

ONE PHIPPS PLAZA




SIMON®

FOOD/FITNESS BUILDING

Life Time Athletic – 90,000 SF

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

Food Hall (2 levels) – 46,000 SF

- Outdoor Event Space
- Over 20 Food Stalls

NOBU HOTEL

- 150 Rooms
- Nobu Restaurant
- 10,000 SF of Conference/ Banquet Space
- Rooftop Pool

OFFICE

- 13 Levels of Class A Office
- 340,000 RSF



LENOX SQUARE

THE WHITLEY

SAKS FIFTH AVENUE

PHIPPS PLAZA

NORDSTROM

FUTURE
FIRE STATION

EXTERIOR
EVENT SPACE

LIFETIME
ATHLETIC

FOOD HALL
(UNDER LIFETIME FITNESS)

ECCO
RESTAURANT
(2018)

NOBU
RESTAURANT

AC HOTEL BY MARRIOTT

THE DOMAIN
AT PHIPPS PLAZA

OFFICE
TOWER

NOBU
HOTEL

WIEUCA RD. NE

750 PARK AVENUE

1000 PARK AVENUE
(2018)

PHIPPS BLVD.

N

VIEW OF NOBU ENTRANCE









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
- 340,000 RSF
- Efficient 28,000 RSF floor plates with abundant natural light
- 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

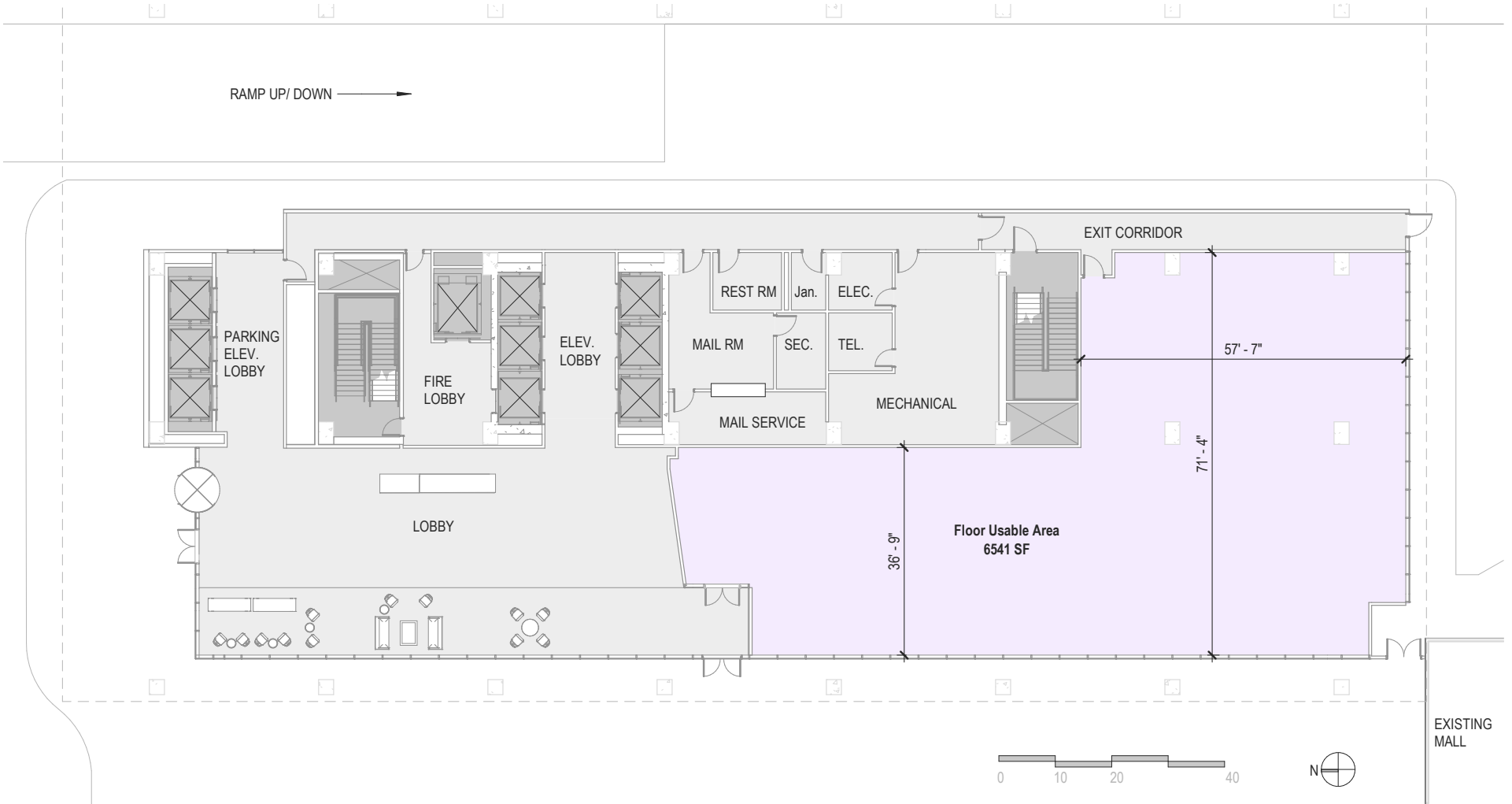
Atlanta claims the ninth-largest metropolitan area in the U.S., with a rising impact on global commerce, research, technology, and entertainment. Buckhead, its uptown business district, has seen its skyline grow in sync through development and investment from local and international businesses and corporations. 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



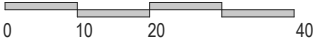
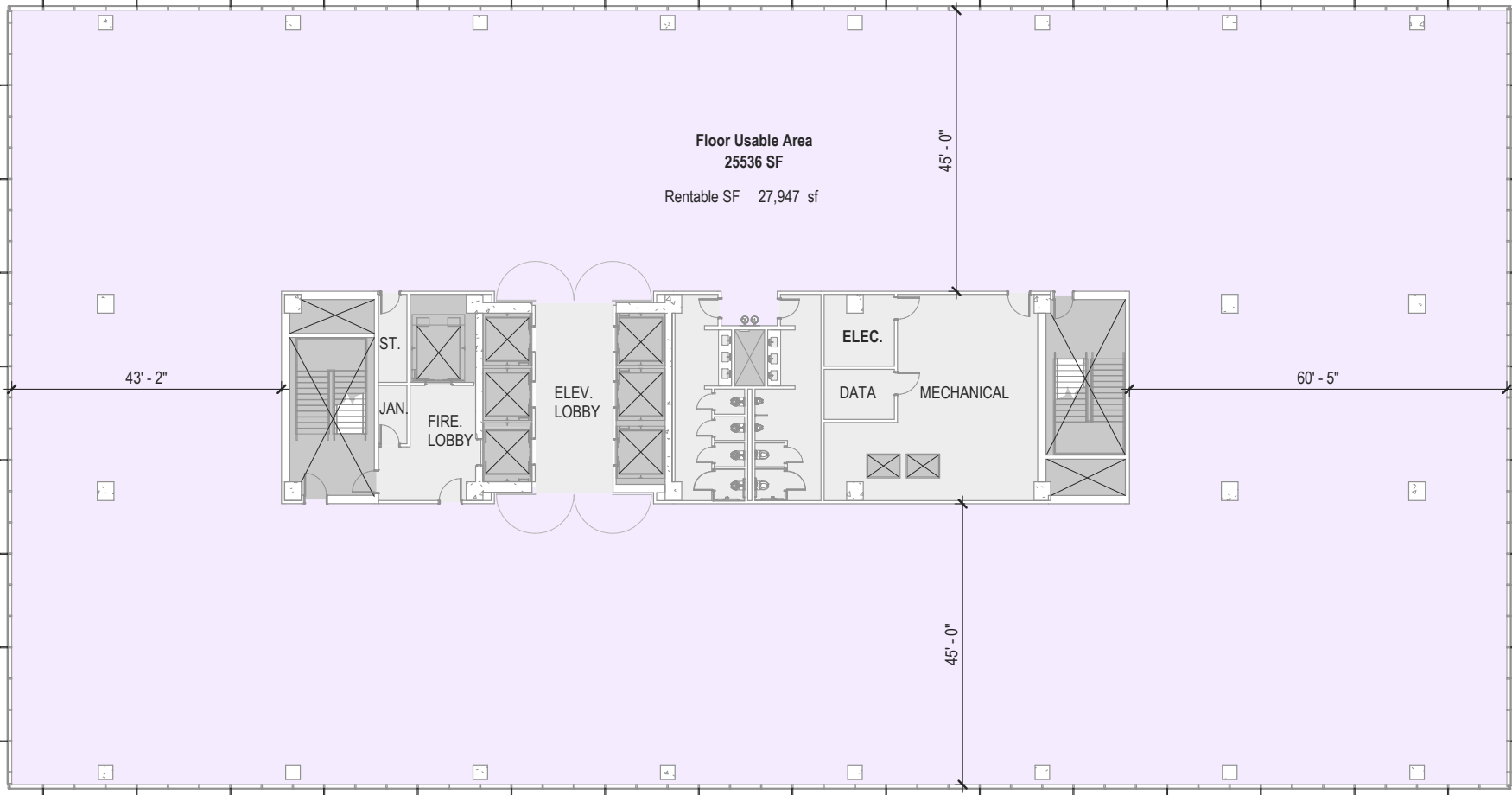
LOBBY LEVEL FLOOR PLAN

APPROXIMATELY 7,500 RSF



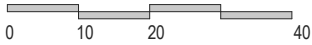
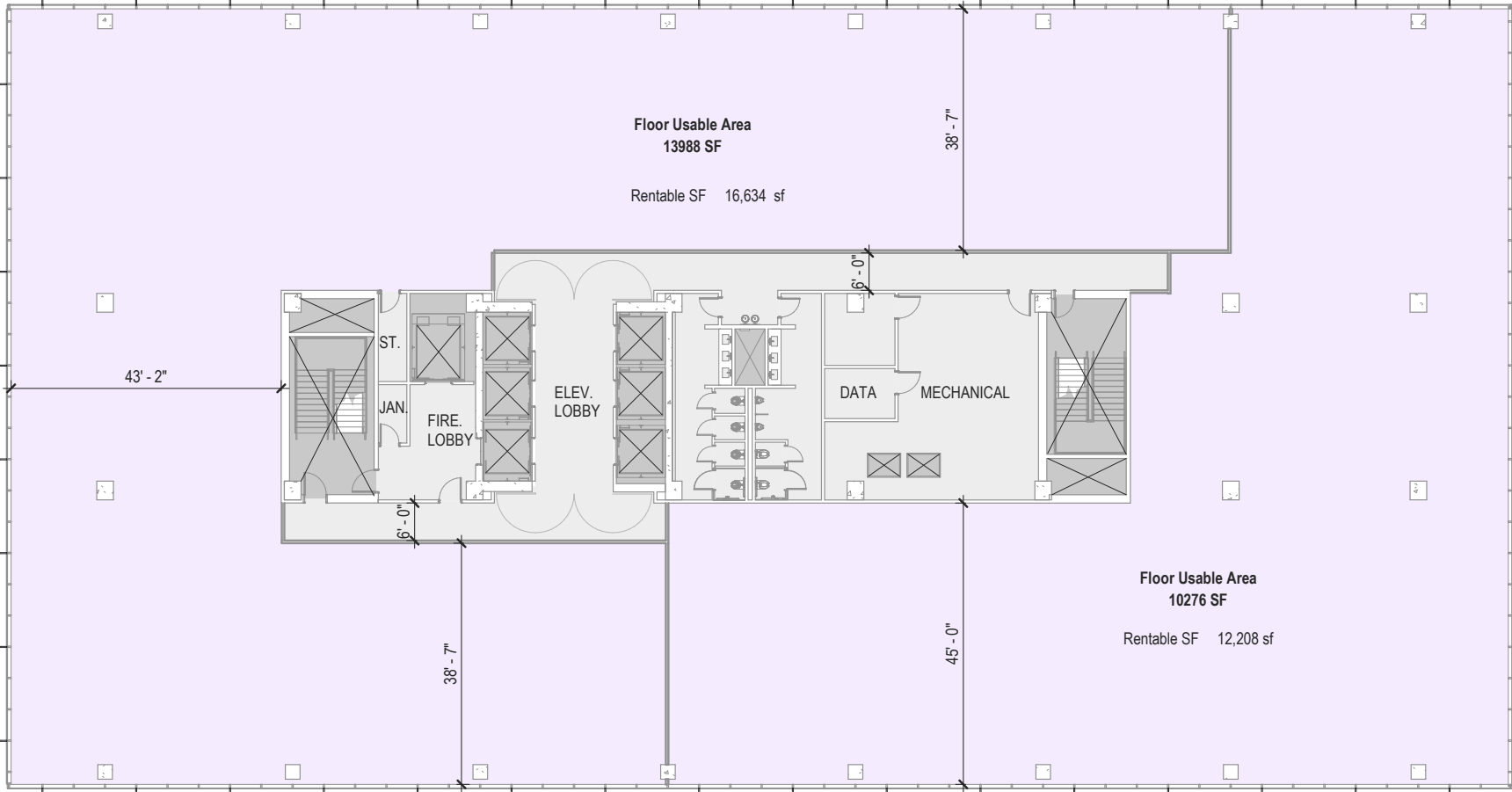
SINGLE TENANT PLAN

APPROXIMATELY 28,000 RSF



TWO TENANT PLAN

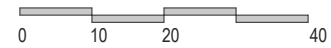
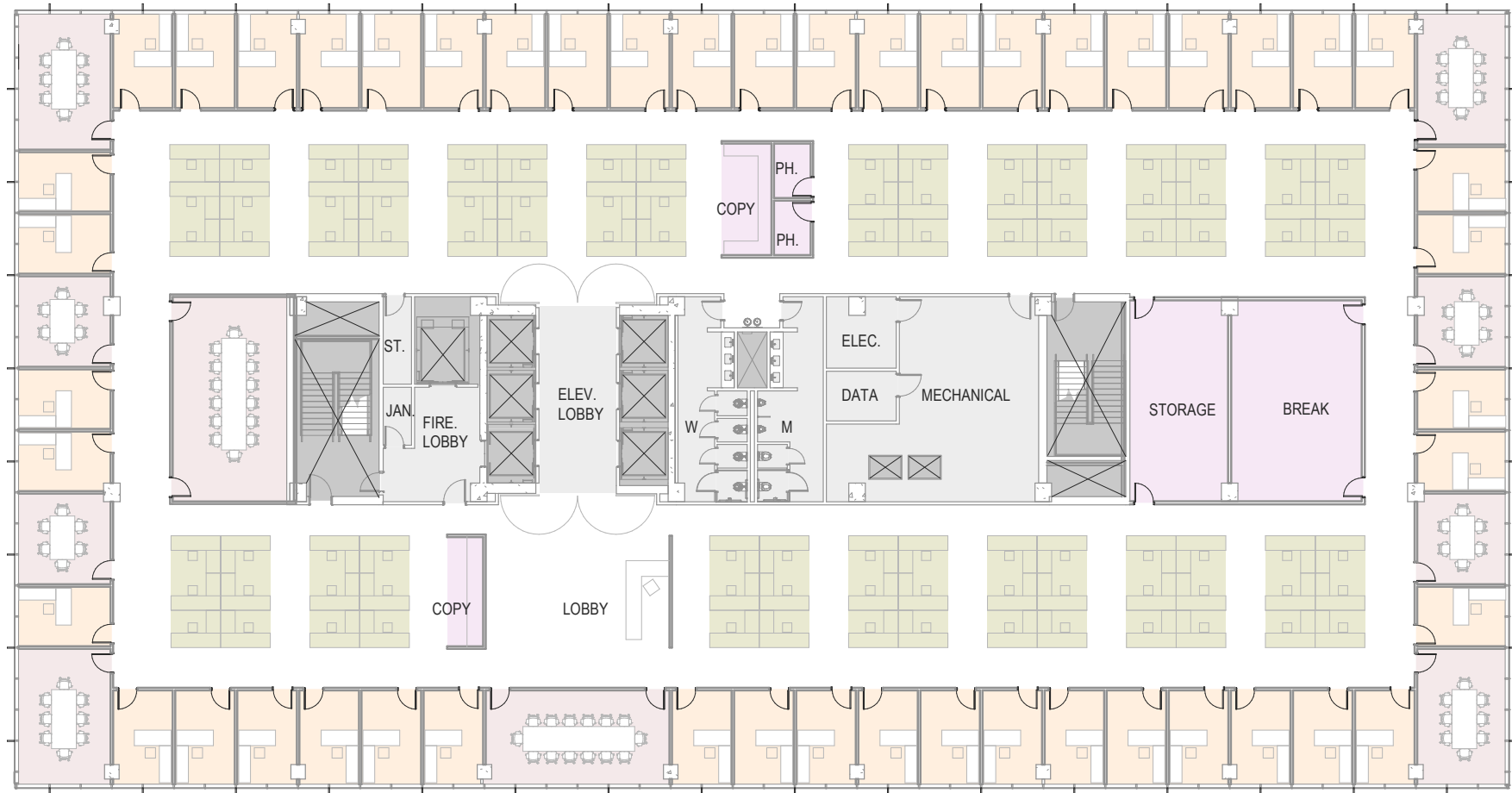
APPROXIMATELY 28,872 RSF



TRADITIONAL TEST FIT

APPROXIMATELY 28,000 RSF

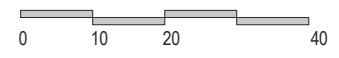
49 OFFICES 10 CONFERENCE ROOMS 90 CUBES



OPEN PLAN TEST FIT

APPROXIMATELY 28,000 RSF

15 INTERIOR OFFICES 7 CONFERENCE ROOMS 147 CUBES









CeraView

DINING INTERIOR





PHIPPS PLAZA LIFE TIME

MEET LIFE TIME ATHLETIC

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 Athletic 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
- Exclusive membership rates for One Phipps Plaza tenants
- Rooftop deck, pool, and cafe



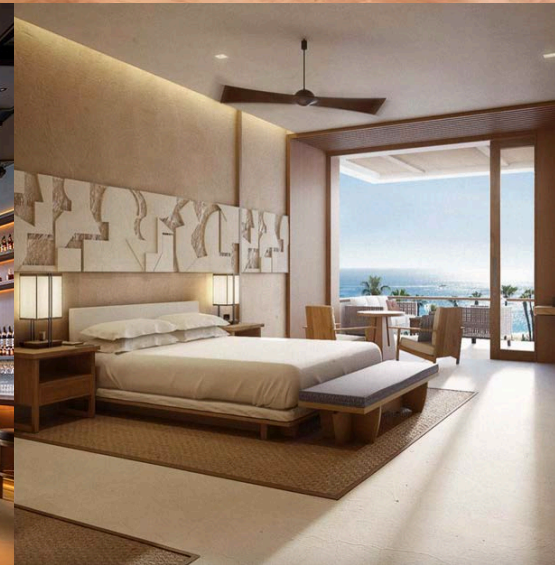
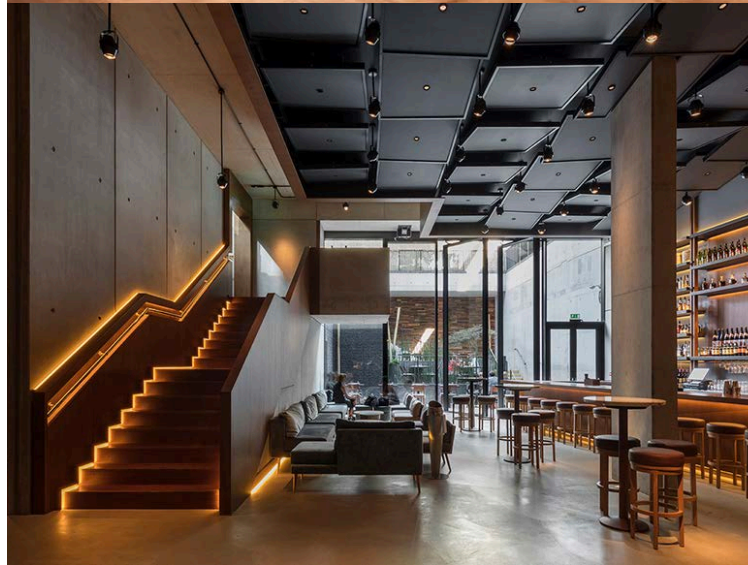
PHIPPS PLAZA NOBU

INTRODUCING NOBU HOTEL & RESTAURANT

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

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
- Versace
- Jeffrey
- Giorgio Armani
- Valentino
- Hugo Boss
- Bally
- 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
- ECCO*
- Grand Lux Cafe*

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

* Coming soon



ONE PHIPPS PLAZA

SEE YOURSELF HERE

CBRE

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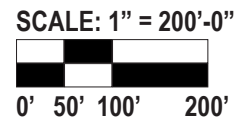
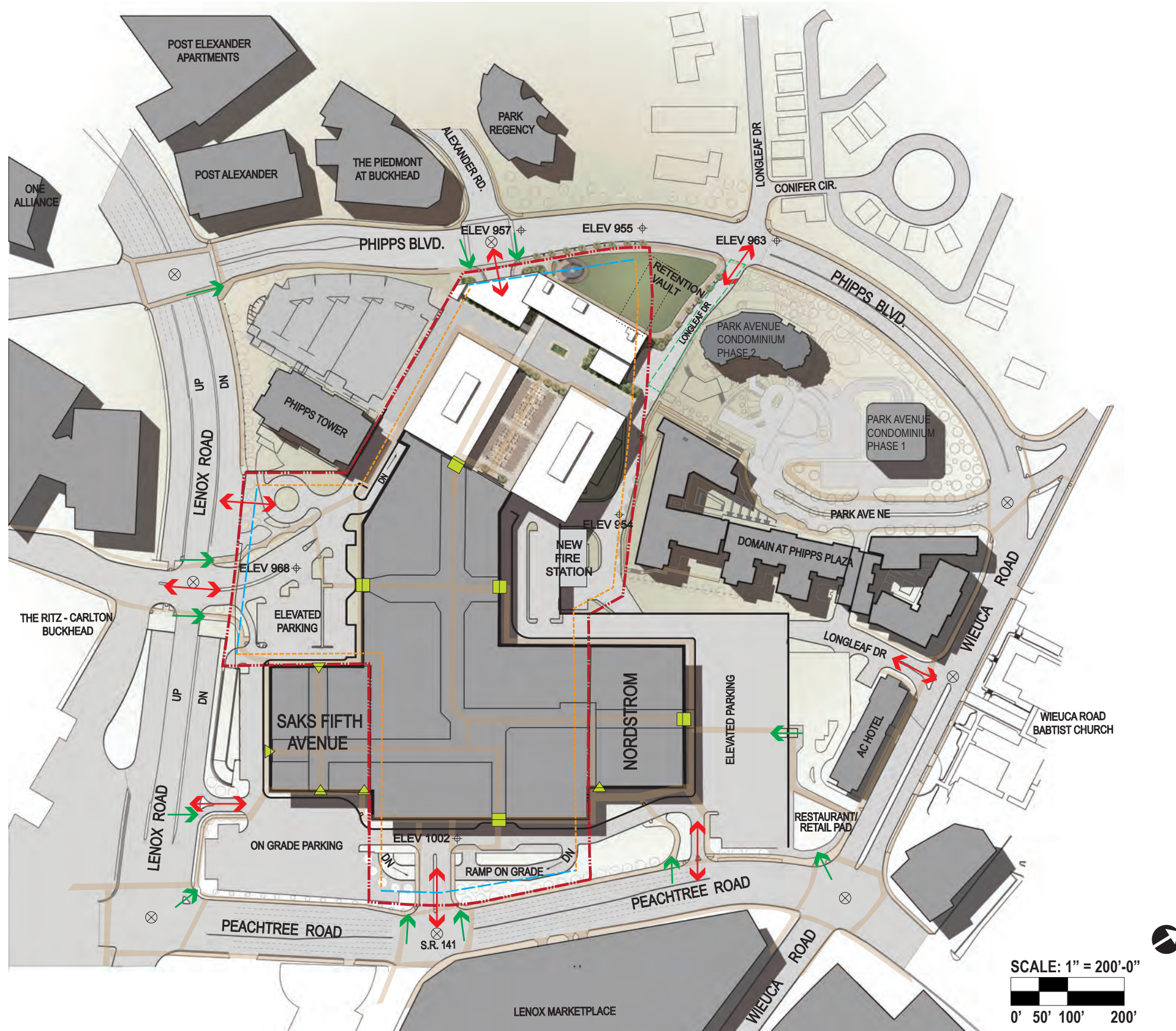
onehippsplaza.com

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.



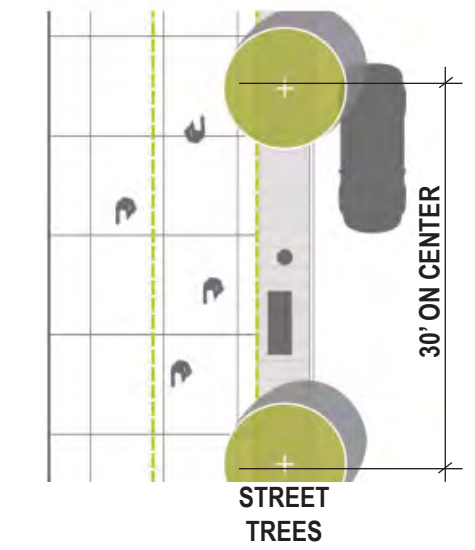
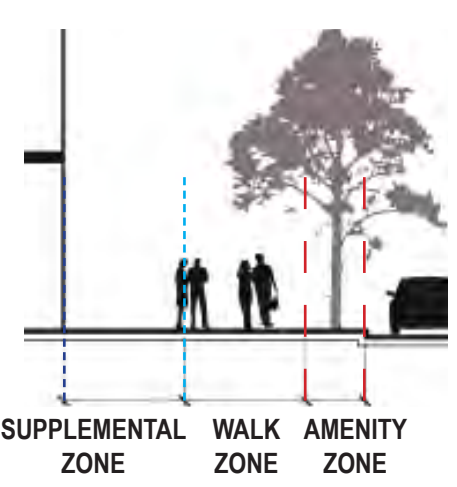
PROPOSED SITE PLAN



ZONING INFORMATION



Walk Zone (min.)	10 ft
Amenity Zone (min.)	5 ft
Supplemental Zone	10 ft - 25ft 25 ft - 40ft



LEGEND

- PROPERTY LINE: Red dashed line
- 25' UTILITY SET BACK: Blue dashed line
- 30' FIRE CLEARANCE SET BACK: Orange dashed line
- ACCESS VIA EASEMENT: Green dashed line
- TRAFFIC LIGHTS: Circle with an 'X'
- SPOT ELEVATIONS: Circle with 'ELEV XXXX'
- VEHICLE ACCESS POINTS: Red double-headed arrow
- PEDESTRIAN ACCESS POINTS: Green arrow
- PRIMARY MALL ENTRANCE: Yellow square
- SECONDARY MALL ENTRANCE: Yellow triangle
- PEDESTRIAN ACCESS: Brown line



ONE PHIPPS PLAZA

A SIMON PROPERTY