

# GENERAL INFORMATION



## VERTICAL MIXED-USE PROJECT:

Address: 3630 Peachtree Road ♦ Atlanta, GA 30326

South Tower: Retail: Lobby Floor  
Office: Floors 2-17  
Residential: Floors 18-34  
Amenity Floor: Floor 18

North Tower: Future phase

Square Footage: Office: 425,000 RSF  
Residential: 293,912 RSF  
Retail: 16,384 RSF

Developer: Pope & Land Enterprises, Inc.  
Owner: JV / Pope & Land, Duke Realty, Post Properties & Novare Group  
Leasing & Mgt: Pope & Land Enterprises, Inc. / Duke Realty

## OFFICE INFORMATION: (SOUTH TOWER)

Architects: Handel Architects, LLP  
Smallwood, Reynolds, Stewart, Stewart & Associates

Contractor: Brasfield & Gorrie  
Architecture: Stone & Glass Curtainwall  
Floorplate RSF: Low-rise: 27,425 RSF High-rise: 27,829 RSF

Construction: Concrete Frame  
Completion Date: Mid 2009 (Office)

Number of Floors: 34  
Parking: Structured deck for 1105 cars  
2.6/1000 office parking ratio  
Separate Commercial vs Residential Parking

HVAC System: Variable air volume system using water-cooled self-contained units

Office Elevators: Separate Office and Residential Elevator Lobbies  
Number: 8 total: 4 low rise passenger (500 fpm/geared)  
4 high rise passenger (700 fpm/geared)  
1 freight, 2 parking shuttle

Ceiling Height: 9 feet typical floor; 15.5 feet first floor  
Module: 5 feet

For Information: Jackie Gauthreaux jackieg@popeandland.com 770.980-0808  
Jennifer Koontz jkoontz@popeandland.com 770.980-0808

# RENDERING



3630  
PEACHTREE



Artist rendering by Neoscape

- Distinctive image and architecture
- Unequalled vista views
- Striking glass curtainwall
- Crystal design element illuminating crown

# SITE PLAN



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- Phase I / South Tower
  - 425,000 sf Class A office - floors 1-17
  - 137 luxury condominium - floors 18-34
  - 2.6/1000 RSF parking ratio
  - 4 ingress/egress points of access ↑↓
  - Ground floor retail - approx. 16,384 RSF
- Phase II
  - Future North Tower planned

# BUILDING SECTION



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- Vertical Mixed-Use Development
- Retail & Lobbies: First Floor
- Efficient Class A Office: Floors 2-17
- Residential Amenity: Floor 18
- Luxury Condominiums: Floors 19-31
- Panoramic Penthouses: Floors 32-33


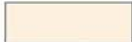


# TYPICAL OFFICE PLAN FLOORS 3-8



3630  
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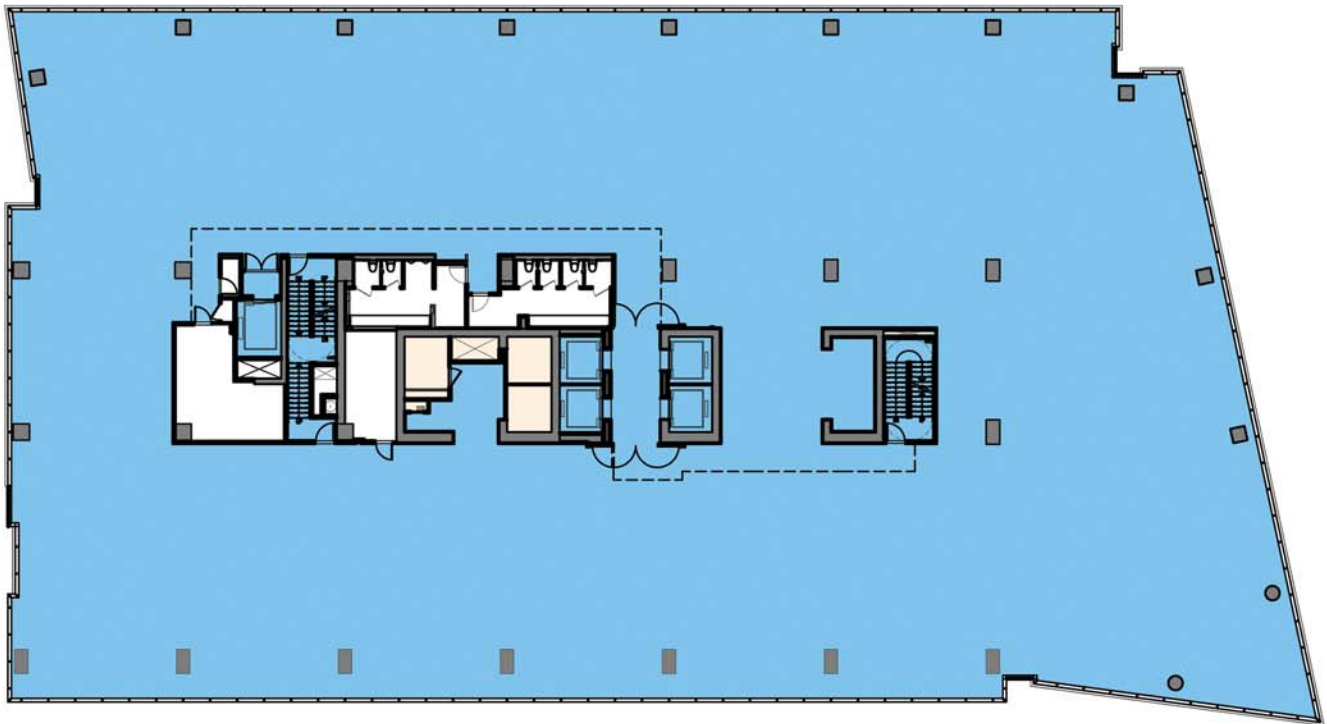
-  OFFICE
-  OFFICE COMMON
-  RESIDENTIAL

- Low Rise Elevator Bank
- 27,425 RSF
- Architects:  
Handel Architects, LLP  
Smallwood, Reynolds, Stewart, Stewart
- 5' Planning Module

# TYPICAL OFFICE PLAN FLOORS 11-16



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PEACHTREE



- OFFICE
- OFFICE COMMON
- RESIDENTIAL

- High Rise Elevator Bank
- 27,829 RSF
- Architects:  
Handel Architects, LLP  
Smallwood, Reynolds, Stewart, Stewart
- 5' Planning Module