

TWO ALLIANCE

Tailor-Made
For Tomorrow



3560 LENOX ROAD NE • ATLANTA, GA





Where Work Thrives

Rising 30 stories above the intersection of GA-400 and Lenox Road in Buckhead, Two Alliance is a 490,000 SF office destination for industry-leading companies. An integral part of The Highwoods The Buckhead Collection, Two Alliance offers customers unrestricted access to resort-quality amenities both on-site and across three elite sister buildings. Above all, The Buckhead Collection experience is marked by Highwoods promise of signature service—an unwavering level of attention and hospitality that is felt by both staff and customers.

With the arrival of new first-class renovations and select blocks up to 50,000 SF available, now is the optimum time for new companies to take their place at Two Alliance.

Environments that Inspire

Two Alliance is pleased to announce the arrival of new, first-class renovations. Mornings fueled by fresh coffee from the lobby's premier coffee-to-cocktail counter, PERCH.

Right: Connecting the lobby and customer lounge, the Coffee Corner will enhance daily flow and work routines.



Welcoming Receptions

The Living Room's vibrant seating arrangement is the ultimate client reception area, while The Parlor's library-like ambiance will beckon intimate conversations.

Top: Richly layered with furnishings, color and materials, the Living Room offers an artful, unexpected welcome.

Bottom: A library-meets-speakeasy inspired spot, the Parlor is ideal for quieting the workday noise.



Connected Spaces Inside and Out

Customers can find touch-down space at The Landing ideal for tackling inboxes and taking calls. With connectivity to The Patio's 1,000 SF outdoor pergola, this area is complete with covered workspace and



Top: A porch-like niche with custom library tables giving access to power, daylight and a counter-height work spot.

Bottom: Covered gathering area ideal for working outside, equipped with countertop seating, shade, power and fans.



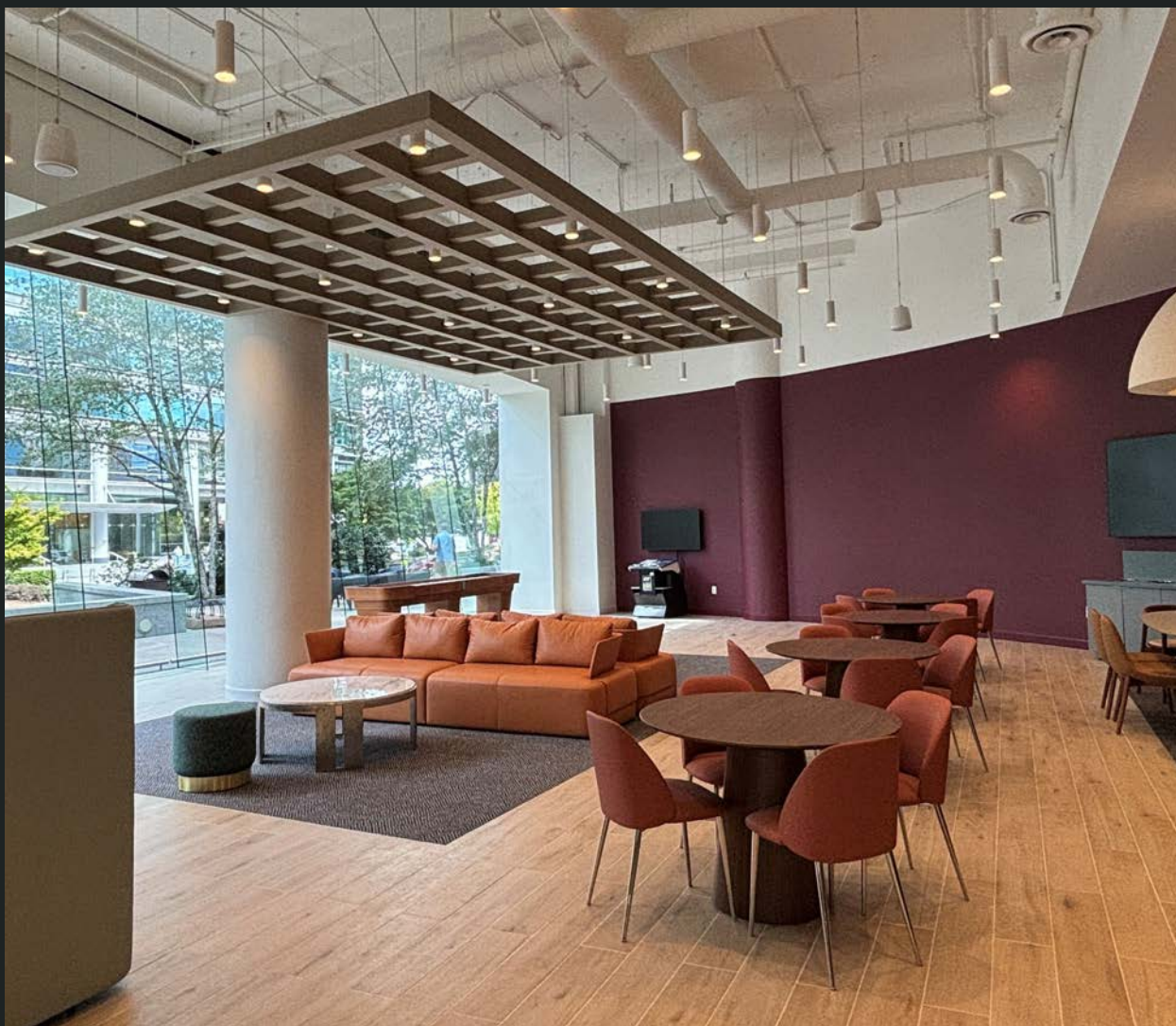
Invigorating Experiences

The 2,500 SF Customer Lounge rounds out an impressive list of upgrades at Two Alliance, exhibiting casual gathering, gaming and dining spaces configured next to the Market + Eatery.

Top Left: A playful recreation zone outfitted with a full size shuffleboard table and vintage tabletop arcade consoles.

Top Right: Technology-ready booths for focus work and teamwork.

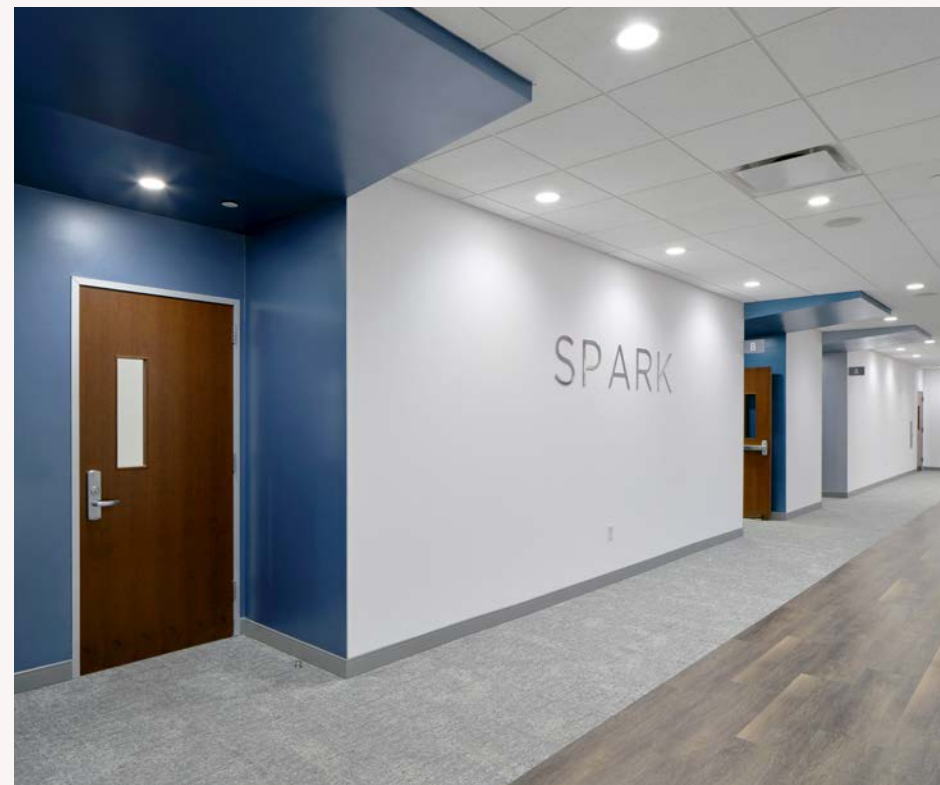
Bottom: Flexible spaces to imbibe and savor are complemented by comfortable, eclectic seating for group gatherings, large and small.



Modern Conveniences

SPARK CONFERENCE CENTER

The visually stunning upgrades in Two Alliance are further heightened by the recently renovated Spark Conference Center. Offering the largest facilities in surrounding Buckhead, Spark can host a combined capacity of 250 people, complete with pre-function and catering areas as well as dedicated restrooms. With this host of exquisite amenities to choose from, Two Alliance customers can look forward to five star, hospitality-driven experiences on-site.



ADDITIONAL ON-SITE AMENITIES

Complementing the exquisite spatial amenities at Two Alliance is the concierge-style service of on-site property management and building staff. The Highwoods team remains devoted to making everything—from parking to security and more—feel effortless.

- On-Site Property Management Office
- Velocity Fitness Center
- On-Site Security
- SmartPark™
- EV Parking/Charging Stations
- Connected, Covered Parking Deck with Dedicated Entry
- Bike Storage
- ATM
- Car Wash Service
- Dry-Cleaning



Commute Efficiently

Two 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, Two Alliance customers will enjoy easy walks along Lenox Road from Peachtree Road to Phipps Boulevard beginning in 2025.



World-Class Experiences Within Reach

Hosting clients or treating teams to celebratory outings around Buckhead? Make confident recommendations with a wide variety of world-class hotels, upscale shops and foodie-approved dining destinations surrounding The Buckhead Collection.

WALKABLE TO:

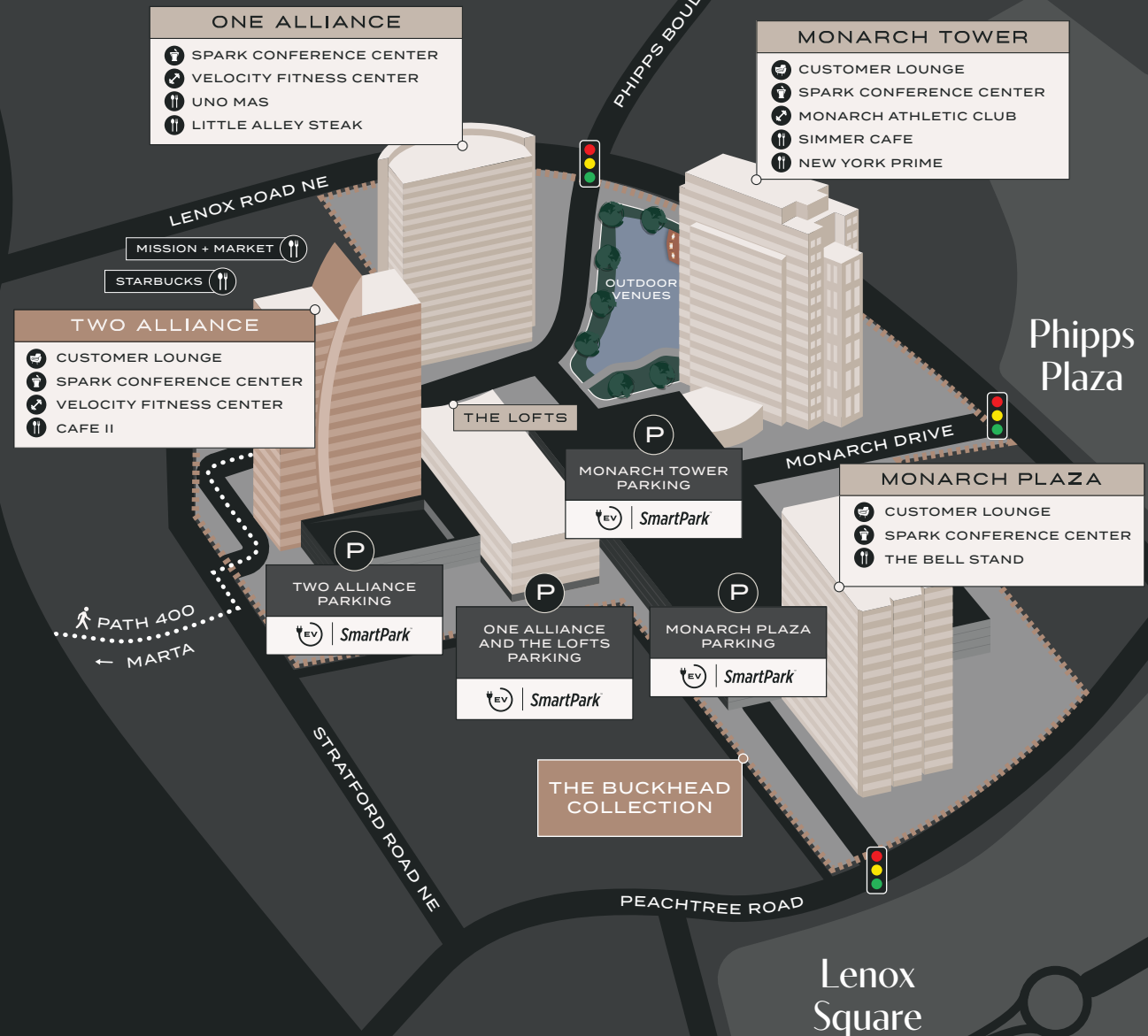
-  **14+** Walking Trails
-  **230+** Dining Options
-  **5,572+** Hotel Rooms
-  **240+** Retail Stores



Introducing The Buckhead Collection

Across The Buckhead Collection, customers enjoy extended access to the full suite of amenities found at sister buildings—One Alliance, Two Alliance, Monarch Tower and Monarch Plaza. Strengthening the shared experience is a packed social calendar with monthly engagements for customers resort-wide to look forward to.

- 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





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.

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 Highwoods®

HIGHWOODS.COM

A HIGHWOODS BUCKHEAD COLLECTION SIGNATURE PROPERTY

ONE ALLIANCE | THE LOFTS | MONARCH TOWER | MONARCH PLAZA