

## **PROPERTY HISTORY OF 3330 PEACHTREE**

In June of 2011, Pope & Land partnered with Regent Partners to acquire the former American Intercontinental University (AIU) building, a 16,500 SF contemporary two-level retail/office structure fronting Peachtree Road at the corner of Tower Place Drive. The building was designed for ground level retail/office space in accordance with the existing street-frontage zoning requirements of the Buckhead SPI-12 overlay zoning district. The 3330 Peachtree Road building integrates a speculative second floor office space with an independent tenant lobby element fronting on Tower Place Drive. The modern-day massing of the building incorporates a unique ribbon component that works in composition with the Terra-Cotta covering and metal wall panels to provide a fresh, modern addition to the everchanging Buckhead street-level retail scene. The first level serves as the Atlanta branch location of TD Ameritrade, a widely respected brokerage firm, that was drawn to the site for the ease of access and prominent signage opportunities the building offered.