



Downtown Atlanta Available Sites

CURRENTLY ON THE MARKET

South Downtown

- 1. Ted Turner Drive at Whitehall Street – Artisan Yards**
Atlanta, GA 30303
Multi-parcel assemblage under single ownership
9.86 AC (429,502 SF) lot
Contact: Bruce Gallman at bruceg@gdevg.com
- 2. 175-181 Peachtree St SW - Vacant Land/Parking Lot**
Land of 0.25 AC. Site adjoins Garnett MARTA Station, for sale, lease, or will develop, key corner with 110" frontage on Peachtree St. and 100' frontage on Trinity Ave.
For sale at \$2,240,000 (\$8,712,563/AC)
John Paris, Paris Properties at (404) 763-4411 and parisproperties@gmail.com
- 3. Broad St/Mitchell Street Assemblage**
111 Broad Street, SW, Atlanta, GA 30303 (3,648 s.f.)
115 Broad Street, SW, Atlanta, GA 30303 (3,072 s.f.)
185 Mitchell Street, SW, Atlanta, GA 30303 (5,228 s.f.)
Parking Lot on Mitchell Street, SW - Between 185 & 191 Mitchell Street
191 Mitchell Street, SW, Atlanta, GA. 30303 (2,645 s.f.)
For sale at \$3.6 million
Contact Dave Aynes, Broker / Investor, (404) 348-4448 X2 (p) or dave@atlantaleasing.com
- 4. 207-211 Peachtree St**
Atlanta, GA
For Sale at \$1,050,000 (\$35.02/SF)
29,986 SF Retail Freestanding Building Built in 1915
Contact: Herbert Greene, Jr. (404) 589-3599 (p) or hg@usinc.biz
- 5. 196 Peachtree Street**
Atlanta, GA
19,471 SF Retail Storefront Retail/Office Building Built in 1970
For Sale at \$5 million (\$256.79/SF)
Contact: Herbert Greene, Jr. (404) 589-3599 (p) or hg@usinc.biz
- 6. 165 Peachtree St SW**
Atlanta, GA
3,000 SF footprint with 36' ceilings
For Sale at \$795,000
Contact Andy Lundsberg, Bull Realty, 404-87-1604 x107 or alundsberg@bullrealty.com
- 7. 77 Peachtree St SW**
Atlanta, GA 30303
14,000 SF Retail Storefront Building Built in 1910
For sale for \$1.9 million, Contact: Moti Gabay, Broker, (404) 787-2551 (p) motigabay@yahoo.com

8. 157-159 Forsyth Street

Atlanta, GA 30303

6,000 SF 2-story Class C office building

For sale for \$825,000

Contact, Michael Nolen (404) 583-9306 (m) Michael.Nolen@marcusmillichap.com

Fairlie-Poplar District

9. 117 Luckie Street – Federal Opportunity Zone

Atlanta, GA 30303

17,557 SF - Loft – creative office

For sale at \$3.45M

Contact Ted Bradford, (404)-635-0027, ted@realcityatl.com

10. 41 Marietta Street – Federal Opportunity Zone

Atlanta, GA 30303

135,000 Class B Office – 13 stories // 10,000 SF floorplates

For sale at \$14.5M

Contact Troy Reynolds, (706) 616-3400, treyolds@g2cre.com

11. 18 Marietta St NW – Federal Opportunity Zone

Atlanta, GA 30303

20,050 SF of Class B office space built in 1930 / renovated in 1997

For sale at \$2.5 million

Contact Brian Bell, SVN Blackstream, LLC (404) 500-5800, brian.bell@svn.com

12. 151 Ted Turner Drive – Federal Opportunity Zone

Atlanta, GA 30303

19,000 s.f. – existing creative office/co-working space – for sale or lease

Contact Lawrence Gellerstedt, Southsource at LG@SOUTHSOURCE.COM

13. 146 Nassau Street – Federal Opportunity Zone

Atlanta, GA 30303

For Sale, \$850,000

3,400 SF two story office building

Contact Philip Covin, Pollock Commercial, (404) 863-4163, pcovin@pollockcommercial.com

14. 57 Forsyth St NE – Healey Building Office Condo – Federal Opportunity Zone

Atlanta, GA 30303

12,718 SF of Class B office space built in 1918 / renovated in 2014

For sale at \$2.9 million (\$228/SF) Contact Angela Moore, Richard Bowers & Co, (404) 816-1600 X131, amoore@richardbowers.com

15. 83 Walton Street – Federal Opportunity Zone

Atlanta, GA 30303

21,484 square feet of 2-star office space on 0.09 acre lot built in 1916 / renovated in 2018

For sale at \$3.925 million

Contact Philip C. Covin, Pollock Commercial, Inc (404) 662-2212 or pcovin@pollockcommercial.com

16. **241 Peachtree St NE** (SE Corner of Peachtree Street and John Portman Blvd)
34,900 SF Office Building Built in 1918 / Renovated in 2000
Contact Ben Gottlieb, Capital Real Estate Group at (404) 400-7192 or bennett.gottlieb@capitalre.com
17. **Peachtree at Wall Street - Atlanta Underground Block 1**
1.9 AC, 82,764 SF lot
Contact Mark Lindenbaum, JLL, (404) 995-2181 or mark.lindenbaum@am.jll.com

Sweet Auburn / Old Fourth Ward / GSU

18. **Butler Street YMCA**
22 Jesse Hill Jr Drive NE, Atlanta, GA 30303 (18,143 SF, 0.42 AC, for sale \$2 million)
Contact (22 Jesse Hill Jr Drive): Michael E. Tabb, Red Rock Global, 678-640-1111 or mtabb@redrockglobal.net
19. **Butler Street Assemblage**
16 Jesse Hill Jr Drive NE, Atlanta, GA 30303 (4,612 SF office)
14 Jesse Hill Jr Drive NE, Atlanta, GA 30303 (3,910 SF office)
206 Edgewood Ave, Atlanta, GA 30303 (4,638 SF office)
For sale \$2,325,000, built 1930-1950
Contact Andy Lundsberg, Bull Realty, 404-87-1604 x107 or alundsberg@bullrealty.com
20. **225 Corey Ctr. SE**
Atlanta, GA 30312
For Sale \$650,000
58,432 SF 3-star industrial telecom hotel and data hosting, built in 1970
Contact Tim Huffman, CBRE, 404-504-7900, tim.huffman@cbre.com
21. **323 Edgewood Ave SE - Federal Opportunity Zone**
For Sale \$590,000
8,592 SF 2-star office condo, built in 1910, renovated 2014
Atlanta, GA 30312
Contact: Willie Acree, Berkshire Hathaway Georgia, 770-972-3811 or willie.acree@gmail.com
22. **489 Edgewood - Federal Opportunity Zone**
For Sale \$1.5M
3,375 SF two story storefront office/retail
Contact Andy Lundsberg, Bull Realty, 404-87-1604 x107 or alundsberg@bullrealty.com
23. **443 Gartrell Street**
Atlanta, GA 30312
Asking price: \$3.4m
0.15 acres (6,325 SF) of residential land within walking distance of the King Memorial MARTA rail station and Edgewood Avenue Commercial Corridor
Contact: Edwina Clanton, East Metro Brokers, LLC (678) 235-5110 or edwina@eastmetrobrokers.com

Centennial Park District

24. 414 Centennial Olympic Park Dr NW and 398 Centennial Olympic Park

1.06 acres / existing structures on site totaling 18,469 s.f.

Contact Dee Lieu, deelieu@gmail.com, 678-358-0419

25. Luckie-Marietta Assemblage

1.5 acres total, comprised of 5 individual parcels, with 5 owners. Bounded by Luckie Street, Latimer Street, Marietta Street and Simpson Street. Includes: 381 Marietta Street, 290 Simpson Street, 320 Luckie Street, 314 Luckie Street, and 329 Marietta Street.

*Could be sold as an assemblage or individually.

Assemblages listed by Max Mandelis, Transwestern (404) 842-6570

26. Simpson Street at West Peachtree Place

Portfolio of 2 Land parcels in Atlanta, GA, having a land area of 1.56 AC

John Maddox, Lee & Associates Commercial at (404) 442-2826 and jmaddox@lee-associates.com

27. 225 Centennial Olympic Park Dr (Centennial Olympic Drive at Portman Boulevard)

1.8 acres/44,613 SF parking lot and adjacent parking structure

Owned by InterPark, Contact Timothy Holdroyd, City Realty (404) 920-0852 X2 (p), (404) 606-0322 (m) or tim@cityrealty.net

Marietta Artery

28. 454 Marietta Street NW

1.30 acres, currently zoned C-3

Contact Rob Draughon, Brannen Goddard, rdraughon@naibg.com

Castleberry Hill

29. 261-263 Walker St (Ty Stokes Building) – Federal Opportunity Zone

Atlanta, GA 30313

For sale - \$2.35 million

261 Walker – 9,295 s.f., Flex Space

263 Walker – 2,728 s.f. Flex Space

Contact: Paul Johnson, Senior Director, 678-808-2761 – Within Opportunity Zone

30. 291 Walker St – Federal Opportunity Zone

Atlanta, GA 30313

For Sale at \$4,000,000 (\$2,285,714/AC - \$52.47/SF)

1.75 Acres (76,230 SF) of Commercial Land

Contact Kurtis King, (404) 931-2996 (p) or kngkur@aol.com

31. 275 Peters St SW – Federal Opportunity Zone

Atlanta, GA 30313

4,751 SF 2-star Retail Storefront Built in 1950 on 0.19 acres of land

Contact Paul Johnson, Marcus & Millichap (678) 808-2761 (p), paul.johnson@marcusmillichap.com

32. 316 Peters St SW – Federal Opportunity Zone

Atlanta, GA 30313

30,740 SF Warehouse Built in 1900

Contact: Paul Johnson, Marcus & Millichap (678) 808-2761 (p), paul.johnson@marcusmillichap.com

33. 51 Elliott Street

Atlanta, GA 30313

For Sale \$2.9M

4,500 s.f. Downtown Atlanta Freestanding Restaurant for Sale or Lease w/Real Estate

Contact: Steven Josavitz, Schumacher Group, (770) 643-3004, steven@shumacher.com

SoNo District

34. 512 West Peachtree Street NE

Atlanta, GA 30308

0.46 acre land

Price Undisclosed

Contact Helen Zaver, Colliers International, Senior Vice President National Hospitality Group

(404) 877-9207 (p), (678) 524-6120 (m), (770) 783-8067 (f), Helen.Zaver@colliers.com

35. 537 Peachtree Street NE – Rufus Rose House

Atlanta, GA 30308

5,200 SF Building on 0.16 acre lot, Built In 1901

Property Is For Sale at \$2,500,000 (\$192.31/SF)

Contact Danny Glusman, Widespread Commercial Group (404) 465-3345 or

dglusman@widespreadgroup.com

36. 440 Ralph McGill

3,198 SF Office property for sale at \$800,000 (\$250.16/SF)

Contact Hillary Dukes, REALTOR, (404) 861-9361 (p), (404) 861-9361 (m)

Hillary.Dukes@bhhsgeorgia.com

37. 361 Parkway Dr NE

Atlanta, GA 30312

For Sale at \$700,000 (\$3,500,000/AC - \$80.35/SF)

0.20 Acres (8,712 SF) of Commercial Land

Contact: Patrick Hallwood, Agent, 404.242.6500, patrickhallwood@kw.com

LESS OBVIOUS OPPORTUNITIES (OFF-MARKET)

South Downtown

38. 2 Peachtree St NW - First Atlanta Tower – Federal Opportunity Zone

Atlanta, GA 30303 - Downtown Atlanta Submarket

Fully Leased Building

925,338 SF Class B Office Building Built in 1967

Owned by State of Georgia – Not currently on the market

39. 193 Peachtree St SW - Vacant Land/Parking Lot

Land of 0.097 acres / 4,225 square feet of land area
25" frontage on Peachtree St.
Kenneth Lee Virtual Properties, kenleega@gmail.com

40. Garnett Rail Station Assemblage

20-acre site assemblage generally bound by Forsyth Street SW to the east, Memorial Drive to south, Spring Street to the west and Nelson Street to the north
Gallman Development Group - Bruce Gallman at 404-584-010 and billg@gdevg.com

Sweet Auburn / Old Fourth Ward

41. 142 Auburn Avenue (Historic Atlanta Life/Herndon Plaza)

+/- 23,075 SF Office/Retail Space (+/- 6,962 SF Annex Building and +/- 16,113 SF Atlanta Life Building)
+/- 10,300 SF vacant lot (158-160 Auburn at Piedmont Avenue)
Joint Venture Opportunity with Historic District Development Corporation

42. 20 Hilliard St (Trio Laundry Building)

4,300 SF footprint/shell-structure and adjacent vacant 7,579 SF/0.174 acre site
Atlanta Housing Authority owned, 1915-era
Contact Trish O'Connell at trish.oconnell@atlantahousing.org

43. 333 Auburn Avenue (at Hilliard Street)

8,800 SF/0.202 acre vacant site
Contact Trish O'Connell, Atlanta Housing Authority at trish.oconnell@atlantahousing.org

Fairlie-Poplar

44. 34 Peachtree St NW - Federal Opportunity Zone

Atlanta, GA 30303
299,494 SF Class B Office Building Renovated in 2005 Built in 1961
Owned by the Creations Group

45. 119-121 Luckie Street - Federal Opportunity Zone

19,400 SF Class B Office Building Built in 1910
Contact Richard Nelson, rnelson@cna.com

46. 21 Ellis Street - Federal Opportunity Zone

(Southeast corner of Peachtree Street & Ellis Street)
1.4 acres with direct access to the Peachtree Center MARTA rail station -site is home to temporary MARTA elevator building and surface parking lot
Owned by Koch Holdings - Tim Murphy/Georgia-Pacific LLC Global Corporate Real Estate (404) 652-5424 and TCMURPHY@GAPAC.com

47. 130 Luckie Street - Federal Opportunity Zone

(between Ted Turner Drive and Cone Street)
+/- 0.9 acre (40,000 SF) parking lot
Contact Trillium Properties/Jim Cumming at jcumming@trillium-mgmt.com

48. **157 Luckie Street** at Ted Turner Drive – **Federal Opportunity Zone**
96,225 square feet/2.2 Acres
Contact Turner Enterprises/Taylor Glover at (404) 522-3500
49. **108 Ted Turner Drive NW** at Nassau Street and Ted Turner – **Federal Opportunity Zone**
39,014 square feet/0.896 Acres
Contact Rutherford Seydel at (404) 588-0505
50. **123 Marietta Street NW** – **Federal Opportunity Zone**
74,052 square feet/1.7 Acres – parking lot at Centennial Olympic Park Drive
Contact The Monroe Carell Estate at (615) 342-0001
51. **100 Ted Turner Drive NW** – **Federal Opportunity Zone**
16,884 square feet /0.388 Acres
Contact Rutherford Seydel at (404) 588-0505

Centennial Park District

52. **Simpson Street at West Peachtree Place**
Portfolio of 2 Land parcels in Atlanta, GA, having a land area of 1.56 AC
John Maddox, Lee & Associates Commercial at (404) 442-2826 and jmaddox@lee-associates.com
53. **Southeast corner of John Portman Blvd & Peachtree Center Ave**
(located directly behind Peachtree Center)
3.87 acres/entire 400' x 400' city block. Contact Robert Glustrom at (404) 898-1111 and RGlustrom@RCGHoldings.net
54. **40-59 Simpson Street**
(Williams-W. Peachtree Place – Simpson – Ted Turner)
53,451 square feet/1.23 acres MAA Properties/Matt Smith at (404) 846-4481 and Matthew.smith@postproperties.com
55. **Luckie Street at Ivan Allan Boulevard**
84,000 s.f. / approximately 2 acres
Georgia Aquarium – Contact Dr. Brian Davis, President/CEO, bdavis@georgiaaquarium.org

SoNo District

56. **West Peachtree St NW at Ted Turner**
Approximately 1 acre
Ties into the Civic Center MARTA station and future Stitch development
Current owner: Global Hotel Group, Sam Patel, President
(678) 289-2109 ext. 102, sam@globalhotelgroup.net
57. **436 Peachtree Street NE** (ak.a. St. Luke's Assemblage)
1.65 acre parking lot – potential joint-venture opportunity with church
Contact Michael Glass at michael@michaelglassarchitect.com – church parishioner on land committee

Downtown Atlanta Available Sites

November 2020

Page 8 of 8

58. 575 Juniper Street (SoNo Neighborhood)

1.43 acres - block bounded by Courtland, Linden, Willow and North

Contact Drapac Group USA at (404) 480 4900 and usinfo@drapacgroup.com

59. 483 Courtland Street (f.k.a. Club Esso)

+/- 1 acre vacant lot Contact Andy Lundsberg, Bull Realty at 404-876-1640

60. 555 Courtland Street (at Linden Avenue)

0.67 acres - vacant lot, commercial land

Contact T. Brian Glass, SoNo Realty LLC at (770) 361-3104 and tbgscl@att.net