

THE  
ATL **BLOCK** GA  
AT PHIPPS

3535 PEACHTREE RD NE, ATLANTA, GA 30326

A Reimagined Experience in the Heart of Buckhead  
SUITE 235, 3,606 SF





MIDTOWN / DOWNTOWN

LENOX SQUARE MALL

PHIPPS PLAZA

# THE BLOCK AT PHIPPS

PEACHTREE ROAD

WIEUCA ROAD

## THE BLOCK AT PHIPPS

occupies an entire city block in one of the best retail corridors in the Southeast, and is being reimagined to create a vibrant and active retail experience. The vision includes new merchandising along with thoughtfully designed façade improvements, and enhanced connectivity bringing 50,000 SF of flagship retail and restaurant space — a very rare opportunity on Peachtree Road in Buckhead.

For locals and visitors alike, The Block will be the center of life, a convenient getaway while also being an engaging gathering place with unique, upscale offerings.





B

AT PHIPPS

REIMAGINED  
EXPERIENCE

9.5  
ACRES

50,000 SF  
FLAGSHIP SHOPPING  
& DINING  
SPACE AVAILABLE

HEART OF  
**BUCKHEAD**

RICHLY  
APPOINTED  
STOREFRONTS

WALKABLE &  
**CONNECTED**

PEACHTREE  
& WIEUCA  
ROADS

4 LEVEL  
COVERED  
DECK  
PARKING





## INVITING PASEO

ENHANCED PEDESTRIAN EXPERIENCE  
FEATURING A 30FT OPEN AIR CORRIDOR  
CONNECTING PEACHTREE ROAD TO THE  
PARKING DECK





PASEO ENTRANCE FROM  
PEACHTREE ROAD





PASEO ENTRANCE FROM  
PARKING DECK



# LEVEL 2 SITE PLAN

## SUITE 220

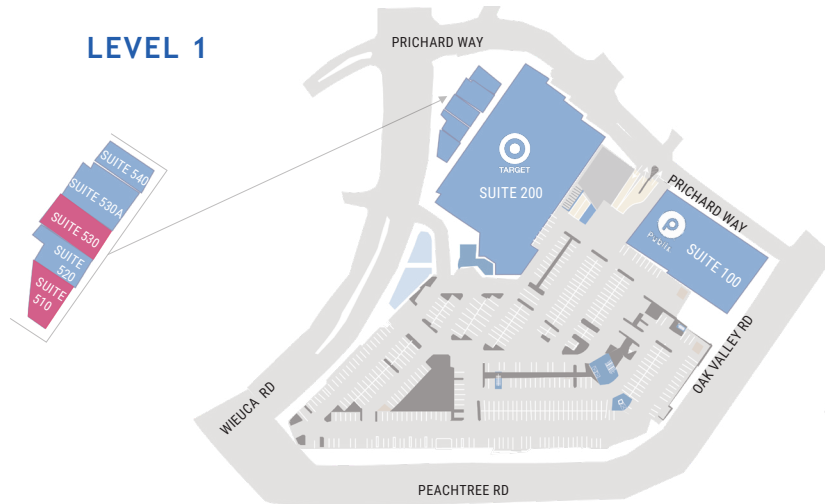


Suite 200	Target	Suite 225	Iron Hill Brewery	Suite 240B	AVAILABLE	6,894 SF
Suite 210	Les Mains Nail Bar	Suite 230	AVAILABLE	3,429 SF	Suite 250	Dicks Sporting Goods
Suite 215	AVAILABLE	7,984 SF	Suite 235	AVAILABLE	3,606 SF	
Suite 220	AVAILABLE	3,789 SF	Suite 240A	AVAILABLE	4,671 SF	



# SITE PLAN

## LEVEL 1



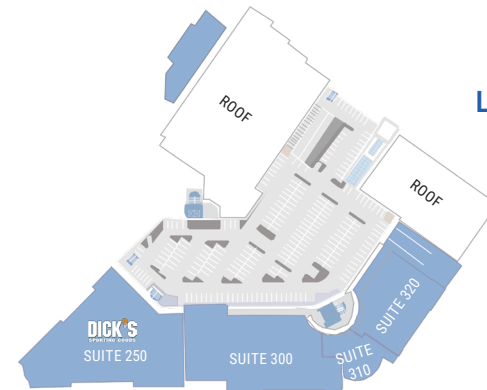
## LEVEL 2



### LEVEL 3



## LEVEL 4



Suite 100	Publix
Suite 510	AVAILABLE 1,384 SF
Suite 520	UPS Store
Suite 530	AVAILABLE 2,026 SF
Suite 530A	Subway

Suite 540	Pro Cleaners	
Suite 200	Target	
Suite 210	Les Mains Nail Bar	
Suite 215	AVAILABLE	7,984 SF
Suite 220	AVAILABLE	3,789 SF

Suite 225	Iron Hill Brewery	
Suite 230	AVAILABLE	3,429 SF
Suite 235	AVAILABLE	3,606 SF
Suite 240A	AVAILABLE	4,671 SF
Suite 240B	AVAILABLE	6,894 SF

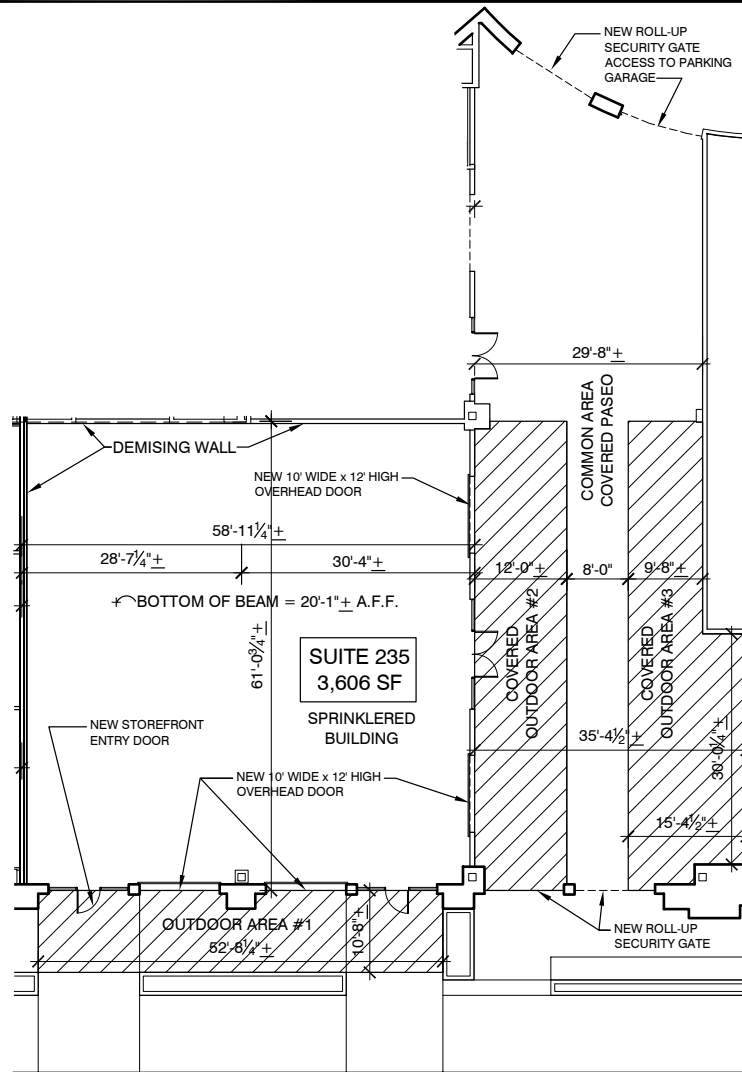
Suite 250	Dicks Sporting Goods
Suite 300	LA Fitness
Suite 310	Salon Lofts
Suite 320	Roam Innovative Workplace





## SUITE 235 - FLOOR PLAN

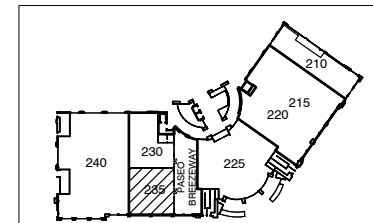
3535 PEACHTREE ROAD, SUITE 235  
ATLANTA, GA 30326



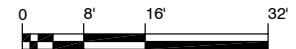
### LEGEND

OUTDOOR AREA

AREA	=	3,606 SF
OUTDOOR AREA #1	=	550 SF±
PEACHTREE FRONTAGE		
OUTDOOR AREA #2	=	727 SF±
COVERED PASEO		
OUTDOOR AREA #3	=	754 SF±
COVERED PASEO		
FINISH FLOOR	=	1002'±
CLEAR HEIGHT	=	20'-1"± (SEE PLAN)



KEY PLAN  
SCALE: 1"=60'



SCALE: 1/16"=1'-0"

DATE: 02/10/23

THE  
**BLOCK**

AT PHIPPS

DRAWN BY: CO



1100 SPRING STREET NW SUITE 550  
ATLANTA, GEORGIA 30309-2848  
TEL (404) 876-5511 FAX (404) 876-2829



# LENOX MARKETPLACE



## RENTAL RATES: SUITE 235

Rental Rate PSF	\$65.00
Approx. SF	3,606
Ancillary Charges*	\$8.94
Total Monthly Charges	\$22,218.97
*CAM / Taxes / Insurance / Trash (charges are approximate)	

## FEATURED TENANTS:

**IRON HILL**  
BREWERY & RESTAURANT

**Publix**

**LA|FITNESS.**

**DICK'S**  
SPORTING GOODS

**TARGET**

**ups**

**SALON LOFTS**

**roam**  
INNOVATIVE WORKPLACE



THE  
ATL **B L O C K** GA  
AT PHIPPS

EXCLUSIVELY MARKETING BY:

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