

AFC | NORTH TOWER

SPEC SUITE PREVIEW

FULLY BUILT. MOVE-IN READY.
ELEVATED OFFICE SPACE.

3353 PEACHTREE ROAD NE | ATLANTA, GEORGIA 30326

BANYAN  STREET

 TRANSWESTERN



AFC NORTH TOWER

Now offering spec suites from 2,000-6,500 RSF

AFC North Tower delivers turnkey, design-forward spec suites for tenants seeking speed to occupancy without compromising quality. Each suite is thoughtfully planned with a balance of private offices, collaboration areas and open workspace—paired with modern, durable finishes that elevate the everyday work experience.

Located in the heart of Buckhead, AFC provides immediate access to Atlanta's premier dining, retail and hospitality amenities, along with unmatched connectivity to the region's major thoroughfares.

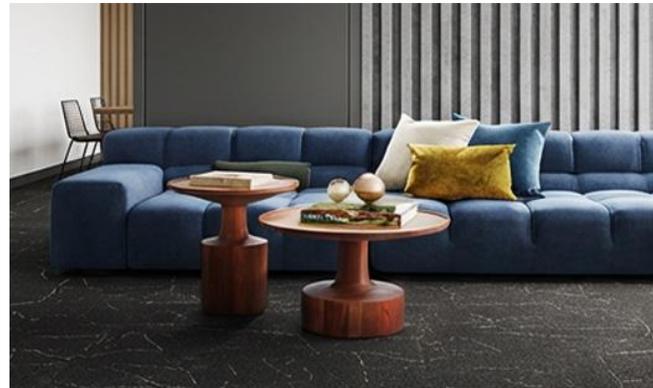
- Trophy Buckhead address at 3353 Peachtree Road
- Walkable access to Buckhead's top dining, retail and hotels
- On-site amenities and professional property management
- Covered parking and visitor parking availability
- High-image lobby and common areas
- Efficient floorplates with excellent natural light
- Ideal for firms seeking a prestigious Buckhead presence



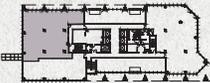
SPEC SUITE PROGRAM OVERVIEW

2,000-6,500 RSF thoughtfully planned spec suites designed for flexibility and function

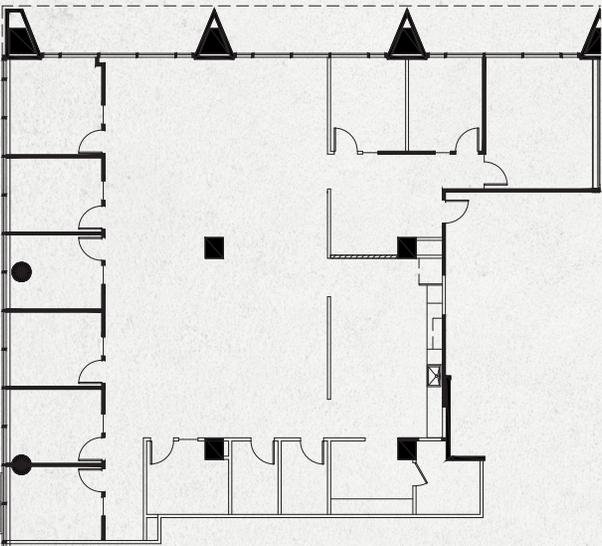
- Move-in ready suites
- Efficient layouts for small to mid-size users
- Mix of private offices, conference rooms and open areas
- Modern break areas with upgraded finishes
- Glass elements for light and visibility
- Suite layouts shown for planning inspiration



CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

MEZZANINE

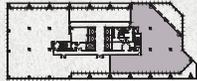
SUITE M15

4,461 RSF

FINISHES

GENERAL CARPET TILE	MILLWORK DIVIDER SCREEN	CONFERENCE PENDANT LIGHT
GENERAL CARPET TILE	GENERAL CARPET INSTALLATION	ACCENT COLOR
MEETING/PHONE ROOM CARPET TILE	BREAK AREA DECORATIVE LIGHT SERIES	BREAK AREA DECORATIVE LIGHT SERIES
LVT FLOORING & MILLWORK LAMINATE WOOD TONE	TEXTURED ACCENT WALLCOVERING	BACKSPASH TILE
BACKSPASH TILE	GENERAL PAINT, MILLWORK LAMINATE	GENERAL PAINT, MILLWORK LAMINATE
QUARTZ COUNTERTOPS	QUARTZ COUNTERTOPS	METAL DETAILS

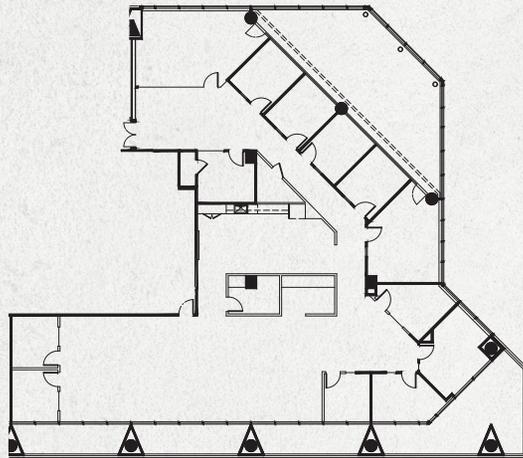
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale



2ND FLOOR

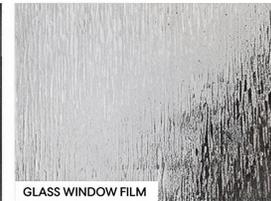
SUITE 220

5,808 RSF

FINISHES



GENERAL CARPET TILE



GLASS WINDOW FILM



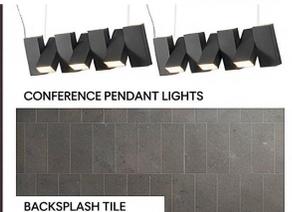
ACCENT WALLCOVERING



METAL DETAILS



ACCENT COLOR



CONFERENCE PENDANT LIGHTS



LVT FLOORING



BACKSPLASH TILE



GENERAL PAINT/
LAMINATE



BREAK WALL SCONCES



MILLWORK BASE CABINETS



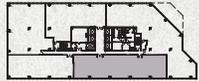
QUARTZ COUNTERTOPS



MEETING ROOM CARPET TILES



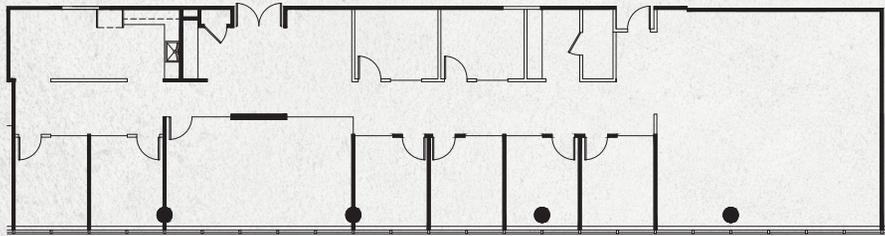
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale



5TH FLOOR

SUITE 520

3,955 RSF

FINISHES



GENERAL CARPET TILE



WOOD WALLCOVERING



ACCENT COLOR



CONFERENCE LIGHT FIXTURES



ENTRY WALL SCONCE



OFFICE CARPET TILE



LVT FLOOR



GENERAL PAINT/LAMINATE



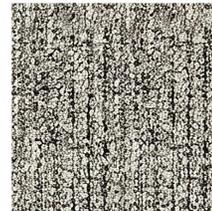
MILLWORK BASE CABINETS



QUARTZ COUNTERTOP/BACKSPASH



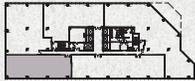
MEETING ROOM CARPET TILES



MEETING ROOM CARPET TILES



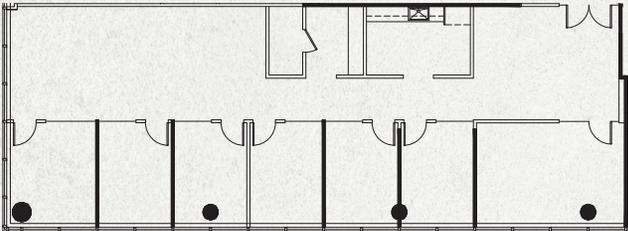
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

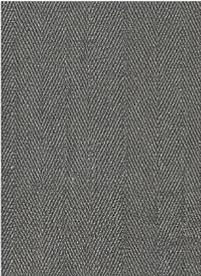


5TH FLOOR

SUITE 530

2,826 RSF

FINISHES



GENERAL CARPET TILE



ACOUSTIC WALL PANELS



ACCENT COLOR



CONFERENCE CARPET TILE



METAL DETAILS



TEXTURED ACCENT WALLCOVERING



GENERAL PAINT



GREEN BACKSLASH TILE



LVT FLOORING



BLACK QUARTZ COUNTERTOPS



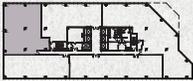
WOOD MILLWORK LAMINATE



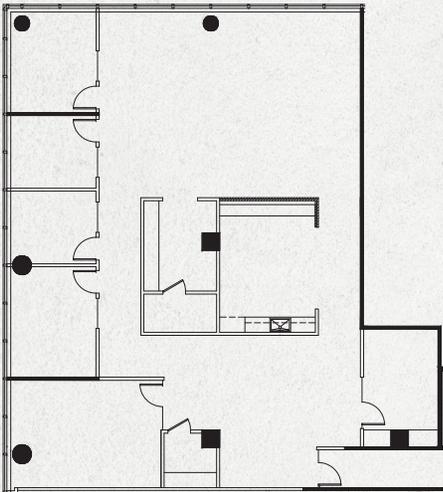
CONFERENCE ROOM PENDANTS



CONCEPTUAL FLOORPLAN



Key Plan



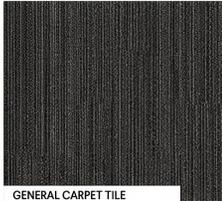
True North
Not to Scale

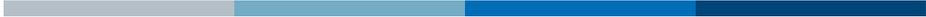
5TH FLOOR

SUITE 550

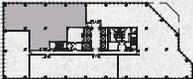
3,699 RSF

FINISHES

 <p>GENERAL CARPET TILE</p>	 <p>DIVIDER SCREEN AT BREAK</p>	<p>METAL DETAILS</p> 	 <p>DECORATIVE LIGHTS AT BREAK</p>
 <p>MEETING ROOM CARPET TILES</p>	 <p>LVT FLOOR AT BREAK</p>	 <p>GENERAL PAINT/LAMINATE</p>	 <p>PENDANT LIGHT AT CONFERENCE</p>
 <p>LVT FLOOR IN ENTRY AREA</p>	 <p>ACCENT WALLCOVERING</p>		 <p>MILLWORK CABINETS</p>
 <p>QUARTZ COUNTERTOP/BACKSPLASH</p>			



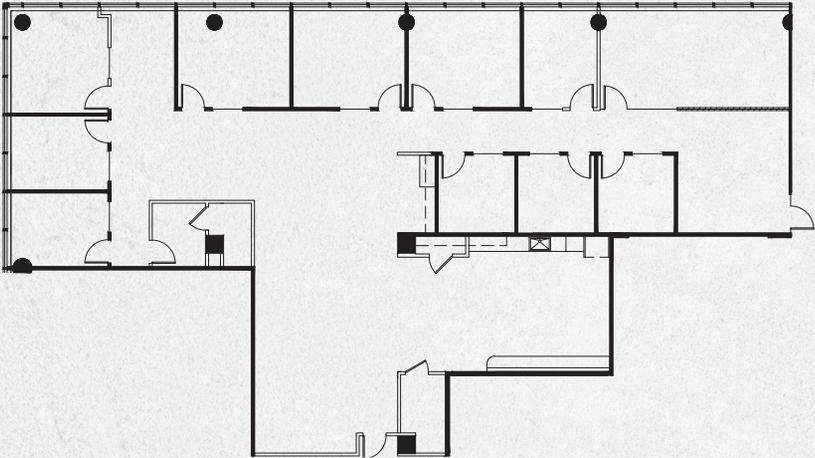
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

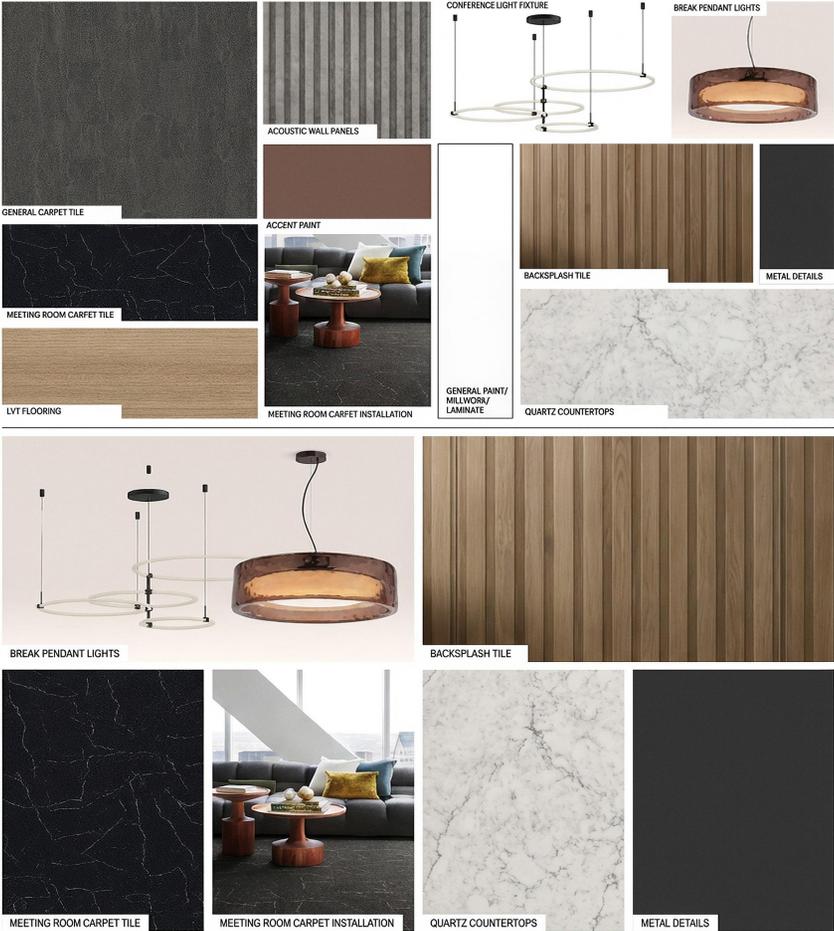


8TH FLOOR

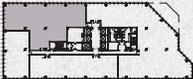
SUITE 875 OPT. A

5,154 RSF

FINISHES



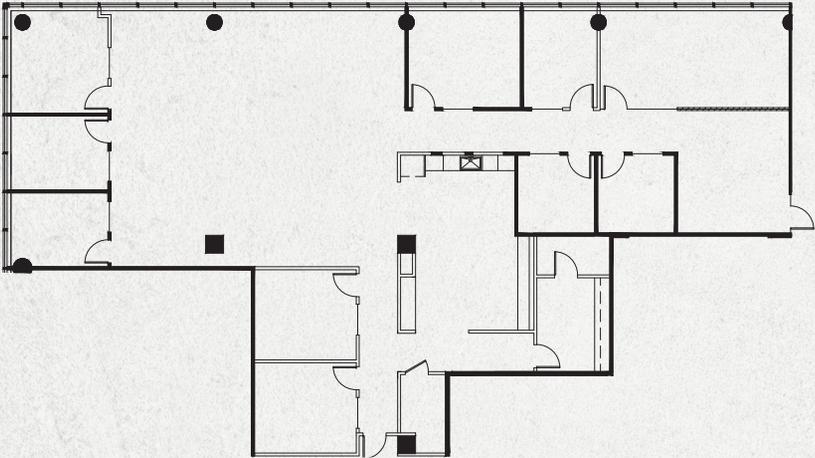
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

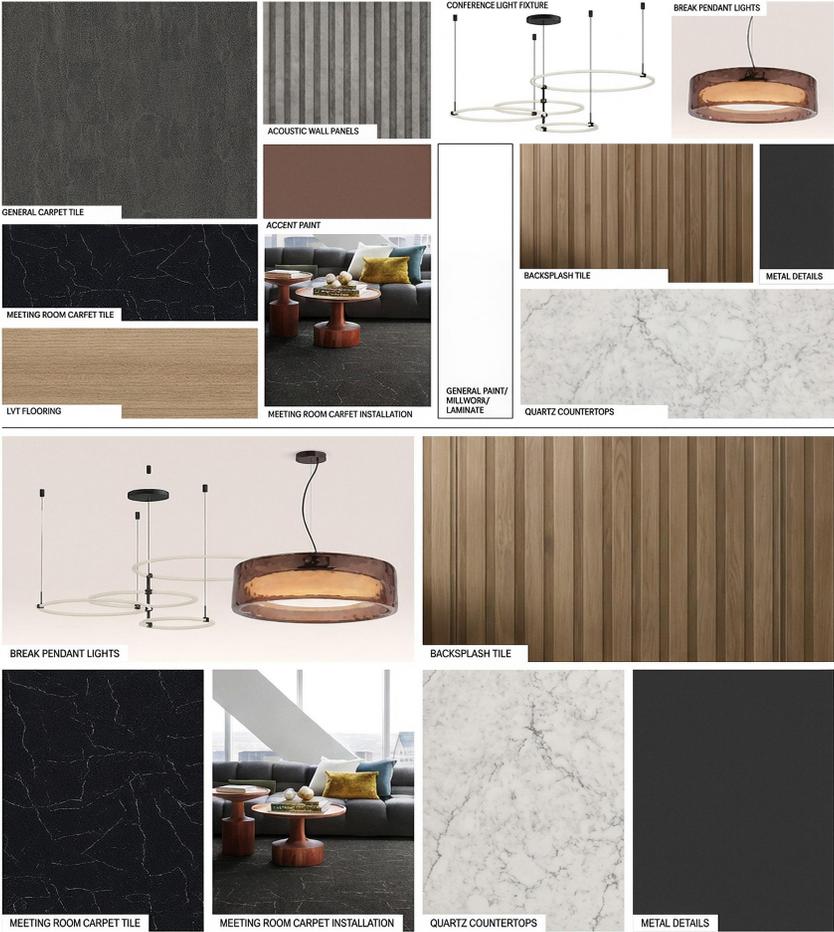


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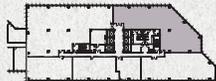
SUITE 875 OPT. B

5,154 RSF

FINISHES



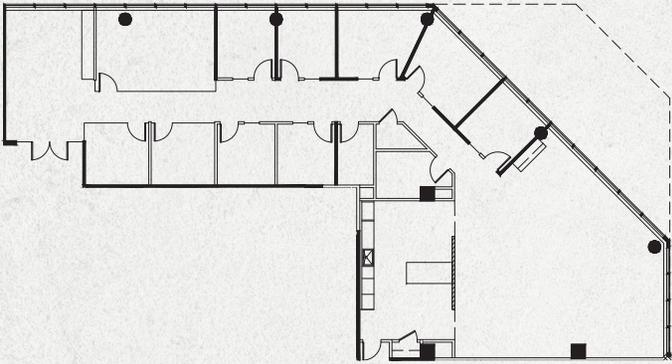
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale



9TH FLOOR

SUITE 900

4,597 RSF

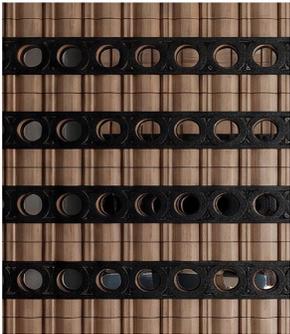
FINISHES



GENERAL PAINT



GENERAL CARPET TILE



BREAK DIVIDER SCREEN



HUDDLE PENDANT

CONFERENCE PENDANT



CONFERENCE CARPET TILE



CARPET INSTALLATION



METAL DETAILS



LVT FLOORING



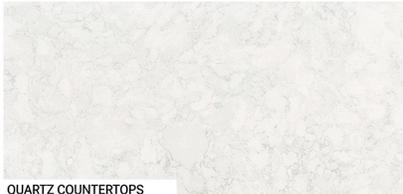
TEXTURED ACCENT WALLCOVERING



CABINET LAMINATE

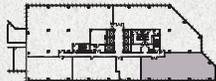


BACKSPASH TILE



QUARTZ COUNTERTOPS

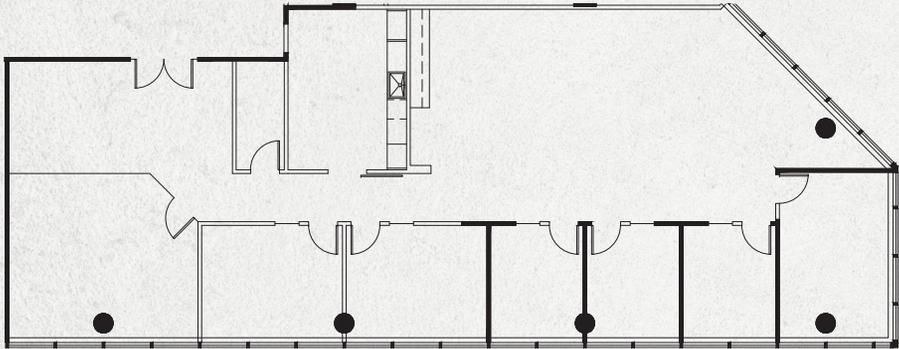
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale



9TH FLOOR

SUITE 925

3,517 RSF

FINISHES



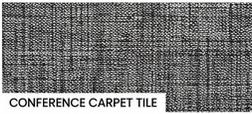
GENERAL CARPET TILE



CARPET INSTALLATION



ACCENT PAINT



CONFERENCE CARPET TILE



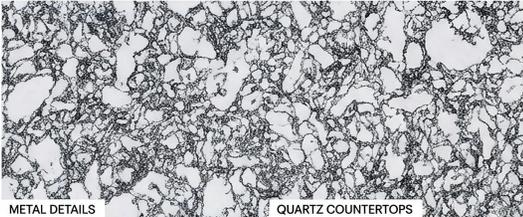
ACOUSTIC WALL PANELS



GENERAL PAINT



LVT FLOORING



QUARTZ COUNTERTOPS



MILLWORK LAMINATE



METAL DETAILS



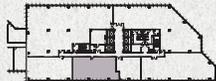
CONFERENCE PENDANTS



BREAK WALL SCONCES



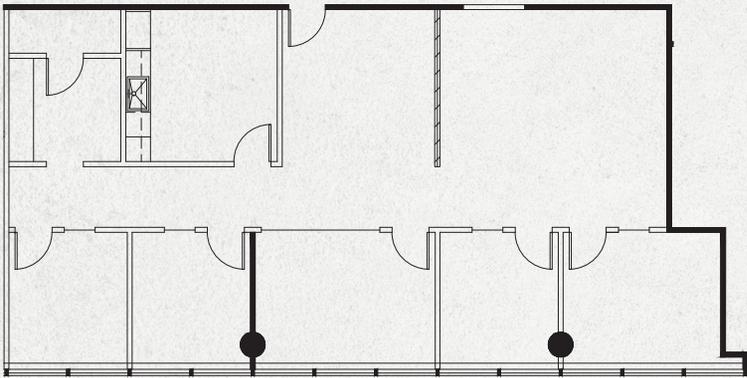
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

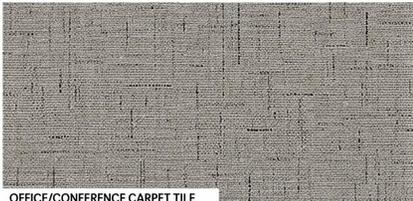


9TH FLOOR

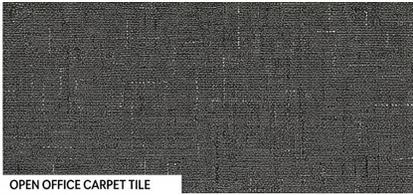
SUITE 945

1,944 RSF

FINISHES



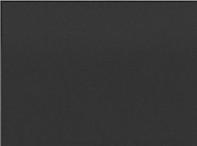
OFFICE/CONFERENCE CARPET TILE



OPEN OFFICE CARPET TILE



GENERAL PAINT



METAL DETAILS



LVT FLOORING



DIVIDER SCREEN



CONFERENCE PENDANT LIGHTS



LVT INSTALLATION



CABINET LAMINATE

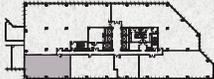


BACKSPASH TILE



QUARTZ COUNTERTOPS

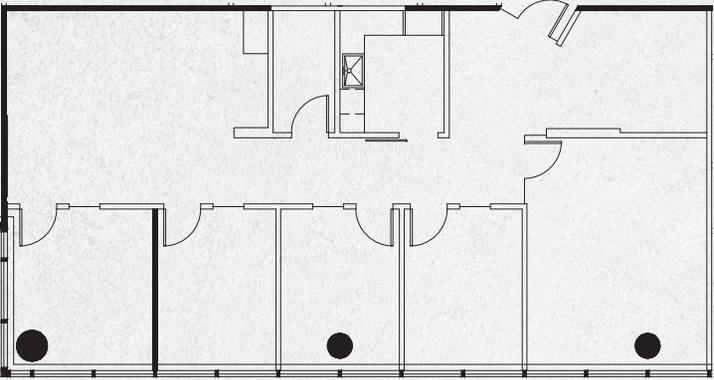
CONCEPTUAL FLOORPLAN



Key Plan



True North
Not to Scale

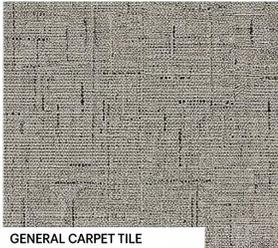


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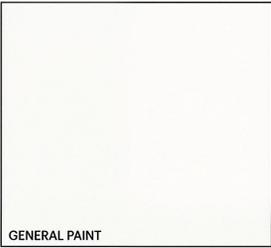
SUITE 950

2,010 RSF

FINISHES



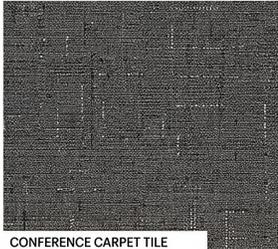
GENERAL CARPET TILE



GENERAL PAINT



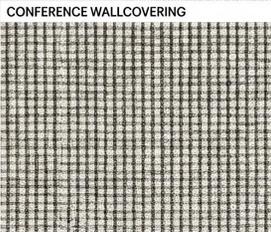
CONFERENCE PENDANT LIGHTS



CONFERENCE CARPET TILE



ACCENT PAINT



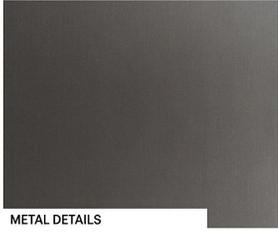
CONFERENCE WALLCOVERING



BACKSPASH TILE



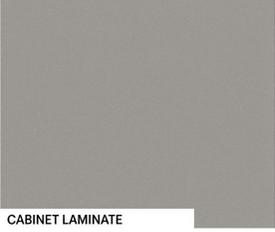
LVT FLOORING



METAL DETAILS



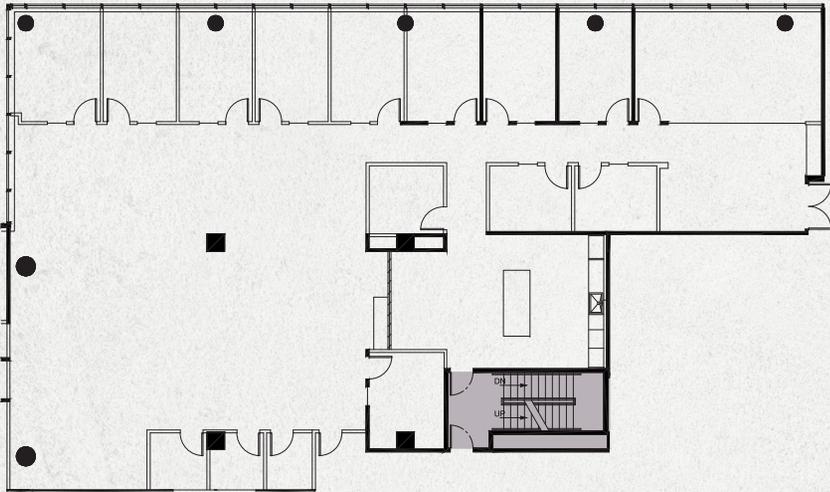
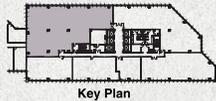
QUARTZ COUNTERTOPS



CABINET LAMINATE



CONCEPTUAL FLOORPLAN



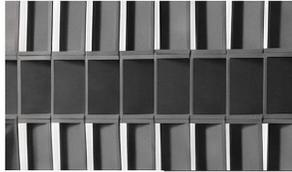
9TH FLOOR

SUITE 975

6,445 RSF

FINISHES

DIVIDER SCREEN AT BREAK



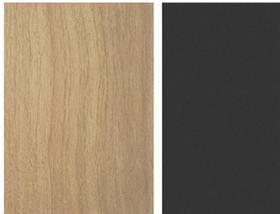
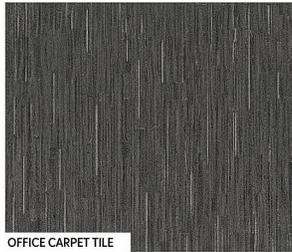
CONFERENCE DECORATIVE LIGHTING



BREAK PENDANT LIGHTS



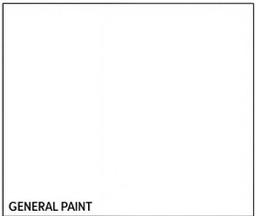
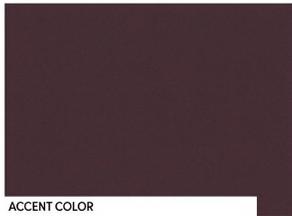
OFFICE CARPET TILE



OFFICE CARPET TILE

OPEN OFFICE/HUDDLE CARPET TILE

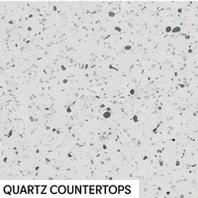
WOOD WALLCOVERING METAL DETAILS



ACCENT COLOR

GENERAL PAINT

CABINET LAMINATE



CONFERENCE CARPET TILE

CONCRETE LVT FLOORING

BACKSPLASH TILE

QUARTZ COUNTERTOPS





WHY BUCKHEAD?

FINANCIAL POWERHOUSE

- \$7.79B generated by Finance & Insurance in 2024
- 27% of Buckhead's total GRP (Gross Regional Product) – highest concentration in Atlanta

DEEP FINANCE TALENT POOL

- 16,900+ employed in Finance & Insurance
- 3.5x the national average for a similar population size
- Major clusters in Professional Services, Information, Finance, and Real Estate

REGIONAL COMMUTER MAGNET

- 70,000+ net inbound commuters daily
- More people travel into Buckhead to work than leave
- Reinforces Buckhead's role as a daytime economic engine

STRONG BUSINESS ECOSYSTEM

- 116+ businesses with 250+ employees
- 8,600+ small businesses with fewer than 50 employees
- A diverse business base, from global HQs to startups

EDUCATED & HIGH-EARNING WORKFORCE

- 81% of adults hold a Bachelor's Degree or higher (vs. 31% nationally)
- \$124,300 average earnings per job
- \$37K above the national average

AFFLUENT & EXECUTIVE LIVING

- \$113,900 median household income (vs. \$64,200 in Atlanta)
- Zip 30327: \$280K–\$341K median income – among highest in the U.S.
- 6.4% of homes valued at \$2M+ (vs. 0.8% in Atlanta)
- Median home value: \$669,668
- Median rent: \$3,500/month (more than double the city average)

BUCKHEAD EXPERIENCE

FOOD & BEVERAGE

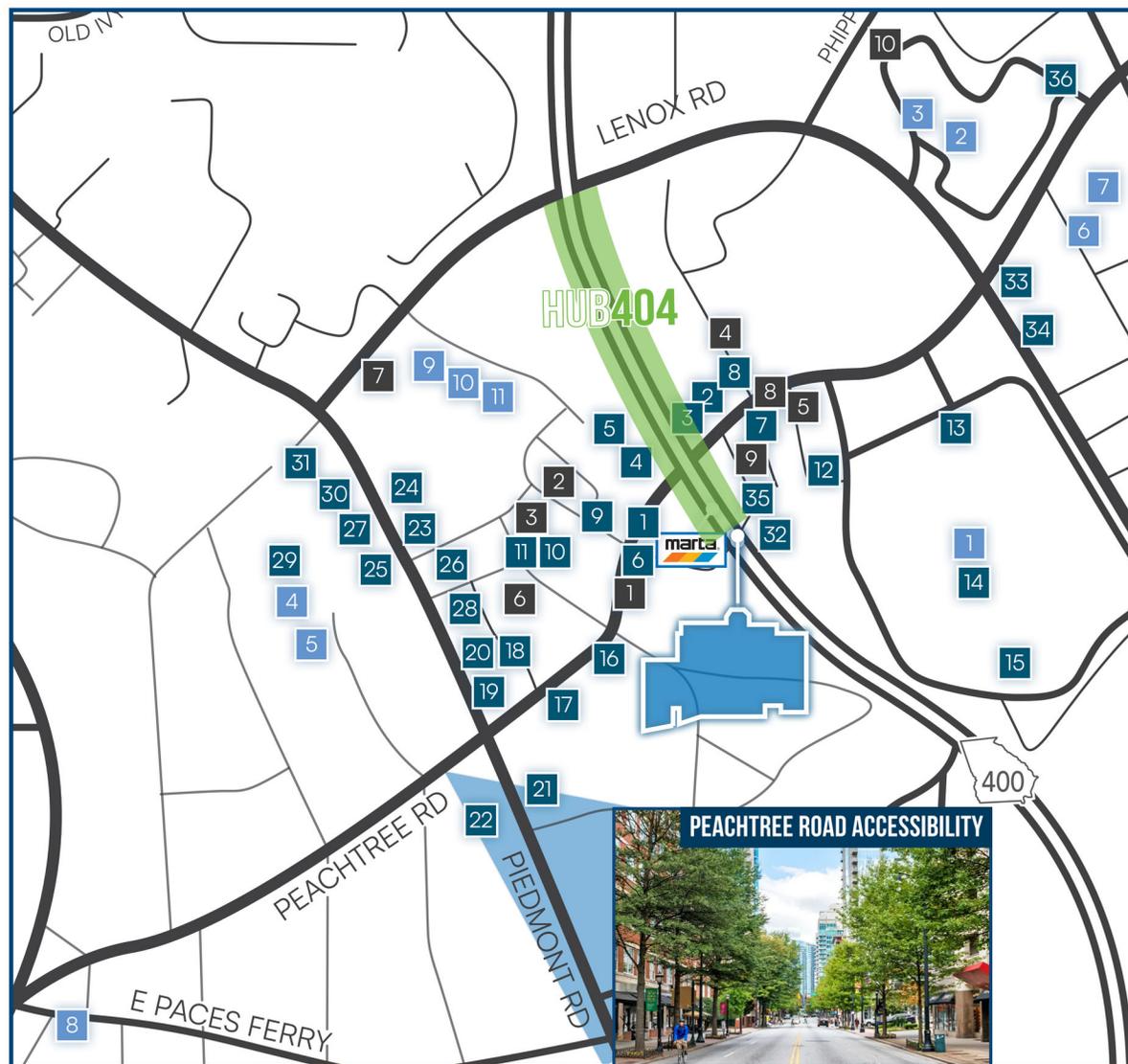
- | | | |
|-----------------------|-----------------------------|--------------------|
| 1 Blue Chip Café | 14 California Pizza Kitchen | 27 Urban Wu |
| 2 Corner Bakery | 15 Lenox Mall Food Court | 28 Industry Tavern |
| 3 Maggiano's | 16 Ruth's Chris Steakhouse | 29 Piu Bello |
| 4 F20 | 17 Caribou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

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



AFC | NORTH TOWER

For additional information or to discuss which opportunity best aligns with your organization's needs, please contact:

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404.842.6566

MATT SPICKARD

matt.spickard@transwestern.com
404.842.6566

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BANYAN  STREET  TRANSWESTERN

