

# SOVEREIGN

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## OFFICES

BUCKHEAD TROPHY OFFICE DESTINATION



Cousins



# BUILDING DETAILS / ON-SITE AMENITIES

**SIZE**  
484,000 sf  
26 stories

**FLOOR PLATES**  
Approximately  
26,000 rsf

**ELEVATORS**  
9 high-speed passenger  
1 freight

**PARKING**  
2.5/1,000  
11 story parking garage

**LOADING DOCK**  
5 bay loading dock  
fit for semi-trucks

**ELECTRICAL SERVICE**  
Georgia Power  
3,000 amp service

**CLUBS**  
Private Buckhead Club  
Private Health Club

## COMMUNICATIONS SERVICE



BUCKHEAD CLUB



HEALTH CLUB



SOUTH CITY KITCHEN BUCKHEAD



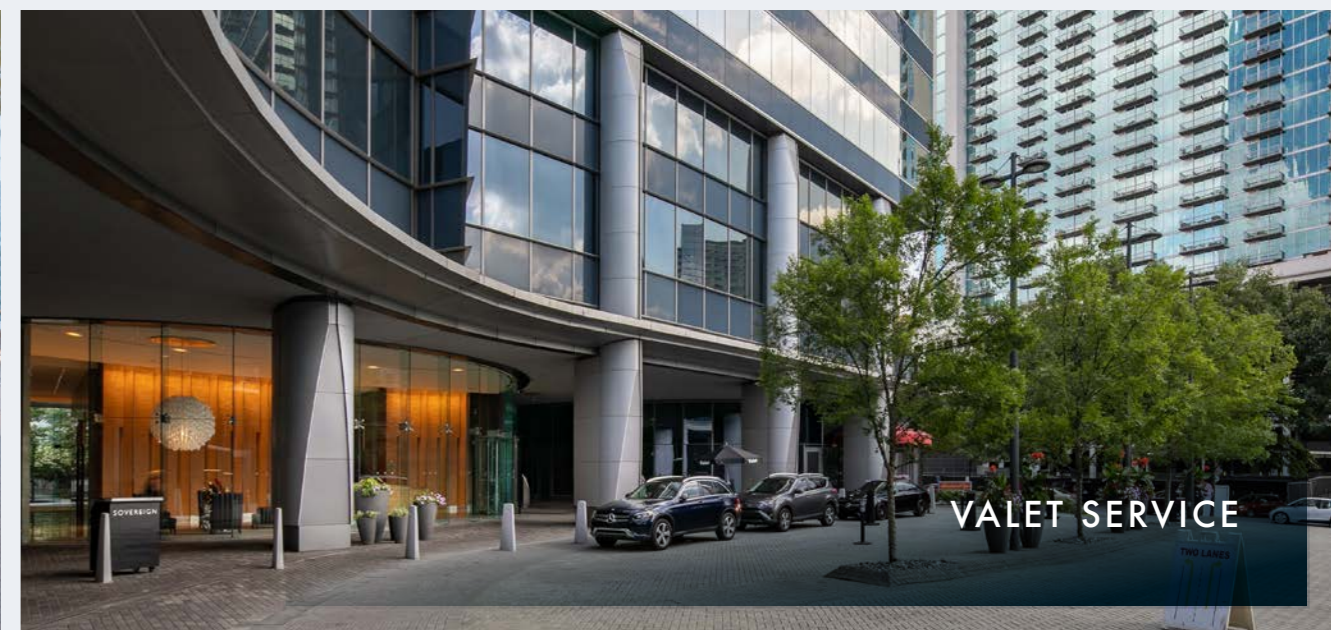
PEACHTREE ROAD PATIO



BISTRO NIKO



F20



VALET SERVICE

## NEARBY AMENITIES

### DINING (60+ Restaurants within a 5 min drive)

- |  |   |   |
|--|---|---|
| 1. Chipotle Mexican Grill                        | 21. On The Border Mexican Grill & Cantina | 41. Cook Hall                           |
| 2. Lovies BBQ                                    | 22. Buckhead Pizza Co.                    | 42. Rosa and Rye                        |
| 3. NaanStop                                      | 23. Jimmy John's                          | 43. 5Church Buckhead                    |
| 4. Piu Bello Buckhead                            | 24. Ruth's Chris Steak House              | 44. Seven Lamps                         |
| 5. Smoothie King                                 | 25. The Americano Restaurant              | 45. Flower Child                        |
| 6. Ru Sans Sushi and Seafood                     | 26. Bistro Niko                           | 46. The Palm - Atlanta                  |
| 7. Starbucks                                     | 27. Blue Chip Cafe                        | 47. Dantanna's                          |
| 8. Roam Buckhead                                 | 28. Fresh To Order Buckhead               | 48. Chipotle Mexican Grill              |
| 9. Jack's New Yorker Deli                        | 29. Buckhead Club                         | 49. The Cheesecake Factory              |
| 10. Louisiana Bistreaux Seafood Kitchen Buckhead | 30. South City Kitchen Buckhead           | 50. Cousins Maine Lobster Restaurant    |
| 11. The Flying Biscuit Cafe                      | 31. Starbucks                             | 51. Chipotle - Lenox Mall Food Court    |
| 12. Industry Tavern                              | 32. Mission + Market                      | 52. California Pizza Kitchen at Lenox   |
| 13. Chick-fil-A                                  | 33. Little Alley Steak                    | 53. Nobu Atlanta                        |
| 14. Alma Cocina Buckhead                         | 34. New York Prime                        | 54. Davio's Northern Italian Steakhouse |
| 15. Caribou Coffee                               | 35. Corner Bakery                         | 55. Ecco Buckhead                       |
| 16. Knife Modern Mediterranean                   | 36. Maggiano's Little Italy               | 56. Starbucks                           |
| 17. Kabob Land                                   | 37. Brassica                              | 57. St. Cecilia                         |
| 18. Bones Restaurant                             | 38. Del Frisco's Grille                   | 58. The Bucket Shop Cafe                |
| 19. Whisky Mistress                              | 39. Highland Bakery Buckhead              | 59. Wildleaf                            |
| 20. Fogo de Cho Brazilian Steakhouse             | 40. Sister                                | 60. Silom Thai & Sushi bar              |

### HOTELS

- |   |  |
|---|--|
| 1. Hampton Inn Atlanta-Buckhead         | 6. Embassy Suites by Hilton Atlanta Buckhead |
| 2. Hyatt Place Atlanta/Buckhead         | 7. InterContinental Buckhead Atlanta         |
| 3. Grand Hyatt Atlanta in Buckhead      | 8. Hotel Colee                               |
| 4. Courtyard Atlanta Buckhead           | 9. The Westin Buckhead Atlanta               |
| 5. Hilton Garden Inn Atlanta - Buckhead | 10. Waldorf Astoria Atlanta Buckhead         |

### FITNESS

1. LA Fitness
2. CYCLEBAR
3. CorePower Yoga
4. SoulCycle
5. The Forum Athletic Club
6. LifeTime
7. LA Fitness

### RETAIL

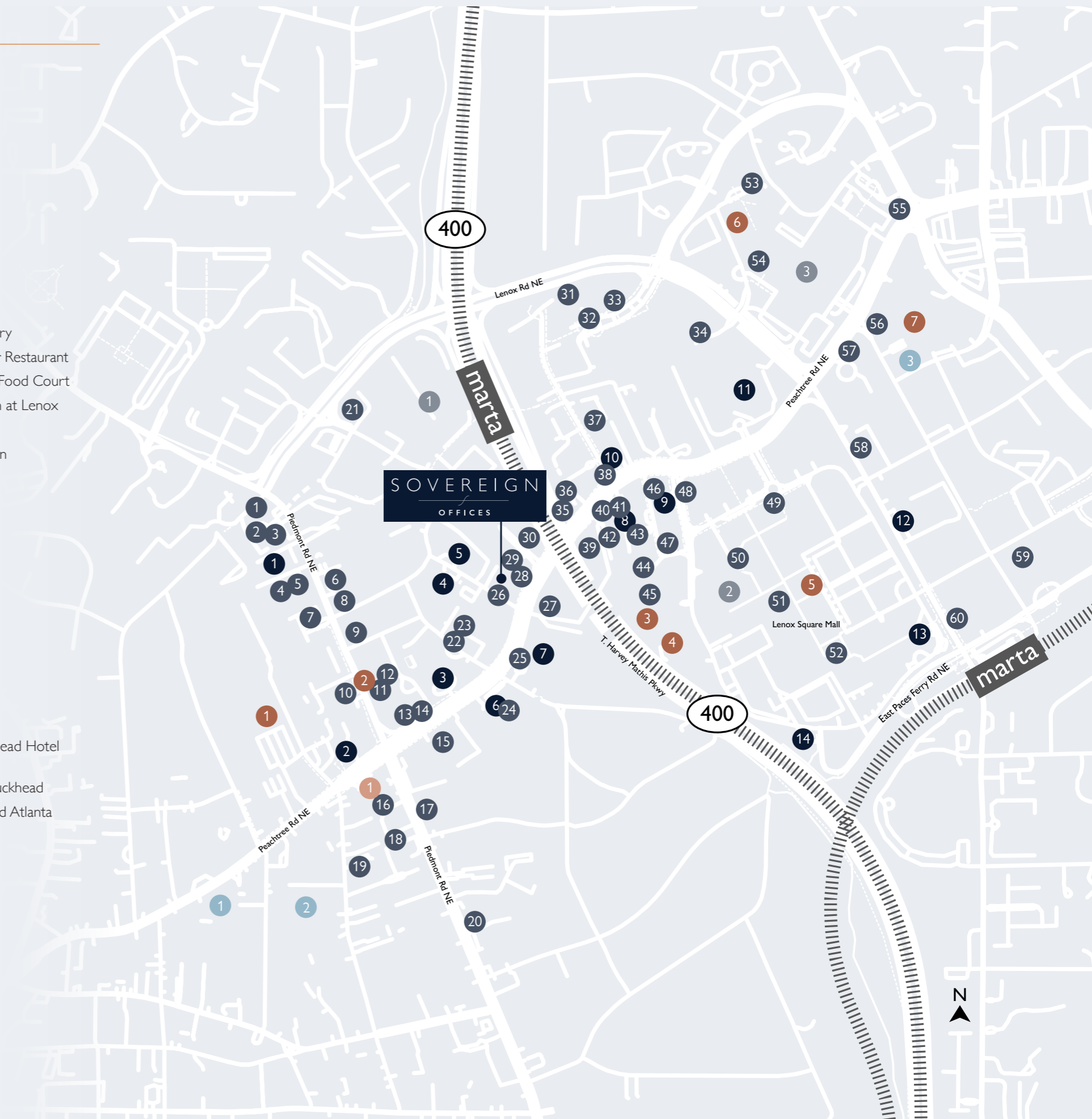
1. Buckhead Station
2. Lenox Square
3. Phipps Plaza

### BANKING

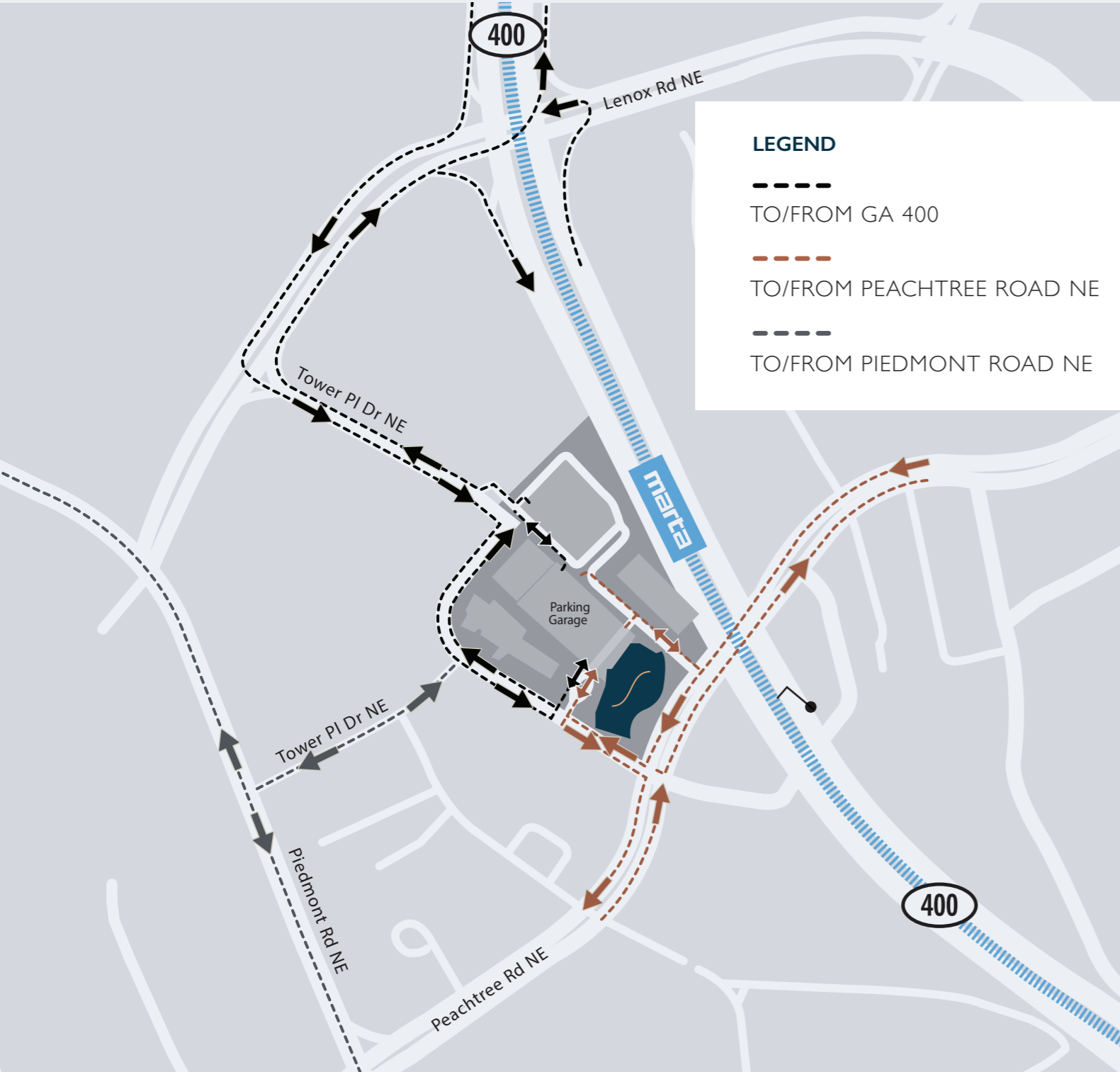
1. Well Fargo

### GROCERY

1. Trader Joe's
2. ALDI
3. Publix



# INGRESS / EGRESS

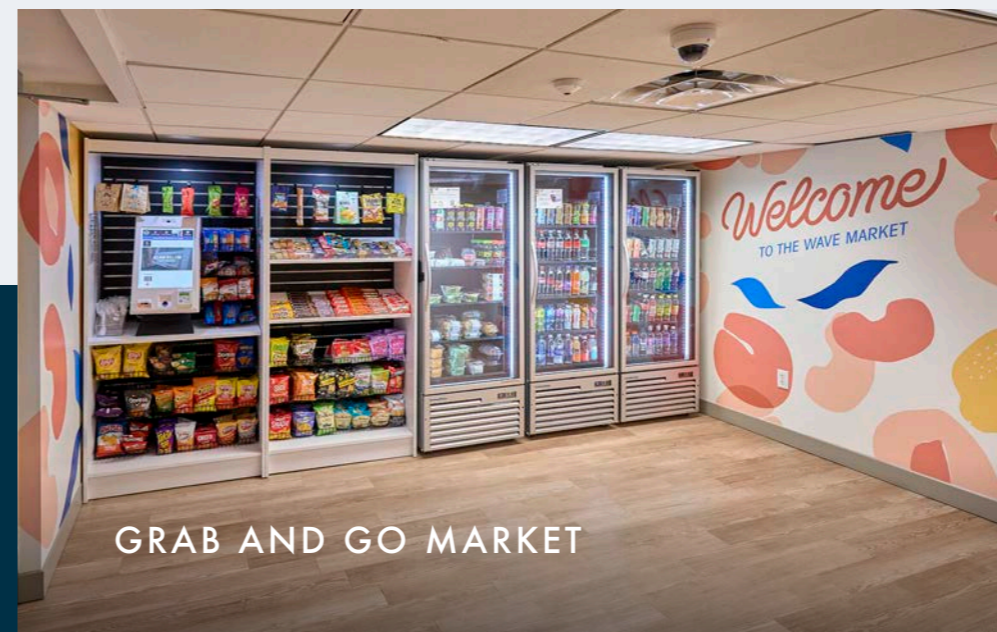


**PRIVATE ROAD ACCESS**  
to GA-400 via Tower Place Drive

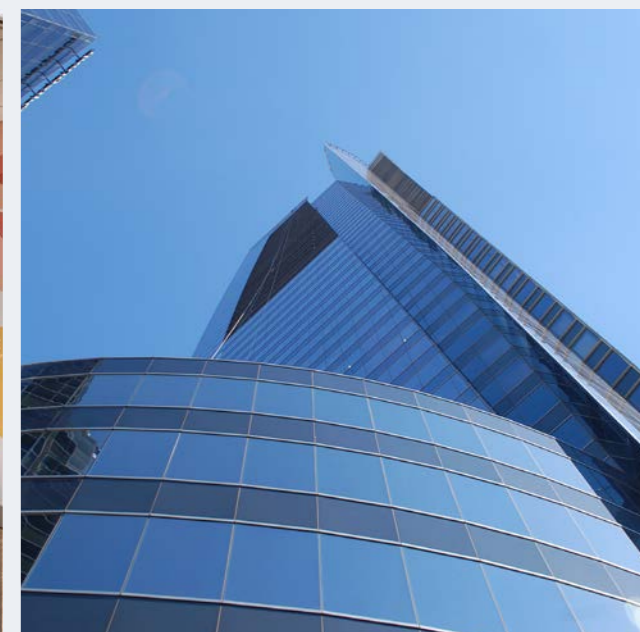
**IMMEDIATE ACCESS TO:**  
Buckhead Loop (Lenox Rd.) | Peachtree Rd. | Piedmont Rd.

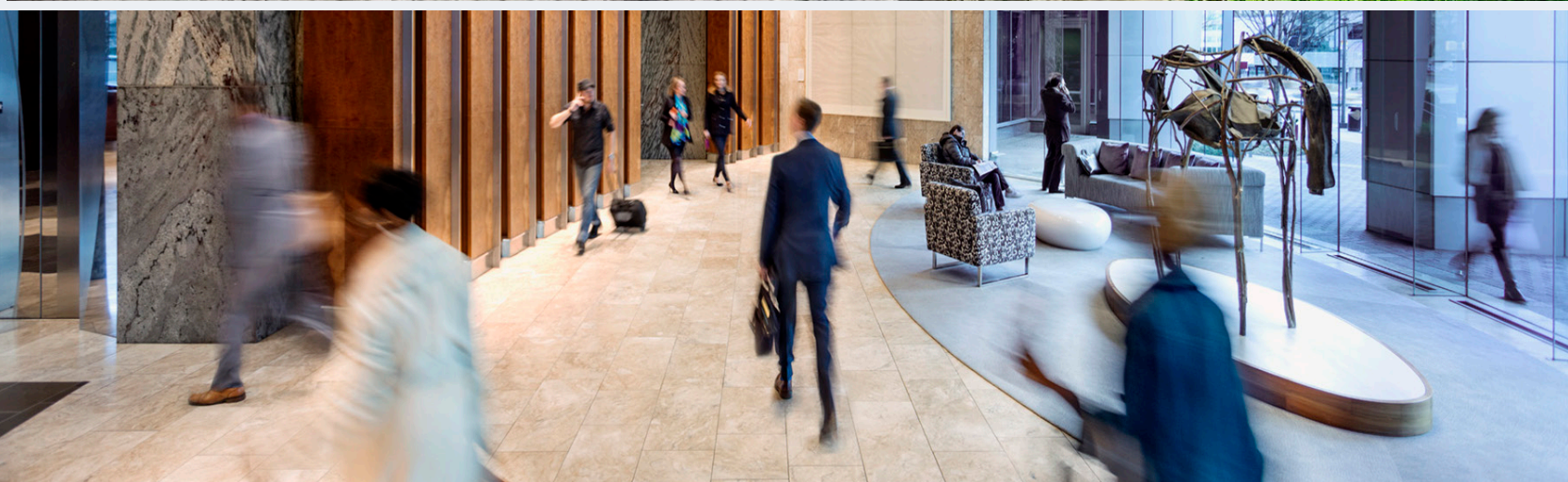
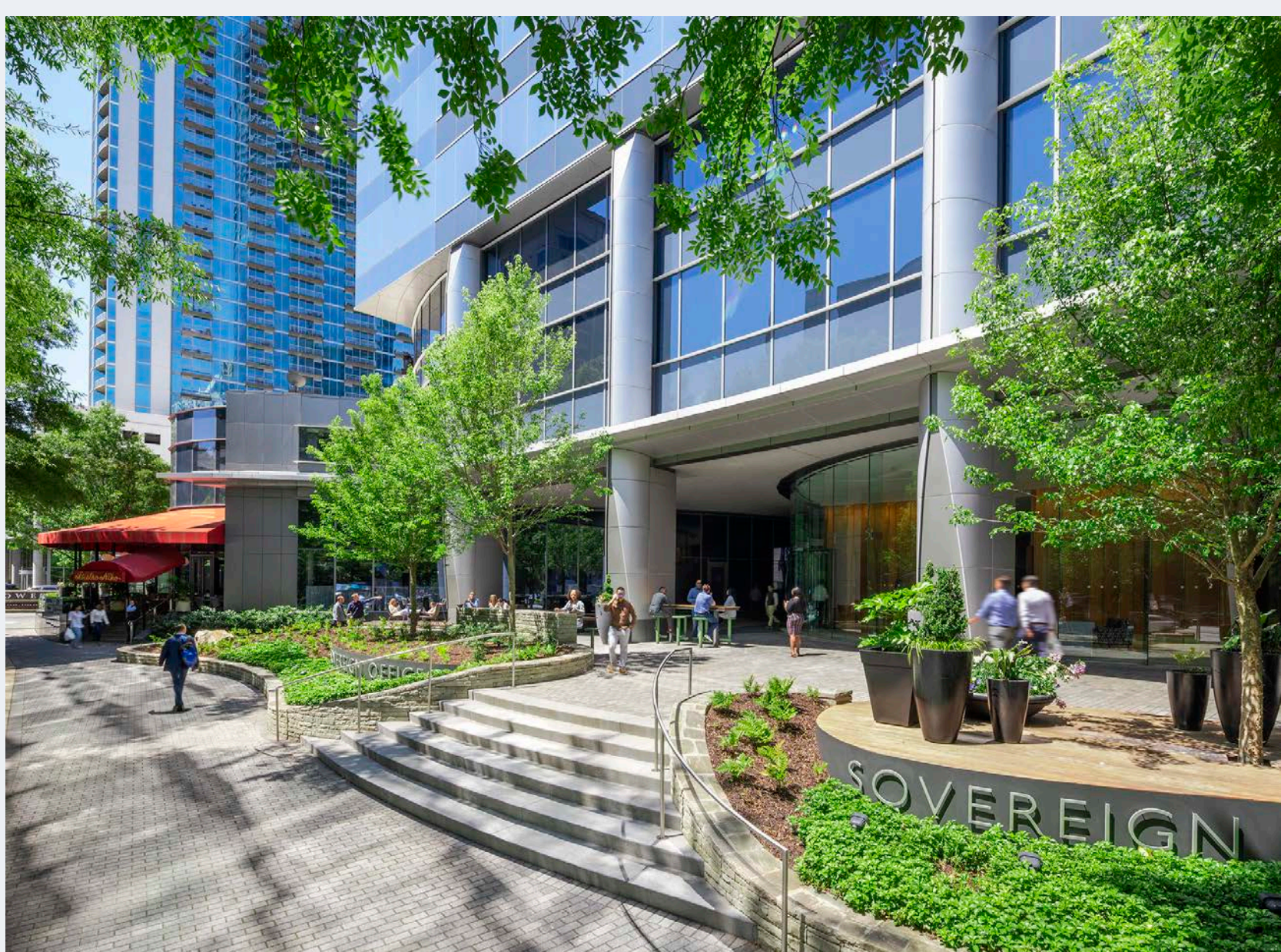


# SOVEREIGN OFFICES



GRAB AND GO MARKET





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