

55

ALLEN PLAZA

ALL ROADS
LEAD TO 55

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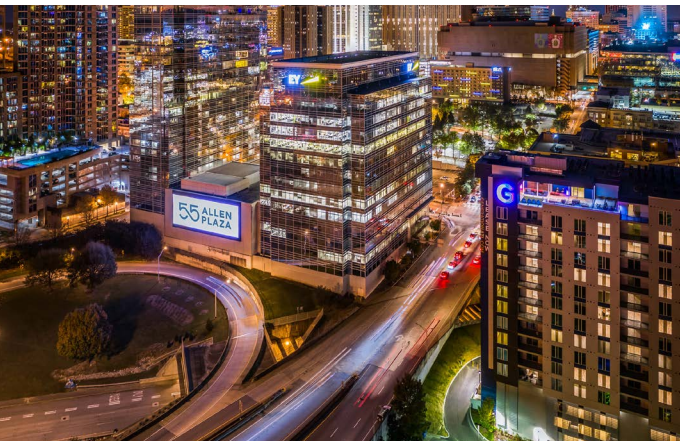


ALL ROADS LEAD TO 55 ALLEN PLAZA

Welcome to 55 Allen Plaza

Welcome to **55 Allen Plaza**, where business meets luxury. Located between Downtown and Midtown Atlanta, this premier office building offers unparalleled access to the city's vibrant pulse. Boasting exceptional amenities, including state-of-the-art conference facilities and a fitness center, alongside move-in ready spec suites designed for efficiency and comfort, 55 Allen Plaza is the ideal destination for companies seeking Class A office space and rich workplace experience.





DISCOVER
THE 55 WAY
OF WORK



THE ESG IMPACT



LEED Platinum
Certified Building
Design



BOMA 360
Certified



Energy Star
Certified



WELL
Health-Safety
Rated



Atlanta Better
Buildings Challenge
Top Performer



Energy-efficient
lighting and HVAC
systems



Water-saving fixtures
and irrigation systems



Recycling programs
for paper, plastic,
and glass



Electric vehicle
charging stations
available



Bike storage and
commuter-friendly
amenities



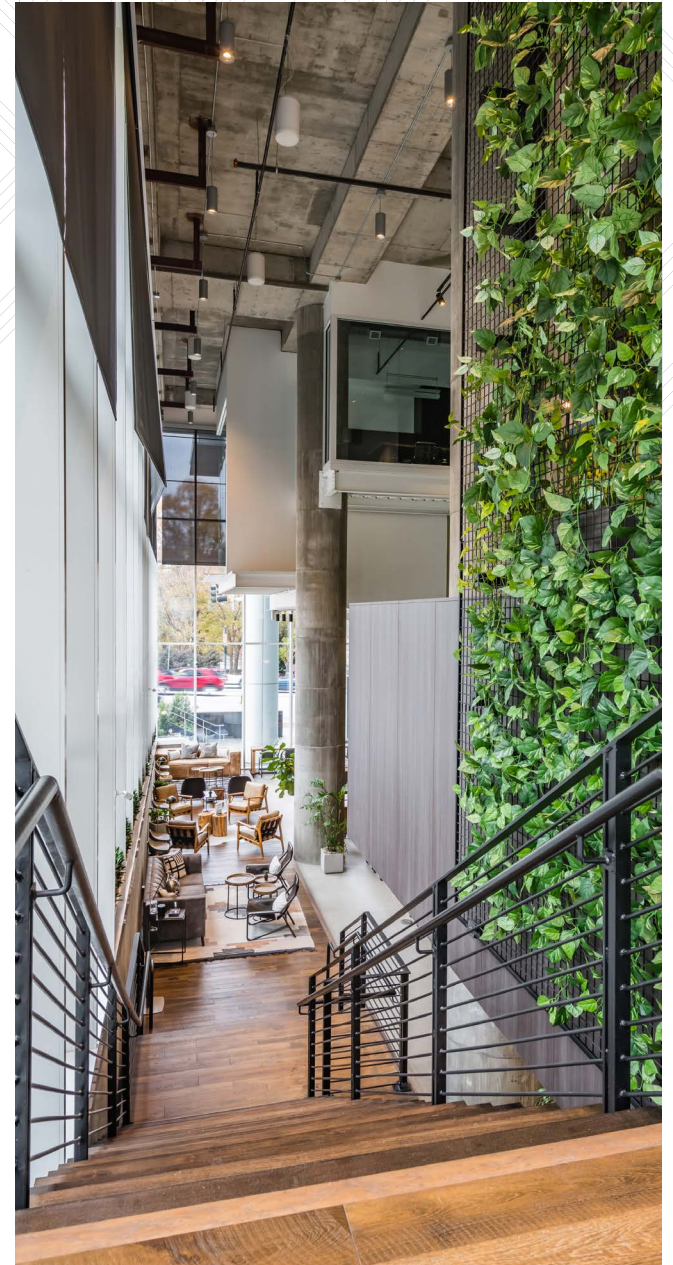
Sustainable
landscaping practices



Green cleaning
product usage
throughout building



Ongoing sustainability
education and
awareness initiatives
for tenants



OPPORTUNITY AWAITS

Now Leasing:

Spec Suites Ranging from 2,500 SF - 5,000 SF

Spec Suites include high-end finishes, break room build-out, and unbeatable skyline views



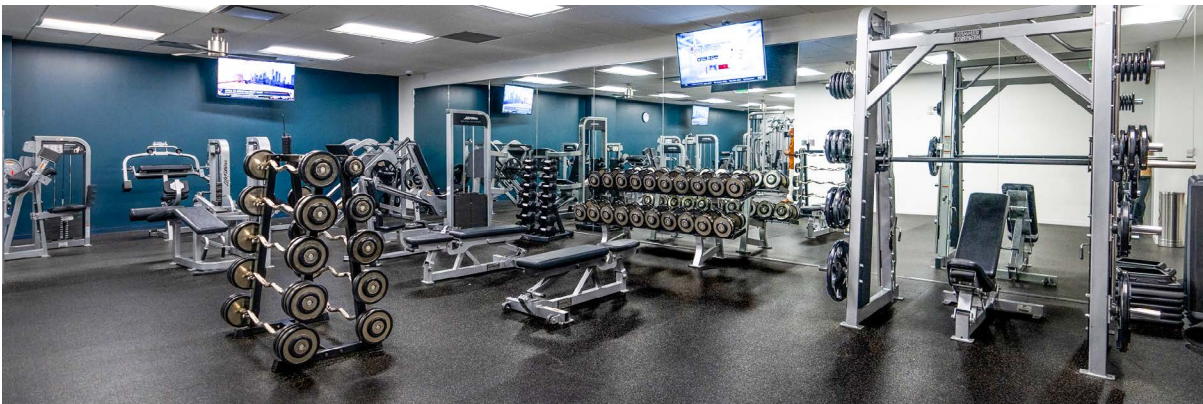
WHERE MINDS MEET

- Beautifully designed meeting space
- Ideal for board meetings, training sessions, and seminars
- Accommodates up to 100 people, can be split into two rooms
- Flexible furniture arrangement
- Full AV capabilities
- TV monitor for presentations
- High-speed Wi-Fi
- Kitchen amenities: warming oven, refrigerators, dishwasher, ice maker



EMBRACING YOUR WELLNESS

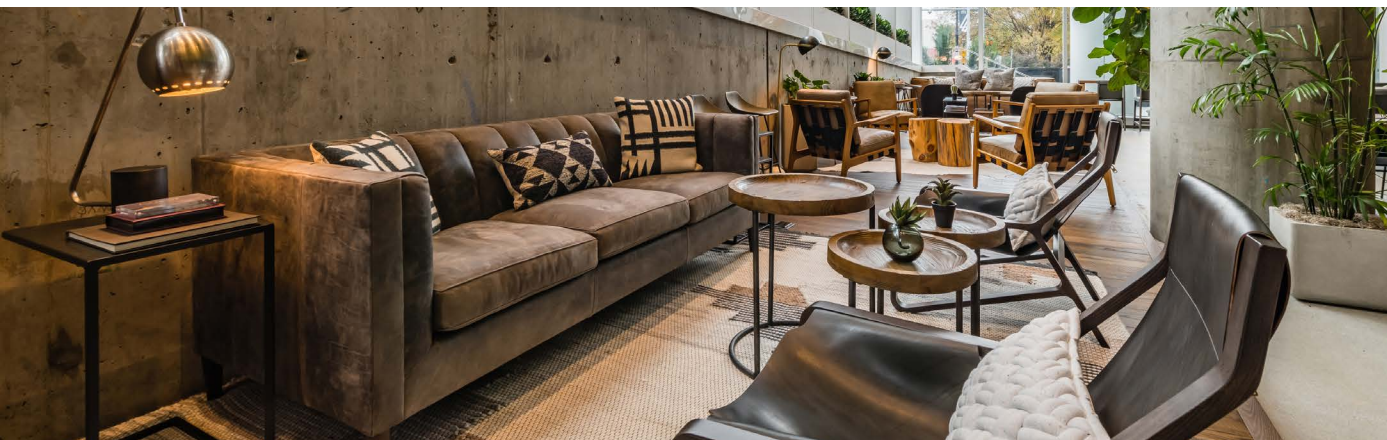
- State-of-the-art equipment with integrated televisions
- Natural light with incredible skyline views
- Private locker rooms and showers with provided toiletries
- 24/7 daily access to gym and shower facilities



WHERE IDEAS AND CONNECTIONS FLOURISH

THE GREEN ROOM

- Inviting lounge spaces with food-hall style tables
- Secluded collaboration areas with WiFi and dedicated power access
- Versatile space for catered events and pop-up activities
- Captivating forest-inspired graphics and lush greenery accents
- Modern amenities including wireless presentation capabilities and bluetooth speakers
- Fully equipped prep kitchen with convection oven, refrigerator, microwave, sink, and parking access
- Stylish bar area with premium beverage cooler, full-size kegerator, wine cooler, and dedicated power access
- Mezzanine level with convenient amenities including under-counter ice maker, cooler, dishwashers, three-compartment sink, handwashing sink, and power connections



FOOD & RETAIL



BUILDING CAFÉ

- Serving chef scratch-made lunches with whole ingredients
- Healthy options, balanced meals
- 28 different cuisines, rotating daily



MICRO MARKET

- Convenient self-service shopping
- Access to a variety of fresh and packaged food, beverages, and snacks 24/7
- User friendly, cashless payment systems allowing for quick grab and go
- Offering food lockers for meal delivery services

ACCESS MAP

THE EPICENTER OF ——— CONNECTIVITY

 Ingress

 Egress

55 Allen Plaza offers quick and easy access to I-75 and I-85, making it a central hub for connectivity to Atlanta. It is just a 14 minute drive to Atlanta's Hartsfield-Jackson International Airport, Midtown attractions, and more.



NEARBY AMENITIES



CONNECTIVITY

THE FUTURE
OF ———
DOWNTOWN



Greg Frankum

Executive Managing Director

404.842.6565

Greg.Frankum@transwestern.com

Matt Spickard

Senior Managing Director

404.842.6566

Matt.Spickard@transwestern.com