



ATLANTA DOWNTOWN

Downtown Atlanta Real Opportunities - as of June 2019 Properties and Land Available

EXISTING BUILDINGS - CURRENTLY ON THE MARKET

South Downtown

1. 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, contact Dave Aynes, Broker / Investor, (404) 348-4448 X2 (p) or dave@atlantaleasing.com

2. 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

Castleberry Hill

3. 524 Whitehall St SW - 524 Whitehall St SW

For Sale at \$2,550,000 (\$455.36/SF)

5,600 SF Class B Industrial Distribution Building on 1.03 acres

Currently a bus maintenance facility, 6 drive-in doors -Possible land assemblage with 578 Whitehall to total over 4 acres Stephen Ratchford, King Industrial at (404) 942-2003 and sratchford@kingindustrial.com

4. 261-263 Peters St SW

Atlanta, GA 30313

For sale - \$3.25 million

16,090 SF Retail Storefront Building Built in 1835

Contact: Jeffrey Pollock, (404) 662-2182 (p)

5. 281-283 Peters St SW - Studio 281

Atlanta, GA 30313

4,090 SF Retail Restaurant Building Built in 1935

Contact: Adrian Provost, (678) 808-2788 (p), Adrian.Provost@marcusmillichap.com

6. Portfolio - 305-309 Peters; 296 Walker Street

For Sale \$2.8 million

Multi-family (4 units), Retail (8,000 s.f.), and Land - 0.21 acres

Atlanta, GA 30313

Contact: Bridget Rigdon, bridgetrigdon@yahoo.com

Sweet Auburn / Old Fourth Ward / GSU

7. 100 Edgewood Ave NE - Woodruff Volunteer Center

Atlanta, GA 30303 - Downtown Atlanta Submarket • 7 Minute Walk to Subway/Transit

331,943 SF Class B Office Building Built in 1963 / Renovated 1997

Ron Cameron, Senior Vice President, Principal, Colliers, (404) 888-9000 (p),

ron.cameron@colliers.com

UNDER CONTRACT - WITHIN FEDERAL OPPORTUNITY ZONE

SoNo District

8. 120 Ralph McGill Blvd NE - Renaissance Square

For Sale at \$2,950,000 (\$128.12/SF)

23,026 SF Class B Office Building Built in 1975 / Renovated 2007

Contact: John Cobb, Managing Director, (770) 552-2400 (p) or JCobb@ngkf.com

9. 353-363 Parkway Dr NE

9,000 SF Class C Office Building Built In 1978

Property Is For Sale at \$2,500,000 (\$265.22/SF)

Contact LaDonna Smiley, (404) 580-1265 or donna@bgroupre.com

Fairlie-Poplar District

10. 34 Peachtree St NW

Atlanta, GA 30303

299,494 SF Class A Office Building Renovated in 2005 Built in 1961

Owned by the Creations Group

Contact: Jay O'Meara, CBRE, jay.omeara@cbre.com 404 923 1229

EXISTING BUILDINGS – LESS OBVIOUS OPPORTUNITIES (OFF-MARKET)

South Downtown

11. 2 Peachtree St NW - First Atlanta Tower

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

SoNo District

12. 159 Ralph McGill Blvd (Methodist Center)

36,000 SF Class C Office Building Built in 1965

Contact: Arthur Berg, Berg Capital Corporation (503) 635-4667

13. 529 Peachtree St NE

Atlanta, GA 30308

3,724 SF Retail Restaurant Building Built in 1900

Contact: Devan Posey, Agent, 770-364-4995, poseydev@gmail.com

Sweet Auburn / Old Fourth Ward

14. 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 who prefers boutique hotel use

Contact LeJuano Varnell, Sweet Auburn Works Exec. Director, at LVarnell@sweetauburnworks.com

15. 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

Hotel District

16. 215 Piedmont Ave NE - The Landmark Condominiums Parking Garage

80,000 SF Parking Garage Building Built in 1963

Contact Ben Pargman, Joel & Granot Real Estate, LCC at (404) 869-2600 or ben@joelandgranot.com

17. 340 W Peachtree St NW (at West Peachtree Place)

16,800 SF Class C Office Building Built in 1983 on 0.2 AC – could be redeveloped
Asking prices \$3.4 million
Coordinated Properties, Inc., Fred Filsoof at (404) 252-0008 and filsooff@aol.com

Fairlie-Poplar

- 18. 119-121 Luckie Street** (between Ted Turner Drive and Cone Street)
19,400 SF Class B Office Building Built in 1910, Asking \$5.6 million
Contact Jeff Hammond, 770-992-4170, jhammond@svn.com
WITHIN FEDERAL OPPORTUNITY ZONE

Centennial Park District

- 19. 414 Centennial Olympic Park Dr NW and 398 Centennial Olympic Park**
Portfolio of two properties / totaling 18,489 sf
Contact William Luke, Greenfield Realty at (404) 262-2688

LAND - CURRENTLY ON THE MARKET

Priority Sites

20. 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

SoNo District

21. 521 Peachtree St NE

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

22. 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

Centennial Park District

23. 236 Williams St (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

24. 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

South Downtown

25. 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

26. 237 Peachtree St SW

Atlanta, GA 30303

46 space surface lot / 0.35 acre site

Contact: City Realty Advisors, Tim Holdroyd (404) 606-0322 and tim@cityrealty.net

27. 126 Mitchell St

Atlanta, GA 30303 - Downtown Atlanta Submarket • 7 Minute Walk to Subway/Transit
0.14 Acres (6,081 SF) of Commercial Land

Contact: City Realty Advisors, Tim Holdroyd (404) 606-0322 and tim@cityrealty.net

Castleberry Hill

28. 346 Peters St SW

Land of 0.29 AC is for sale at \$650,000

Angela Beck, Atlanta Fine Homes angelabeck@atlantafinehomes.com or (404) 948-6218

29. 291 Walker St

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

LAND - LESS OBVIOUS OPPORTUNITIES (OFF-MARKET)

Priority Sites

- 30. 21 Ellis Street** (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
WITHIN FEDERAL OPPORTUNITY ZONE
- 31. 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
- 32. 40-59 Simpson Street** (Williams-W. Peachtree Place – Simpson – Ted Turner)
53,451 square feet/1.23 acres
Post Properties/Matt Smith at (404) 846-4481 and Matthew.smith@postproperties.com
2014 listed with Cushman & Wakefield – asking \$7.7 million
- 33. 130 Luckie Street** (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
WITHIN FEDERAL OPPORTUNITY ZONE
- 34. 157 Luckie Street** (at Ted Turner Drive)
96,225 square feet/2.2 Acres
Contact Turner Enterprises/Taylor Glover at (404) 522-3500
WITHIN FEDERAL OPPORTUNITY ZONE
- 35. 108 Ted Turner Drive NW** (at Nassau Street and Ted Turner)
39,014 square feet/0.896 Acres
Contact Rutherford Seydel at (404) 588-0505
WITHIN FEDERAL OPPORTUNITY ZONE
- 36. 123 Marietta Street NW**
74,052 square feet/1.7 Acres – parking lot at Centennial Olympic Park Drive
Contact The Monroe Carell Estate at (615) 342-0001
WITHIN FEDERAL OPPORTUNITY ZONE
- 37. Luckie Street at Ivan Allan Boulevard**
84,000 s.f. / approximately 2 acres

Georgia Aquarium – Contact Joe Handy, (404) 581-4220 (work),
jhandy@georgiaaquarium.org

38. 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

South Downtown

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. 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

Centennial Park District / Centennial Hill

42. 100 Ted Turner Drive NW

16,884 square feet / 0.388 Acres

Contact Rutherford Seydel at (404) 588-0505

WITHIN FEDERAL OPPORTUNITY ZONE

43. Technology Enterprise Park (Northyards Blvd NW, Atlanta, GA 30318)

8 acres of vacant land. Georgia Tech is conducting a master planning process for vacant land to assess feasibility of future phases to focus on product development/prototyping and advanced manufacturing space for university and private users.

Contact: John Majeroni/Georgia Institute of Technology at (404) 695-3149

PORTION WITHIN FEDERAL OPPORTUNITY ZONE

SoNo District

- 44. 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
- 45. SoNo Development** site (southeast corner of Courtland and Linden)
1.135 acres currently parking lot and medical/clinic building
Contact Brian Glass at 770-361-3104
- 46. 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
- 47. 505 Courtland Street (at Renaissance Parkway)** (f.k.a. McMahon Shoes)
1.09 acres – vacant lot
Contact Drapac Group USA at (404) 480 4900 and usinfo@drapacgroup.com
UNDER CONTRACT
- 48. 483 Courtland Street** (f.k.a. Club Esso)
+/- 1 acre vacant lot
Contact Andy Lundsberg, Bull Realty at 404-876-1640