
The AFC logo is rendered in a large, bold, black, sans-serif font. It is centered on the left side of the image, which features a faded background of a city skyline and a large stadium.

AFC

The Heart of
Buckhead







AFC

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AFC, located in the heart of Atlanta's financial district, is the most recognizable office building in Atlanta.

Spanning across 10 acres and totaling 914,774 SF, AFC is the largest Class A building in Buckhead. The property's highly sought after Peachtree Road address, and visibility from GA 400 as well as unmatched views define this asset as a best in class office environment.

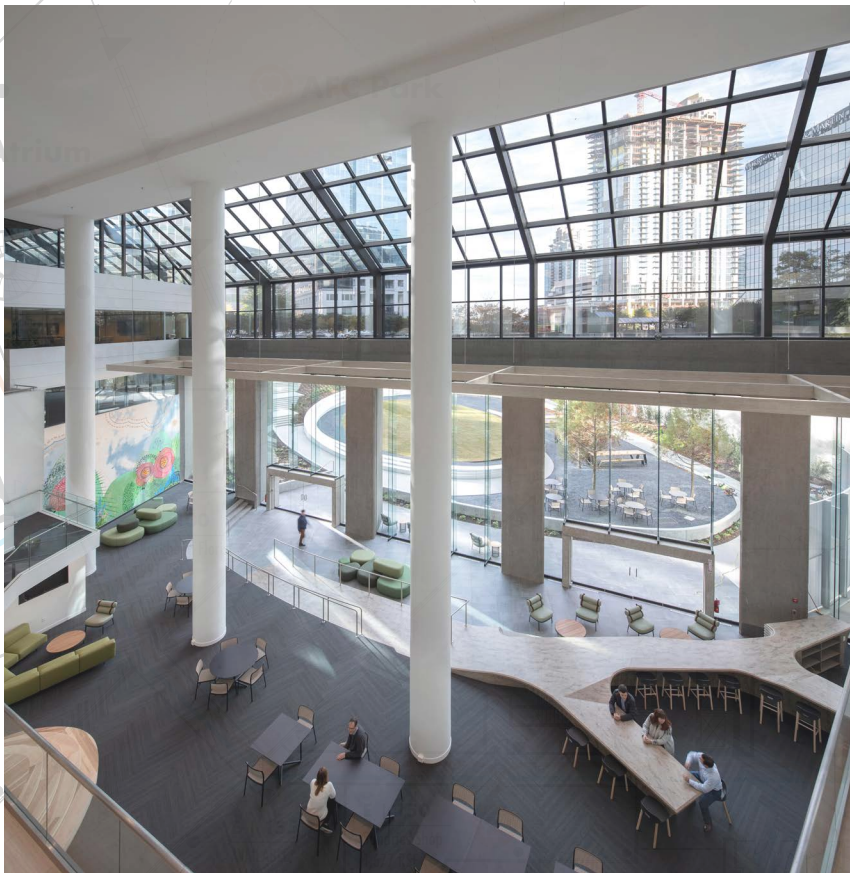
Property Highlights

AFC offers a unique office experience including a comprehensive onsite amenity base including the AFC Park, Blue Chip Café, state of the art fitness and conference facility and walkability to some of the best dining options in the area.

AFC is home to some of the top financial companies in Atlanta and has consistently offered its tenants a high level of satisfaction.



Building Amenities

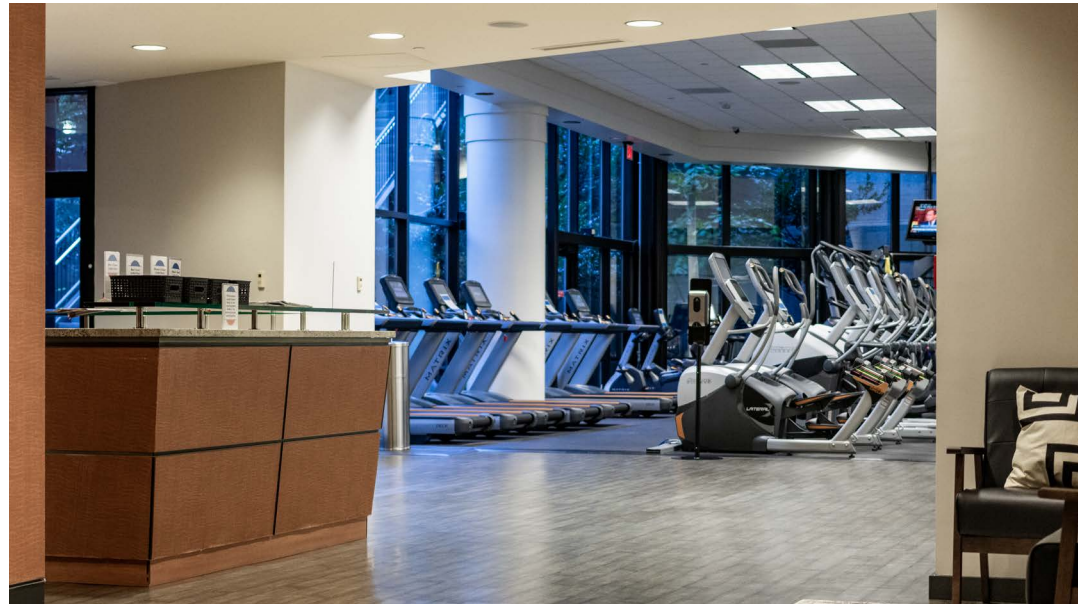


New Atrium with Lounge And Cafe Seating with TV's
New AFC Park and Courtyard
New Conference Room
Fitness Facility
EV Chargers
Gated Parking Garage
Energy Star Certified
24/7 Security
Buckhead Florist
Peachtree Newsstand
Blue Chip Café
Buckhead Marta Station Access Outside North Tower
Atlanta Auto Spa
iPostal located in East Tower Lobby
Touchless Entry — East Tower
On-Site Property Management
Well Health — Safety Certified
LEED (Silver) Certified Building

BUILDING AMENITIES

Fitness Center

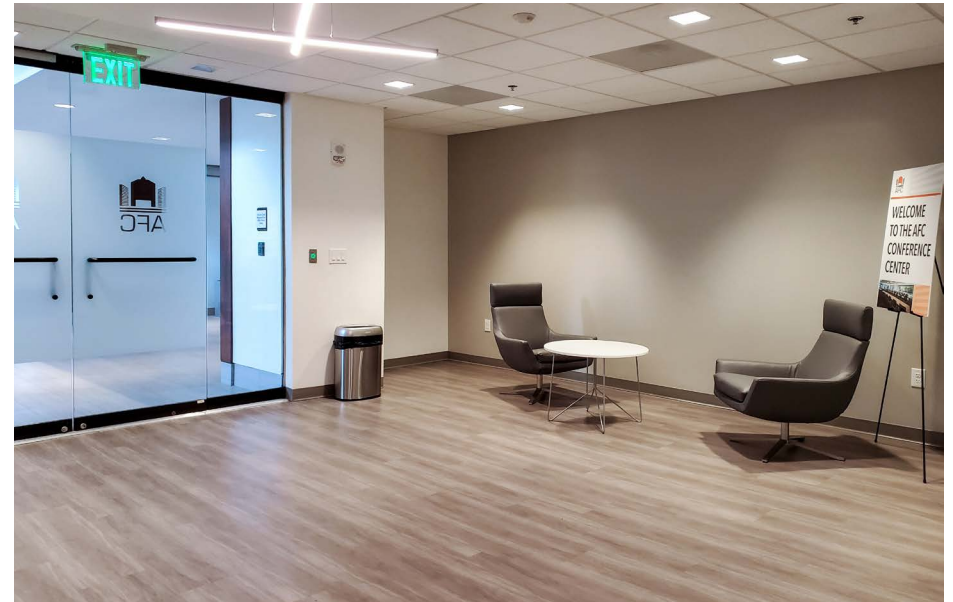
- Free access to all tenant employees
- Group Fitness Classes
- Personal Training Services
- 2 Power Racks
- Functional Training Area
- State-of-the-art Matrix Cardio and Weight Equipment
- Steam room and sauna
- WiFi
- Towel Service
- Personal Care Items
- Lockers
- Showers



BUILDING AMENITIES

Conference Center

- Free Wifi
- Kitchenette
- Restrooms
- AV Equipment
- Capacity - 84 People Seated Theater-Style, 64 People Seated Classroom-Style
- Various Options for Room Layouts/Split Room Availability
- Catering Allowed
- Space Available for Tenant Use Only Besides Lunch and Learns Hosted by Property Management



BUILDING AMENITIES

AFC Park

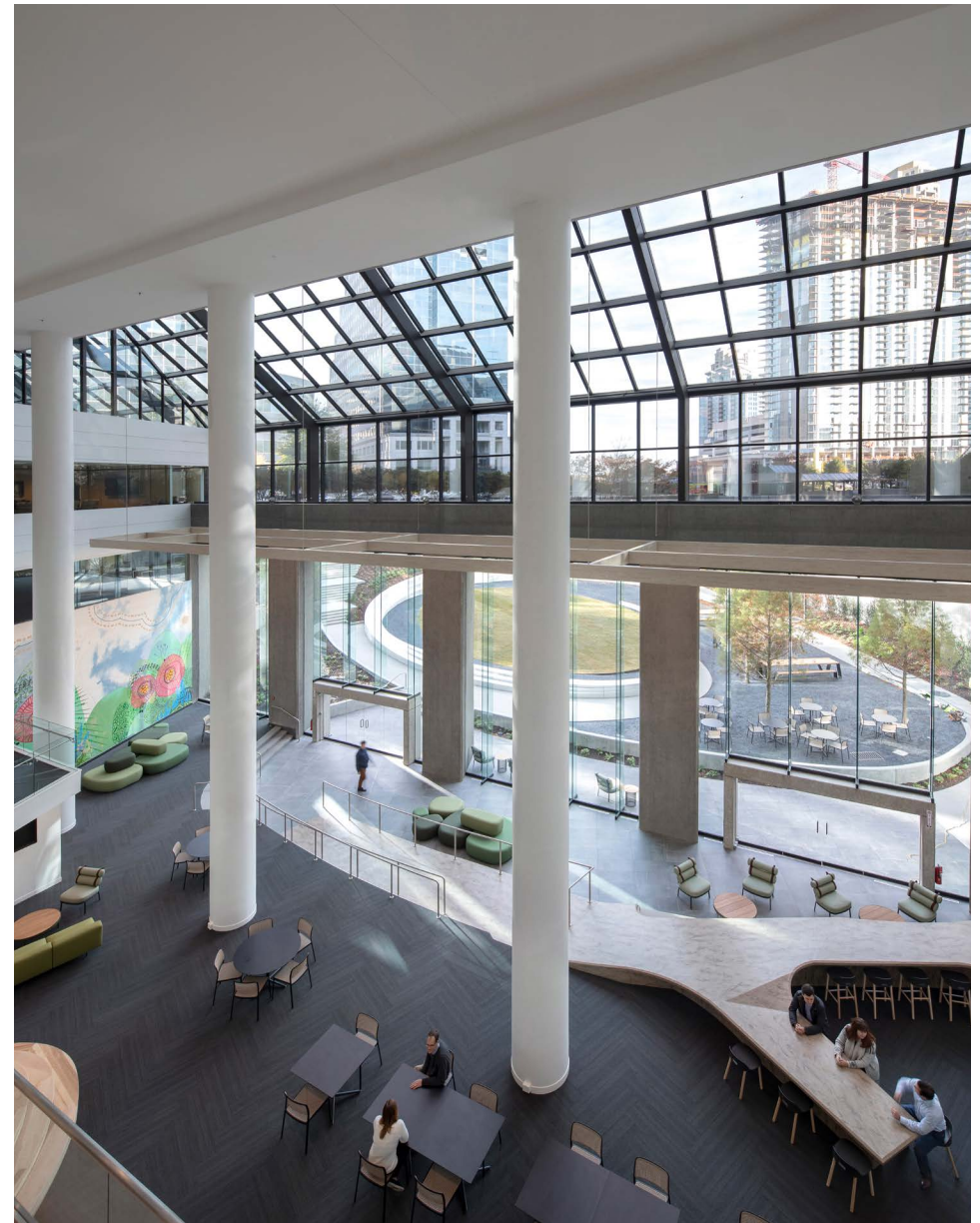
- Tables and Benches Available for Seating
- Available Power
- Card Access to Atrium
- Grass Area for Tenant Events
- Cornhole Boards for Tenant Use



BUILDING AMENITIES

Atrium

- Blue Chip Café
- Lounge seating area with TV's
- Outdoor courtyard access
- Lower level parking garage access
- Restrooms available
- Ramp for wheelchair access to courtyard



Location Highlights

Located in the epicenter of Buckhead, AFC spans across GA 400 and is directly on top of the Buckhead MARTA station. AFC offers the best walkable experience in the area reaching some of the finest dining, retail and hotel options in Buckhead. Being the focal point of this vibrant financial district, AFC attracts a high quality workforce and boasts of consistent employee satisfaction and retention.

AFC offers superior access to GA400 as well as excellent ingress and egress.



Nearby Amenities

Restaurants

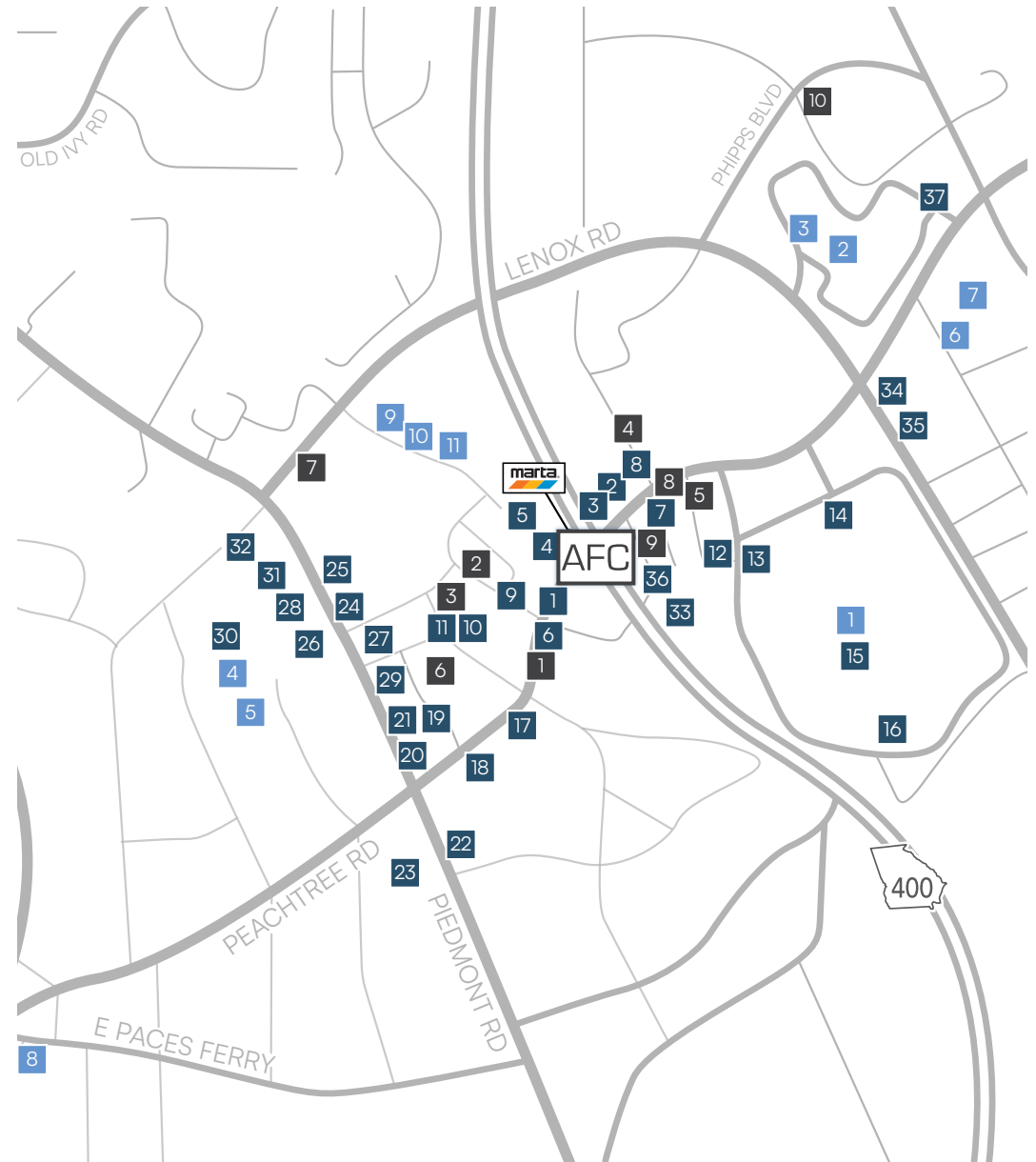
- | | | |
|-----------------------|-----------------------------|------------------------|
| 1 Blue Chip Café | 14 Cheesecake Factory | 27 Jacks New York Deli |
| 2 Corner Bakery | 15 California Pizza Kitchen | 28 Urban Wu |
| 3 Maggiano's | 16 Lenox Mall Food Court | 29 Industry Tavern |
| 4 F20 | 17 Ruth's Chris Steakhouse | 30 Piu Bello |
| 5 South City Kitchen | 18 Caribou Coffee | 31 Naan Stop |
| 6 The Americano | 19 Alma Cocina | 32 Chipotle |
| 7 Rosé and Rye | 20 Chick-fil-A | 33 Seven Lamps |
| 8 Brassica | 21 Flying Biscuit Café | 34 St. Cecilia |
| 9 Bistro Niko | 22 Kabob Land | 35 The Bucket Shop |
| 10 Jimmy John's | 23 Bones | 36 Flower Child |
| 11 Buckhead Pizza Co. | 24 Ru Sans | 37 Ecco |
| 12 Dantanna's | 25 Rreal Tacos | |
| 13 True Food | 26 Burton's Grill & Bar | |

Shopping & Entertainment

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

Hotels

- 1 Intercontinental
- 2 Hilton Garden Inn
- 3 Courtyard Marriott
- 4 Waldorf Astoria
- 5 Westin Buckhead
- 6 Grand Hyatt
- 7 Springhill Suites Marriott
- 8 The Whitley
- 9 Hotel Colee
- 10 Nobu Hotel



HUB404 Buckhead

AFC will soon benefit from the new HUB404 development in Buckhead, which promises to create a dynamic mixed-use community in the heart of Atlanta's business district. The proximity of AFC to HUB404 will offer tenants easy access to a variety of new retail, dining, and entertainment options, as well as outdoor spaces for relaxation and recreation. The project commenced design and engineering in 2023, with construction set to break ground in 2025 and be completed in 2028.

Buckhead Coalition Update:

- Plan to begin construction in 2025, with a completion and opening date of 2028 if all goes as planned.
- Fundraising from the private sector began in May 2023 for construction of the first phase which will be the bridges over Lenox/GA400.
- Fundraising for construction of the rest of the project will commence in earnest when the construction cost is confirmed based upon 30% design.





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