




ONE PHIPPS PLAZA
A SIMON PROPERTY

One Phipps, One Destination

Phipps Plaza has undergone a remarkable transformation into Buckhead's only mixed-use destination – now a vibrant hub blending the best of modern amenities, elevated retail, and inspired experiences into one walkable location.

Anchored in the heart, One Phipps Plaza is a magnet for forward-thinking, culture-centric companies attracting industry leaders and creators.



20+ EATERIES ON-SITE

from chef-driven fine dining to casual lunches, sit-down to order ahead

760K SF+ OF CURATED RETAIL

in Atlanta's best shopping center

RESORT-LIKE WELLNESS AMENITIES

at your fingertips, from elite fitness programs to relaxing spa services

WORLD-CLASS OUTDOOR GREEN SPACE

and event plaza featuring a massive media screen and ongoing curated events

DIRECT ACCESS TO 318 HOTEL ROOMS

with exclusive pricing for tenants


ONE PHIPPS PLAZA
A SIMON PROPERTY

NOBU


PHIPPS PLAZA
A SIMON CENTER


THE GREEN
PHIPPS PLAZA

PHIPPS FOOD HALL

LIFE TIMESM

Your Dream Day, Every Day

Office in the center of Buckhead’s lifestyle-driven hub, where spirited experiences from morning to night await.



LIFE TIME FITNESS



PHIPPS FOOD HALL



ALON'S BAKERY



THE GREEN: OUTDOOR AMENITY SPACE



NOBU HOTEL & RESTAURANT



AC HOTEL



PHIPPS PLAZA SHOPPING CENTER



Zip in, Zip out

 **QUICK ACCESS**
to GA 400

 **15-MINUTE WALK**
to Buckhead MARTA

 **SIX EASY POINTS**
of ingress and egress

 **DIRECT LOBBY ACCESS**
from parking deck



Convenience, Any Way You Like It

Nested office parking makes arrival a breeze



ACCESS THE PARKING
DECK FROM ONE OF SIX
ENTRANCES



RIDE THE ELEVATOR UP TO
THE LOBBY, OR STRAIGHT
TO YOUR FLOOR WITH
EXECUTIVE ACCESS



OR POP OUT ONTO THE
GREEN DIRECTLY FROM
THE DECK

OFFICE AT ONE PHIPPS PLAZA

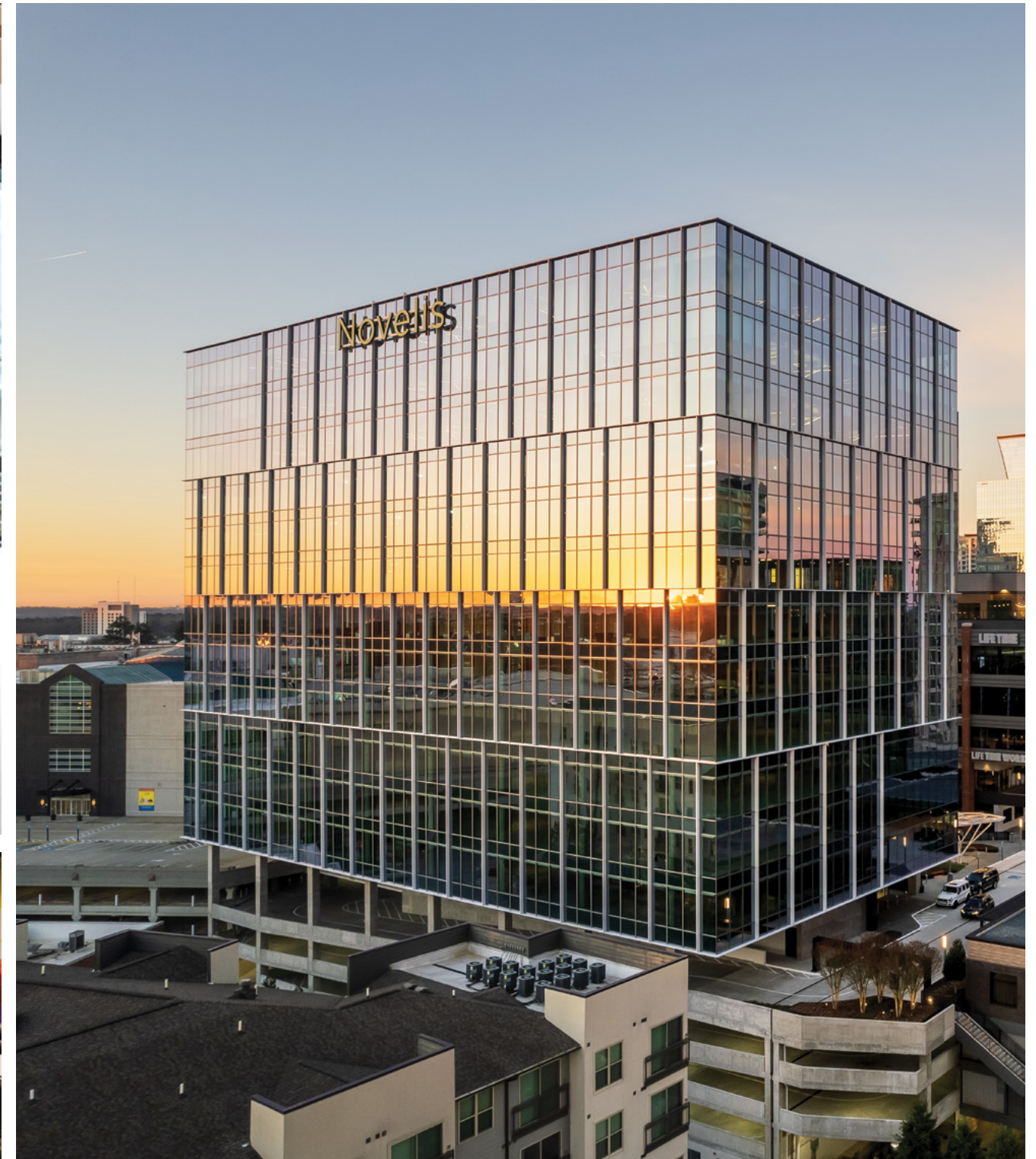
The One Place You Want to Work

Intentionally designed for sustainability
today and future-proofed for tomorrow

Attract and engage top talent with an
unparalleled environment

Purpose-built with a focus on wellness
and lifestyle-driven experiences

A prestigious Buckhead destination
that builds timeless brand equity



OFFICE AT ONE PHIPPS PLAZA

Defining Details

24/7 LOBBY SECURITY
and secure turnstiles

13.6' FLOOR HEIGHT
with floor-to-ceiling windows

DESTINATION DISPATCH
high-speed elevators

BEPOKE LOBBY
art installation

**ABOVE-MARKET NESTED AND
SECURED PARKING**
with direct building access

45' COLUMN-FREE LEASE SPANS
for maximum flexibility and efficiency

**3,548 RSF ON-SITE
CONFERENCE CENTER**
with additional space at Nobu Hotel
and AC Hotel by Marriott



TRADITIONAL TEST FIT

29,851 RSF

49

OFFICES

10

CONFERENCE
ROOMS

90

CUBES



Conference Rooms Office Open Office Support Tenant Support Vert Circ

OPEN PLAN TEST FIT

29,851 RSF

15

INTERIOR
OFFICES

7

CONFERENCE
ROOMS

147

CUBES



Conference Rooms Office Open Office Support Tenant Support Vert Circ

Cultivating Collaboration in Style

Access thoughtful and flexible conference spaces to accommodate your every need, from team meetings to company-wide events.



One Phipps Plaza

50
classroom style

80
theater style

12-SEAT
private boardroom

Features state-of-the-art technology for collaborative meetings and presentations, soundproof phone rooms, open kitchenette for entertaining and catering, and unparalleled views of The Green.

Nobu Hotel

200
classroom style

350
theater style

280
banquet style

Includes divider walls to create (4) breakout session rooms and state-of-the-art technology, impeccably designed social event and pre-function spaces including a rooftop pool deck, private dining space at Nobu Restaurant and outdoor space.



AC Hotel by Marriott

50
classroom style

80
banquet style

75
theater style

Boasts presentation technology, podium speaking equipment, social event space with a full service bar, and indoor and outdoor lounge seating.



PHIPPS FOOD HALL

Buckhead's Culinary Hotspot

Satisfy any craving with distinctive national eateries and local favorites at Phipps Food Hall.

From team lunches to client entertainment, enjoy the buzz inside or gather on The Green. Stay for happy hour at the full-service indoor/outdoor bar, enjoy live music, or catch the game on the massive outdoor flat screen.

Invigorate your 9-5 and 5-9 with endless experiences at Phipps Food Hall.



KRISPY
RICE



SA
MO
TO

EL POLLO
VERDE

cicci di
CARNE

Cultivate
food + coffee

SAM'S
CRISPY CHICKEN

SOOM
SOOM
Tasty Mediterranean

DINE-IN, TO-GO, OR DELIVER, ALL DAY EVERY DAY.

Cultivate
food + coffee

Grab & Go Coffee and Lunch
Concept from the owners of
the popular Cafe at Pharr

Even more to explore —

NOBU

LIFE TIME
LIFE CAFE



DAVIO'S
NORTHERN ITALIAN STEAKHOUSE

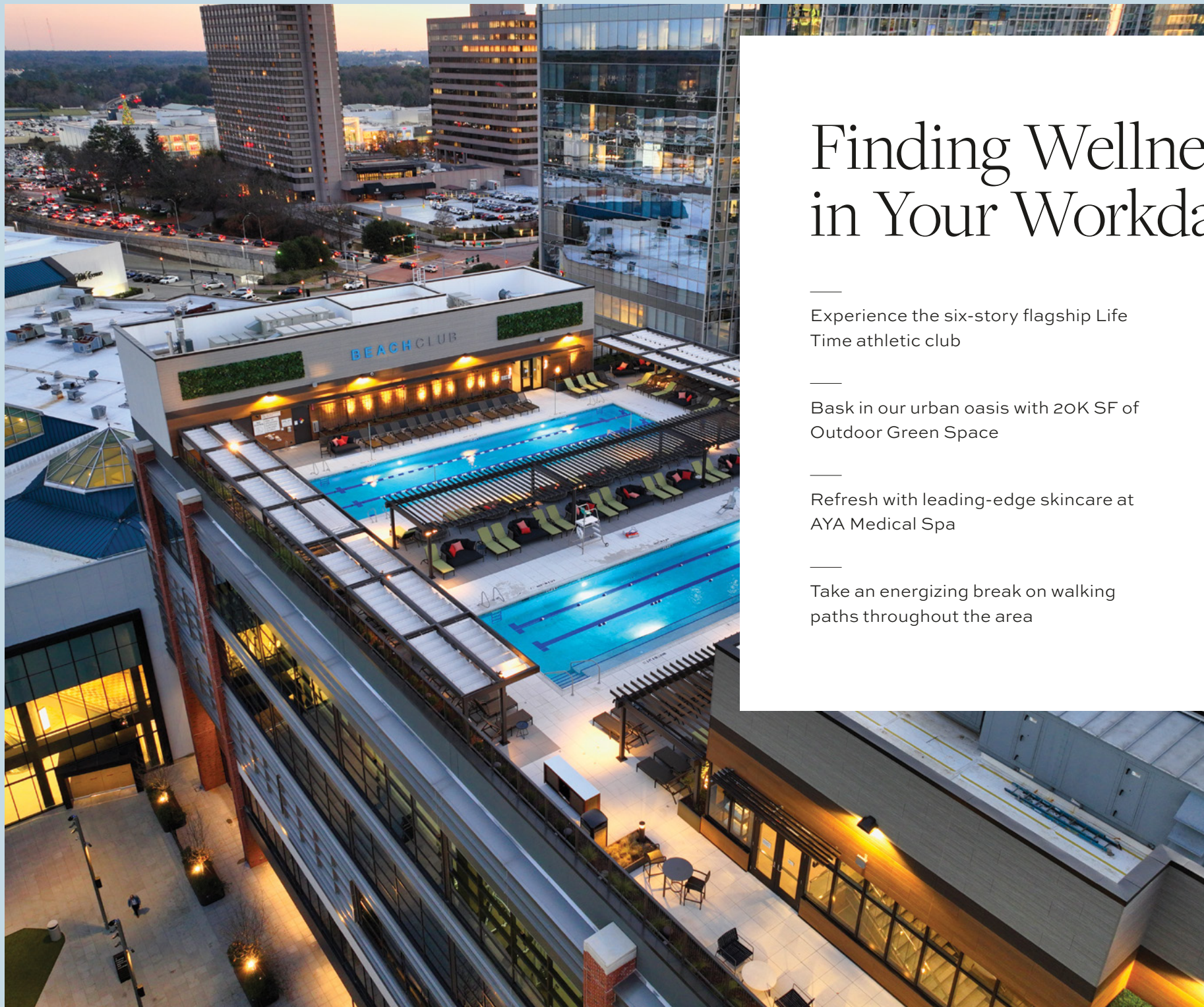


ecco

ROCK'S
CHICKEN & FRIES



CAFE
BISTRO
AT NORDSTROM



Finding Wellness in Your Workday

Experience the six-story flagship Life Time athletic club

Bask in our urban oasis with 20K SF of Outdoor Green Space

Refresh with leading-edge skincare at AYA Medical Spa

Take an energizing break on walking paths throughout the area



LIFE TIMESM

Luxurious health-focused
spaces to make the most
of your day

LIFECAFE, LIFESPA, LIFECLINIC
and full-service coffee and cocktail lounge open to
the community

SPACIOUS
workout floor with elite
training equipment

90+
weekly yoga, cycle, barre,
strength and cardio classes

CONCIERGE
services and recovery
amenities

LIFE TIME WORK
co-working community
amenities

Business Travel Shouldn't be Boring

NOBU

Cult-favorite for culinary excellence
and unmatched hospitality

152-ROOM HOTEL

Luxurious stays designed for business
and leisure travelers alike

7,000 SF OF EVENT SPACE

Host intimate board meetings or
company-wide conferences

INVENTIVE DISHES AND COCKTAILS BY RENOWNED CHEF NOBU

New-style, Japanese dining with
dramatic flair







Striking design, modern
functionality, and a
relaxing pace

166-ROOM HOTEL

Immerse yourself in sleek style and
classic craftsmanship

**AUTHENTIC TAPAS AND INSPIRED
BREAKFASTS**

Dine any time at AC Lounge or
AC Kitchen

4,762 SF OF EVENT SPACE

Convenience and collaboration collide



This is Where Buckhead Happens



THE GREEN
PHIPPS PLAZA



View The Green Video



The Green is a hot spot for live music, outdoor sports and cinema, culinary experiences and spirited events curated for our thriving community.

This is where Buckhead happens and it's right outside your window at One Phipps Plaza.



**WEEKLY
HAPPY HOURS**
with live music



**CURATED
EVENTS**
fashion presentations,
yard game competitions
and culinary experiences



**MASSIVE
MEDIA SCREEN**
with live programming
including Super Bowl,
March Madness,
Masters and more



The Host with the Most

One Phipps Plaza features locales perfect for any private event.



PHIPPS FOOD HALL



SEASONAL POPUPS



INDOOR/OUTDOOR BAR



THE GREEN

PHIPPS PLAZA
A SIMON CENTER

Steps from Simon's leading shopping destination of the Southeast featuring a world-class collection of more than 80 brands (50 market-exclusive) of retail, shopping and entertainment.



Have it all, at One Phipps Plaza

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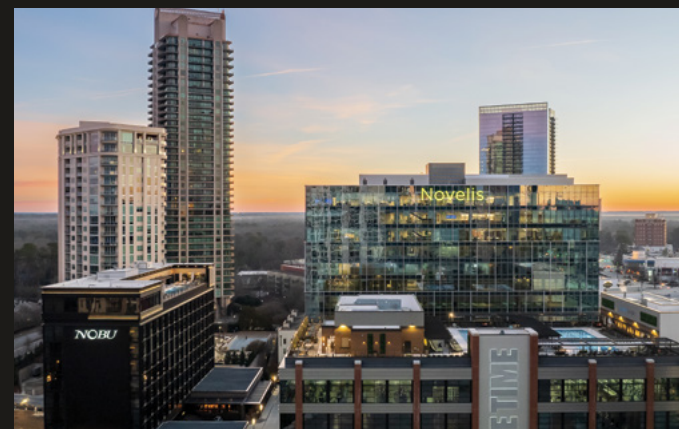
CBRE


SIMON



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