



piedmont
place

3520 Piedmont Road NE, Atlanta, GA 30305

Property Highlights



Buckhead boutique office environment nestled between Chastain Park and access to Georgia-400 and I-85.



A quiet, serene setting with a private, police-assisted (during peak hours) ingress and egress.



Free tenant and visitor surface and covered parking! Tenant reserved spots available.



Tenant-exclusive Town Hall on the 4th floor equipped with conference resources and refreshments.



An expansive front-door courtyard with a spacious, bright, two-story lobby.



Creative, responsive on-site ownership, leasing, property management, engineering, and security.

marta

Multiple nearby MARTA Stations: Buckhead (1.2 miles) and Lenox (1.5 miles).



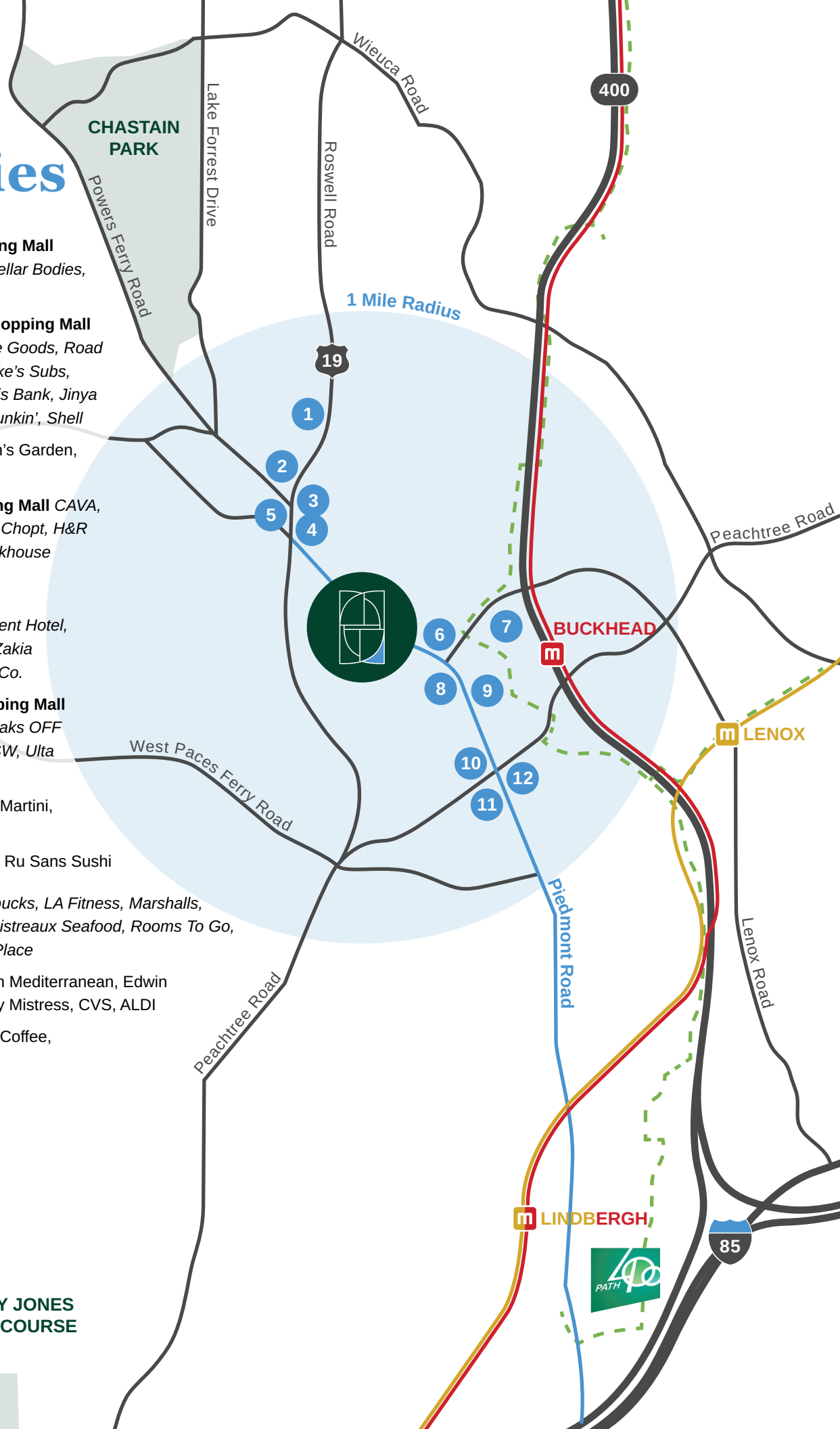
Abundant amenities within a mile radius including new construction Buckhead Landing—formerly home to Disco Kroger—Buckhead Exchange, Lenox Square, and Phipps Plaza.





Notable Amenities

- 1 **Buckhead Court Shopping Mall**
Georgia Primary Bank, Stellar Bodies, Superica
- 2 **Powers Ferry Square Shopping Mall**
bartaco, Phat Yuca, Home Goods, Road Runners Sport, Jersey Mike's Subs, B.D. Jeffries, Truist, Ameris Bank, Jinya Ramen, Panera Bread, Dunkin', Shell
- 3 Johnny's Hideaway, Arden's Garden, Waffle House, The Ivy
- 4 **Tuxedo Festival Shopping Mall** *CAVA, Menchie's Frozen Yogurt, Chopt, H&R Block, Postino, Hal's Steakhouse*
- 5 Walgreens
- 6 **Prominence Tower Element Hotel,**
The Yard Milkshake Bar, Zakia Lebanese, Foxtail Coffee Co.
- 7 **Buckhead Station Shopping Mall**
T.J. Max, World Market, Saks OFF 5TH, Nordstrom Rack, DSW, Ulta Beauty, On The Border
- 8 Chipotle, NaanStop, Blue Martini, Hampton Inn
- 9 Twin Peaks, Farm Burger, Ru Sans Sushi
- 10 **Buckhead Landing** *Starbucks, LA Fitness, Marshalls, Hampton Inn, Louisiana Bistreaux Seafood, Rooms To Go, Red Phone Booth, Hyatt Place*
- 11 Wells Fargo, Knife Modern Mediterranean, Edwin Watts Golf, Bones, Whisky Mistress, CVS, ALDI
- 12 Embassy Suites, Caribou Coffee, Red Pepper Taqueria,





YEPPA & CO. 1.3 Miles from Piedmont Place



ZAKIA LEBANESE 0.3 Miles from Piedmont Place



CHASTAIN PARK 1.5 Miles from Piedmont Place



ALMA COCINA 0.8 Miles from Piedmont Place



BOBBY JONES GOLF COURSE 3.8 Miles from Piedmont Place



Making Buckhead... so very livable.

Pioneering nonprofit organization, Livable Buckhead, has transformed the Buckhead community since its 2011 foundation. With a sustainability-focused mission, Livable Buckhead has implemented an alternative commute program, **The Buc**, and undertook the enormous greenspace mission of **Path400**, as well as developed and launched environmentally responsible community projects.

Scan here to learn more about Livable Buckhead's vision and programs!



Source: LivableBuckhead.com



The Buc

Serving as Buckhead's on-demand, shared transportation shuttle, The Buc is a *free alternative commute option for the Buckhead area. Through The Buc app, riders are able to book a ride—note if they require wheelchair accessibility—and pay cashless similar to other rideshare apps.

**Rides are free to and from the Buckhead and Lenox MARTA stations, and \$3 anywhere within the Buckhead service zone.*



Path400

Path400 is a multi-use trail connecting a growing network of parks and trails across Buckhead supporting efforts to make the community more walkable and connected. Running along the spine of Georgia-400, Path400 stretches from Windsor Parkway to Lindbergh Center MARTA Station and offers four access points.



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Tour Collateral Layout

1

Cover

Photo: Exterior

2

Property Highlights

Photo: Lobby

3

Can we specifically talk about the suite availabilities? Or pertains to leasing/suites?

Photos: Ware Malcomb (new + old) + 4th floor.

4

Location: Nearby Amenities + Access Map

5

Featured Amenities: Chastain Park, Bobby Jones Golf Course, Yeppa, + Zakia (Prominence).

6

Livable Buckhead, specifically noting Path 400 + The Buc. Include QR code to website.

7

Photo Collage

Photos: Lobby, Ware Malcomb (new + old) + 4th floor *all interior*.

8

Back Cover: GT, SD, RS