



MONARCH TOWER

3424 PEACHTREE RD • ATLANTA, GA 30326

Facts & Stats

OWNER:	Monarch Centre Associates, LLC
ARCHITECT:	
YEAR COMPLETED:	1997
CLASS:	A
SUBMARKET:	Buckhead
TOTAL BUILDINGS RSF:	527, 761 rsf
LARGEST CONTIGUOUS RSF AVAILABLE:	60,000 rsf



BUILDING DESIGN FEATURES

NUMBER OF STORIES:	24 stories
TYPE OF CONSTRUCTION:	Slate-blue insulated reflective glass with sand-colored concrete accents at the lower levels
LOBBY FINISHES:	Flame cut and polished rust-colored granite with green accent
TYPICAL FLOOR PLATE RSF:	23,037 rsf
CEILING HEIGHT:	Finished ceiling heights of nine feet throughout
ELEVATORS:	Five low rise passenger elevators Five high rise passenger elevators One freight elevator Two parking elevators
PARKING:	1,725 spaces in an six-story parking deck
PARKING RATIO:	2.7/1,000 RSF
PARKING RATE:	\$70.00/ month; \$90.00/ month for Reserved
ACCESS & SECURITY:	Closed circuit television monitoring Key card access 24/7 security guard coverage
FIRE SAFETY:	Fully sprinklered
HVAC SYSTEMS:	One 317-ton Trane centrifugal pump chiller / One 633-ton Trane centrifugal pump chiller / One 330-ton York chiller (emergency backup only) Chillers (original); York Energy Management System (2008- Tridium) Plate and Frame Heat Exchanger
INGRESS/EGRESS:	Unparalleled location at the corner of Peachtree Road and Lenox Road, just off the GA 400 interchange.



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AMENITIES:

New York Prime, Café, sundries shop and newstand

Newly Renovated 7,000 rsf fitness club

On-site Corporate Concierge

Conference/training facility

Six-story parking deck with covered building access

Covered walkway connected to Monarch Plaza giving access to The Ritz-Carlton, Rising Roll, Alphagraphics, and Bank of America.

Relaxing outdoor courtyard with seating areas adjacent to the pond

Vehicle oil change/ tire rotation/ tune-up service

Card-key controlled access security system with 24/7 on-site security staff

On-site management

Countless off-site amenities within a short walk

Two blocks from Buckhead & Lenox MARTA stations

LOCAL FEATURES:

RESTAURANTS:

New York Prime Steakhouse, The Grape, Twist,

The Tavern @ Phipps, Blue Point, Aja,

Dantana's Surf & Turf, Prime, Lenox Square Grille,

Dante's Down the Hatch, The Palm Steakhouse, Craft

Morton's Steakhouse, Neo, Market, Maggiano's Italian Restaurant,

Bistro Niko, Bricktop's Cantina, Ruth's Chris Steakhouse

Seasons 52, Cheesecake Factory, La Grotta

HOTELS:

Ritz Carlton -Buckhead, The Mansion, Westin Hotel,

J.W. Marriott, Intercontinental, Embassy Suites, W Hotel

Mariott -Buckhead, Doubletree, Marriott Courtyard,

Extended Stay America, Hyatt Place,

AmeriSuites,

Staybridge, Hampton Inn,

Residence Inn,



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