

MONARCH TOWER

Novel Impression

A Highwoods Buckhead Collection
Signature Property

 Highwoods®

3424 PEACHTREE ROAD



Signature Experiences

Monarch Tower is a 527,700 SF office destination for industry-leading companies rising 24 stories above the intersection of GA-400 and Lenox Road.

An integral part of Highwoods The Buckhead Collection, Monarch Tower offers customers unrestricted access to resort-quality amenities both on-site and across three elite sister buildings.

Marked by Highwoods promise of signature service, The Buckhead Collection also delivers an unwavering level of attention and hospitality that is felt by the customers.



MONARCH TOWER

Modern Conveniences

Monarch Tower features a welcoming lobby filled with natural light, creating a bright and inviting atmosphere. This tower blends modern design with natural elements and seating areas that encourage relaxation and conversation.



Welcoming Lobby and On-Site Security

ON-SITE CONVENIENCES

- Spark Conference Center
- Monarch Athletic Club
- Customer Lounge
- SmartPark™
- EV Parking/Charging Stations
- Connected, Covered Parking Deck with Dedicated Entry
- On-Site Property Management Office and Security
- Bike Storage
- On-Site Express Mail Dropbox
- Auto Detailing Service
- Dry-Cleaning
- Immediate Access to GA-400, Peachtree and Lenox Roads
- Direct Access to MARTA Buckhead Station
- On-Site F&B Options, Including Upscale Dining

**NEW YORK
PRIME**

Simmer



On-Site Outdoor Venues with Monthly Programming



Monarch Athletic Club

Commute Efficiently

Monarch Tower boasts four direct ingress/egress routes for superior access to GA-400, Peachtree and Lenox Roads via Stratford and Lenox Roads.

- 02 Minute Drive to GA-400
- 05 Minute Walk to MARTA (Buckhead Station)
- 06 Minute Drive to I-85
- 15 Minute Drive to Dekalb-Peachtree Airport
- 30 Minute Drive to Hartsfield-Jackson International Airport

LENOX ROAD COMPLETE STREET BENEFICIARY

Poised to reap the benefits of the Buckhead CID's pedestrian infrastructure enhancement plan, The Buckhead Collection customers will enjoy easy walks along Lenox Road from Peachtree Road to Phipps Boulevard beginning in 2025.



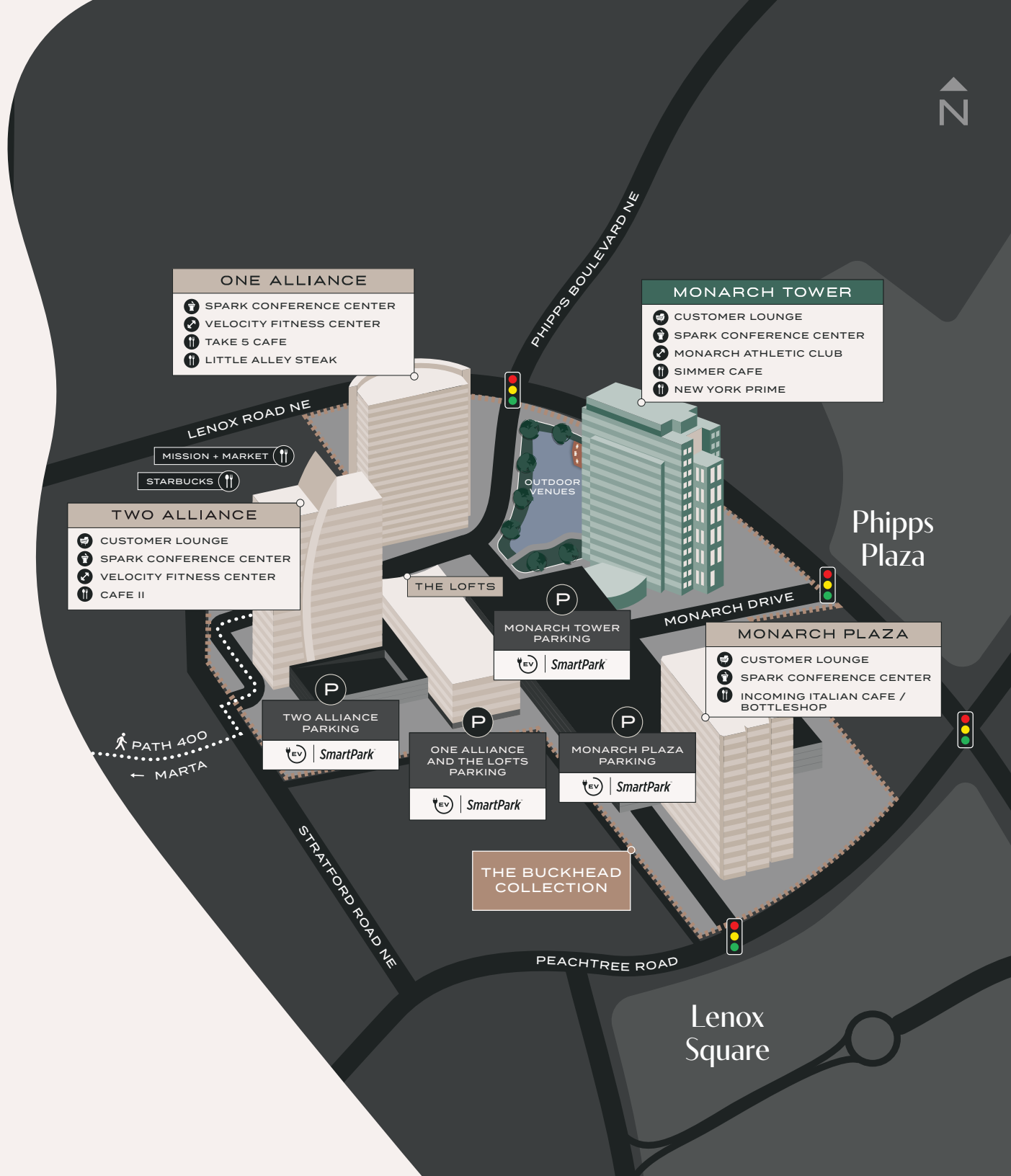
Amplified Choice

THE BUCKHEAD COLLECTION

At The Buckhead Collection, customers can move seamlessly between a wide breadth of activated environments and full suite of amenities resort-wide. Beyond its impressive amenity offering, The Buckhead Collection boasts a packed social calendar with monthly engagements for customers and specialty staples designed for holistic wellness.

- 5 SPARK Conference Centers
(hosting 70-250 people)
- 8 On-site F&B Options
(including 3 high-end dining)
- 3 Customer Lounges
- 2 Velocity Fitness Centers
+ 1 Athletic Club

Rolling Resort-Wide Interior
and Exterior Enhancements
Debuting Late 2024



World-Class Experiences Within Reach

BUCKHEAD SUBMARKET

In addition to superior accessibility making commutes seamless, The Buckhead Collection is surrounded by a wide variety of world-class hotels, upscale shops and foodie-approved dining destinations.

WALKABLE TO:



14+ Walking Trails



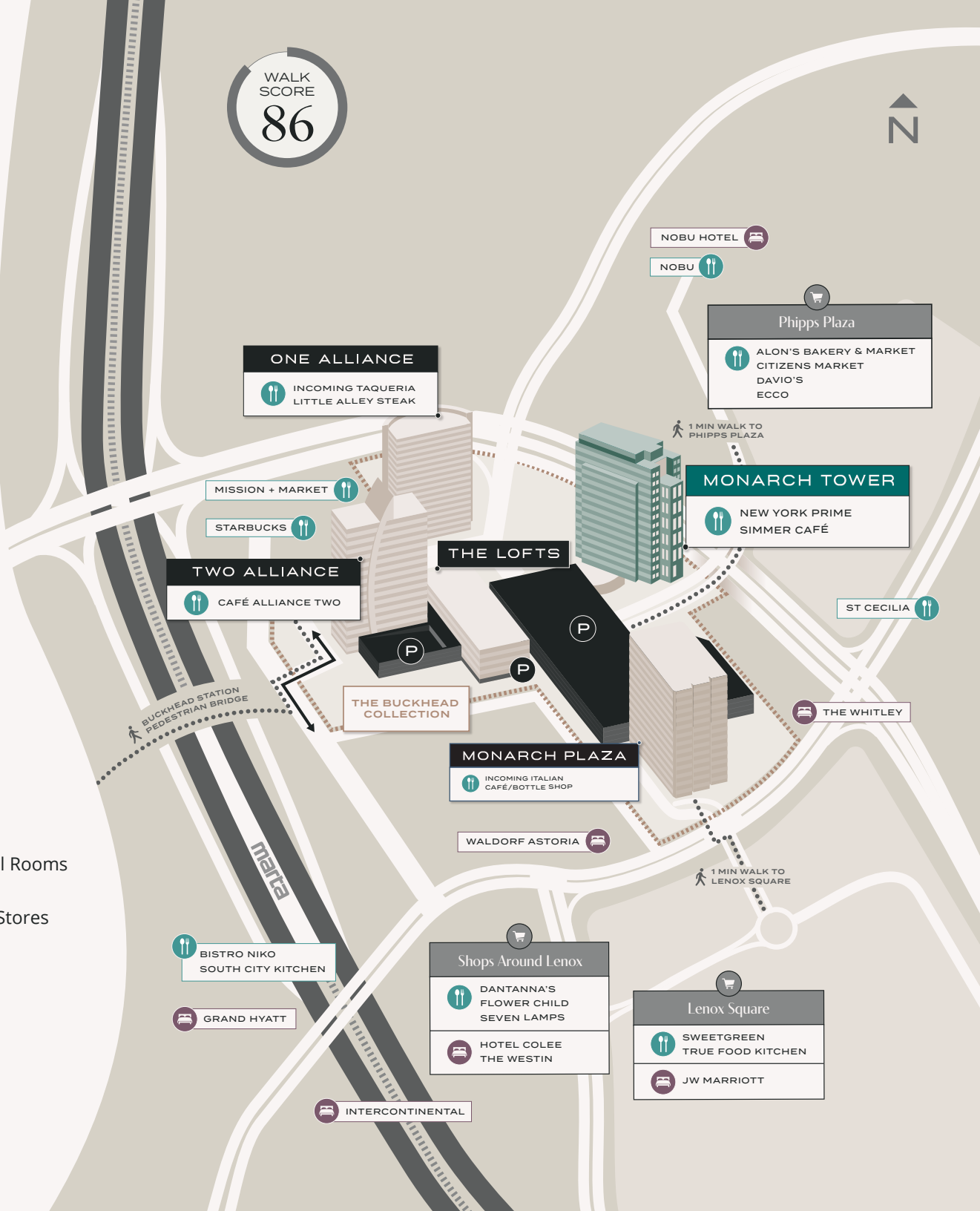
230+ Dining Options



5,572+ Hotel Rooms



240+ Retail Stores





Our Dedicated Commitment to Service

At Highwoods, we pledge signature service to our people and properties, shaping workplaces of distinction through three service standards—inclusivity, activity and tenacity.

First, we recognize that today's talent performs best when it can move seamlessly between inclusive, amenity-rich environments. That's why we give customers of The Buckhead Collection unrestricted access to our full suite of resort-quality amenities.

Second, we shape active experiences and events to keep our spaces alive and engaging. Anchored by the concierge-style service of on-site property management and building staff, we're devoted to making everything from parking to security, amenity-booking and more feel effortless.

Lastly, a palpable tenacity unites our team to spark connections and deliver first-class service to customers across Highwoods portfolio. No matter what, this set of standards remains core to Highwoods culture and consistently sets our workplaces apart.

MONARCH TOWER

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A HIGHWOODS BUCKHEAD COLLECTION SIGNATURE PROPERTY

ONE ALLIANCE

TWO ALLIANCE

THE LOFTS

MONARCH PLAZA

ABOUT HIGHWOODS

Highwoods Properties, Inc., headquartered in Raleigh, is a publicly traded (NYSE:HIW), fully integrated office real estate investment trust (REIT) that owns, develops, acquires, leases, and manages properties in the best business districts (BBDs) of Atlanta, Charlotte, Dallas, Nashville, Orlando, Raleigh, Richmond, and Tampa. Highwoods is in the work-placemaking business. We believe that by creating exceptional environments and experiences we can deliver greater value to our customers, their teammates and, in turn, our shareholders. By creating and operating commute-worthy places, we support the growth and success of our customers and contribute to the vitality of our communities. For more information about Highwoods, please visit our website at highwoods.com.



HIGHWOODS.COM