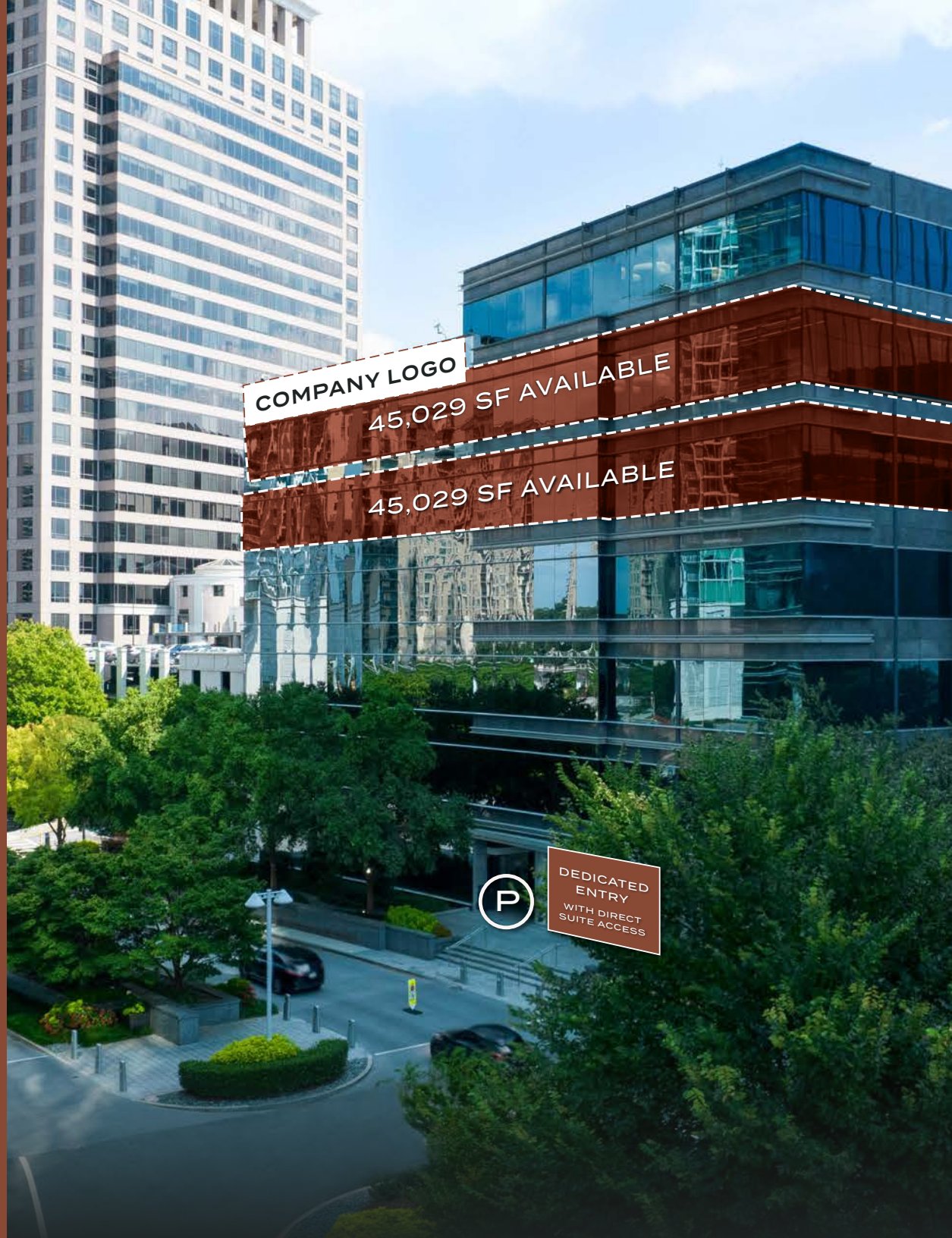
THE LOFTS

Where Creativity Thrives

Rare Opportunity to Define
Your Full-Floor Workplace

Highwoods®

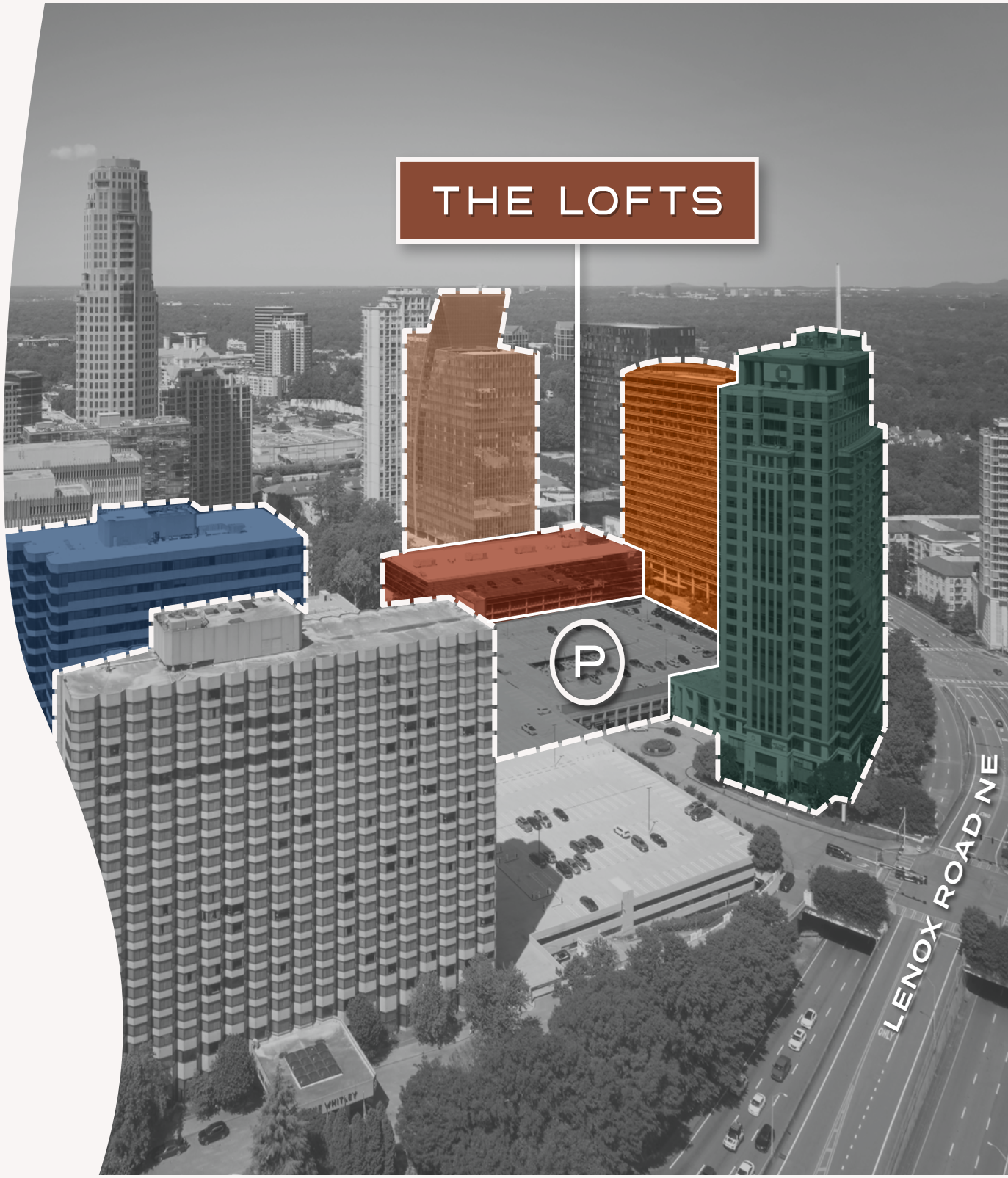
3580 LENOX ROAD NE



Novel and Noteworthy

The Lofts at One Alliance is a newly-offered boutique office opportunity at the intersection of GA-400 and Lenox Road ideally suited for an innovative company ready to make their mark.

An integral part of Highwoods Buckhead Collection, The Lofts offers customers a bespoke workplace experience with unrestricted access to resort-quality amenities 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.



Environments That Inspire

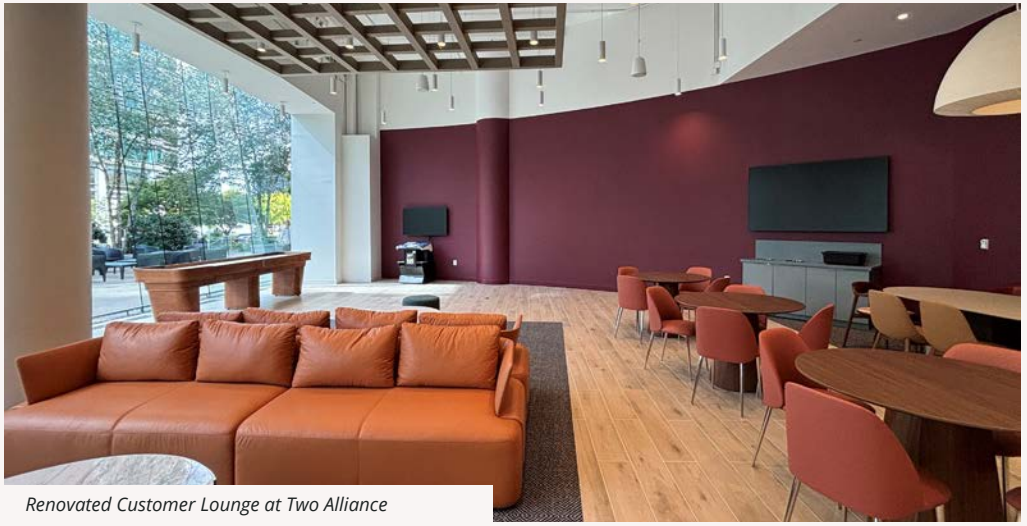
FULL FLOOR WORKPLACE

EXCLUSIVE OPPORTUNITY BENEFITS

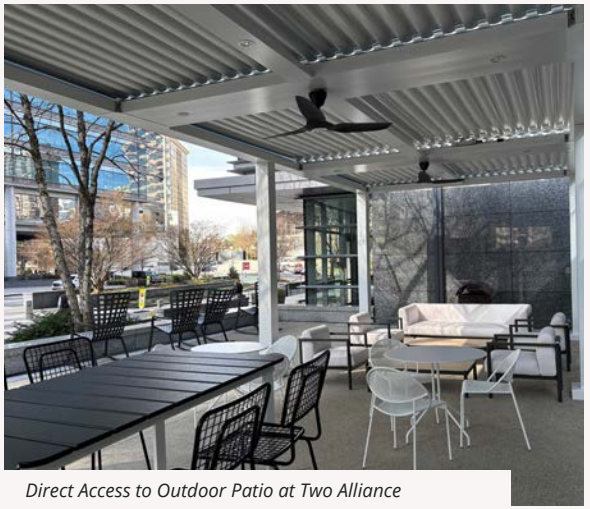
- Building and Monument Signage Available
- Direct Elevator to Suite Entry
- 14-Foot Ceilings *(10-Foot Finished)*
- Large, Open Floor Plate
- Floor-to-Ceiling Windows Offering Abundant Natural Light
- Updated Lobby Coming Soon

MODERN CONVENIENCES

- Velocity Fitness Centers
- Customer Lounges
- Spark Conference Centers with Flexibility to Host up to 250
- On-Site F&B Options Serving Breakfast to Happy Hour and Upscale Dining
- SmartPark™
- EV Parking/Charging Stations
- Connected, Covered Parking Deck with Dedicated Entry
- Access to On-Site Experience Improvements Including New Outdoor Patio, Customer Lounge, Coffee Bar and Recreation Zone
- Packed Social Calendar with Monthly Customer Engagements



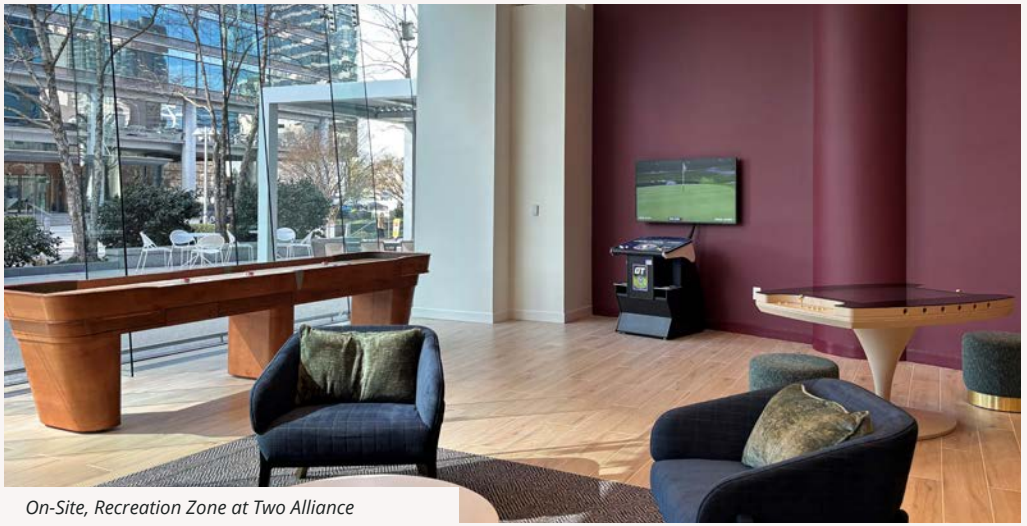
Renovated Customer Lounge at Two Alliance



Direct Access to Outdoor Patio at Two Alliance



Two Alliance coffee



On-Site, Recreation Zone at Two Alliance

Commute Efficiently

The Lofts 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

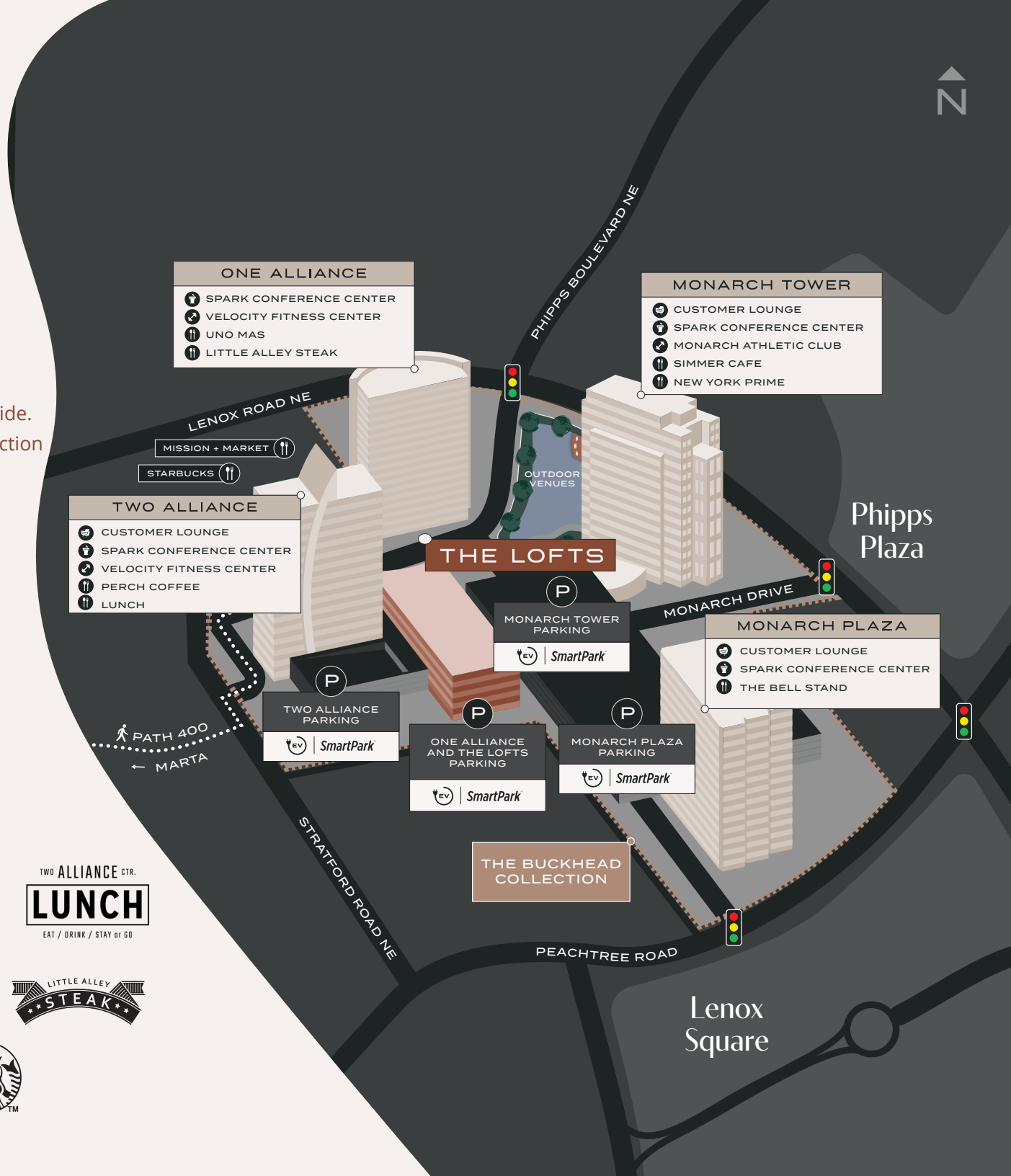
At The Buckhead Collection, customers can move seamlessly between a wide breadth of activated environments and full suite of amenities resort-wide. Beyond its impressive amenity offering, The Collection boasts a packed social calendar with monthly engagements for customers and specialty staples designed 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 · PERCH COFFEE BAR · TWO ALLIANCE CTR. LUNCH EAT / DRINK / STAY or GO · Simmer · NEW YORK PRIME · LITTLE ALLEY STEAK · MISSION + MARKET

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:

- **230+** Dining Options
- **5,572+** Hotel Rooms
- **240+** Retail Stores



Highwoods®

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.

THE LOFTS

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A HIGHWOODS BUCKHEAD COLLECTION SIGNATURE PROPERTY

ONE ALLIANCE | TWO ALLIANCE | 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®

HIGHWOODS.COM