

ONE ALLIANCE

A Class Above

A Highwoods Buckhead Collection
Signature Property

 Highwoods®
3500 LENOX ROAD NE



Signature Experiences

One Alliance is a 556,000 SF office destination for industry-leading companies rising 20 stories above the intersection of GA-400 and Lenox Road.

An integral part of The Highwoods The Buckhead Collection, One Alliance offers customers unrestricted access to resort-quality amenities both on-site and across three elite sister buildings. Marked by the Highwoods promise of signature service, The Buckhead Collection also delivers an unwavering level of attention and hospitality that is felt by both customers and staff.

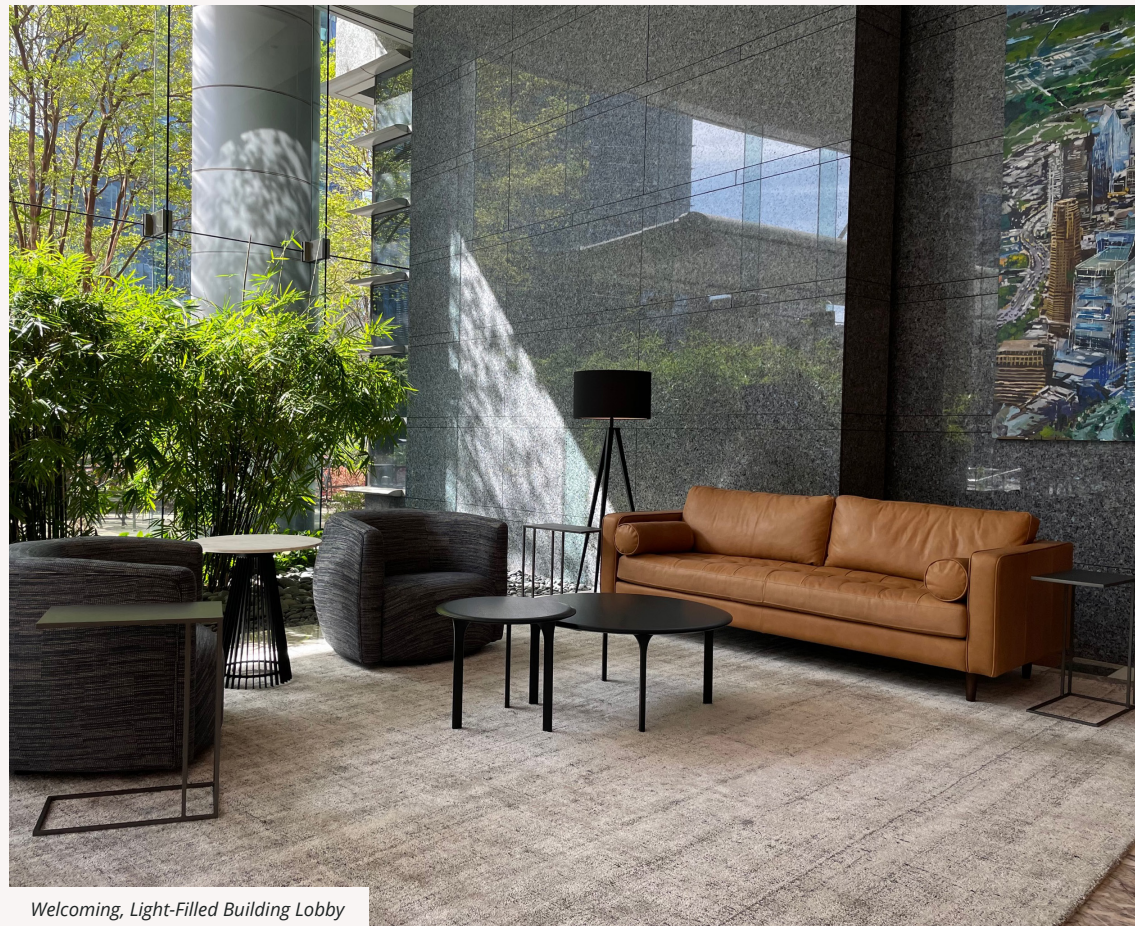


Modern Conveniences

One Alliance features a welcoming lobby filled with natural light, creating a bright and inviting atmosphere, where modern design blends with natural elements and seating areas that encourage relaxation and conversation.

ON-SITE CONVENIENCES

- Spark Conference Center with Ability to Host Up to 70 people
- Velocity Fitness Center
- SmartPark™
- EV Parking/Charging Stations
- Connected, Covered Parking Deck with Dedicated Entry
- Bike Storage
- On-Site Property Management Office and Security
- On-Site ATM, Auto Detailing Service and Dry-Cleaning
- Immediate Access to GA-400, Peachtree and Lenox Roads
- Direct Access to MARTA Buckhead Station
- Multiple On-Site F&B Options Serving Breakfast to Happy Hour and Upscale Dining
- Lobby Renovation Coming Soon



Welcoming, Light-Filled Building Lobby



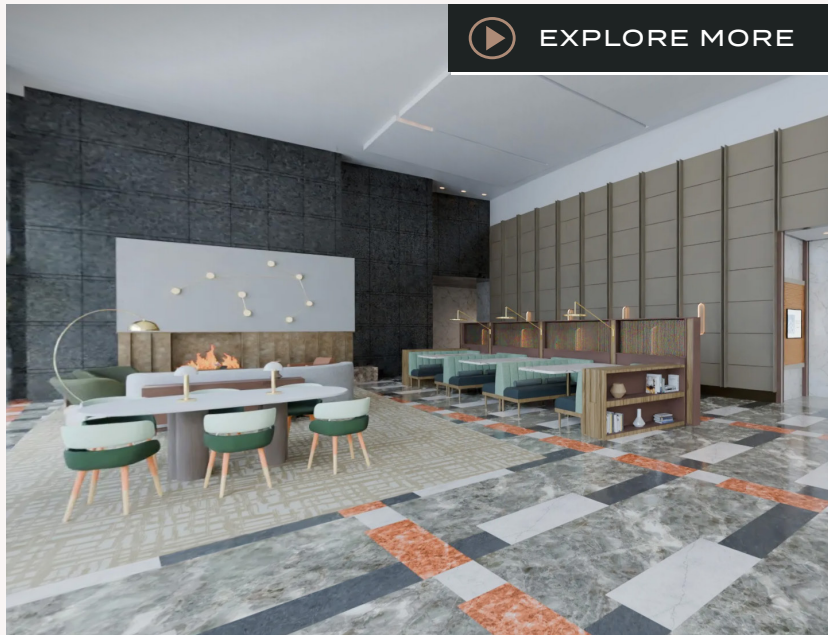
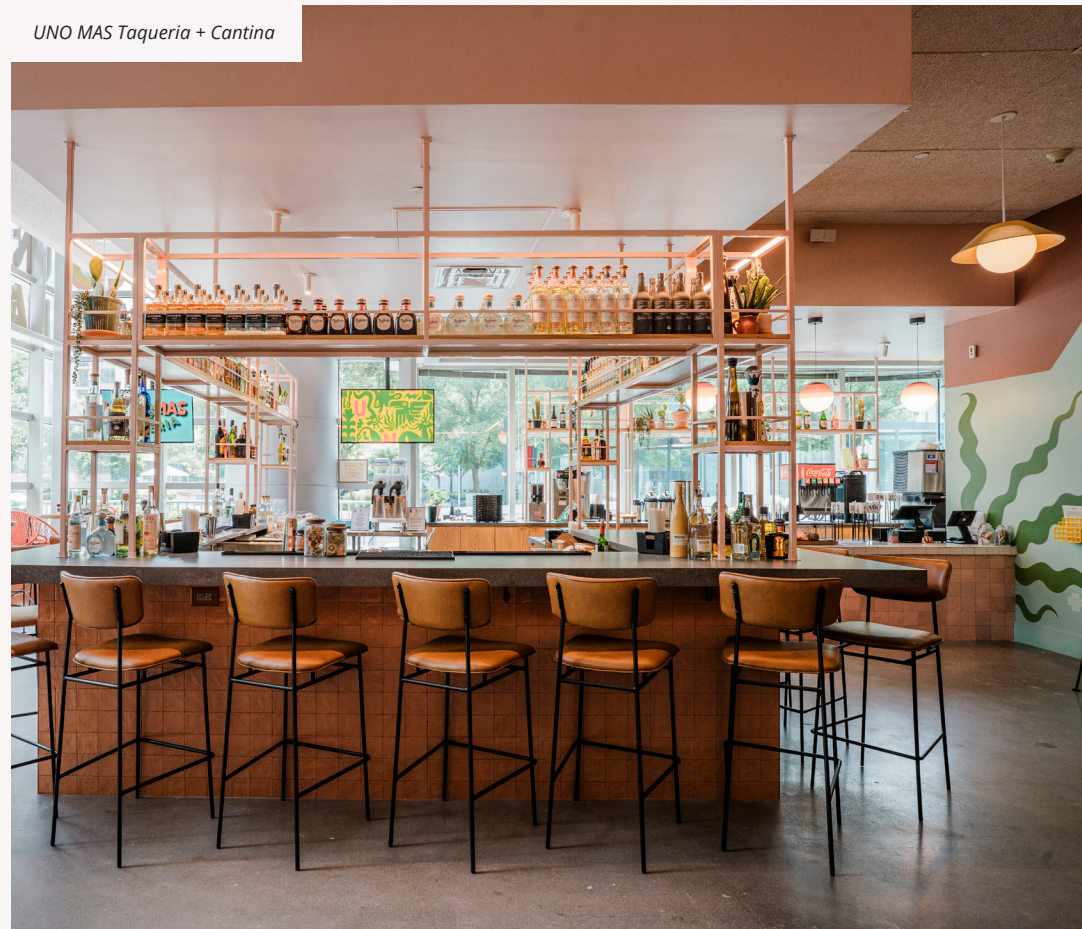
On-Site Outdoor Venues with Monthly Programming



On-Site Upscale Dining | Little Alley Steak

Environments That Inspire

One Alliance is excited to welcome Uno Mas, our new Mexican restaurant serving fresh breakfast, lunch, and dinner, along with a full-service bar. As part of our ongoing transformation, we're also anticipating the arrival of new, first-class lobby renovations. Soon, mornings fueled by fresh coffee from the lobby's premier coffee-to-cocktail counter will be enjoyed in one of 10 newly designated hosting zones.



Commute Efficiently

One Alliance 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

UNO MAS
TAQUERIA

THE BELL STAND
at monarch plaza



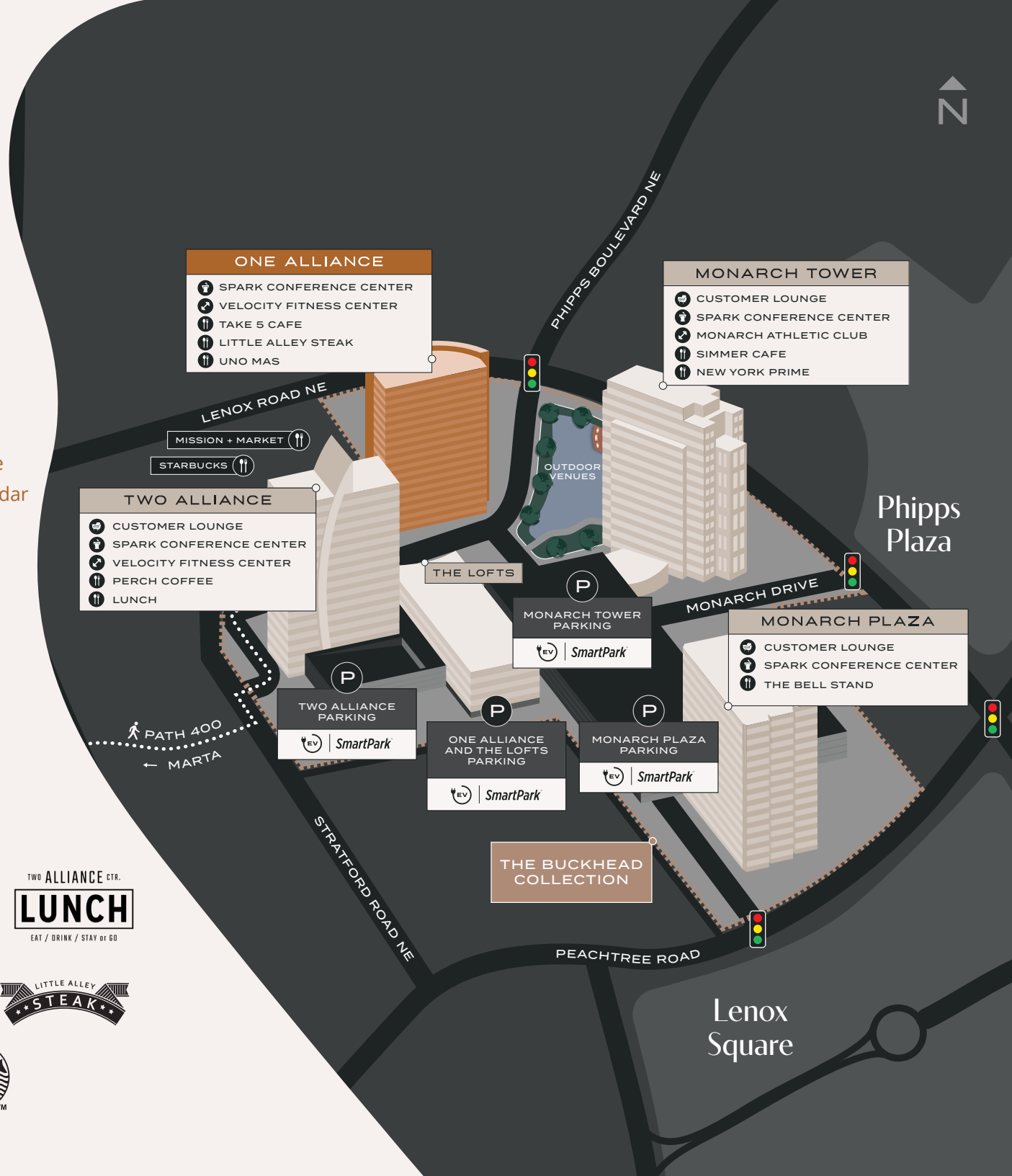
TWO ALLIANCE CTR.
LUNCH
EAT / DRINK / STAY or GO

Simmer

NEW YORK PRIME



MISSION + MARKET



ONE ALLIANCE

- SPARK CONFERENCE CENTER
- VELOCITY FITNESS CENTER
- TAKE 5 CAFE
- LITTLE ALLEY STEAK
- UNO MAS

MONARCH TOWER

- CUSTOMER LOUNGE
- SPARK CONFERENCE CENTER
- MONARCH ATHLETIC CLUB
- SIMMER CAFE
- NEW YORK PRIME

TWO ALLIANCE

- CUSTOMER LOUNGE
- SPARK CONFERENCE CENTER
- VELOCITY FITNESS CENTER
- PERCH COFFEE
- LUNCH

MONARCH PLAZA

- CUSTOMER LOUNGE
- SPARK CONFERENCE CENTER
- THE BELL STAND

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



14+ Walking Trails



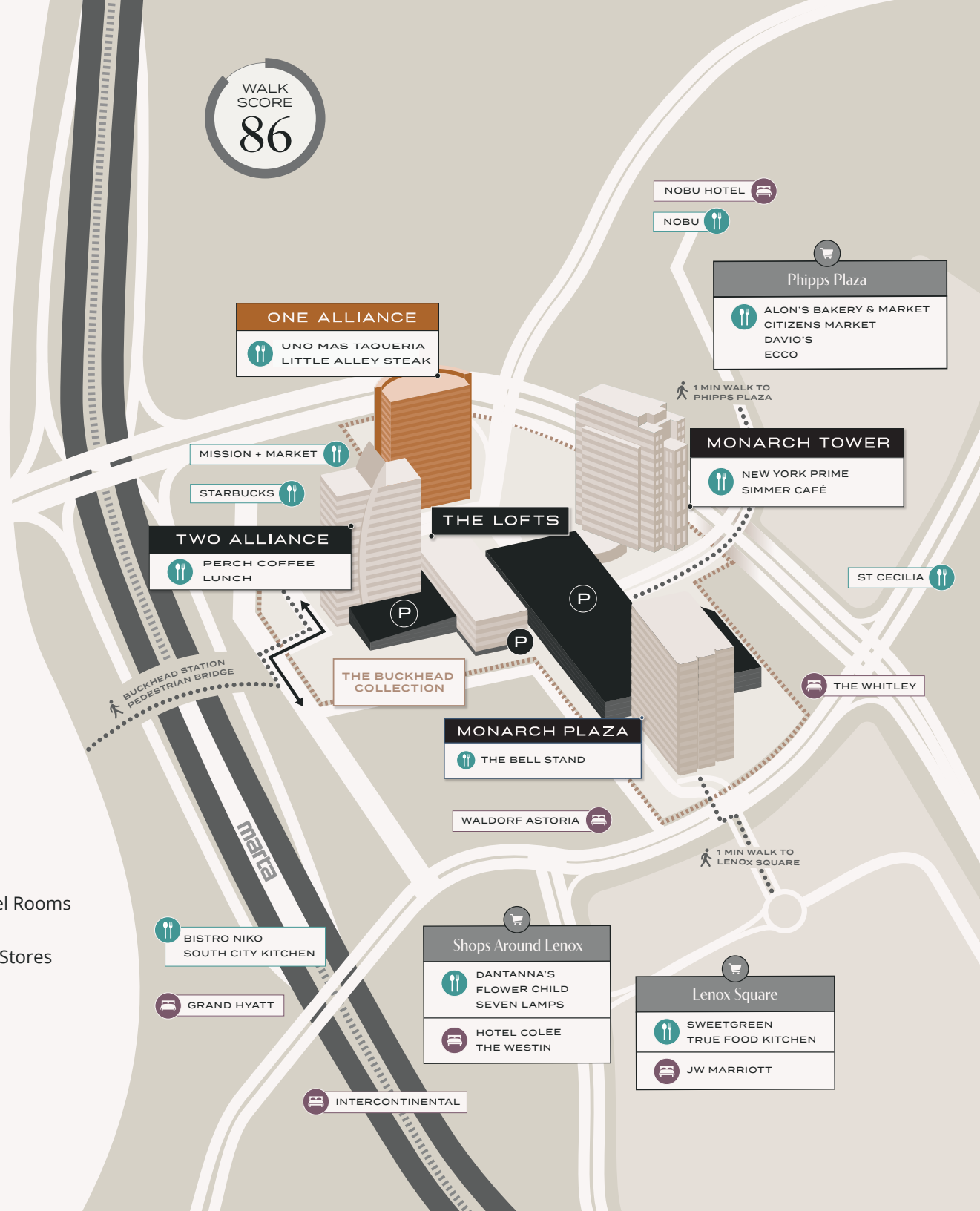
230+ Dining Options



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 the Highwoods portfolio. No matter what, this set of standards remains core to the Highwoods culture and consistently sets our workplaces apart.

ONE ALLIANCE

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A HIGHWOODS BUCKHEAD COLLECTION SIGNATURE PROPERTY

TWO ALLIANCE

THE LOFTS

MONARCH TOWER

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