

CLASS A
OFFICE SPACE
FOR LEASE —
BUCKHEAD

TOWER PLACE 200

3348 PEACHTREE ROAD
ATLANTA, GA 30326

- Unbeatable Buckhead location
- Best ingress/egress in the submarket
- Great on-site and surrounding amenities
- Competitive rental rate

For more information, please contact exclusive agent:

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 **TRANSWESTERN**[®]
The Performance Advantage in Real Estate

PROPERTY

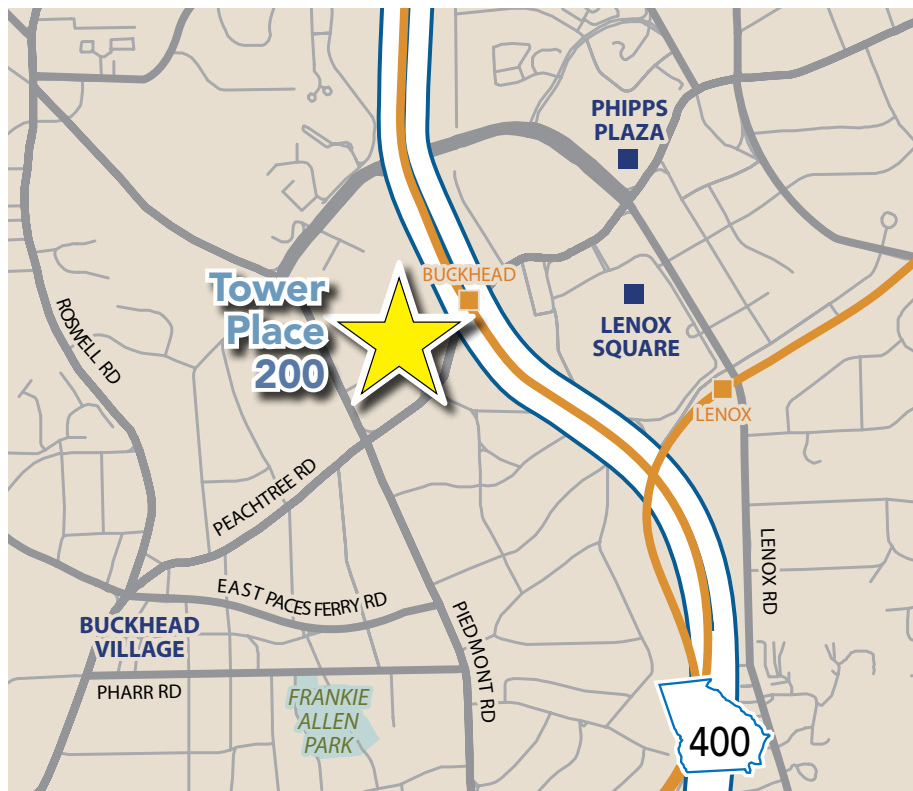
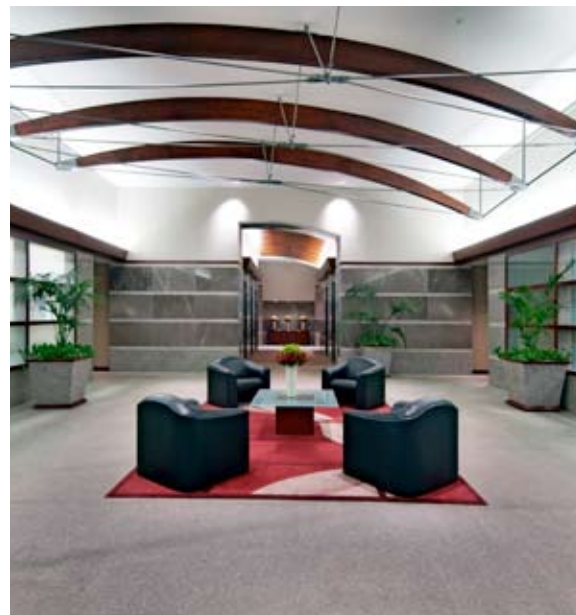
- 14-story, 259,888-RSF Class A building built in 1998
- Suites available from 1,021 to 60,000 RSF
- Competitive rental rate of \$27.00 per RSF
- Ample covered parking (2.6/1000)
- Building currently undergoing LEED certification

LOCATION

- Heart of Buckhead location
- Best ingress/egress in the submarket:
 - Direct access to Georgia 400
 - Traffic light access onto both Peachtree and Piedmont Roads
 - Walking distance to Buckhead MARTA station

AMENITIES

- Building café, sundry shop, and conference center
- Many additional amenities within walking distance in the Tower Place and Terminus complexes
- Lenox Square, Phipps Plaza, Buckhead Village, upscale hotels, eateries, shops, banks, and much more only minutes away



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