



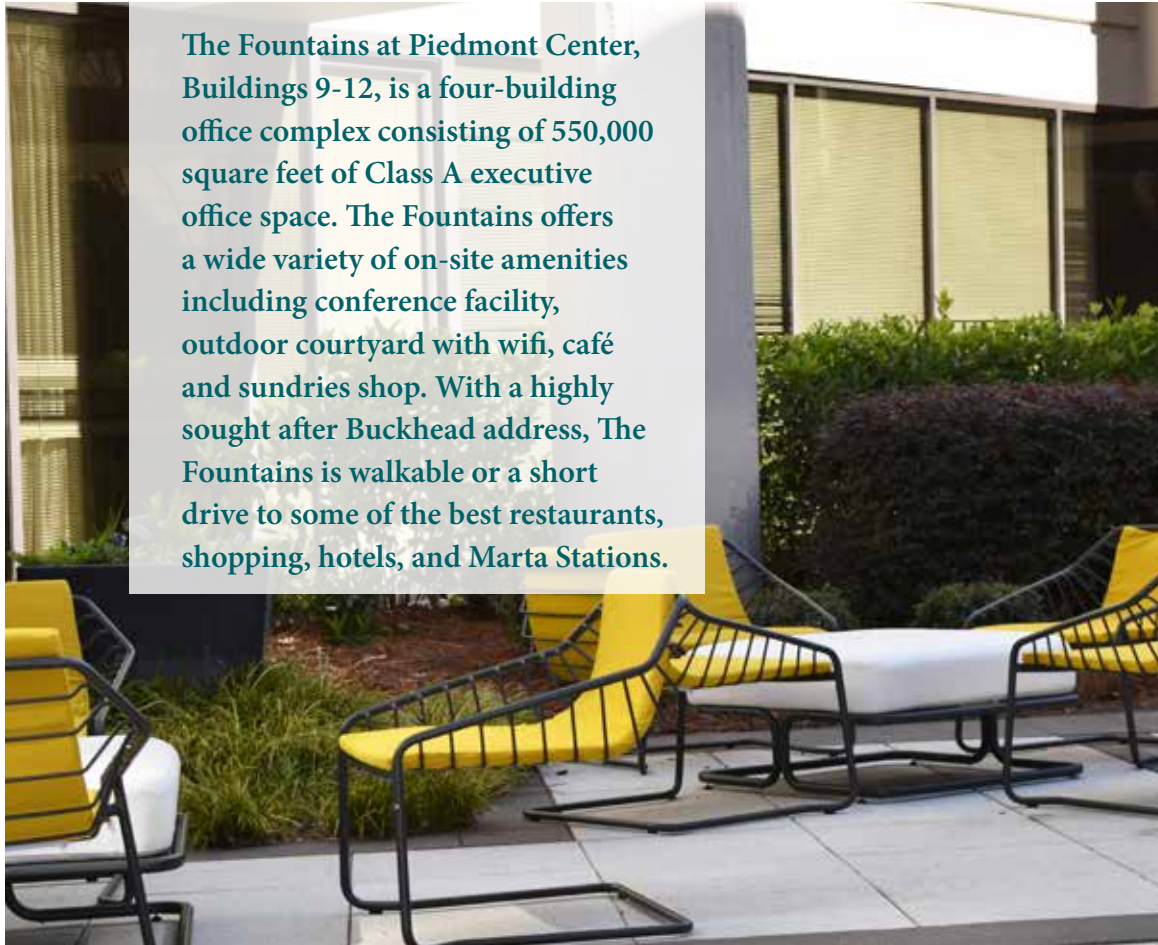
# THE FOUNTAINS

*at Piedmont Center*



# PROJECT OVERVIEW

The Fountains at Piedmont Center, Buildings 9-12, is a four-building office complex consisting of 550,000 square feet of Class A executive office space. The Fountains offers a wide variety of on-site amenities including conference facility, outdoor courtyard with wifi, café and sundries shop. With a highly sought after Buckhead address, The Fountains is walkable or a short drive to some of the best restaurants, shopping, hotels, and Marta Stations.



THE  
FOUNTAINS  
*at Piedmont Center*



# 150,000 SF BUILD-TO-SUIT OPPORTUNITY



**RECENTLY COMPLETED ELEVATOR LOBBIES WITH UPDATED LIGHTING AND MODERN FINISHES**



RECENTLY COMPLETED FULLY EQUIPPED FITNESS FACILITY WITH LOCKERS AND SHOWERS

# EXTERIOR RENOVATIONS COMPLETE

- Shaded outdoor collaborative seating areas
- Signage and wayfinding





**RECENTLY COMPLETED CONFERENCE CENTER SEATING UP TO 50 PEOPLE WITH STATE OF THE ART AV EQUIPMENT**

## ON-SITE AMENITIES AND SERVICES

- Designated Traffic light on Piedmont Road
- On-site Café
- Fitness Center
- Conference Room
- Covered Parking
- Access to Fitness Center
- Walking/Jogging Trail
- 24/7 Security
- Conference Facility
- Outdoor Courtyard with shaded seating and Wifi
- EV Charging Stations





## RECENTLY COMPLETED SPEC SUITES





## NEARBY AMENITIES AND SERVICES



### HOTELS

- 1 Courtyard Marriott
- 2 Embassy Suites Buckhead
- 3 Grand Hyatt
- 4 Westin Buckhead
- 5 Doubletree Hotel
- 6 SpringHill Suites Marriott
- 7 Marriott Execustay Apartments
- 8 Homewood Suites by Hilton
- 9 Windgate by Wyndam
- 10 The Ritz-Carlton
- 11 Intercontinental
- 12 Hyatt Place



### RESTAURANTS

- 1 Ruth's Chris Steak House
- 2 Bricktop's
- 3 Caribou Coffee
- 4 AMC Fork & Screen
- 5 On the Border
- 6 Ru San's
- 7 Tower Place 100 Café
- 8 Chick-fil-a
- 9 Cantina Taqueria Tequila Bar

10 The Flying Biscuit

11 Zoe's

12 Jason's Deli

13 Chipolte

14 Yogurberry

15 Buckhead Pizza

16 Jimmy Johns

17 Bistro Niko

18 FLIP Burger Boutique

19 Hal's

20 Tin Lizzys

21 Starbucks

22 Moe's

23 Outback Steakhouse

24 Jersey Mike's

25 Maggiano's/Corner Bakery

26 Panera Bread



### RETAIL

1 Buckhead Station

Shopping Center

2 Orvis

3 Solomon Brothers

4 Guffey's (Tower Place 100)

5 Italian Market

6 Phipps Plaza

- 7 Lenox Mall
- 8 Tower Walk Shops & Restaurants
- 9 Powers Ferry Square



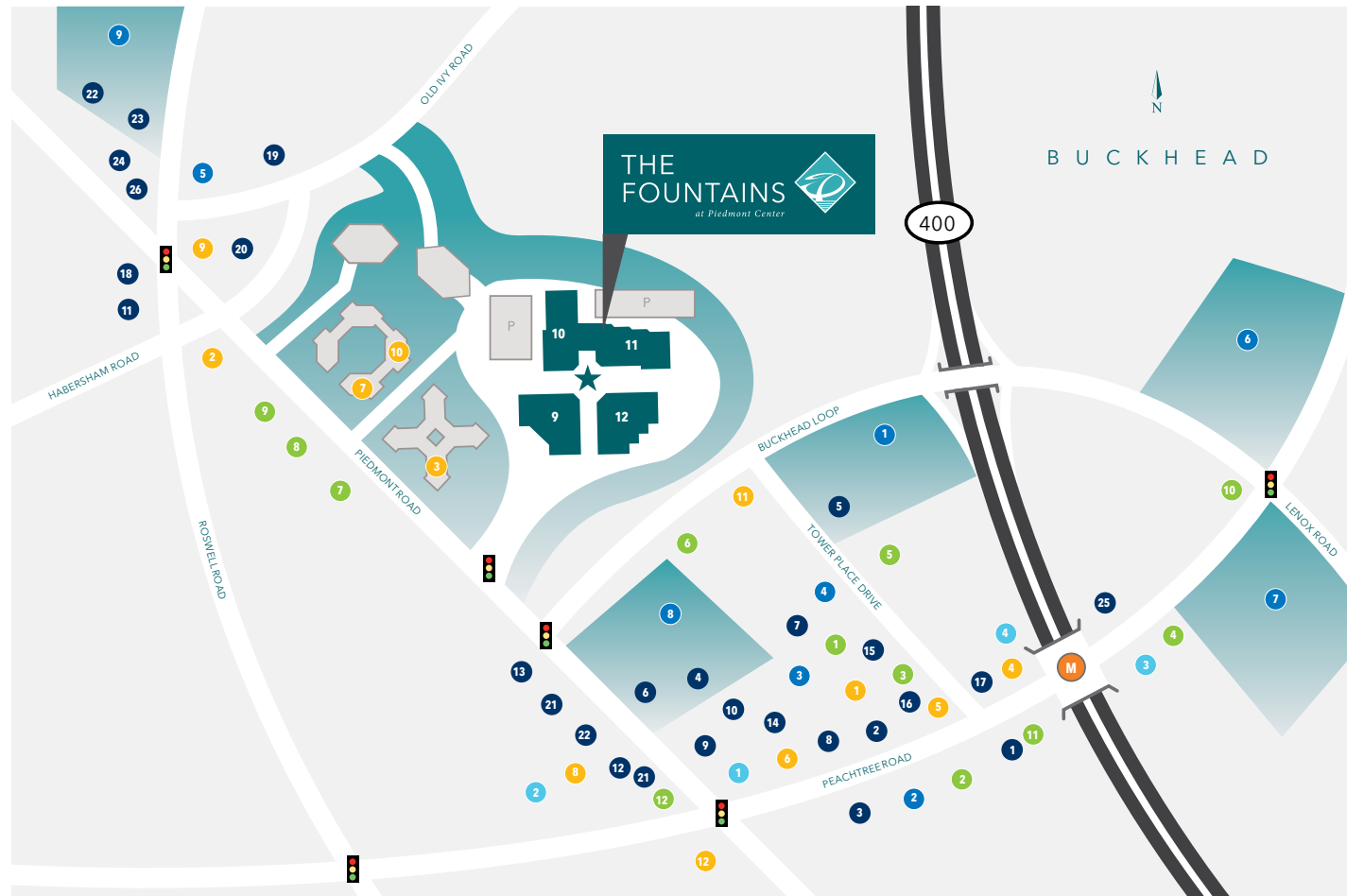
### FITNESS CENTERS

- 1 Terminus Club
- 2 LA Fitness
- 3 City Club of Buckhead
- 4 Buckhead Club



### FINANCIAL

- 1 Atlantic Capital Bank
- 2 PNC Bank
- 3 SunTrust Bank
- 4 Fifth Third Bank
- 5 Charles Schwab
- 6 Morgan Stanley Smith Barney
- 7 Private Bank of Buckhead
- 8 Chase Bank
- 9 Regions Bank
- 10 Fidelity Bank Mortgage
- 11 Wells Fargo
- 12 Wells Fargo





## LEASING TEAM

Jeff Taylor  
Senior Vice President  
(404) 842-6532  
jeff.taylor@transwestern.com

Matt Spickard  
Senior Vice President  
(404) 842-6566  
matt.spickard@transwestern.com

Greg Frankum  
Director  
(404) 842-6565  
greg.frankum@transwestern.com

Mary Beth Montgomery  
Leasing & Marketing Associate  
(404) 842-6548  
marybeth.montgomery@transwestern.com



3340 Peachtree Road NE  
Atlanta, GA 30326

o: 404.842.6600  
f: 404.842.6517

[www.transwestern.com.atlanta](http://www.transwestern.com.atlanta)





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