

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 215-220, 11,773 SF





MIDTOWN / DOWNTOWN

LENOX SQUARE MALL

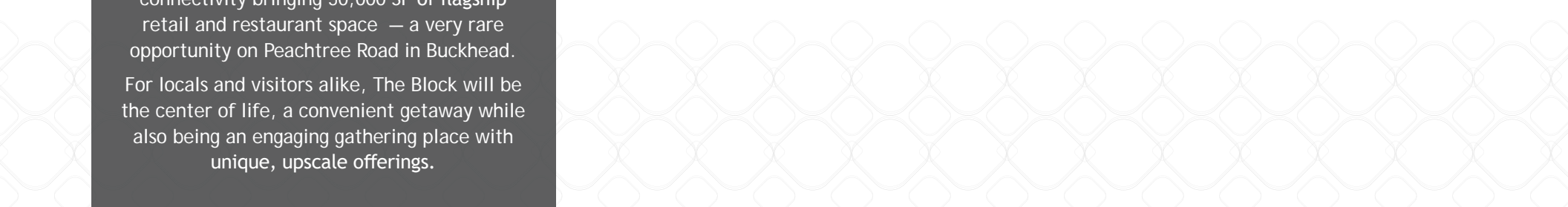
PHIPPS PLAZA

PEACHTREE ROAD

WIEUCA ROAD

ATL **THE BLOCK** GA
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 220



Suite 200	Target
Suite 210	Les Mains Nail Bar
Suite 215-220	AVAILABLE 11,773 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

SITE PLAN



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 215-220	AVAILABLE 11,773 SF

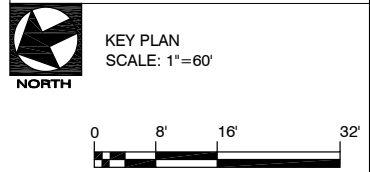
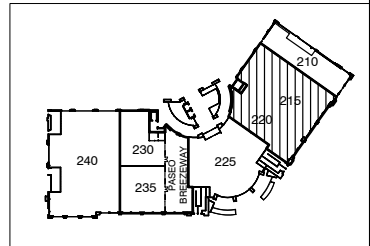
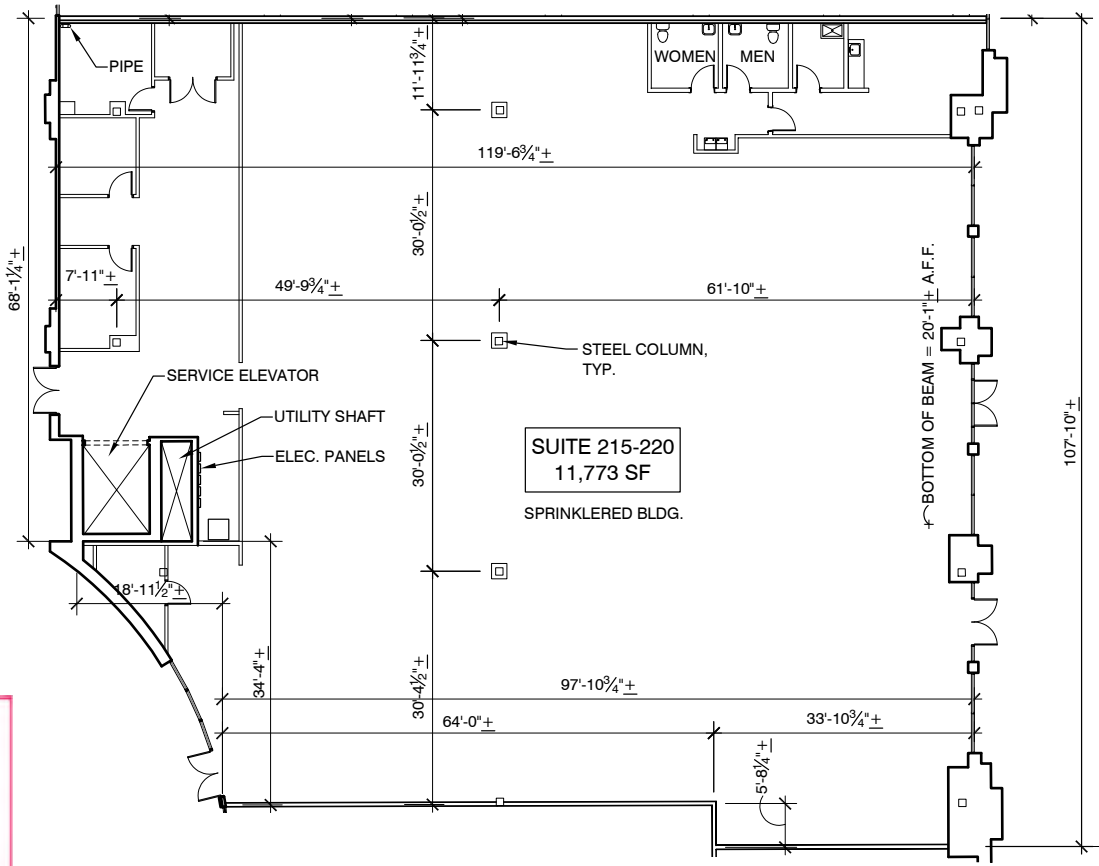
Suite 225	Iron Hill Brewery
Suite 230	AVAILABLE 3,429 SF
Suite 235	AVAILABLE 3,606 SF
Suite 240A	AVAILABLE 4,671 SF
Suite 240B	AVAILABLE 6,894 SF

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

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LEGEND	
	OUTDOOR AREA
AREA	= 11,773 SF
FINISH FLOOR	= 1002±
CLEAR HEIGHT	= 20'-1"± (SEE PLAN)

ELEC: T.B.D.
 HVAC: (3) 12 1/2 TONS + (1) 7 1/2 TONS
 = 45 TONS TOTAL
 RESTROOMS: NOT ADA COMPLIANT



SUITE 215-220 - FLOOR PLAN

THE BLOCK

3535 PEACHTREE ROAD, SUITE 215-220
 ATLANTA, GA 30326

DRAWN BY: CO



1100 SPRING STREET NW SUITE 550
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AT PHIPPS

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LENOX MARKETPLACE



RENTAL RATES: SUITE 215-220

Rental Rate PSF	\$60.00
Approx. SF	11,773
Ancillary Charges*	\$8.94
Total Monthly Charges	\$67,635.89
*CAM / Taxes / Insurance / Trash (charges are approximate)	

FEATURED TENANTS:

IRON HILL
BREWERY & RESTAURANT

Publix

LAIFITNESS.

DICK'S
SPORTING GOODS

TARGET

ups

SALON LOFTS

roam
INNOVATIVE WORKPLACE

ATL THE
B L O C K GA
AT PHIPPS

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