

# ONE PHIPPS PLAZA



  
SIMON®



PHIPPS PLAZA

## DISCOVER A NEW BUSINESS MODEL

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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.

Part of iconic Phipps Plaza—a mixed-use development that presently combines office and retail with residential and entertainment—One Phipps Plaza will bring a corporate element to a premier destination already known for its luxury shopping, dining, and hospitality.

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

**Come late 2022, Buckhead will no longer be business as usual. View the exciting transformation for yourself here: [One Phipps Plaza Video](#).**





### FOOD/FITNESS BUILDING

Life Time Athletic – 90,000 SF

- 1 Floor Co-Working
- 2 Floors Fitness
- Rooftop Pool, Cafe, Amenity Deck, Spa

Food Hall – 10,000 SF

- Outdoor Event Space

Entertainment & Dining-40,000 SF

### NOBU HOTEL

- 150 Rooms
- Nobu Restaurant
- 6,000 SF of Conference/ Banquet Space
- Rooftop Pool

### OFFICE

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

THE PINNACLE  
468,500 SF  
OFFICE SPACE

LENOX SQUARE

THE WHITLEY  
507 ROOMS  
56 SUITES

MONARCH PLAZA  
368,688 SF  
OFFICE SPACE

LENOX TOWERS  
385,000 SF  
OFFICE SPACE

MONARCH TOWER  
527,761 SF  
OFFICE SPACE

ONE ALLIANCE  
555,243 SF  
OFFICE SPACE

SAKS FIFTH AVENUE

PHIPPS PLAZA

PHIPPS TOWER  
481,246 SF  
OFFICE SPACE

ECCO  
RESTAURANT

NORDSTROM

ONE PHIPPS PLAZA

LIFETIME  
FITNESS

FOOD HALL  
(UNDER LIFETIME FITNESS)

EXTERIOR  
EVENT SPACE

AC HOTEL BY MARRIOTT  
163 ROOMS/3 SUITES

COURTLAND AT PHIPPS PLAZA  
4 STORIES/319 APARTMENTS  
\$1,147-\$2,794

750 PARK AVENUE  
44 STORIES/123 CONDOS  
\$900,000+

THE HUNTLEY  
27 STORIES  
260 LUXURY APARTMENTS  
& PENTHOUSE UNITS  
\$2001-\$5,845

NOBU  
HOTEL  
NOBU  
RESTAURANT

PARK REGENCY  
CONDOMINIUMS  
22 STORIES/140 UNITS  
\$240,000-\$1,200,000

THE METROPOLITAN  
AT PHIPPS TOWNHOMES  
\$1,000,000-\$1,300,000

WENUCAR RD. NE

PHIPPS BLVD.

N



PHIPPS PLAZA

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

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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
- Bally
- Giorgio Armani
- Valentino
- Hugo Boss
- Tiffany & Co.

Abundant dining and entertainment options including:

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

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

- State-of-the-art 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

## INTRODUCING NOBU HOTEL & RESTAURANT

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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 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.

- Anticipated opening in Summer 2022
- 10,000 SF restaurant, 150-room hotel
- 6,000 SF corporate conference space





PHIPPS PLAZA LIFE TIME

## MEET LIFE TIME

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Healthy living and entertainment will come together in this signature, resort-like 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 LifeCafe, Lifetime Kids Academy, a lavish rooftop pool, beach club, bistro, and beautifully appointed work and meeting social spaces.

- Anticipated opening in Summer 2022
- 90,000 SF including 30,000 SF of LifeTime Work
- Exclusive membership rates for One Phipps Plaza tenants
- Rooftop deck, pool, and cafe





ONE PHIPPS PLAZA OVERVIEW

## MEET ONE PHIPPS PLAZA

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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.

- Anticipated opening in Summer 2022
- 13-story building
- 365,263 RSF
- Efficient 29,851 RSF floor plates with floor-to-ceiling glass
- Outdoor dining & event space
- Valet available
- 2.5/1,000 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
- 30 minutes to Hartsfield-Jackson Atlanta International Airport – a major travel hub with 209 domestic and international gates
- Walkable (.5 miles) to two Marta Stations – Buckhead (red line) and Lenox (gold line)
- Eight points of ingress/egress





ONE PHIPPS PLAZA OFFICE SPACE

## WORK TO YOUR ADVANTAGE

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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: ½ mile from GA-400 on ramps and ½ mile from Buckhead Marta Station





ONE PHIPPS PLAZA

## WELLNESS AT ONE PHIPPS PLAZA

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### Touch-free Environment

- Destination dispatch elevators integrated with building security system and smart phones
- Automated, hands free doors with gesture & face activated controls
- Finishes in all restrooms touch-free in addition to Sloantec glaze surfaces
- Thermal scanning units in the lobby and face mask detector

Antimicrobial Surfaces including Sherwin-Williams antimicrobial paint on walls



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



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Destination Elevators



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Hands Free Doors



ONE PHIPPS PLAZA

## WELLNESS AT ONE PHIPPS PLAZA CONTINUED

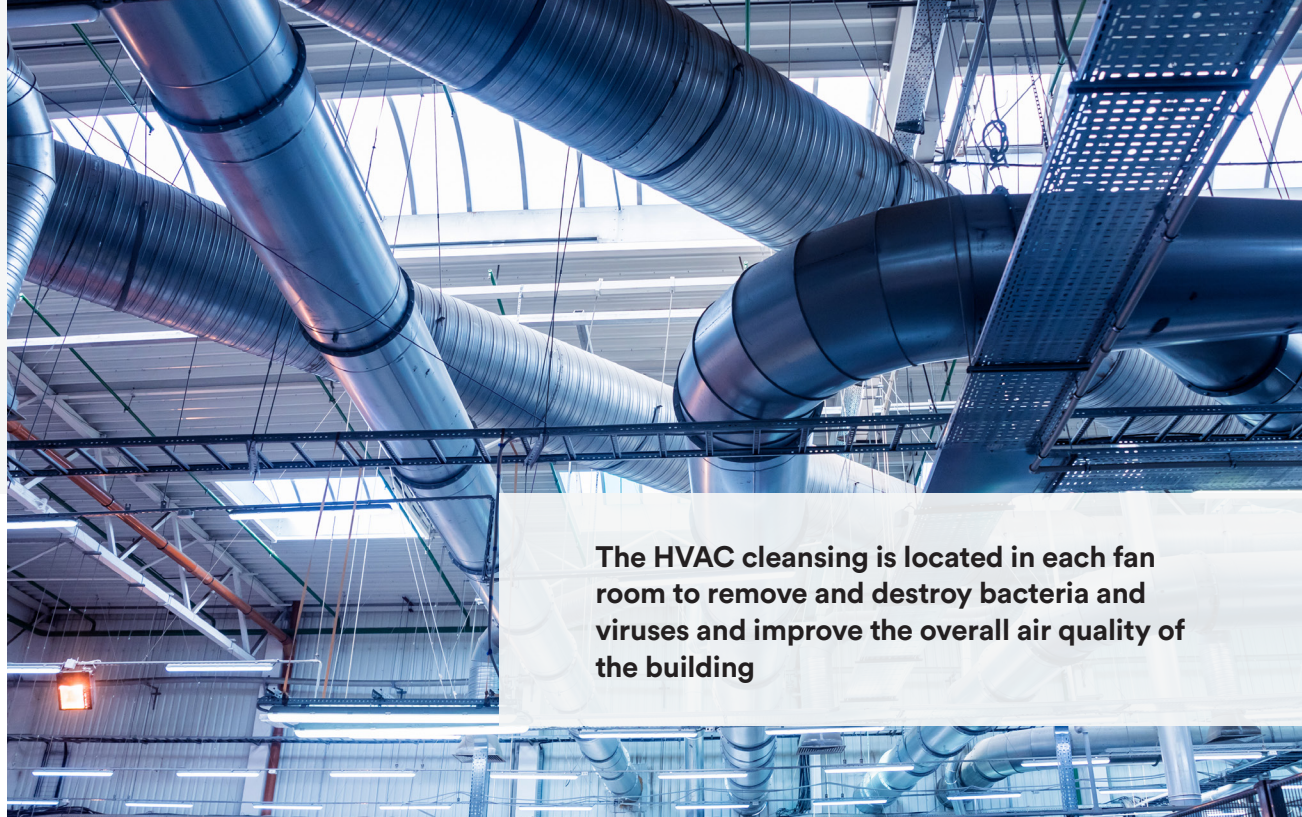
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### Clean Air Technology

- HVAC system has MERV-13 filters with UV lights 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
- 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



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

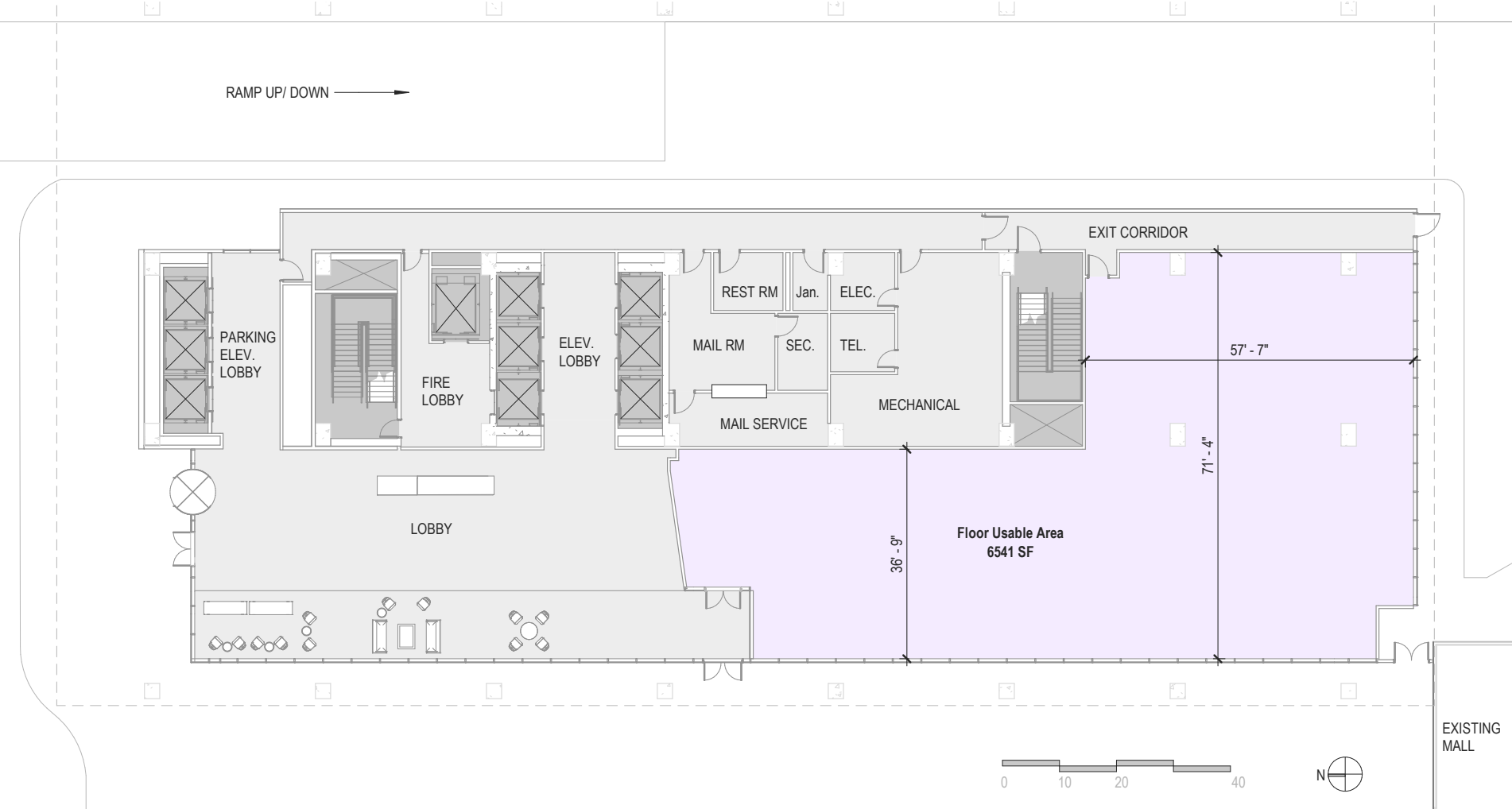


The upgraded design features benefit tenants' health and well-being



# LOBBY LEVEL FLOOR PLAN

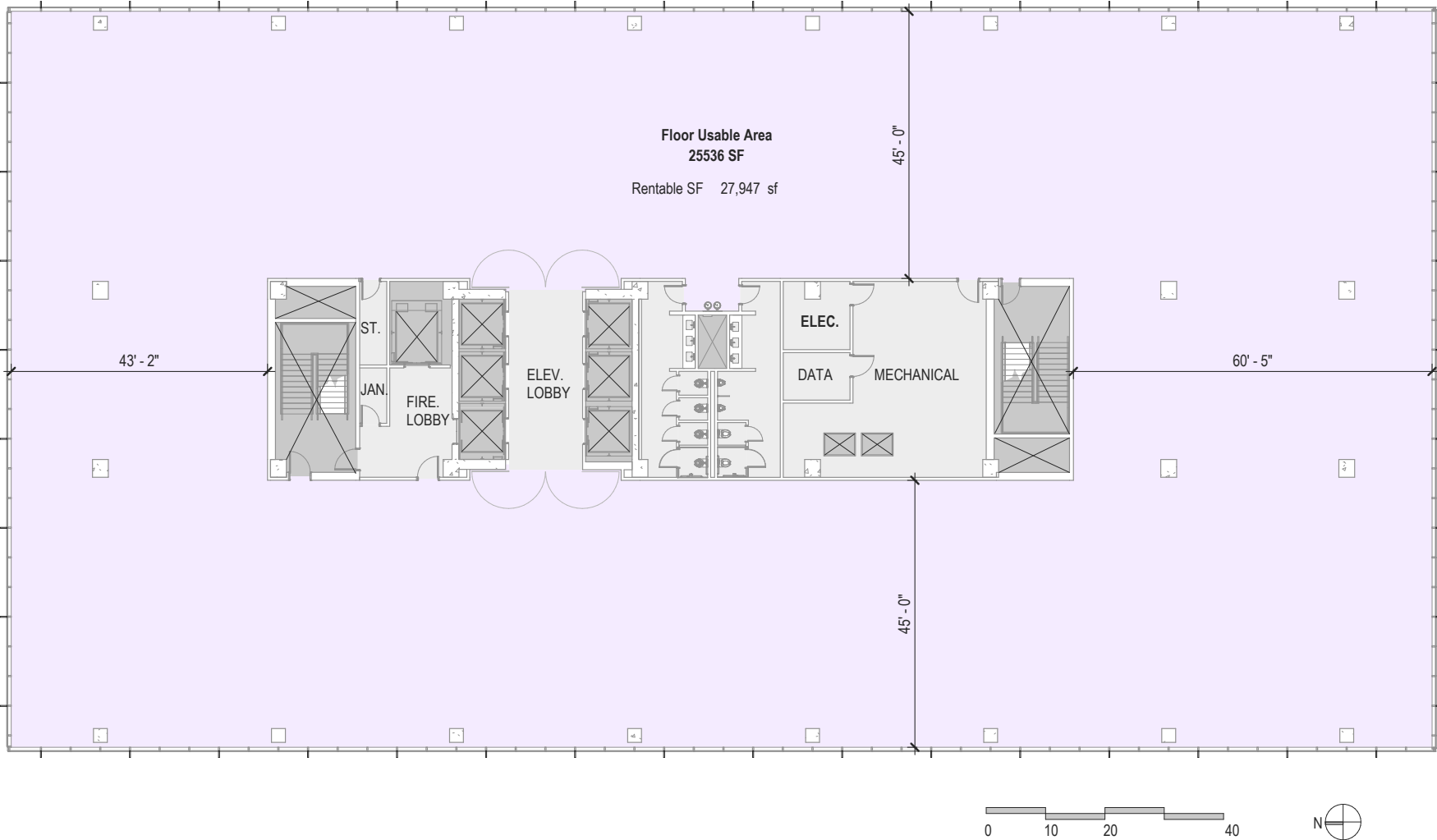
APPROXIMATELY 29,851 RSF





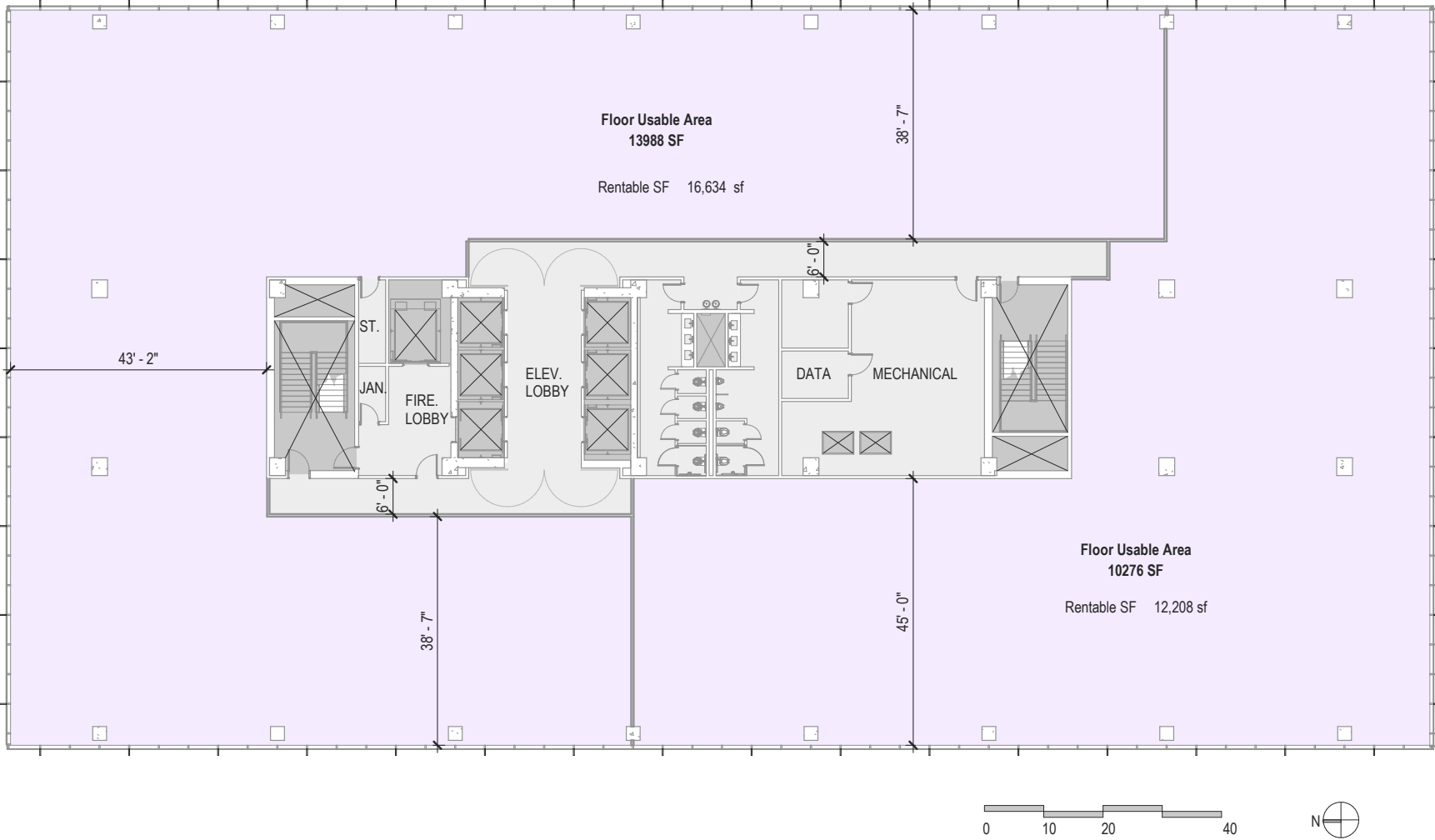
# SINGLE TENANT PLAN

29,851 RSF





TWO TENANT PLAN  
APPROXIMATELY 28,851 RSF





# TRADITIONAL TEST FIT

29,851 RSF

49 OFFICES 10 CONFERENCE ROOMS 90 CUBES

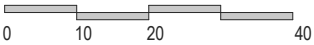




# OPEN PLAN TEST FIT

APPROXIMATELY 29,851 RSF

15 INTERIOR OFFICES 7 CONFERENCE ROOMS 147 CUBES













ONE PHIPPS PLAZA

## SEE YOURSELF HERE

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### ABOUT SIMON PROPERTY GROUP

Across the globe, Simon Property Group is known for being at the forefront of all things fashion—generating billions in annual retail sales. As an S&P100 company focused on real estate ownership, management, and development, our industry-leading approach to shopping, dining, and fun has created unique destinations that not only meet the needs of the evolving markets, but the wants of the communities we support as well.







ONE PHIPPS PLAZA

A SIMON PROPERTY