

# A DYNAMIC DESTINATION

3475 PIEDMONT RD NE, ATLANTA, GA 30305



PROMINENCE TOWER



# WHERE LOCATION MEETS LIFESTYLE

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Conveniently positioned at the heart of Atlanta's thriving Buckhead district, Prominence Tower is immersed within one of the area's most dynamic mixed-use communities to deliver an elevated tenant experience tailored to fit today's evolving business lifestyle.

Surrounded by a variety of on-site dining, wellness and lifestyle amenities, this 18-story, Class A building also offers quick commuter access to GA-400 and I-85, along with easy walking access to the nearby Buckhead MARTA station and Path400.





# HIGHLIGHTS & FEATURES

- ▶ Efficient, 24,000 SF floor plates
- ▶ Large block availability with building signage and lobby presence
- ▶ Abundant, covered parking in 7-level, attached garage (3.5/1,000 SF)
- ▶ 7-minute walk to Buckhead MARTA rail station and the Path400
- ▶ Access to the nearby Element Hotel
- ▶ Contemporary lobby interior
- ▶ State-of-the-art fitness center
- ▶ Modernized conference facility
- ▶ Dramatic Atlanta skyline views
- ▶ On-Site Management by CP Group
- ▶ 24/7 Manned Security
- ▶ Secured bike storage room
- ▶ Great access to Atlanta tech talent, including the nearby Atlanta Technology center







UPDATED AND  
ACTIVATED  
LOBBY

New  
State-Of-The-Art  
Conference  
Center

SEATS  
**75**



SECURE BIKE  
STORAGE  
ROOM





# ELEVATING YOUR EXPERIENCE



**PEACH COFFEE  
ROASTERS**  
IN THE LOBBY



**RENOVATED  
FITNESS CENTER**  
WITH NEW EQUIPMENT,  
UPDATED FINISHES, AND  
MEN AND WOMEN'S  
SHOWERS

Integration of  
**CURRENT  
AMENITIES  
COMMON  
AREAS**



PROMINENCE TOWER



# BUCKHEAD'S MOST ACCESSIBLE WORKPLACE

Whether traveling by car, train, bus or bike, Prominence Tower provides a convenient location off Lenox Road that helps take the headache out of your commute and ensure time is spent where it matters most.

- ▶ Efficient ingress & egress via Piedmont Road and the Buckhead Loop
- ▶ Easy, two-turn access to/from GA-400 via signalized ingress/egress on the Buckhead Loop
- ▶ 7-minute walk to the Buckhead MARTA station (0.3 miles)
- ▶ Less than a 5-minute walk to the Path400
- ▶ Quick access to major interstates and Atlanta's most affluent neighborhoods, including Buckhead, Brookhaven and Chastain
- ▶ Conveniently located along the Buc complimentary shuttle route



## DRIVE TIMES

- ▶ GA 400: 1 minute
- ▶ Lenox Square: 5 minutes
- ▶ Chastain Park: 10 minutes
- ▶ I-85: 10 minutes
- ▶ Buckhead: 13 minutes
- ▶ Midtown: 15 minutes
- ▶ Brookhaven: 17 minutes
- ▶ Downtown: 20 minutes



19

ROSWELL ROAD

PIEDMONT ROAD

ROSWELL ROAD

PACES FERRY

19



# BROOKHAVEN

400

5 MIN WALK



PROMINENCE TOWER

BUCKHEAD  
marta

PHIPPS PLAZA

PEACHTREE ROAD

LENOX MARKETPLACE

LENOX ROAD

LENOX SQUARE

LENOX  
marta

MARTA

PATH 400

PATH 400

MARTA

# BUCKHEAD

PEACHTREE ROAD

PIEDMON







50+  
RESTAURANTS

- INCLUDING:
- ▶ CT Reforma Taqueria
  - ▶ Zakia
  - ▶ Snap Thai
  - ▶ The Yard
  - ▶ Foxtail Coffee

# FIRST-CLASS AMENITIES

## AT YOUR FINGERTIPS

Along with great access to some of Buckhead's most popular amenities, tenants of Prominence Tower enjoy the luxury of working just steps away from the district's latest mixed-use high-rise community, packed with a host of exciting restaurant options, from breakfast and coffee to casual and fine dining.







# 50+

HOTELS

## INCLUDING ELEMENT ATLANTA BUCKHEAD:

- ▶ 164 Keys
- ▶ Coffee Bar
- ▶ Yoga & Spin Studio
- ▶ Fitness Center
- ▶ Pool
- ▶ Indoor/Outdoor Bar and Patio
- ▶ Bike Storage



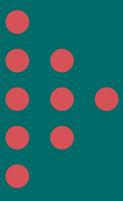
# 10+

SHOPPING  
CENTERS,

## INCLUDING:

- ▶ Phipps Plaza
- ▶ Lenox Square
- ▶ Buckhead Landing





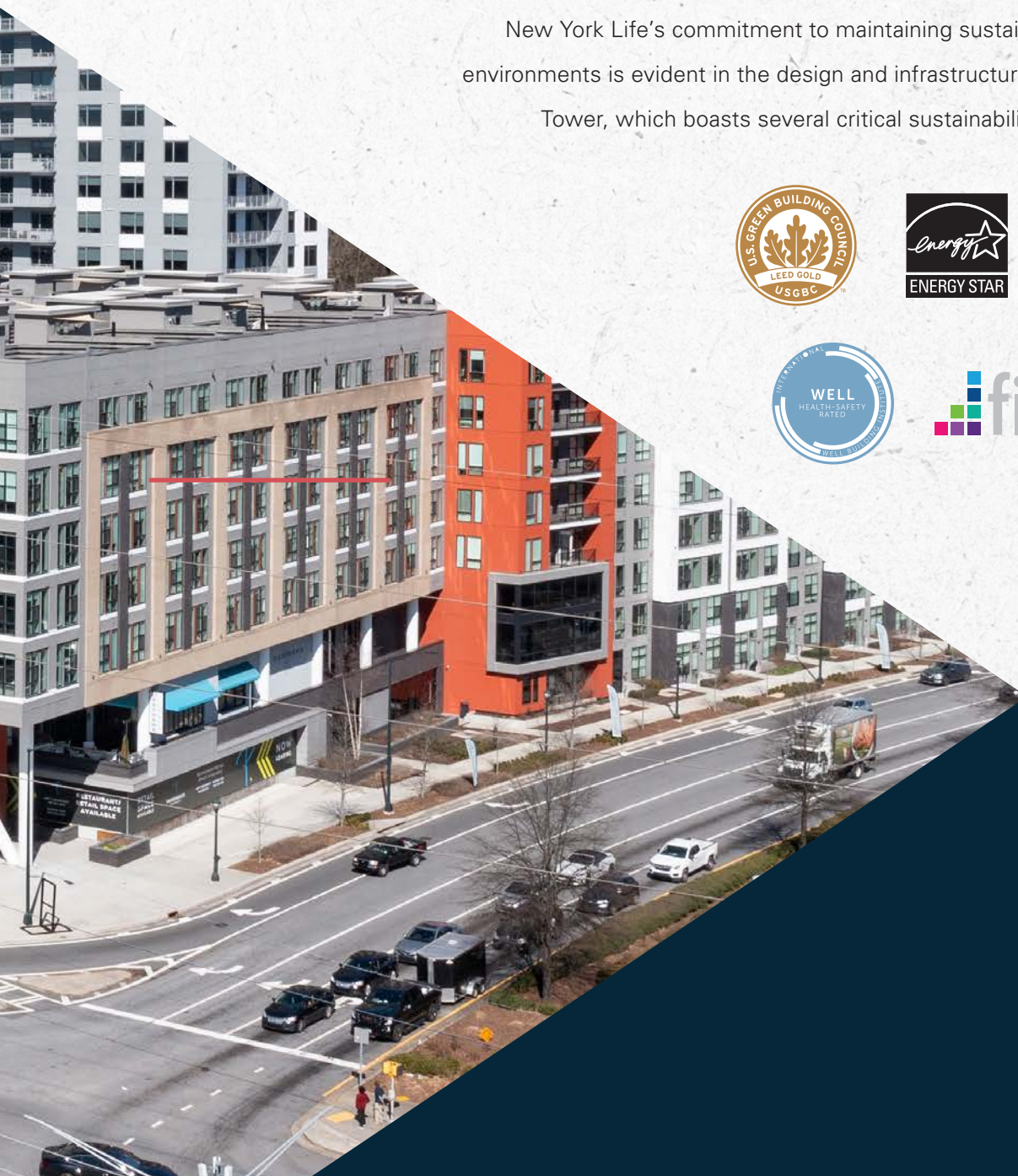




# THE GOLD STANDARD IN MANAGEMENT & SUSTAINABILITY

For more than 175 years, through every market cycle and economic swing, New York Life has been delivering dedicated solutions for their clients with a long-term focus on environmental, social, governance, and resilience best practices. This has led New York life to earn a AAA credit rating, the highest financial strength currently awarded to any company in the United States.

New York Life's commitment to maintaining sustainable workplace environments is evident in the design and infrastructure of Prominence Tower, which boasts several critical sustainability certifications.







PROMINENCE TOWER

# FOR MORE INFORMATION ON PROMINENCE TOWER,

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