

THE
ATL B L O C K GA
AT PHIPPS

3535 PEACHTREE RD NE, ATLANTA, GA 30326

A Reimagined Experience in the Heart of Buckhead
SUITE 240A-B, 11,565 SF



MIDTOWN / DOWNTOWN

LENOX SQUARE MALL

PHIPPS PLAZA

PEACHTREE ROAD

WIEUCA ROAD

THE BLOCK AT PHIPPS

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

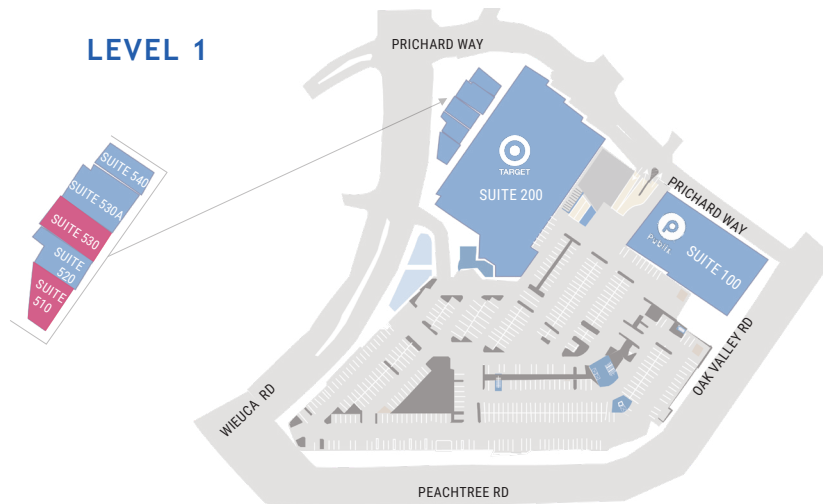
SUITE 240A



Suite 200	Target	Suite 225	Iron Hill Brewery	Suite 240A-B	AVAILABLE	11,565 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				

SITE PLAN

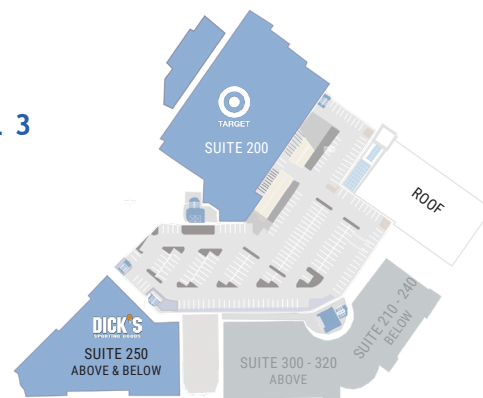
LEVEL 1



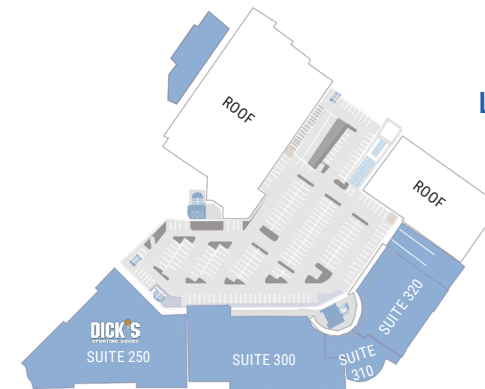
LEVEL 2



LEVEL 3



LEVEL 4

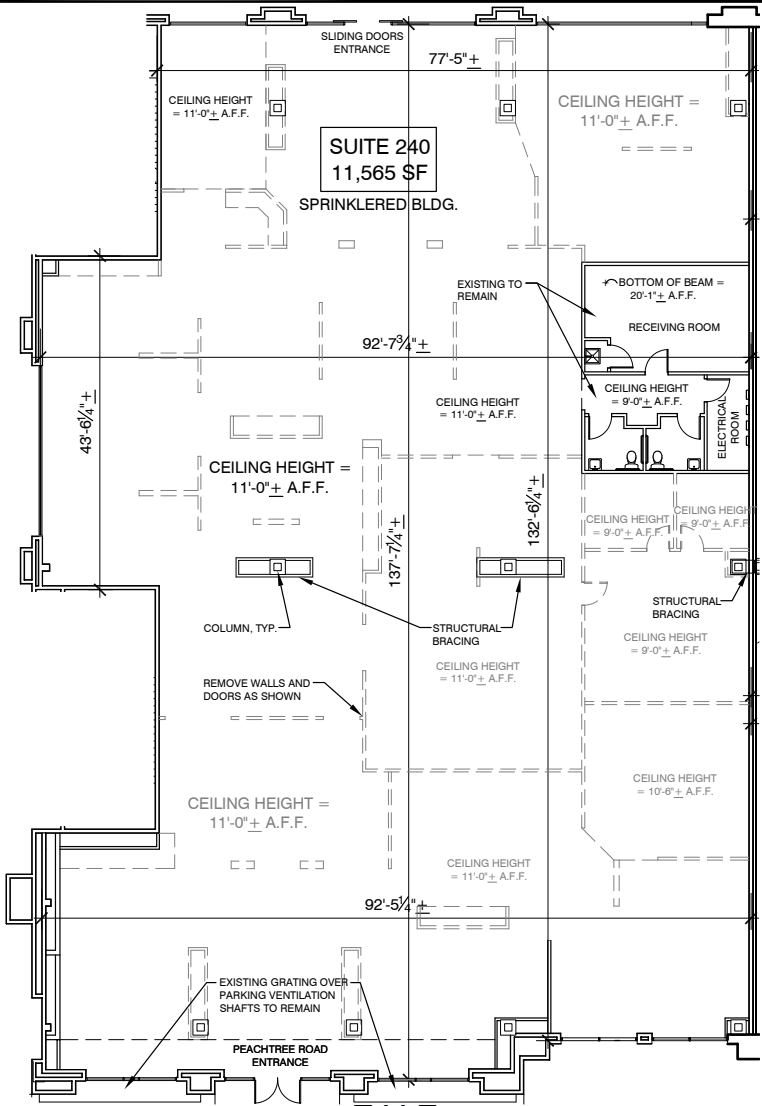


Suite 100	Publix
Suite 510	AVAILABLE 1,384 SF
Suite 520	UPS Store
Suite 530	AVAILABLE 2,026 SF
Suite 530A	Subway

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-B	AVAILABLE 11,565 SF

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



LEGEND	
AREA	= 11,565 SF
FINISH FLOOR	= 1002±
CLEAR HEIGHT	= 20'-1"± (SEE PLAN)

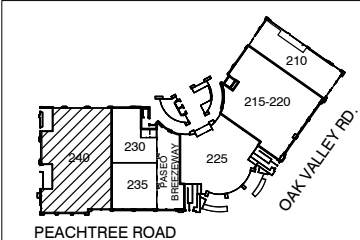
ELEC: T.B.D.
HVAC: (7) 4 TONS + (1) 3 TON
+ (1) 5 TON
= 36 TONS TOTAL
RESTROOMS: ADA COMPLIANT



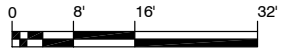
SUITE 240 - FLOOR PLAN

3535 PEACHTREE ROAD, SUITE 240
ATLANTA, GA 30326

THE
B L O C K
AT PHIPPS



KEY PLAN
SCALE: 1"=60'



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

DRAWN BY: CO

DATE: 06/29/23



1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30308-2948
TEL (404) 876-5511 FAX (404) 875-2822

LENOX MARKETPLACE



RENTAL RATES: SUITE 240A-B

Rental Rate PSF	\$60.00
Approx. SF	11,565
Ancillary Charges*	\$8.94
Total Monthly Charges	\$66,440.93

*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

ATL THE
B L O C K GA
AT PHIPPS

EXCLUSIVELY MARKETING BY:

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