



PHIPPS  
TOWER

*Fact Sheet*

**Description:** Phipps Tower at 3438 Peachtree Road is a new office tower in the heart of Buckhead, Atlanta's most prestigious business district. The 20-story building has been designed to LEED-Platinum certification standards, the highest green-building rating awarded by the U.S. Green Building Council.

**Owner/Developer:** Crescent Resources, LLC and Manulife Financial.

**Building Size:** 487,917 rentable square feet, with 19 ½ levels of office space, a two-story lobby, and a five-level, below-grade parking deck.

**Location:** Prime Buckhead site adjacent to Phipps Plaza, across from the Ritz-Carlton Hotel, and bordered by Peachtree Road, Phipps Boulevard and the Buckhead Loop (Lenox Road).

**Access:** Three key points of easy, right-turn ingress/egress at Phipps Boulevard and Lenox Road provide unparalleled access to GA-400 and direct access to Peachtree Street, two major arteries that afford commuters efficient connectivity to the entire metro area. Each level of the parking deck provides tenants direct, elevator access to the lobby, and covered walkways connect the building to the adjacent Phipps Plaza.

**Exterior Features:** Elegant, high-performance glass curtain wall, accented at the main entry with granite and aluminum columns. The entry features a convenient front-door drop off, plus a ¼-acre terraced garden plaza that creates a gracious space for events and gatherings, as well as a "green centerpiece" for the entire Phipps area.

**Lobby:** Floors and side walls feature polished "Crema Marfil" marble in a custom-stitched pattern, backwalls are adorned with rich, figured-wood veneer, and all are accented with illuminated panels of honey onyx, an exquisite stone with incredible warmth and depth of color.

**LEED Features:** The building's energy-efficient, sustainable design minimizes utility consumption, heat gain and glare; maximizes use of interior space; improves air quality; reduces landscaping needs; and enhances overall tenant comfort as well as operating-cost efficiency.

**Amenities:** A café, convenience store, upscale restaurant, and outdoor garden plaza are located on the lobby level, and covered walkways connect the building to the 100+ shops, restaurants, salons and other conveniences of the adjacent Phipps Plaza.

**Elevators:** Eight (8) high-speed, passenger elevators – four (4) serving low-rise floors and four (4) serving high-rise floors; one 4,500-lb. service elevator; and three (3) passenger elevators in the parking deck that provide tenants direct access to the lobby from each parking level.

**Parking:** The five-level parking deck provides multiple points of entry/exit, 1,154 spaces (including for 57 for carpools, 50 for visitors, 30 for valet services and 100 reserved) and a ratio of 2.0:1,000 RSF.

**Architect:** Little & Associates.

**Construction:** Brasfield & Gorrie.

**Property Management:** Manulife Financial.