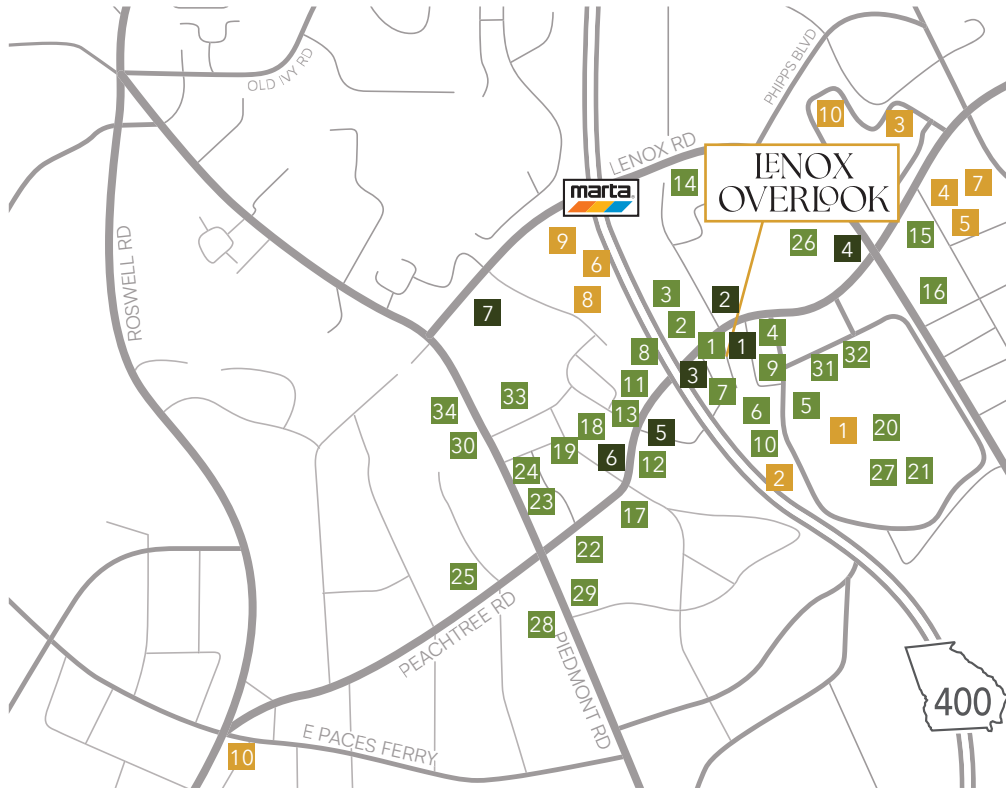


DISCOVER THE PALM ATLANTA: BUCKHEAD'S PREMIER DINING DESTINATION

The Palm Atlanta is nestled in the heart of Buckhead, near landmarks such as Lenox Square and Phipps Plaza. This unique location offers an upscale dining experience with Southern charm. The Palm Atlanta is the area's go-to place for a great Buckhead business lunch, beloved by many local professionals and celebrities.



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NEARBY AMENITIES

Restaurants

- | | |
|----------------------------|-----------------------------|
| 1 The Palm | 20 Lenox Mall Food Court |
| 2 Corner Bakery | 21 Chipotle |
| 3 Maggiano's | 22 Caribou Coffee |
| 4 5Church Buckhead | 23 Flying Biscuit Café |
| 5 True Food | 24 Industry Tavern |
| 6 Corbu's Pizza | 25 Chick-fil-A |
| 7 Rosé and Rye | 26 New York Prime |
| 8 South City Kitchen | 27 California Pizza Kitchen |
| 9 Sister | 28 Bones |
| 10 Flower Child | 29 Kabob Land |
| 11 Fresh to Order | 30 Starbucks |
| 12 The Americano | 31 North Italia |
| 13 Bistro Niko | 32 Cheesecake Factory |
| 14 Mission + Market | 33 Cafe 100 |
| 15 St. Cecilia | 34 Urban Wu |
| 16 Bucket Shop Cafe | |
| 17 Ruth's Chris Steakhouse | |
| 18 Jimmy John's | |
| 19 Buckhead Pizza Co. | |

Shopping & Entertainment

- 1 Lenox Square
- 2 Shops Around Lenox
- 3 Phipps Plaza
- 4 LA Fitness
- 5 Publix
- 6 Nordstrom Rack
- 7 Target
- 8 Ulta
- 9 Saks OFF Fifth
- 10 AMC Theatre
- 11 Buckhead Village District

Hotels

- 1 Westin Buckhead
- 2 Waldorf Astoria
- 3 Hotel Colee
- 4 The Whitley
- 5 Intercontinental
- 6 Grand Hyatt
- 7 Springhill Suites Marriott

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GREG FRANKUM

Executive Managing Director
404.842.6565
Greg.Frankum@transwestern.com

MATT SPICKARD

Senior Managing Director
404.842.6566
Matt.Spickard@transwestern.com

ELLIE HIGGINS

Brokerage Analyst
404.842.6526
Ellie.Higgins@transwestern.com