

THE PINNACLE



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Address:
3455 Peachtree Road NE
Atlanta, Georgia 30326

Architect:
Jon Pickard

Date Completed:
1998

Amenities:
Bluepointe restaurant offering fine dining for lunch and dinner; private meeting/dining room with seating for 55. Also, Wachovia ATM, Two Live Oak Café, Pinnacle Café, dry cleaners, auto care/detailing, and shoe shine.

Area Amenities:
Lenox MARTA Rapid Rail Station within two blocks, Lenox Square, Phipps Plaza, The Ritz-Carlton Buckhead, The Westin Buckhead, the InterContinental Hotel and numerous other shopping, lodging and dining destinations in the immediate vicinity.

Building Size:
427,000 rentable square feet
22 stories

Average Floor Size:
22,000 rentable square feet

Structure:
Cast-in-place concrete, post-tensioned structural framing. Dual-pane windows, advanced coated, clear glass with the thermal performance of reflective glass. High performance, "Low E" insulated glass, working in conjunction with the exterior solar shading aluminum airfoils and interior blinds provide an energy-efficient environment.

Elevators:
Gearless traction elevators; 5 low-rise (floors 1-11); 3 high-rise (floors 12-21); 1 concourse hydraulic shuttle; 1 service/freight; 3 parking garage

HVAC:
Direct Digital Controlled (DDC), chilled water variable air volume air handling unit at typical floors; 900 and 600 ton centrifugal chillers; additional tonnage available from the cooling towers at a rate of 1 extra ton per 2,200 sf

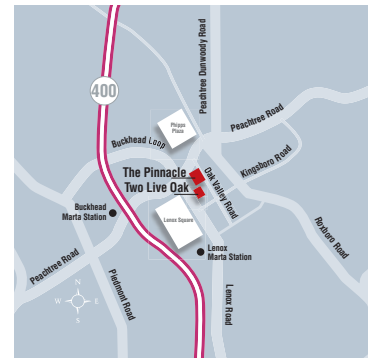
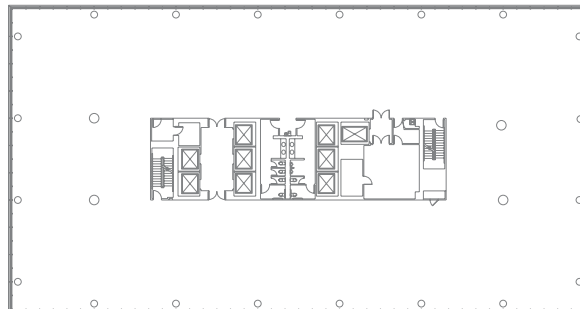
Loading Dock:
Four-bay area accommodates one tractor-trailer and three 24-foot trucks. Direct elevator access.

Parking:
Nine-level above/below grade deck
1,268 spaces (3.0/1,000 square feet)

Security/Fire Protection:
Physical security is provided 24 hours a day, 7 days a week; card access and camera monitoring; completely sprinklered; base building 1,000 KW emergency generator; secure parking deck with high security lighting level; blue light/intercom system located at each stairwell entry

Telephone Service/Fiber Optics:
AT&T, Cypress Communications, Verizon

Electrical Service:
Georgia Power Company



For leasing information contact:
(770) 677-0518

Talk with Cousins.

