

# LENOX OVERLOOK

3391 Peachtree Rd NE, Atlanta, GA 30326

Boutique Office Opportunity





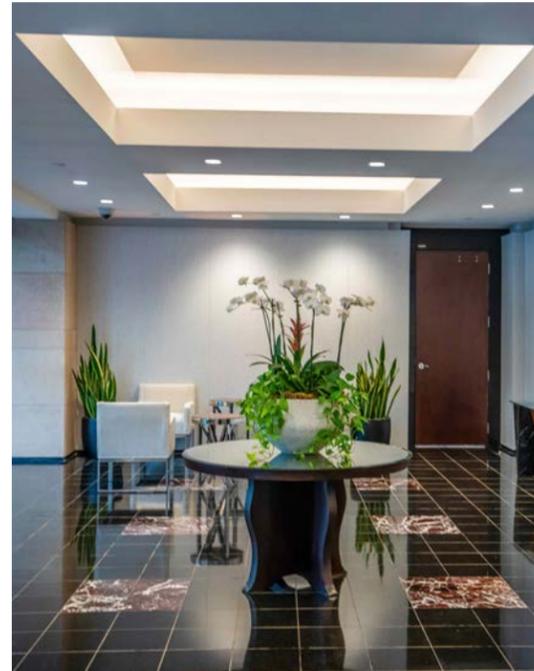
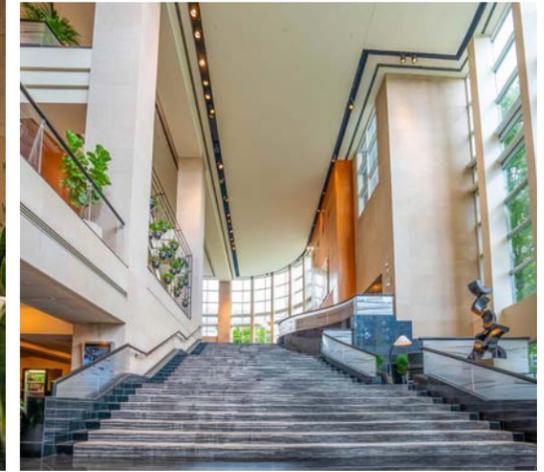
Lenox Overlook is a boutique office building in the bustling Buckhead district offering a prime walkable experience. It is adjacent to The Westin Buckhead offering tenants unmatched amenities including exclusive privileges at the hotel, The Palm Restaurant, fitness center, conference facility, on-site 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.

## 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

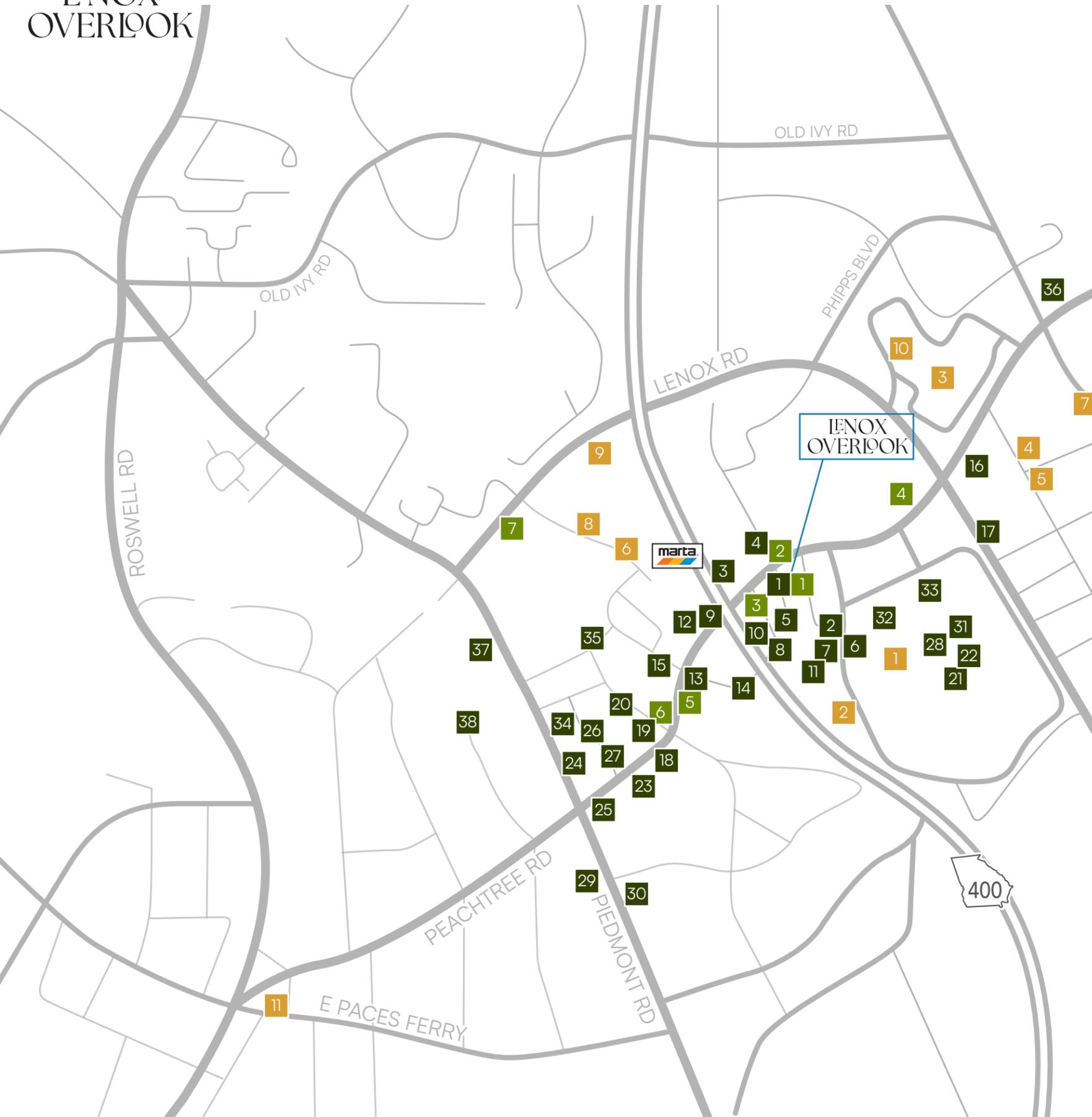
- Excellent visibility along Peachtree Road
- Abundant walkable amenities are available at Lenox Square, Shops Around Lenox, and Phipps Plaza
- Quick Access to Lenox Road, Georgia 400, and I-85
- Hartsfield-Jackson Atlanta International Airport is a 25 minute drive and a 16 minute Marta ride
- Short 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.





## NEARBY AMENITIES

### Restaurants

- |                      |                            |                             |
|----------------------|----------------------------|-----------------------------|
| 1 The Palm           | 14 Blue Chip Café          | 27 Chick-fil-A              |
| 2 Dantanna's         | 15 Bistro Niko             | 28 California Pizza Kitchen |
| 3 Corner Bakery      | 16 St. Cecilia             | 29 Bones                    |
| 4 Maggiano's         | 17 The Bucket Shop         | 30 Kabob Land               |
| 5 5Church Buckhead   | 18 Ruth's Chris Steakhouse | 31 Starbucks                |
| 6 True Food          | 19 Jimmy John's            | 32 North Italia             |
| 7 Seven Lamps        | 20 Buckhead Pizza Co.      | 33 Cheesecake Factory       |
| 8 Rosé and Rye       | 21 Lenox Mall Food Court   | 34 Jacks New York Deli      |
| 9 South City Kitchen | 22 Chipotle                | 35 Cafe 100                 |
| 10 Sister            | 23 Caribou Coffee          | 36 Ecco                     |
| 11 Flower Child      | 24 Flying Biscuit Café     | 37 Urban Wu                 |
| 12 Fresh to Order    | 25 Alma Cocina             | 38 Naan Stop                |
| 13 The Americano     | 26 Industry Tavern         |                             |

### 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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