PHIPPS
TOWER

CUSHMAN & WAKEFIELD

Manulife

A FIRST-CLASS

EXPERIENCE

A 20-story Class A office building, Phipps Tower offers state-of-the-art workspaces and on-site amenities, an ideal Buckhead location, direct access to Phipps Plaza, and a variety of hotels, restaurants, and high-end retail destinations.

3438 PEACHTREE ROAD ATLANTA, GEORGIA

BUILDING FEATURES

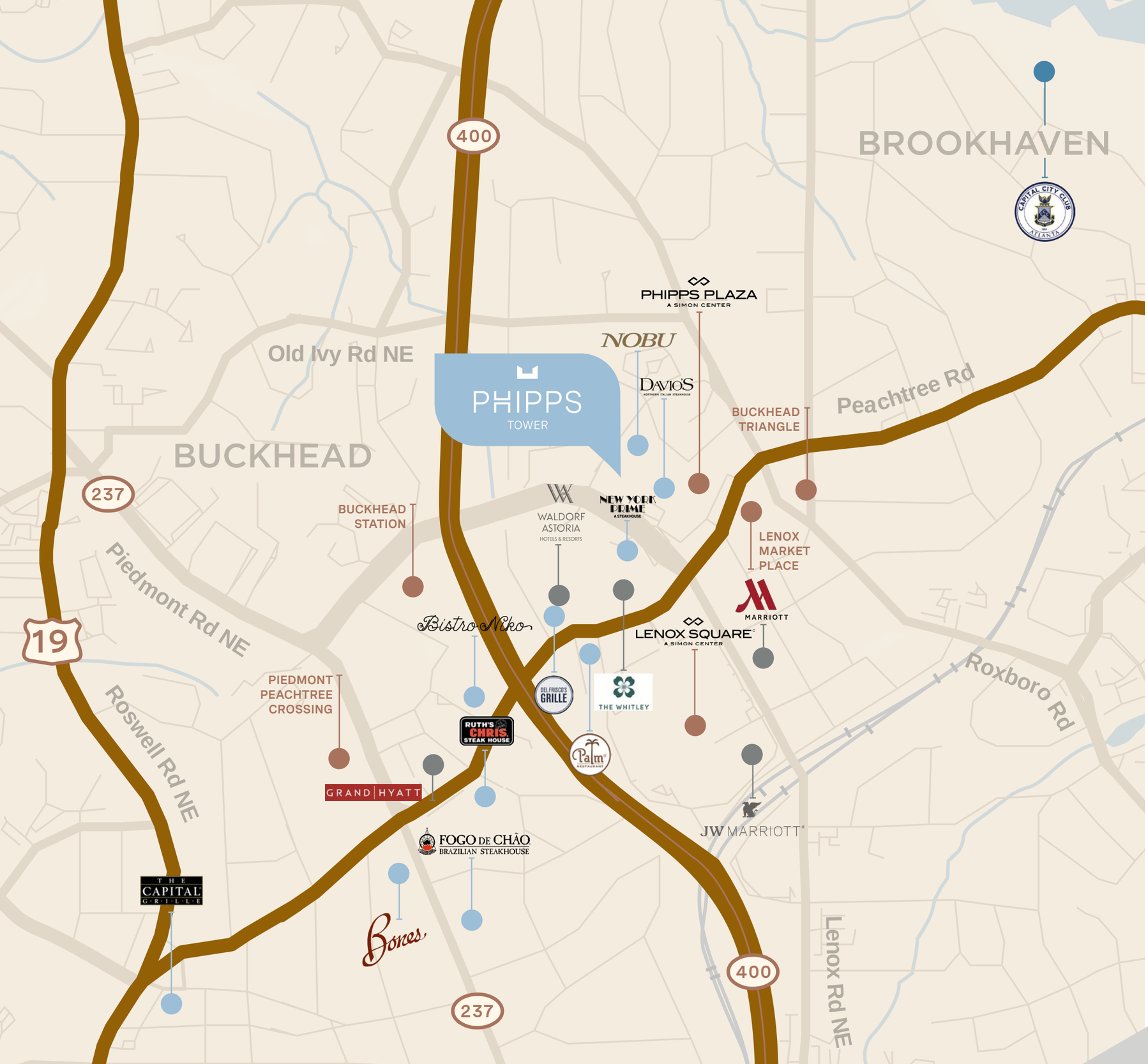
- LEED Gold Certified
- Energy-Star Rated
- BOMA Best Designation
- 481,246 Total RSF
- 20 Floors
- 26,000 SF Floorplate
- Easy Access to I-85, Highway 410 and Peachtree Road
- 2.4 per 1,000 Parking Ratio
- Direct Connection to Phipps Plaza
- Convenient Access to "Best-In-Class" Hotels
- Neighborhood with an 84 Walk Score

A WORKPLACE FOR THE

MODERN LIFESTYLE

Today's workforce demands even more out of their workplace than ever before. Phipps Tower offers the most important on-site amenities to ensure its employees can operate at maximum efficiency, on and off the clock.

- Multi-room conference center for more than 105 people
- Full-service fitness center with locker rooms and shower facilities
- Farm-to-table café and sundry shop
- Electric vehicle (EV) charging stations
- Secure bike storage
- Automotive wash and detailing
- On-site concierge services and property management
- 24/7 manned security
- Covered access to Phipps Plaza's 100+ high-end retail and dining establishments
- State-of-the-art conference facility



EXPERIENCE THE

BUCKHEAD ADVANTAGE

RETAIL

Phipps Plaza

Buckhead Triangle

Buckhead Station

Piedmont Peachtree Crossing

Lenox Square

Lenox Marketplace

DINING

Nobu

Bistro Niko

Ruth's Chris

Bones Restaurant

Capital Grille

Del Frisco's

The Palm

Davio's Northern Italian Steakhouse

New York Prime

Fogo De Chao

COUNTRY CLUB

Capital City Country Club

HOTELS

The Whitley Hotel

Atlanta Marriott

JW Marriott

Grand Hyatt

Waldorf Astoria

DRIVE TIMES TO:

MARTA Buckhead Station

- 2 min

Atlanta Hartsfield-Jackon International Airport

- 30 min

A CUSTOMER-FIRST

APPROACH

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 58 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Shaping skylines across America and the globe, we take a long-term approach in the operation and management of all our buildings, with a strong focus on customer service.

We also believe that sustainability and social responsibility are a team effort. That's why we take a collaborative approach to client relations and engage our clients in our commitment to reducing our environmental footprint. For more information on Manulife Investment Management's sustainability policies, please visit: **manuliferealestate.com/sustainability**

Manulife

$18B ASSETS UNDER MANAGEMENT

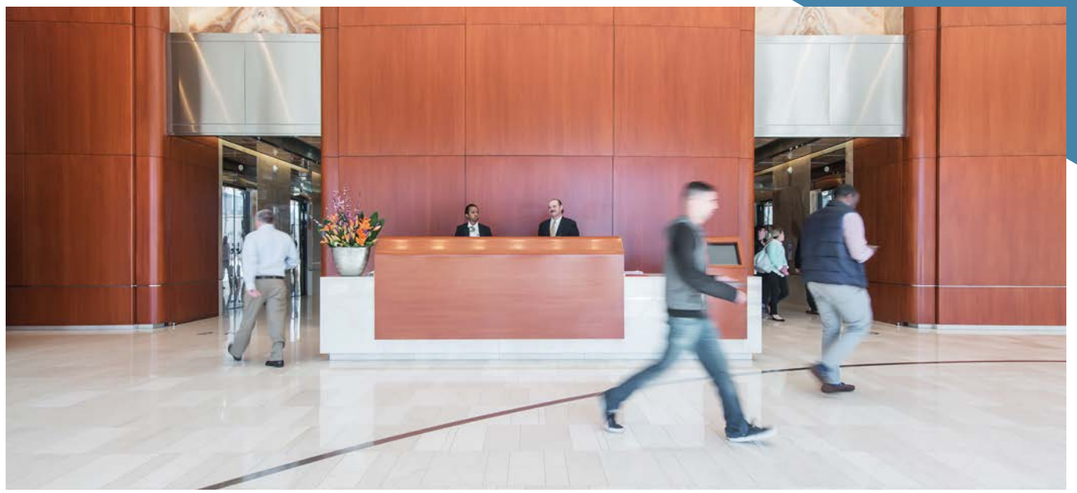
58M TOTAL SQUARE FEE

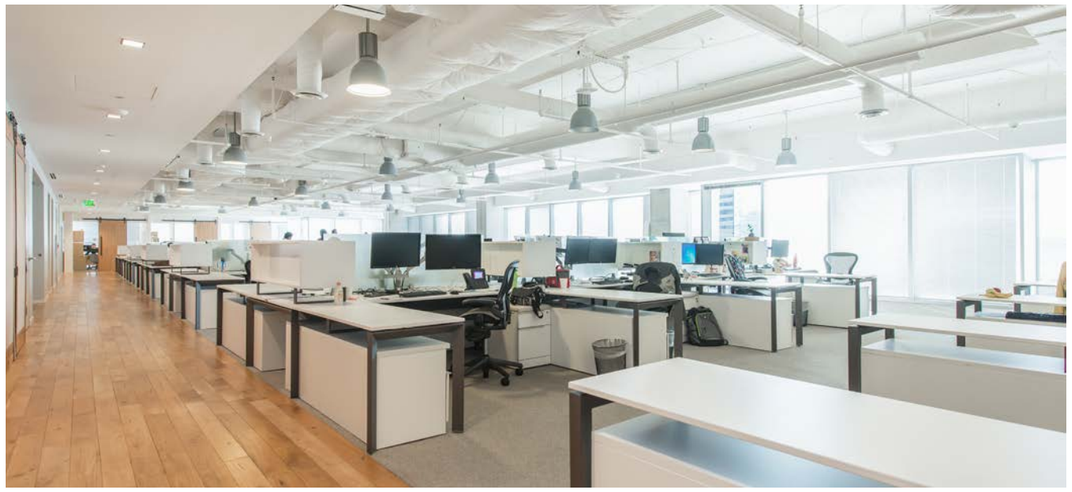
25 CITIES

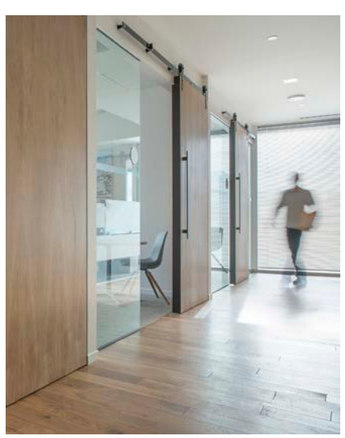
545 REAL ESTATE PROFESSIONALS

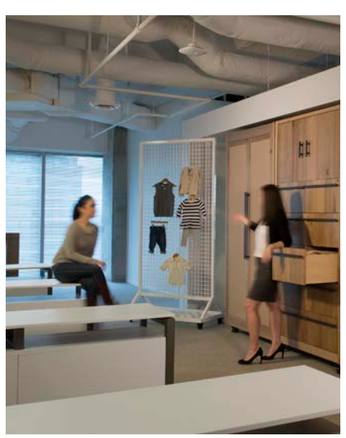
9 COUNTRIES

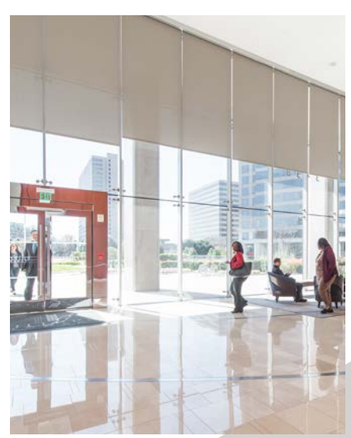
362 PROPERTIES

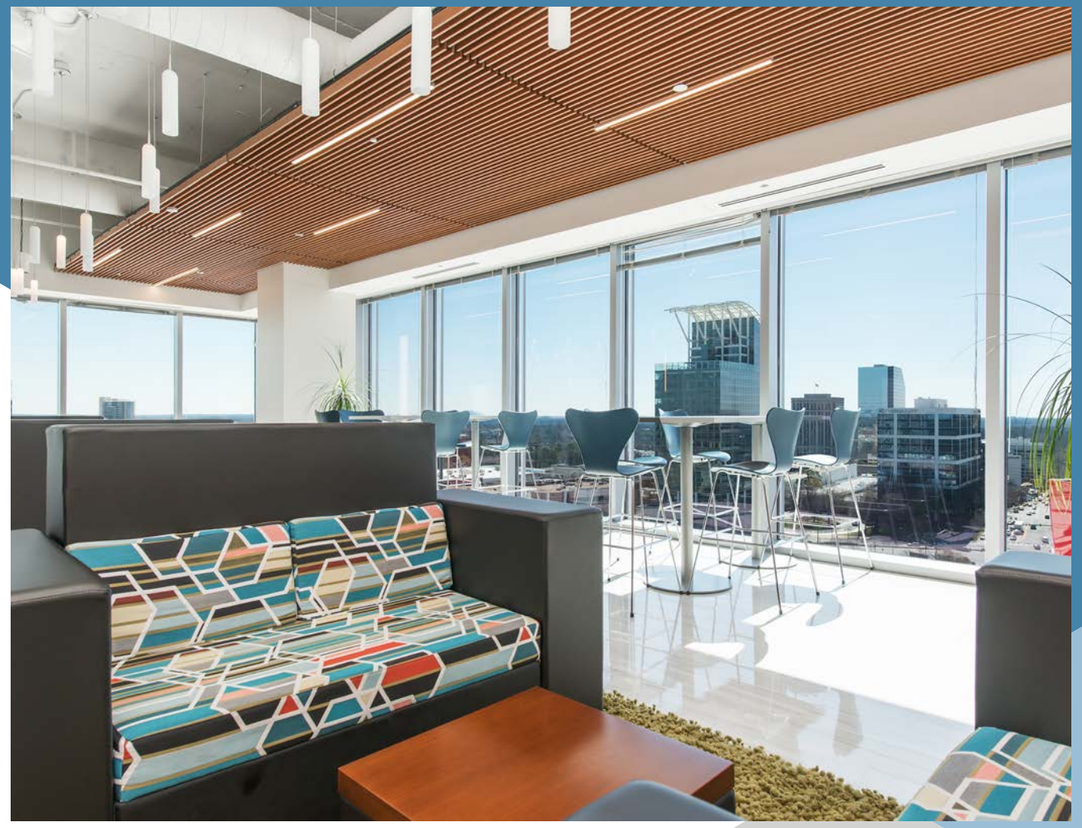


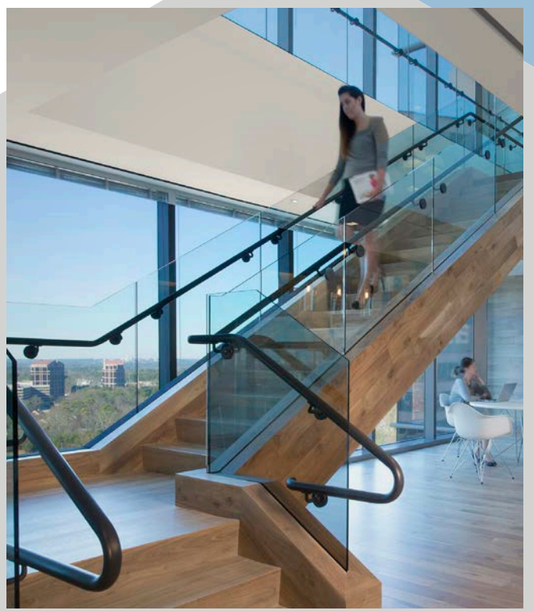












FOR MORE INFORMATION,

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