

ONE PHIPPS PLAZA



PHIPPS PLAZA

DISCOVER A NEW BUSINESS MODEL

Atlanta's business district is undergoing a major transformation with the arrival of One Phipps Plaza, a 13-story, Class A office tower in the heart of Buckhead at Peachtree and Lenox.

Part of iconic Phipps Plaza—a mixed-use development that presently combines office and retail with residential and entertainment—One Phipps Plaza will bring a corporate element to a premier destination already known for its luxury shopping, dining, and hospitality.

- Walkable environment with unmatched amenities
- Incredible accessibility to GA400 and Buckhead
- Prominent branding & signage opportunities
- Efficient floor plates and abundant natural light

Come late 2020, Buckhead will no longer be business as usual. Stay up to date at onehippsplaza.com.



FOOD/FITNESS BUILDING

Life Time Athletic – 90,000 SF

- 1 Floor Co-Working
- 2 Floors Fitness
- Rooftop Pool, Cafe, Amenity Deck, Spa

Food Hall – 10,000 SF

- Outdoor Event Space

Entertainment & Dining – 40,000 SF

NOBU HOTEL

- 150 Rooms
- Nobu Restaurant
- 6,000 SF of Conference/ Banquet Space
- Rooftop Pool

OFFICE

- 13 Levels of Class A Office
- 354,427 RSF



LENOX SQUARE

THE RITZ-CARLTON
BUCKHEAD

SAKS FIFTH AVENUE

PHIPPS PLAZA

PHIPPS
TOWER

LIFETIME
FITNESS

FOOD HALL
(UNDER LIFETIME FITNESS)

NORDSTROM

FUTURE
FIRE STATION

EXTERIOR
EVENT SPACE

OFFICE
TOWER

NOBU
HOTEL

NOBU
RESTAURANT

750 PARK AVENUE

THE HUNTLEY
(OPEN)

PHIPPS BLVD.

THE DOMAIN
AT PHIPPS PLAZA

ECCO
RESTAURANT
(2018)

AC HOTEL BY MARRIOTT

WIEUCA RD. NE

N

PHIPPS PLAZA

REDEFINING THE WAY BUCKHEAD LIVES, WORKS, PLAYS, & SHOPS

Phipps Plaza is the most sophisticated shopping destination in the Southeast with timeless and cross-generational appeal.

Anchored by Saks Fifth Avenue and Nordstrom, it offers shoppers a distinctive mix of luxury and contemporary fashion featuring more than 50 market-exclusive brands, including signature boutiques such as:

- | | |
|-----------------|----------------|
| —Gucci | —Valentino |
| —Versace | —Hugo Boss |
| —Jeffrey | —Bally |
| —Giorgio Armani | —Tiffany & Co. |

Abundant dining and entertainment options including:

- Davio's Northern Italian Steakhouse
- Tavern at Phipps
- Michael Schwartz's Genuine Pizza
- Public Kitchen and Bar
- Grand Lux Cafe
- Ecco Buckhead (opening November)

The evolution of the Phipps Plaza Complex provides a built-in shopper base.

- State-of-the-art AC Hotels by Marriott
- Domain at Phipps Plaza luxury residential complex with 319 sophisticated urban-style residences



PHIPPS PLAZA NOBU

INTRODUCING NOBU HOTEL & RESTAURANT ATLANTA

With 38 restaurants operating across five continents, Nobu is known for an inventive style and theatrical allure that revitalized dining. Nobu Hotels are built and operated along the same principles of luxury, fun, craft, and theater. There are currently seven Nobu hotels open with nine more under construction in locations including Barcelona, Chicago, Las Vegas, and London.

Together, they attract a strong following of international customers and tastemakers with their high-end reputation as “a place to go and be seen.” Business lunches have never looked so good.

- Anticipated opening in early 2021
- 10,000 SF restaurant, 150-room hotel
- 10,000 SF corporate conference space



PHIPPS PLAZA LIFE TIME

MEET LIFE TIME

Healthy living and entertainment will come together in this signature, resort-like athletic club to create a wellness experience unlike any other. Featuring the ultimate in workout classes, small group and personal training, and a full-service spa, Life Time will also provide their members with access to LifeCafe, Lifetime Kids Academy, a lavish rooftop pool, beach club, bistro, and beautifully appointed work and meeting social spaces.

- Anticipated opening in Summer 2021
- 90,000 SF including 30,000 SF of LifeTime Work
- Exclusive membership rates for One Phipps Plaza tenants
- Rooftop deck, pool, and cafe



ONE PHIPPS PLAZA OVERVIEW

MEET ONE PHIPPS PLAZA

Designed to be completely integrated into the existing footprint of Phipps Plaza, our new office tower will be a unique opportunity in the market. With incredible access, convenient and abundant parking, a state-of-the-art lobby, and 13 stories of office space, this new construction will also include collaborative outdoor event space and direct access to the best shopping and dining in Atlanta. This is the future of business. This is One Phipps Plaza.

- Anticipated late 2020 delivery
- 13-story building
- 354,427 RSF
- Efficient 29,405 RSF floor plates with floor-to-ceiling glass
- Outdoor dining & event space
- Valet available
- 2.5/1,000 covered, secured parking
- Multiple signage & branding opportunities available



ONE PHIPPS PLAZA

BE AT THE CENTER OF IT ALL

Atlanta claims the ninth-largest metropolitan area in the U.S., with a rising impact on global commerce, research, technology, and entertainment. Buckhead, its uptown business district, has seen its skyline grow in sync through development and investment from local and international businesses and corporations. One Phipps Plaza, in the heart of Buckhead, will be in a prime position to enable companies to make the most of this city's diverse business sectors, services, and workforce, all while being in close proximity to world-class shopping, dining, and fitness.

- First on/off access to GA-400
- 30 minutes to Hartsfield-Jackson Atlanta International Airport – a major travel hub with 209 domestic and international gates
- Walkable (.5 miles) to two Marta Stations – Buckhead (red line) and Lenox (gold line)
- Eight points of ingress/egress



ONE PHIPPS PLAZA OFFICE SPACE

WORK TO YOUR ADVANTAGE

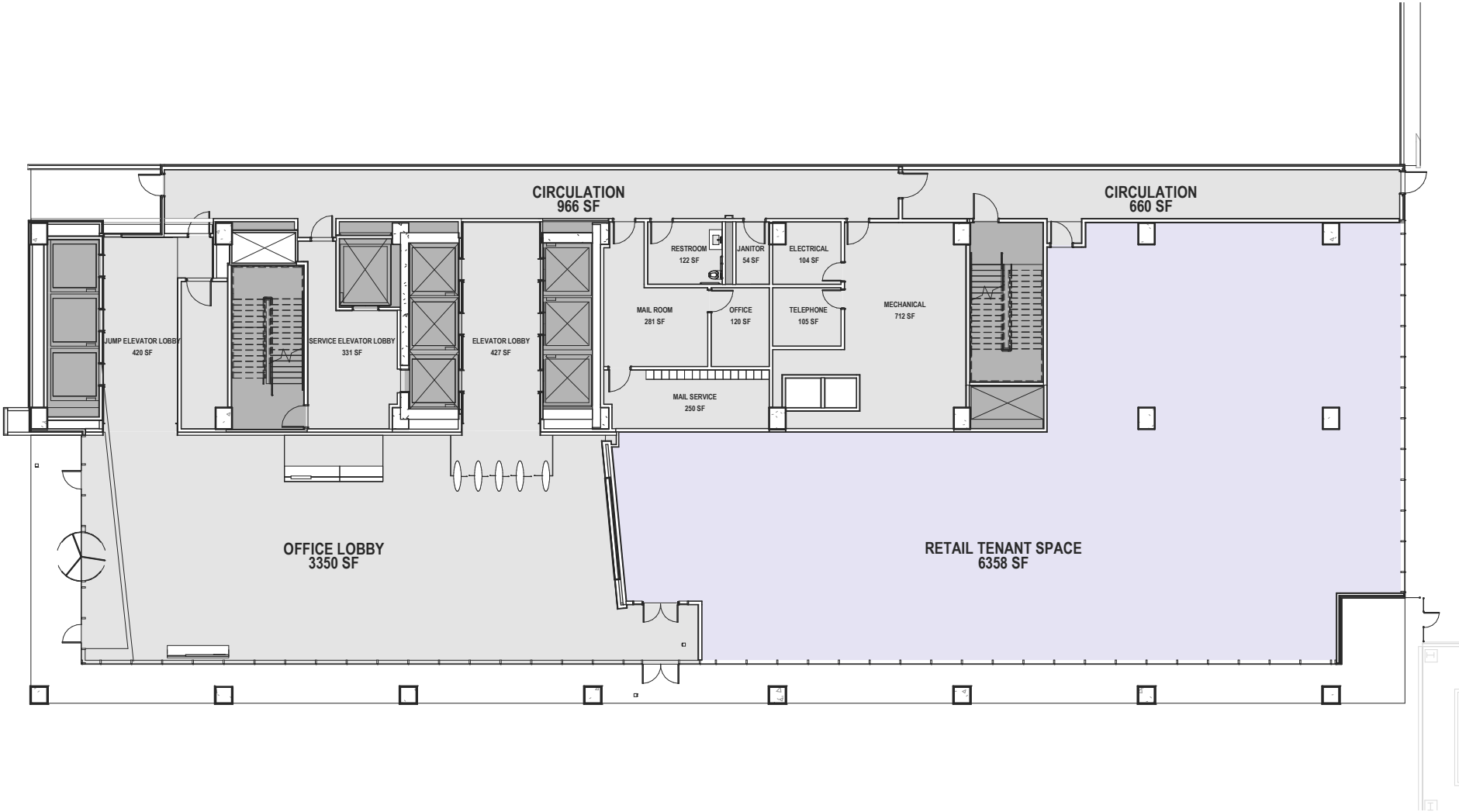
Flexible and efficient floor plans will enable a custom-tailored approach sure to maximize your space, whether traditional offices or open collaborative layouts. And with floor-to-ceiling windows, natural light will never be in short supply.

- Height: 13 floors
- Size: 354,427 RSF
- Floor Size: 12 office floors at 29,405 RSF/floor
- Floor Height: 13.5' typical/14.5' top three levels
- Main Lobby: 14.0' finished ceiling with full-height glass adjacent to outdoor plaza
- Elevators: Destination dispatch system with dedicated parking elevators and executive parking elevator lobby
- HVAC: Water-cooled self-contained HVAC system with variable air volume "VAV" operation and building management control system
- Electrical: 480/277 V service and power distribution with provisions for life safety emergency power system
- Access: ½ mile from GA-400 on ramps and ½ mile from Buckhead Marta Station



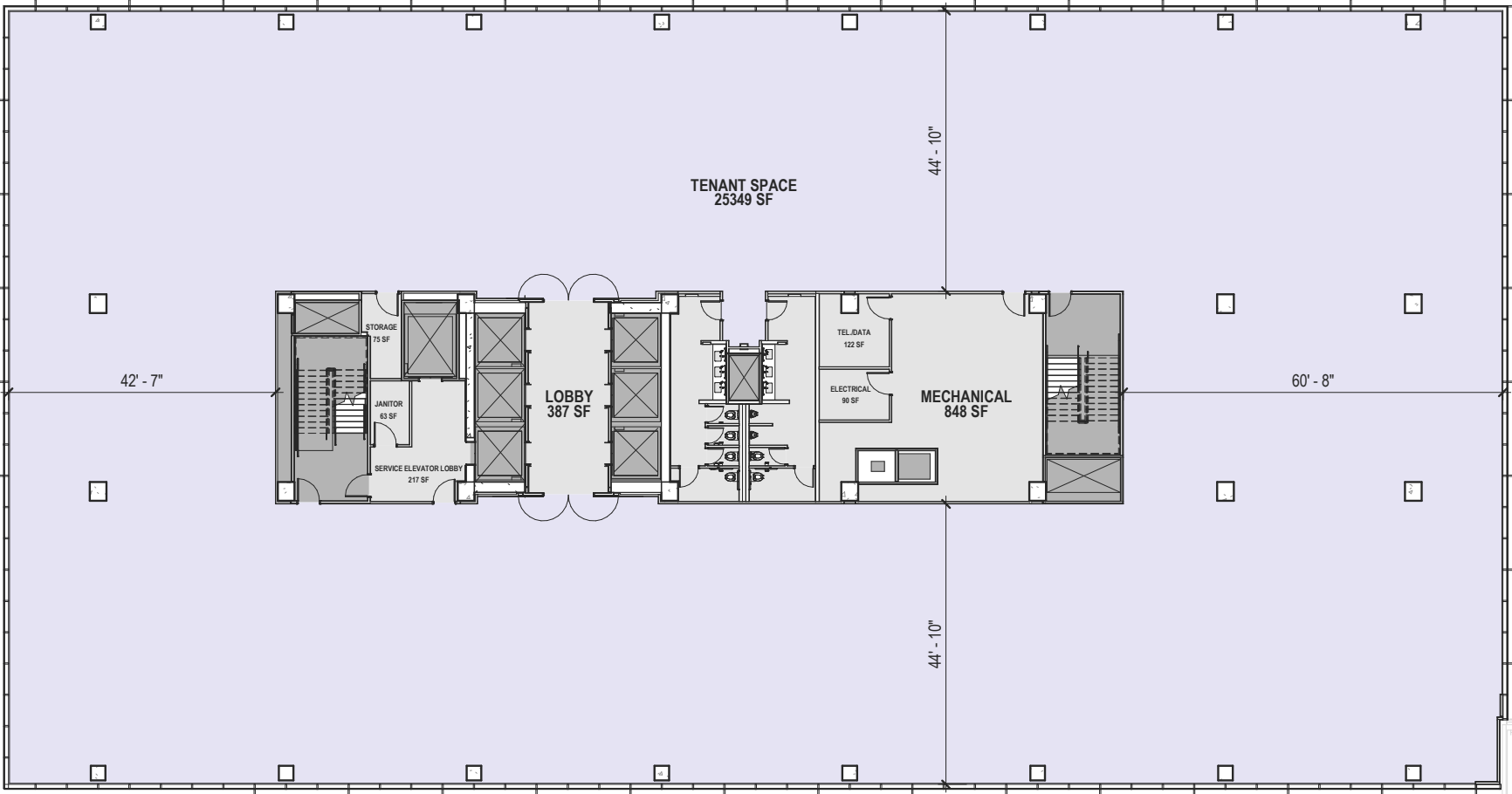
LOBBY LEVEL FLOOR PLAN

APPROXIMATELY 6,358 RSF

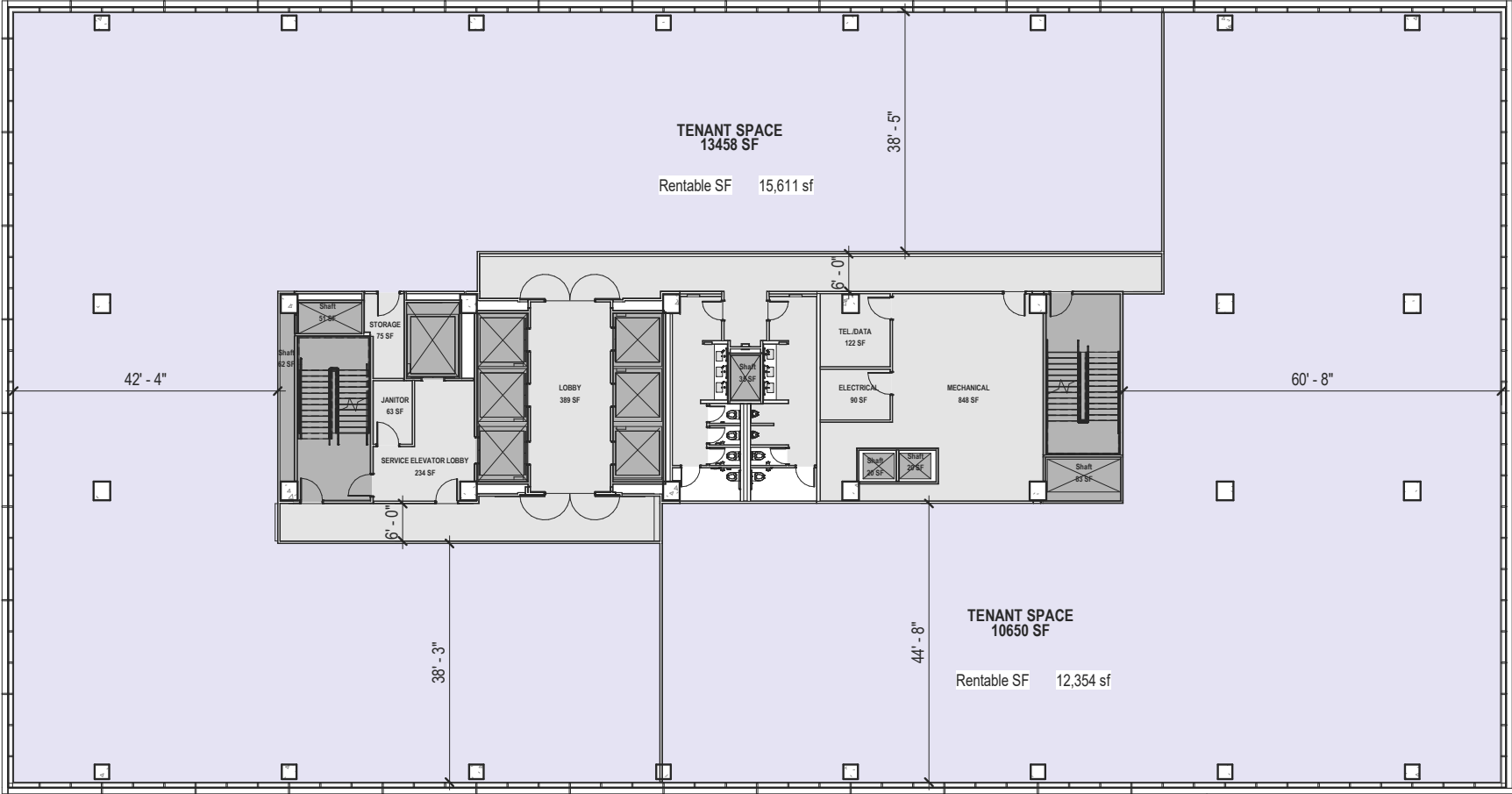


SINGLE TENANT PLAN

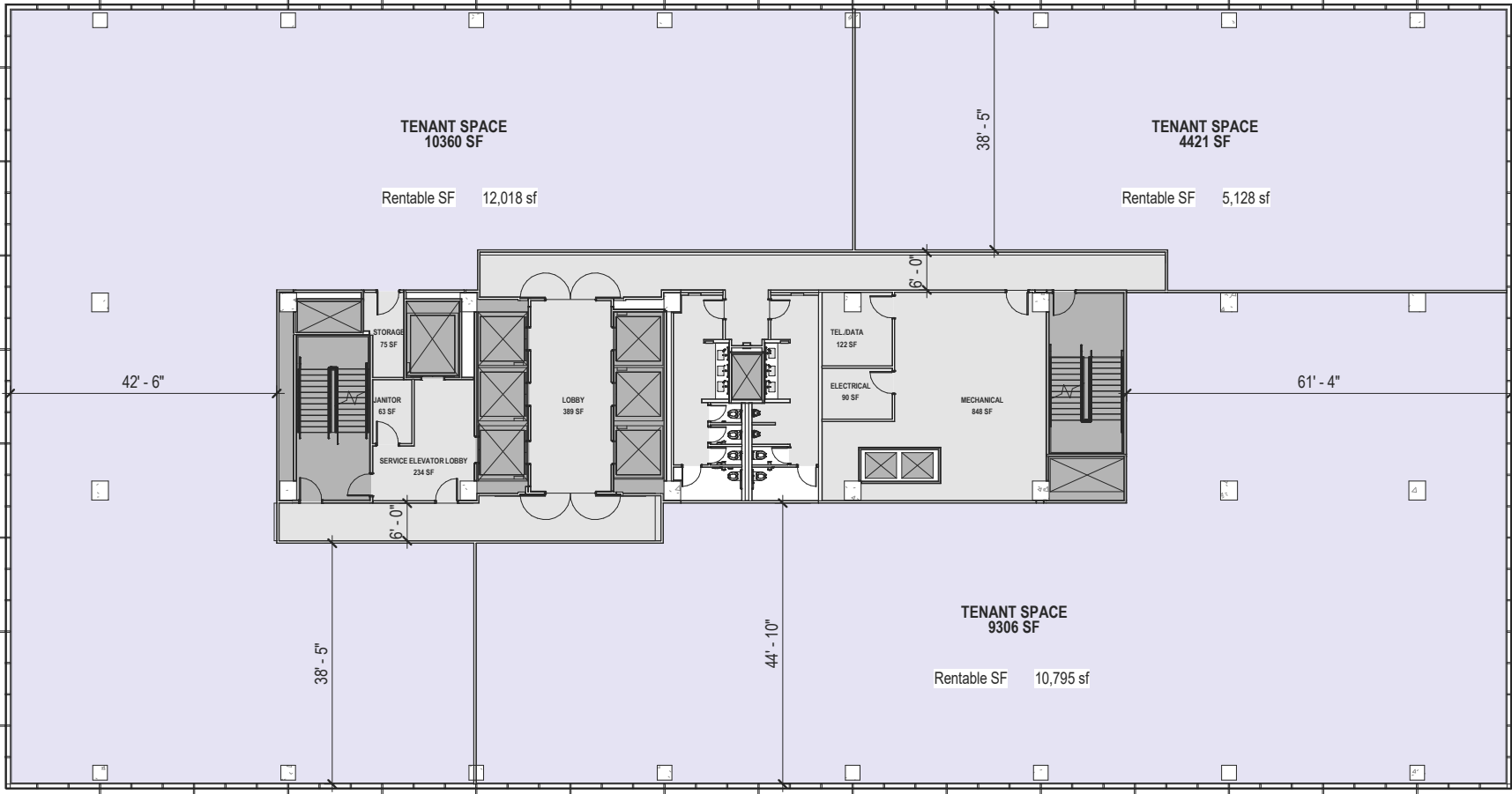
APPROXIMATELY 25,349 RSF



TWO TENANT PLAN
APPROXIMATELY 27,965 RSF



THREE TENANT PLAN
APPROXIMATELY 27,941 RSF



TRADITIONAL TEST FIT

APPROXIMATELY 29,405 RSF

49 OFFICES 10 CONFERENCE ROOMS 90 CUBES



OPEN PLAN TEST FIT

APPROXIMATELY 29,405 RSF

15 INTERIOR OFFICES 7 CONFERENCE ROOMS 147 CUBES







ONE PHIPPS PLAZA

SEE YOURSELF HERE



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onehippsplaza.com

ABOUT SIMON PROPERTY GROUP

Across the globe, Simon Property Group is known for being at the forefront of all things fashion—generating billions in annual retail sales. As an S&P100 company focused on real estate ownership, management, and development, our industry-leading approach to shopping, dining, and fun has created unique destinations that not only meet the needs of the evolving markets, but the wants of the communities we support as well.





ONE PHIPPS PLAZA

A SIMON PROPERTY