

ONE PHIPPS PLAZA




SIMON®

PHIPPS PLAZA

DISCOVER A NEW BUSINESS MODEL

Atlanta's business district is undergoing a major transformation with the arrival of One Phipps Plaza, a 13-story, Class A office tower in the heart of Buckhead at Peachtree and Lenox.

Building on Phipps Plaza's iconic status as the southeast's luxury leader with world-class shopping, dining, hospitality, entertainment, and residential options, One Phipps Plaza will be part of a thriving dynamic ecosystem.

- Walkable environment with unmatched amenities
- Efficient floor plates and abundant natural light
- Incredible accessibility to GA400 and Buckhead
- Prominent branding & signage opportunities



FOOD/FITNESS BUILDING

Life Time – 90K SF

- 2 Fitness Floors
- 2 Rooftop Pools, Life Spa & Life Café

Life Time Work – 25K SF

- 1 Floor Modern Coworking

Citizens Culinary Market – 25K SF

- Outdoor Event Space

Entertainment & Dining – 40K SF

NOBU HOTEL & NOBU ATLANTA RESTAURANT

- 152 Rooms
- 10K SF Restaurant
- 7K SF Conference/Event Space
- Rooftop Pool & Bar

ONE PHIPPS PLAZA

- 13 Levels of Class A Office
- 365,263 RSF

LENOX SQUARE

MONARCH PLAZA
369,000 SF
OFFICE SPACE

TWO ALLIANCE
492,000 SF
OFFICE SPACE

MONARCH TOWER
528,000 SF
OFFICE SPACE

ONE ALLIANCE
555,000 SF
OFFICE SPACE

PHIPPS TOWER
492,000 SF
OFFICE SPACE

LIFETIME
UNDER CONSTRUCTION
(OPENING 2022)

ENTERTAINMENT & FOOD
UNDER CONSTRUCTION
(UNDER LIFETIME FITNESS)

EXTERIOR
EVENT SPACE

OFFICE TOWER
(OPENING 2022)

NOBU
HOTEL & RESTAURANT
UNDER CONSTRUCTION
(OPENING 2022)

PARK REGENCY
CONDOMINIUMS
22 STORIES
140 UNITS

THE METROPOLITAN
AT PHIPPS TOWNHOMES
\$1M AVG. SALE PRICE

THE HUNTLEY
27 STORIES
260 LUXURY APARTMENTS
& PENTHOUSE UNITS

750 PARK AVENUE
44 STORIES
123 UNITS

COURTLAND
AT PHIPPS PLAZA
4 STORIES
319 APARTMENTS

THE PINNACLE
469,000 SF
OFFICE SPACE

THE WHITLEY
507 ROOMS
56 SUITES

SAKS FIFTH AVENUE

PHIPPS PLAZA

NORDSTROM

SR 141 / PEACHTREE

ECCO BUCKHEAD
RESTAURANT

AC HOTEL
BY MARRIOTT
166 ROOMS

WIEUCA RD. NE

PHIPPS PLAZA

REDEFINING THE WAY BUCKHEAD LIVES, WORKS, PLAYS, & SHOPS

Phipps Plaza is the most sophisticated shopping destination in the Southeast with timeless and cross-generational appeal.

Anchored by Saks Fifth Avenue and Nordstrom, it offers shoppers a distinctive mix of luxury and contemporary fashion featuring more than 50 market-exclusive brands, including signature boutiques such as:

- Gucci
- Versace
- Tom Ford
- Dolce & Gabbana
- Valentino
- Saint Laurent
- Tiffany & Co.
- Balenciaga

Abundant dining and entertainment options including:

- Davio's Northern Italian Steakhouse
- Alon's Bakery & Market
- Grand Lux Cafe
- Ecco Buckhead

The evolution of the Phipps Plaza Complex provides a built-in shopper base.

- State-of-the-art 166-room AC Hotels by Marriott
- Cortland at Phipps Plaza luxury residential complex with 319 sophisticated urban-style residences
- The Huntley high-end apartment tower with 260 luxury residences
- 750 Park Avenue condominium tower with 123 exquisitely appointed residences



PHIPPS PLAZA NOBU

MEET NOBU HOTEL & RESTAURANT

With 48 restaurants operating across five continents, Nobu is known for an inventive style and theatrical allure that revitalized dining. Nobu Hotels are built and operated along the same principles of luxury, fun, craft, and theater. There are currently seven Nobu hotels open with nine more under construction in locations including Malibu, Miami Beach, Cabo San Lucas, Barcelona, Chicago, Las Vegas, and London.

Together, they attract a strong following of international customers and tastemakers with their high-end reputation as “a place to go and be seen.” Business lunches have never looked so good.

- 10K SF restaurant, 152-room hotel
- 7K SF corporate conference/event space
- Rooftop pool and bar



PHIPPS PLAZA LIFE TIME

MEET LIFE TIME

Healthy living and entertainment will come together in this signature athletic club to create a wellness experience unlike any other. Featuring the ultimate in workout classes, small group and personal training, and a full-service spa, Life Time will also provide their members with access to Life Café, Life Time Kids Academy, two rooftop pools, beach club, bistro, and beautifully appointed work and meeting social spaces.

- 90K SF Life Time
- 25K SF Life Time Work
- Exclusive membership rates for One Phipps Plaza tenants
- Rooftop deck with 2 pools and cafe



PHIPPS PLAZA CITIZENS CULINARY MARKET

MEET CITIZENS CULINARY MARKET

Citizens Culinary Market is an upscale food concept that will spearhead the evolution of the redeveloped Phipps Plaza by injecting new energy and culinary concepts into the destination's iconic footprint on Peachtree Street. Anticipated to open by the end of 2022, Citizens is a collaboration between Simon and Sam Nazarian's C3 (Creating Culinary Communities). The culinary market is expected to feature a selection of C3's most popular brands such as Umami Burger, Krispy Rice, and Sam's Crispy Chicken. Citizens will utilize C3's signature ghost kitchen model to offer sit-down dining, pick-up, and local meal delivery for the surrounding Buckhead community.

- 24K SF lifestyle culinary market
- Dine-in, to-go, or delivery options
- Outdoor dining



ONE PHIPPS PLAZA OVERVIEW

MEET ONE PHIPPS PLAZA

Designed to be completely integrated into the existing footprint of Phipps Plaza, our new office tower will be a unique opportunity in the market. With incredible access, convenient and abundant parking, a state-of-the-art lobby, and 13 stories of office space, this new construction will also include collaborative outdoor event space and direct access to the best shopping and dining in Atlanta. This is the future of business. This is One Phipps Plaza.

- 13-story building
- 365,263 RSF
- Efficient 29,851 RSF floor plates with floor-to-ceiling glass
- 20K SF outdoor event space
- Valet available
- 2.5/1K covered, secured parking
- Multiple signage & branding opportunities available



ONE PHIPPS PLAZA

BE AT THE CENTER OF IT ALL

Atlanta claims the ninth-largest metropolitan area in the U.S., with a rising impact on global commerce, research, technology, and entertainment. Buckhead, its uptown business district, has seen its skyline grow in sync through development and investment from local and international businesses and corporations. One Phipps Plaza, in the heart of Buckhead, will be in a prime position to enable companies to make the most of this city's diverse business sectors, services, and workforce, all while being in close proximity to world-class shopping, dining, and fitness.

- First on/off access to GA-400
- Walkable (.5 miles) to two Marta Stations – Buckhead (red line) and Lenox (gold line)
- Eight points of ingress/egress
- 30 minutes to Hartsfield-Jackson Atlanta International Airport – a major travel hub with 209 domestic and international gates
- Live, work, play, stay and dine all on campus



ONE PHIPPS PLAZA OFFICE SPACE

WORK TO YOUR ADVANTAGE

Flexible and efficient floor plans will enable a custom-tailored approach sure to maximize your space, whether traditional offices or open collaborative layouts. And with floor-to-ceiling windows, natural light will never be in short supply.

- Height: 13 floors
- Size: 365,263 RSF
- Floor Size: 12 office floors at 29,851 RSF/floor
- Floor Height: 13.5' typical/14.5' top three levels
- Main Lobby: 14.0' finished ceiling with full-height glass adjacent to outdoor plaza
- Elevators: Destination dispatch system with dedicated parking elevators and executive parking elevator lobby
- HVAC: Water-cooled self-contained HVAC system with variable air volume "VAV" operation and building management control system
- Electrical: 480/277 V service and power distribution with provisions for life safety emergency power system
- Access: ¼ mile from GA-400 on ramps and ½ mile from Buckhead Marta Station



ONE PHIPPS PLAZA

WELLNESS AT ONE PHIPPS PLAZA

Clean Air Technology

- HVAC system has MERV-13 filters and bi-polar ionization units installed
- Activated systems within building elevators

Upgraded Design Features

- Private, in-building, exclusive parking providing direct, touch-free, secure access to tenant floors
- Building envelope has high performance glazing to let in more natural light and provide energy efficiency
- Designated office zones in the building's adjoining green space with outdoor seating for work
- 10 feet of clear glass and top 3 floors have 11 feet of clear glass to provide the maximum amount of light and views
- Full height toilet rooms

Touch-free Environment

- Destination dispatch elevators integrated with building security system and smart phones



The touch-free environment limits tenant exposure to high-touch surfaces in high traffic zones



The HVAC cleansing is located in each fan room to remove and destroy bacteria and viruses and improve the overall air quality of the building

PHIPPS PLAZA

COLLABORATE AT PHIPPS PLAZA

Phipps Plaza offers an array of state-of-the-art conference venues with flexible space configurations to accommodate team meetings and special events.

AC Hotel

Accommodations for:

- 45-50 classroom style
- 80 banquet style (round tables)
- 75 theater style (no tables)

Nobu

Accommodations for:

- 200 classroom style
- 280 banquet style
- 350 theater style
- Option to activate divider walls creating four smaller individual rooms ideal for breakout sessions
- Pre-function space also available adjacent to the conference room

One Phipps Plaza

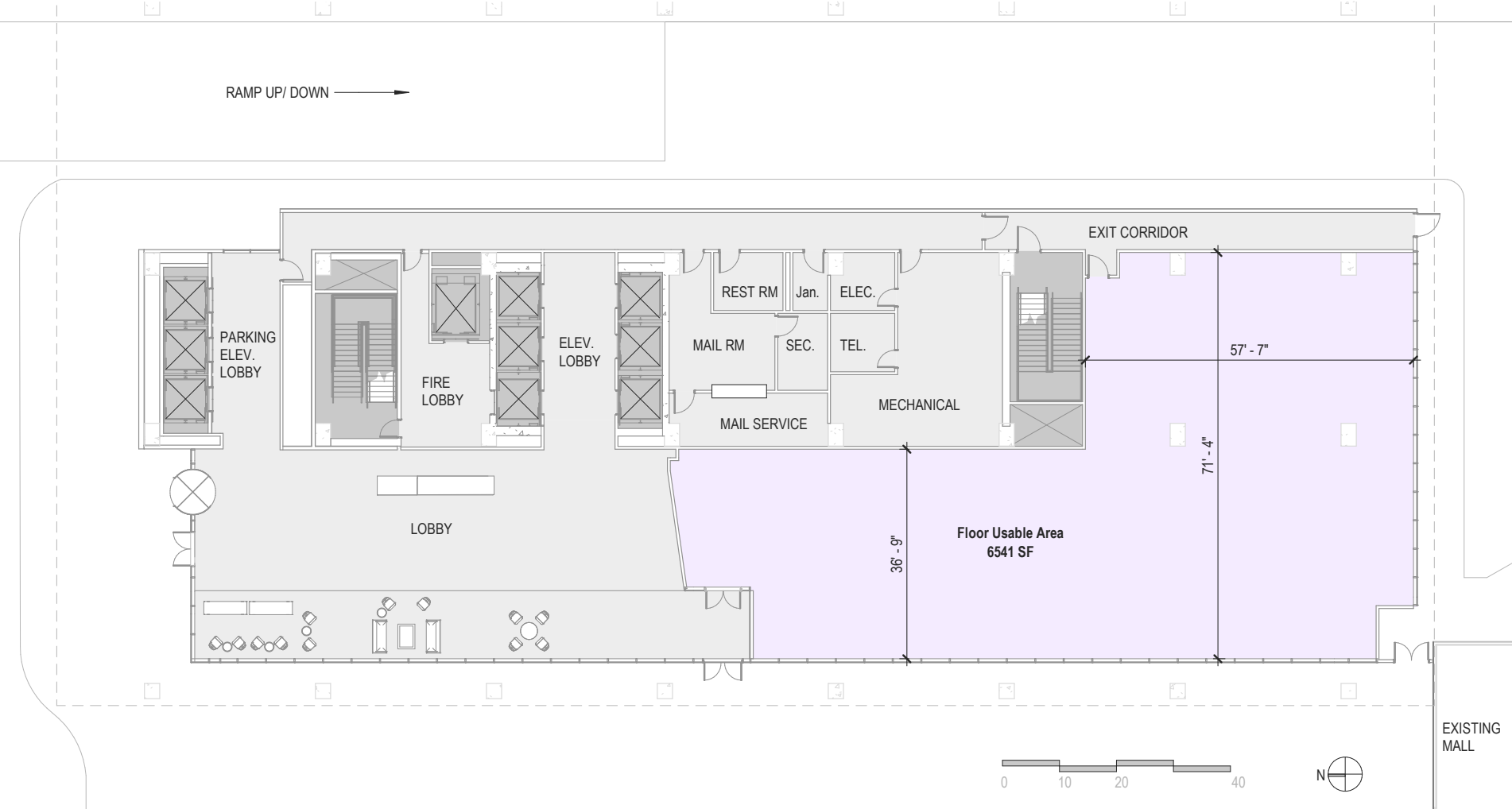
Accommodations for:

- 50 classroom style
- 80 theater style
- An additional private 12-seat conference room



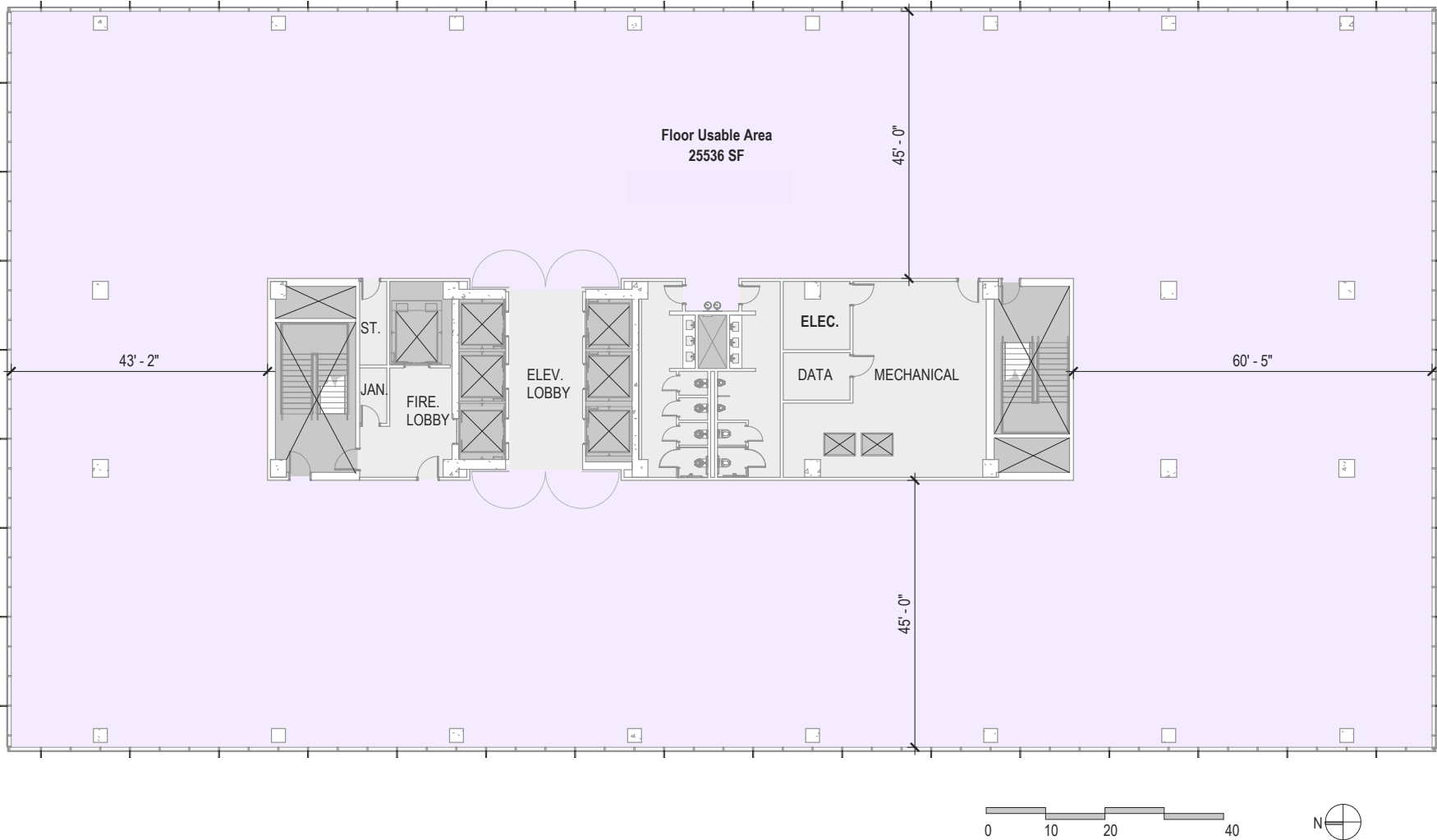
LOBBY LEVEL FLOOR PLAN

APPROXIMATELY 29,851 RSF

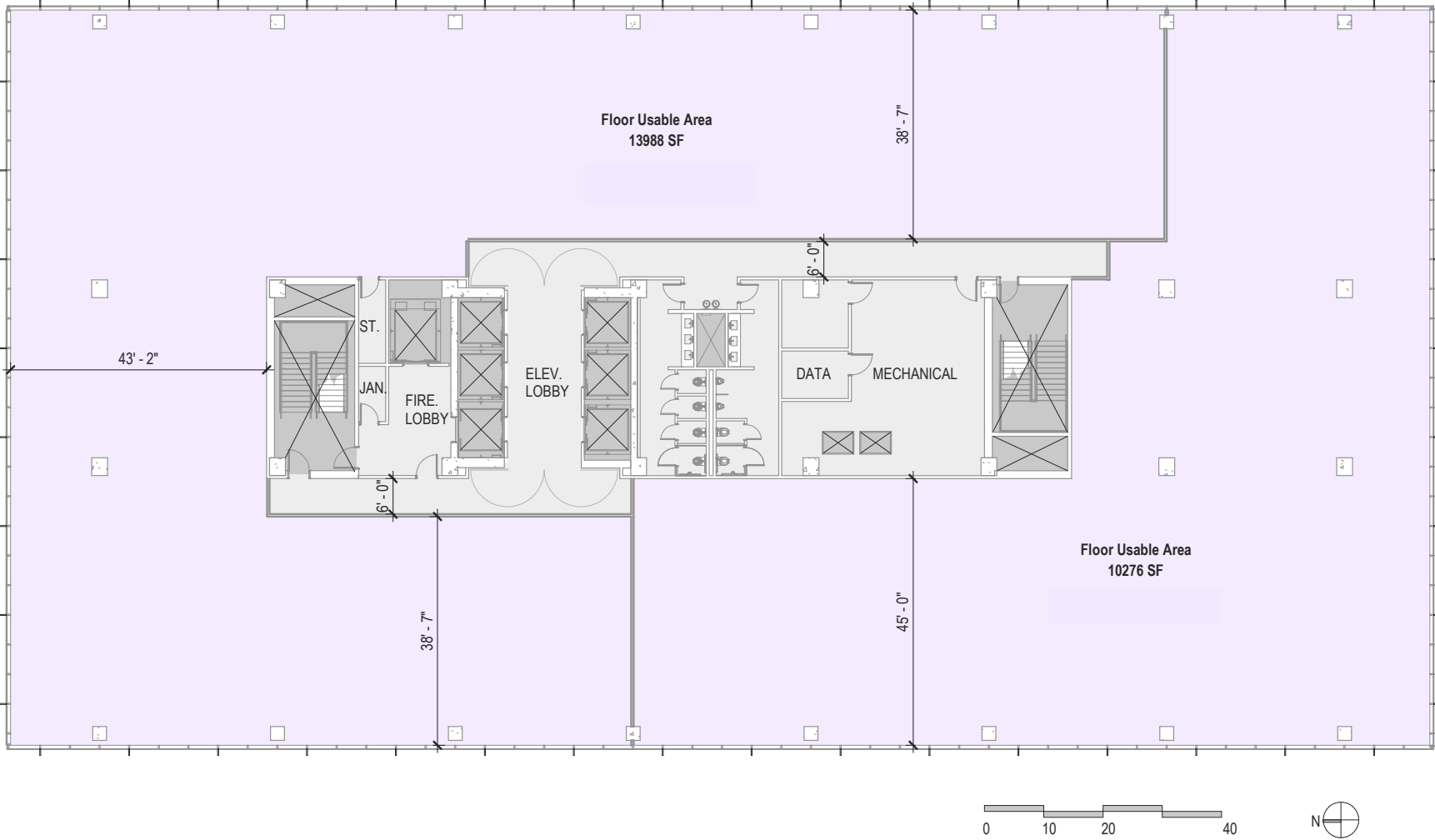


SINGLE TENANT PLAN

29,851 RSF



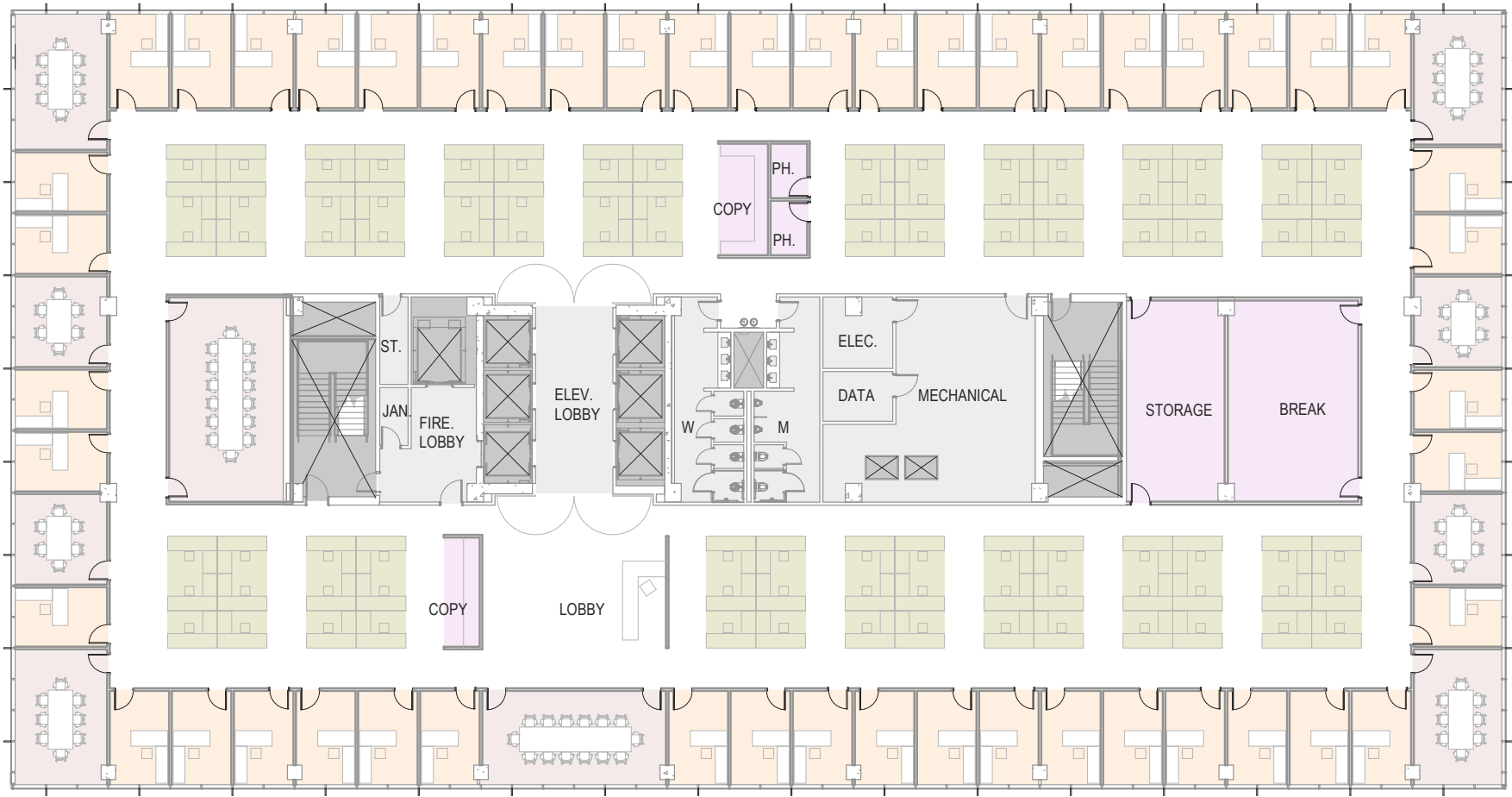
TWO TENANT PLAN
APPROXIMATELY 29,851 RSF



TRADITIONAL TEST FIT

29,851 RSF

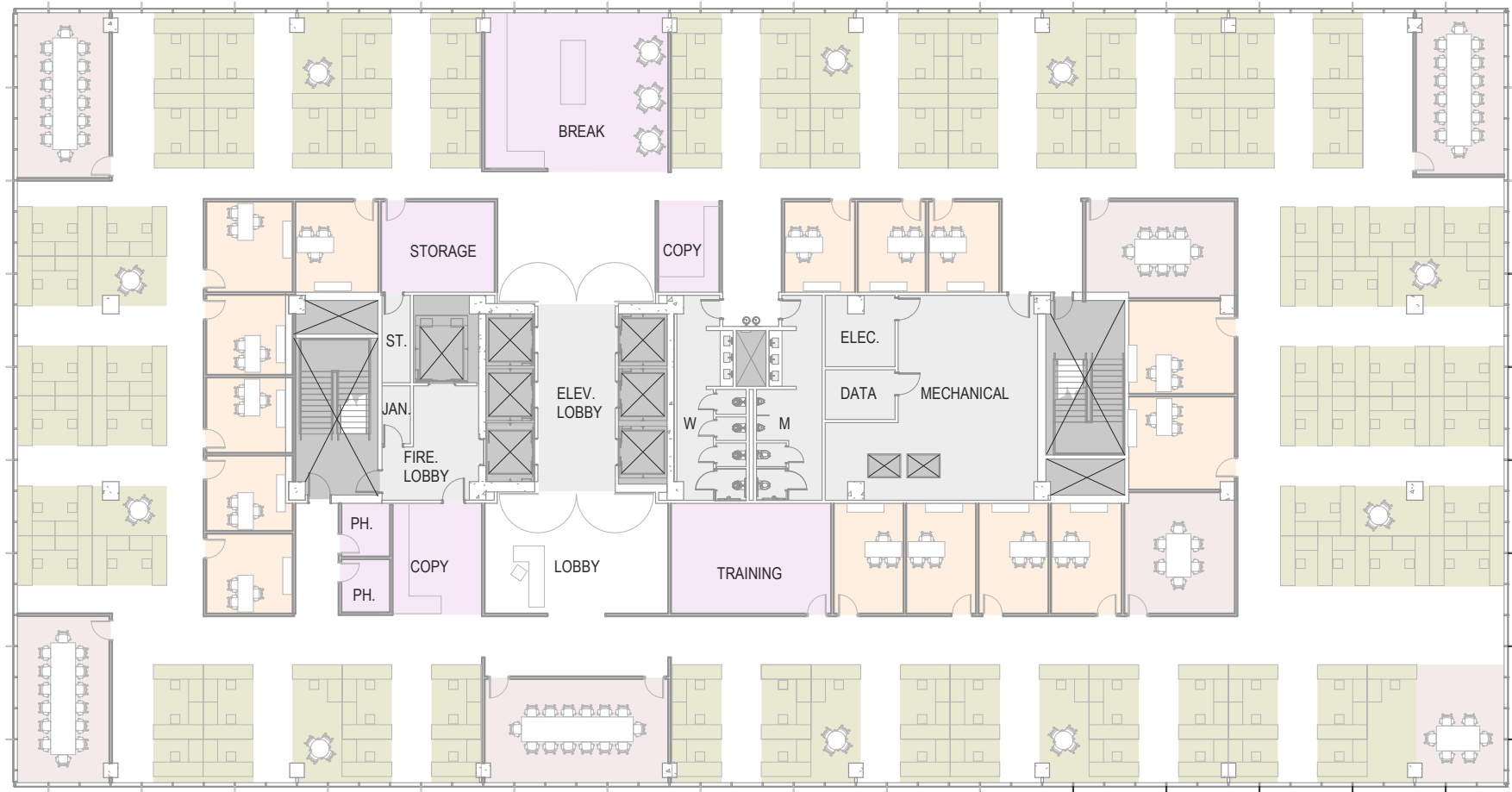
49 OFFICES 10 CONFERENCE ROOMS 90 CUBES



OPEN PLAN TEST FIT

APPROXIMATELY 29,851 RSF

15 INTERIOR OFFICES 7 CONFERENCE ROOMS 147 CUBES





As of May 2022

ONE PHIPPS PLAZA

SEE YOURSELF HERE



For more information and leasing inquiries, contact:

Chris Port

+1 404 504-5964

chris.port@cbre.com

Jeff Keppen

+1 404 504-7923

jeff.keppen@cbre.com

Nicole Goldsmith

+1 404 923-1254

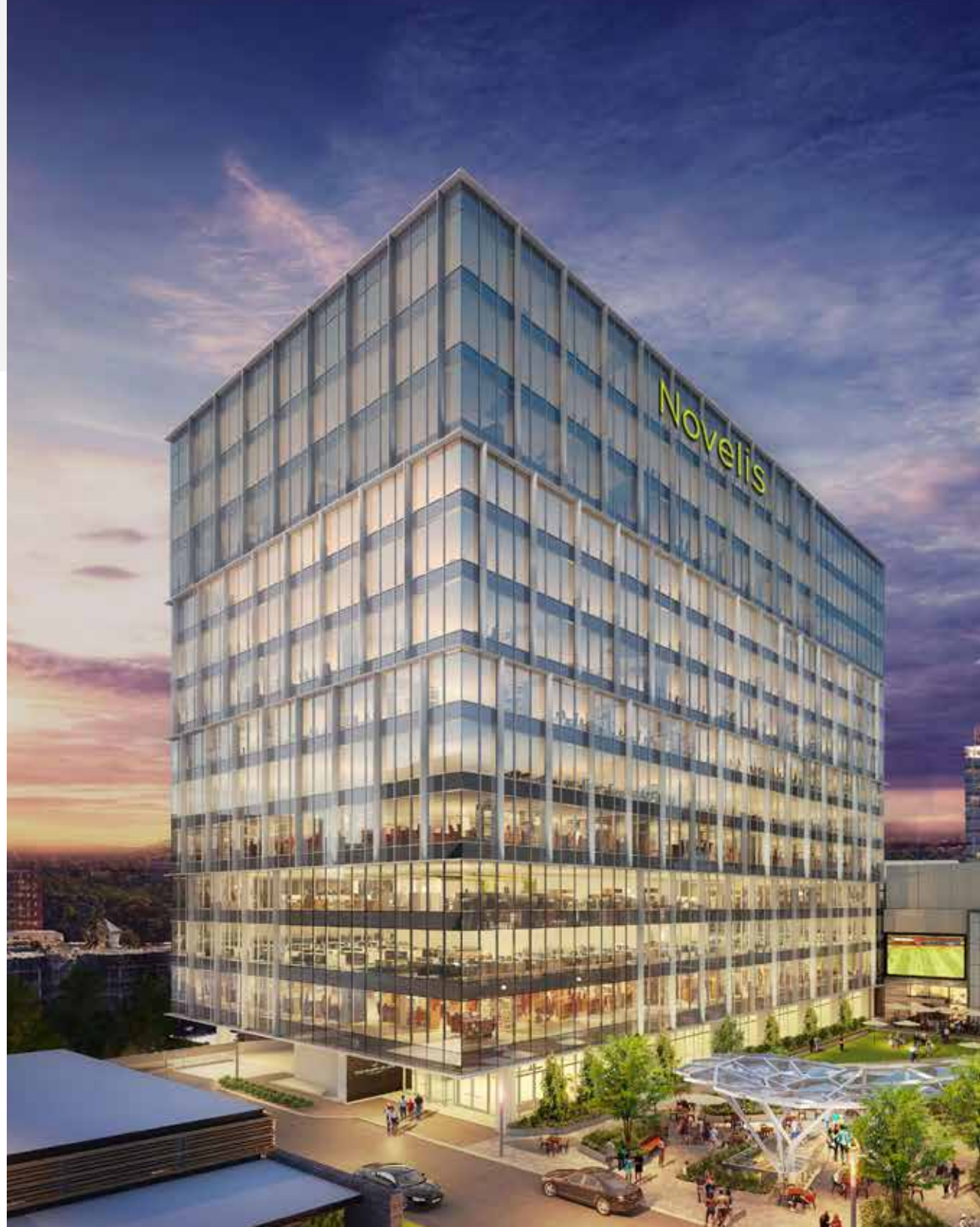
nicole.goldsmith@cbre.com

CBRE, Inc. | +1 404 504 7900 | cbre.us/atlanta

onehippsplaza.com

ABOUT SIMON PROPERTY GROUP

Simon is a real estate investment trust engaged in the ownership of premier shopping, dining, entertainment and mixed-use destinations and an S&P 100 company (Simon Property Group, NYSE: SPG). Our properties across North America, Europe and Asia provide community gathering places for millions of people every day and generate billions in annual sales.





ONE PHIPPS PLAZA

A SIMON PROPERTY