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A LOOK AT THE NUMBERS...

\$4.5 BILLION IN NEW INVESTMENT \$700 MILLION complete (2020-2022) \$2 BILLION under construction \$1.8 BILLION planned	6,500 RESIDENTIAL UNITS 1,000 complete (2020-2022) 1,250 under construction 4,250 planned
2,250 HOTEL ROOMS 320 complete (2020-2022) 1450 under construction 480 planned	2.4 MILLION COMMERCIAL SQ. FT. 32,000 complete (2020-2022) 770,000 under construction 1.5 MILLION planned
1.2 MILLION INSTITUTIONAL SQ. FT. 100,000 complete (2020-2022) 1 MILLION under construction 75,000 planned	1,840 STUDENT HOUSING BEDS 270 complete (2020-2022) 1570 under construction

ABOUT CENTRAL ATLANTA PROGRESS AND THE ATLANTA DOWNTOWN IMPROVEMENT DISTRICT:

Since 1941, Central Atlanta Progress, Inc. has been a tireless advocate for Downtown Atlanta, working to promote new business opportunities, build partnerships, and cultivate new ideas for smart growth in the center city. The Atlanta Downtown Improvement District is a 501(c)(3) non-profit, charitable corporation created by CAP to make Downtown safer, cleaner and more hospitable.

With a focus on improving the Downtown experience for residents, businesses, and visitors alike, Central Atlanta Progress, together with the Atlanta Downtown Improvement District, is proud of its accomplishments and excited for what comes next. Downtown Atlanta has undergone remarkable change and growth in recent years, and we are only beginning to scratch the surface.

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This is an official publication of Atlanta Downtown. The information on this map represents our best research efforts, but may not be exhaustive. If you find any information to be inaccurate or if you need further information, please contact us at 404-658-5919.

NEIGHBORING GROWTH CORRIDORS

- SUMMERHILL**
Summerhill and its surrounding neighborhoods are undergoing a significant redevelopment, encompassing over 80 acres just south of Downtown including Atlanta's former Olympic Stadium.

565 Hank
565 Hank Aaron Drive • Residential
DEVELOPER: Carter
HOUSING UNITS: 310
RETAIL: \$7,000/sq ft.
STATUS: Complete, 2022

Georgia Avenue Redevelopment
9-35 Georgia Avenue • Retail
INVESTMENT: \$50.2 million
DEVELOPER: Carter and Hasky Weatherholtz Properties
OFFICE: 19,000 sq ft.
RETAIL: \$5,000/sq ft.
STATUS: Complete, 2020

Georgia State University
Convocation Center
Fulton Street and Capital Avenue • Institutional
INVESTMENT: \$85.2 million
DEVELOPER: Georgia State University
INSTITUTIONAL SPACE: 200,000 sq ft.
STATUS: Under Construction, 2022

Summerhill by Edgewood Homes
Fulton Street and Capital Avenue • Residential
DEVELOPER: Edgewood Homes/Carter
HOUSING UNITS: 500
STATUS: Status Complete, 2021

Summerhill Station + Public Grocery
572 Hank Aaron Drive SE • Mixed Use
DEVELOPER: Branch Properties
RETAIL: \$7,000/sq ft.
STATUS: Under Construction, 2024

The Victory at Summerhill
100 Fulton Street • Residential
DEVELOPER: Atlanta Residential
HOUSING UNITS: 276
STATUS: Complete, 2021
- MEMORIAL DRIVE**
Just east of Downtown, the Memorial Drive corridor has added over 1 million sq. feet in new projects since 2015.

764 Memorial
764 Memorial Drive • Residential
INVESTMENT: \$50 Million
DEVELOPER: Development Partners, LLC
HOUSING UNITS: 24
STATUS: Complete, 2020

Atlanta Dairies
777 Memorial Drive • Mixed Use
DEVELOPER: Paces Properties, LLC
OFFICE: 55,000 sq ft.
RETAIL: \$8,000/sq ft.
STATUS: Complete, 2020

Madison Yards
Memorial Drive or BI Kennedy Way • Mixed Use
DEVELOPER: Fugate
OFFICE/RETAIL: 154,000 sq ft.
STATUS: Complete, 2020

Modera Reynoldstown
780 Memorial Drive • Residential
DEVELOPER: MI Creek Residential
HOUSING UNITS: 320
STATUS: Complete, 2020



INVESTMENT MAP

As of May 2022



SOUTH DOWNTOWN

It's hard to ignore the swell of renewed interest in the City's historic core of South Downtown. As the original "terminus" of Atlanta, South Downtown evokes the City's beginnings and now its future. Fueled by several large-scale projects, South Downtown is poised to undergo enormous transformation in the coming years.

From catalytic projects like CIM's Centennial Yards or Newport RE's 6-block redevelopment, a reimagined Underground Atlanta or Forge Atlanta's innovative biotech hub, the South Downtown development pipeline

alone represents over **\$6.4 billion** in investment and over 65 acres of redevelopment.

Plans for the next five years include over 1,800 housing units and 15 million sq. ft. in commercial space. This significant, private investment is coupled with planned, public investment in MARTA's Five Points Station, a bus rapid transit line to Summerhill, and other surrounding rights-of-way improvements to deliver a more connected, walkable, and vibrant historic district.

- 143 Alabama** (Continental Building)
143 Alabama St SW • Mixed-Use
• Adaptive Reuse
INVESTMENT: \$40 Million
DEVELOPER: Phipps & Land + Place Properties
HOUSING UNITS: 112
OFFICE SPACE: 67,000 sq. ft.
RETAIL SPACE: 6,000 sq. ft.
STATUS: Planned, TBD
- 222 Mitchell**
222 Mitchell Street • Retail • Office
• Adaptive Reuse
INVESTMENT: \$150 Million
DEVELOPER: Phipps & Land + Place Properties
OFFICE SPACE: 225,000 sq. ft.
RETAIL SPACE: 25,000 sq. ft.
STATUS: Under Construction, 2023

- Broad Street South**
100 Broad Street • Residential
• New Construction
DEVELOPER: Newport RE
HOUSING UNITS: 300
RETAIL SPACE: 25,000 sq. ft.
STATUS: Planned, 2024
- Centennial Yards - C5**
Michael Street at Russell Plaza
• Residential • New Construction
DEVELOPER: CH
HOUSING UNITS: 500
RETAIL SPACE: 25,000 sq. ft.
STATUS: Planned, 2024

- Centennial Yards - One Centennial Yards**
72 Marietta Street • Office • New Construction
INVESTMENT: \$250 Million
DEVELOPER: CH
OFFICE SPACE: 300,000 sq. ft.
STATUS: Planned, 2026
- Centennial Yards South - 99 Ted Turner Drive**
99 Ted Turner Drive • Mixed-Use
• Adaptive Reuse
INVESTMENT: \$300 Million
DEVELOPER: CH • Stream Realty
OFFICE SPACE: 80,000 sq. ft.
RETAIL SPACE: 15,000 sq. ft.
STATUS: Under Construction, 2023
- Centennial Yards South (Phase 2)**
Behind 99 Ted Turner Drive • Residential
• New Construction
INVESTMENT: \$75 Million
DEVELOPER: CH • Stream Realty
HOUSING UNITS: 232
RETAIL SPACE: 1500 sq. ft.
STATUS: Planned, 2024
- Centennial Yards - E-2**
Centennial Olympic Park Drive at Mitchell
• Residential • New Construction
DEVELOPER: CH
HOUSING UNITS: 303
STATUS: Planned, 2025

- Forge Atlanta (Phase 1)**
Whitehall Street, west of Ted Turner Drive, and south of Peachtree Street • Mixed-Use
• New Construction
INVESTMENT: \$250 Million
DEVELOPER: Urbanistic Development Partners
OFFICE SPACE: 400,000 sq. ft.
STATUS: Planned, 2026
- Georgia Municipal Association Headquarters Expansion**
201 High Street • Commercial
• New Construction
INVESTMENT: \$85 Million
DEVELOPER: Georgia Municipal Association
OFFICE SPACE: 250,000 sq. ft.
STATUS: Complete, 2021
- Hotel Row**
211-229 Mitchell Street • Retail/Office
• Adaptive Reuse
INVESTMENT: \$125 Million
DEVELOPER: Napa RE
OFFICE SPACE: 40,000 sq. ft.
RETAIL SPACE: 5,000 sq. ft.
STATUS: Under Construction, 2022
- Origin Hotel**
166 Pryor Street • Hospitality • Renovation
INVESTMENT: \$85 Million
DEVELOPER: The Thrush Group
HOTEL ROOMS: 124
STATUS: Under Construction, 2024

WESTSIDE

Castleberry Hill is an eclectic, historic, mixed-use district with a burgeoning artist population who occupy much of its residential lofts and galleries. Castleberry Hill is listed among the National Register of Historic places and represents the most complete warehouse district in Atlanta. That's why it's no surprise that this neighborhood and all its character continue to draw investment interest from a variety of uses. Castleberry Park, south of Mercedes Benz Stadium, includes a 200-room Reverb Hotel by

Hard Rock along with 130 apartments. Development continues up Northside Drive, with the completion of Phase 1 of Herndon Square, including 70 units of senior, affordable housing. Just east of the site, planning has begun for Phase 1 of Science Square, a unique public-private partnership with Georgia Tech to bring a mixed-use, innovation-anchored development to the site formally known as Technology Enterprise Park.



FAIRLIE-POPLAR & PEACHTREE CORE

Located in the heart of Downtown, the historic Fairlie-Poplar district includes the largest concentrated collection of commercial and office buildings in Atlanta from the late 19th and early 20th centuries. The neighborhood's compact street grid also makes it one of the most walkable areas in the whole city making it an attractive target for new, residential development with over 1,000 housing units in the pipeline and another 835 student beds.

In addition, the Peachtree Center area boasts direct access to transit and a strong concentration of Class A commercial buildings. New additions

to this stretch of Peachtree Street include luxury, multi-family housing and reimagined office space.

Upgrades to the City of Atlanta's Broad Street Boardwalk are underway, improving upon the outdoor seating for the adjacent restaurants and spaces for special events. Woodruff Park – a destination for students, residents, and office workers alike – has undergone a significant revitalization over the last number of years. Plans are underway to improve the Park's accessibility, including provisions to better accommodate special event traffic like food trucks.

- 41 Marietta**
41 Marietta Street • Residential • Adaptive Reuse
INVESTMENT: TBD
DEVELOPER: Blueprints & Wolfe Investments
HOUSING UNITS: 120
STATUS: Under Construction, 2024
- Ascent Peachtree Center**
161 Peachtree Center Avenue • Residential
• New Construction
DEVELOPER: Bannockburn Capital/Graybar
HOUSING UNITS: 345
STATUS: Complete, 2021
- Atlanta First United Methodist Church Redevelopment**
360 Peachtree Street • Residential • Mixed-Use
• New Construction
INVESTMENT: \$184 Million
DEVELOPER: Evergreen Development + Atlanta First United Methodist Church
HOUSING UNITS: 320
RETAIL SPACE: 10,000 sq. ft.
STATUS: Planned, 2025

- Atlanta-Fulton Central Library**
One Margaret Mitchell Square
• Institutional • Renovation
INVESTMENT: \$50 Million
DEVELOPER: Fulton County
STATUS: Complete, 2021
- Bel Building - GSU Student Success Center**
25-27 Auburn Avenue • Institutional • Renovation
INVESTMENT: \$30 Million
DEVELOPER: Georgia State University
STATUS: Planned, 2024
- Georgia State University - 55 Park Place**
55 Park Place • Residential • Renovation
INVESTMENT: \$30 Million
DEVELOPER: Georgia State University
STATUS: Planned, TBD
- Georgia State University - Research Tower**
Declarer Street at Jesse Hill Jr. Drive
• Institutional • New Construction
INVESTMENT: \$100 Million
DEVELOPER: Georgia State University
STATUS: Planned, 2025

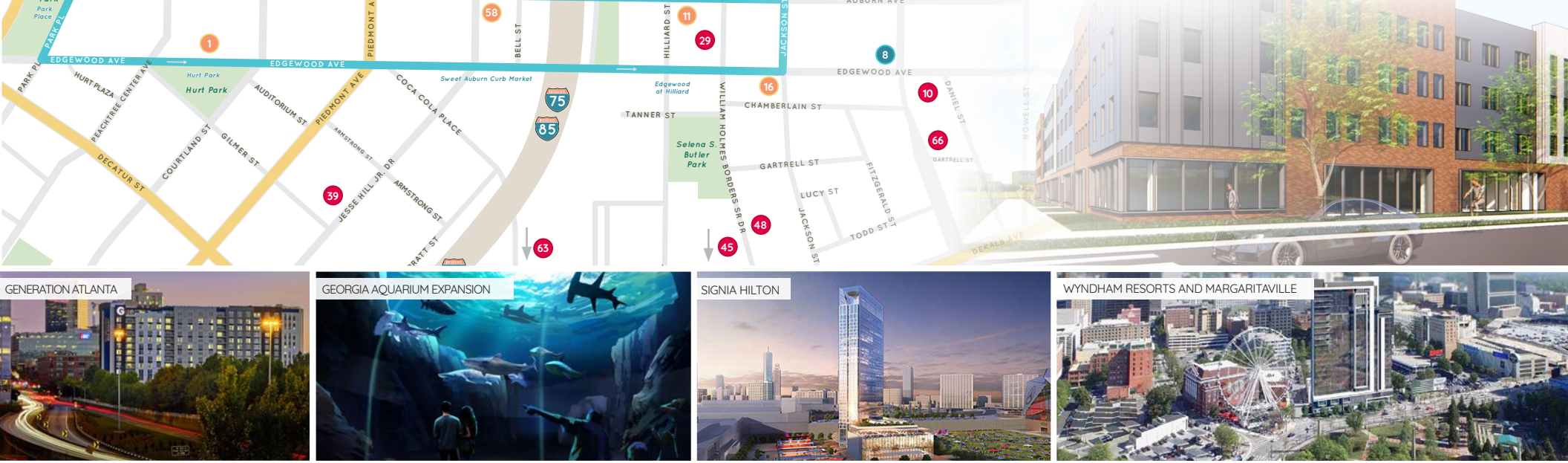
A neighborhood with a powerful legacy, Sweet Auburn continues to hold true to its roots as new investment flows in. Mission-driven organizations have found their home in restored buildings – both at 458/460 Edgewood (Community of Hospitality, Inc) and the Christian Education Building (Wheat Street Charitable Foundation), with a host of similarly situated community projects underway.

100 Edgewood is undergoing a conversion from office to residential, including 284 multi-family units. Big Bethel AME Church – in partnership with The Benoit Group – are advancing a 325 unit multi-family housing development. Restoration of the historic Prince Hall Masons building and ground up projects like

"Front Porch at Sweet Auburn" will both preserve the neighborhood's legacy, while also making space for new businesses to thrive at affordable, and sustainable rates.

Georgia State University continues to drive investment, from improvements underway at Hurt Park to the planned renovation of the historic Bell Building into a "Student Success Center." The University will open their GSU Convocation Center in August 2022. Demand for on-campus housing continues as "Reflections Student Housing" opens in August 2022 and provide 740 beds of student housing. In total, there around over 1,500 student housing beds under construction or in the pipeline for Downtown.

- 100 Edgewood**
100 Edgewood Avenue • Residential
• Adaptive Reuse
INVESTMENT: \$45 Million
DEVELOPER: Atlanta Capital Properties + Gateway Ventures
HOUSING UNITS: 286
STATUS: Planned, 2025
- 302 Auburn**
302 Auburn Avenue • Retail • Renovation
INVESTMENT: \$13.1 Million
DEVELOPER: Avo Food
RETAIL SPACE: 2,000 sq. ft.
STATUS: Under Construction, 2023
- 458-460 Edgewood Avenue**
458-460 Edgewood Avenue • Office • Renovation
INVESTMENT: \$108 Million
DEVELOPER: Community of Hospitality
STATUS: Complete, 2022
- A Ma Maniere**
479 Edgewood Avenue • Mixed-Use
• New Construction
INVESTMENT: \$6 Million
DEVELOPER: James Whitmer
RETAIL SPACE: 2,000 sq. ft.
STATUS: Under Construction, 2022
- American Legion Building**
145 Auburn Avenue • Commercial • Renovation
INVESTMENT: \$14.4 Million
DEVELOPER: Wheat Street Charitable Foundation
RETAIL SPACE: 2,500 sq. ft.
OFFICE SPACE: 2,500 sq. ft.
STATUS: Planned, 2024
- BE on Edgewood**
100 Edgewood Avenue • Mixed-Use
• Renovation
INVESTMENT: \$4.3 Million
DEVELOPER: Normy LLC
OFFICE SPACE: 10,000 sq. ft.
STATUS: Planned, 2024
- Bethel Towers**
210 Auburn Avenue • Residential
• Adaptive Reuse
INVESTMENT: \$32.6 Million
DEVELOPER: The Benoit Group + Big Bethel AME Church
STATUS: Under Construction, 2021
- Big Bethel Redevelopment**
John Wesley Dobbs Avenue at Jesse Hill Jr. Drive • Residential • New Construction
INVESTMENT: \$100 Million
DEVELOPER: The Benoit Group + Big Bethel AME Church
HOUSING UNITS: 319
OFFICE SPACE: 5,000 sq. ft.
RETAIL SPACE: 17,000 sq. ft.
STATUS: Planned, 2025
- Christian Education Building**
18 Wilson Hall Street • Office • Renovation
INVESTMENT: \$21 Million
DEVELOPER: Wheat Street Charitable Foundation
OFFICE SPACE: 15,000 sq. ft.
RETAIL SPACE: 2,000 sq. ft.
STATUS: Under Construction, 2022
- Front Porch at Sweet Auburn**
348, 364, 368-376 Auburn Avenue
• Mixed-Use • New Construction
INVESTMENT: \$32.5 Million
DEVELOPER: Historic District Development Corporation
HOUSING UNITS: 94 sq. ft.
RETAIL SPACE: 31,000 sq. ft.
STATUS: Under Construction, 2024
- Grady Memorial Hospital's Center for Advanced Surgical Services**
99 Jesse Hill Jr. Drive • Institutional
• New Construction
INVESTMENT: \$236 Million
DEVELOPER: Grady Memorial Hospital
INSTITUTIONAL SPACE: 575,000 sq. ft.
STATUS: Under Construction, 2023
- King Memorial MARTA TOD**
King Memorial MARTA Station • Residential
• New Construction
INVESTMENT: \$62.5 Million
DEVELOPER: Phipps Properties + H.J. Russell & Company
HOUSING UNITS: 305
RETAIL SPACE: 155B sq. ft.
STATUS: Under Construction, 2025
- McAuley Park (Phase 1)**
375 Gantley Street • Mixed-Use
• New Construction
INVESTMENT: \$45.5 Million
DEVELOPER: The Benoit Group
HOUSING UNITS: 180
STATUS: Under Construction, 2024
- Prince Hall Masonic Lodge**
350 Auburn Avenue • Institutional
• Renovation
INVESTMENT: \$100 Million
DEVELOPER: Most Worshipful Prince Hall Grand Lodge
OFFICE SPACE: 10,000 sq. ft.
RETAIL SPACE: 10,000 sq. ft.
INSTITUTIONAL SPACE: 5,000 sq. ft.
STATUS: Planned, 2025
- Reflections Student Housing**
1810 Wilson Hall Street • Student Housing • New Construction
INVESTMENT: \$67 Million
DEVELOPER: Atlantic Capital Properties + Gateway Ventures
STUDENT BEDS: 742
STATUS: Under Construction, 2022
- Sweet Auburn Grande**
479 Auburn Avenue • Residential
• New Construction
INVESTMENT: \$20 Million
DEVELOPER: Joint Venture with Butler Street CDC
HOUSING UNITS: 64
RETAIL SPACE: 5,235 sq. ft.
STATUS: Planned, 2024
- Thrive Sweet Auburn**
322 Decatur Street • Residential
• New Construction
INVESTMENT: \$400 Million
DEVELOPER: Project Community Connections, Inc. and Mercy Housing
HOUSING UNITS: 10
OFFICE SPACE: 12,000 sq. ft.
STATUS: Under Construction, 2022
- Waldo's**
41-46 Boulevard • Mixed-Use
• New Construction
INVESTMENT: \$80 Million
DEVELOPER: Lior Resources
OFFICE SPACE: 10,000 sq. ft.
RETAIL SPACE: 10,000 sq. ft.
STATUS: Under Construction, 2024



SONO (SOUTH OF NORTH AVENUE)

The SoNo neighborhood has experienced a wave of new investment in both large and small projects. The neighborhood enjoys direct transit access via two heavy rail stations, as well as convenient interstate access to the Downtown Connector – all within a half a mile of both Georgia Tech and Georgia State University. Such accessibility has attracted a host of users – from multi-family housing to commercial and medical office, with many cultural and retail establishments in between.

The iconic Bank of America Plaza – totalling over 135 million square feet of Class A office space – traded hands in early 2022. The new owners have plans to launch a \$50 million capital improvements program, including a complete overhaul of

the lobby, development of an on-site restaurant, and 100,000 square feet of customizable, flexible office suites.

Key sites such as the Atlanta Civic Center remain a significant opportunity for Downtown. The Atlanta Housing Authority are exploring private-public partnerships to deliver a mixed-use development on the site. "The Stitch" is a proposed transformational investment that aims to reclaim approximately 14 acres of new urban greenspace atop a new, 3/4 mile platform spanning the I-75/I-85 Downtown Connector between the Civic Center MARTA Station at West Peachtree Street and Piedmont Avenue. The project has been awarded a U.S. Department of Transportation RAISE grant to conduct a robust planning process for the project.

- 126 Renaissance - Sonder**
126 Renaissance Parkway • Hospitality
• New Construction
INVESTMENT: \$50 Million
DEVELOPER: CP Group
HOTEL ROOMS: 124
STATUS: Complete, 2021
- 140 Pine**
140 Pine Street • Residential
• New Construction
INVESTMENT: \$25 Million
DEVELOPER: Emory University
HOUSING UNITS: 335
STATUS: Planned, 2025
- 505 Courtland**
505 Courtland Street • Residential
• New Construction
INVESTMENT: \$88 Million
DEVELOPER: Woodruff
HOUSING UNITS: 284
STATUS: Under Construction, 2023

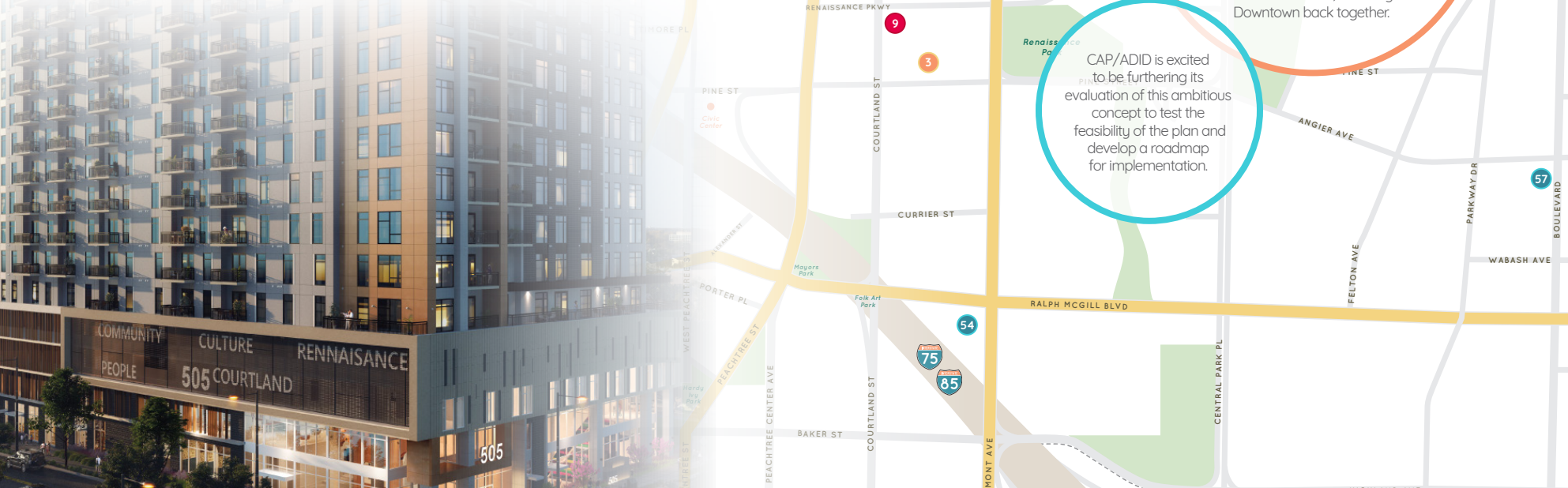
- Bank of America Plaza**
600 Peachtree Street • Office • Renovation
• Adaptive Reuse
INVESTMENT: \$50 Million
DEVELOPER: CP Group
STATUS: Complete, 2021
- Emory Winship Cancer Institute**
580 Peachtree Street • Institutional
• New Construction
INVESTMENT: \$469 Million
DEVELOPER: Emory University
INSTITUTIONAL SPACE: 655,000
STATUS: Under Construction, 2023
- Station 406 (Phase 3)**
446 Boulevard NE and 406 Parkway NE
• Residential • New Construction
INVESTMENT: \$38 Million
DEVELOPER: Wingate Tapering Development
HOUSING UNITS: 103
STATUS: Complete, 2022

CENTENNIAL PARK DISTRICT

Home to many of Atlanta's thriving tourism and hospitality assets, the Centennial Park District is bound to offer something for all ages and experiences. As both leisure and business travel rebounds, the District is well positioned to capture new and returning visitors through its unique offerings. The Georgia Aquarium recently completed a \$100 million expansion for a state-of-the-art shark and marine predator exhibit. Club Wyndham Resorts is opening a 207-room property in June 2022 overlooking Centennial Park. Another 2,000 hotel keys are under construction or planned.

In addition to our strong visitor assets, the District added a host of new residents over the last few years with the additions of Post Centennial (438 units) and Generations Atlanta (336 units).

The Georgia World Congress Center Authority campus is undergoing significant improvements. Construction of a new, 1,000-key convention hotel is underway, to be completed in 2024. Similarly, an improved pedestrian mall opened in early 2022, greatly improving connectivity for visitors throughout the Campus. The \$25 million renovation of Centennial Olympic Park was completed in 2019.



- Generation Atlanta**
377 Centennial Olympic Park Drive
• Residential • New Construction
INVESTMENT: \$90 Million
DEVELOPER: Hardman Residential
HOUSING UNITS: 336
STATUS: Complete, 2020
- Georgia Aquarium Expansion**
225 Baker Street • New Institution
• New Construction
INVESTMENT: \$100 Million
DEVELOPER: Georgia Aquarium
STATUS: Complete, 2020
- Georgia World Congress Center Exhibition Space**
Georgia World Congress Center Campus
• Commercial • Renovation
INVESTMENT: \$55 Million
DEVELOPER: Georgia World Congress Center Authority
INSTITUTIONAL SPACE: 100,000 sq. ft.
STATUS: Complete, 2020
- Marriott Residence Inn**
355 Centennial Olympic Park • Hospitality
• New Construction
INVESTMENT: TBD
DEVELOPER: Hardman Hotels
HOTEL ROOMS: 185
STATUS: Planned, 2024
- National Center for Civil and Human Rights - Expansion**
100 Ivan Allen Jr Blvd NW • Institutional
• New Construction
INVESTMENT: \$40 Million
DEVELOPER: National Center for Civil and Human Rights
STATUS: Planned, 2026
- Signia Hilton Convention Hotel**
Civic Center • Hospitality
• New Construction
INVESTMENT: \$400 Million
DEVELOPER: Drew Co
HOTEL ROOMS: 975
STATUS: Under Construction, 2024
- Wyndham Resorts and Margartaville**
155 Centennial Olympic Park Drive
• Hospitality • New Construction
INVESTMENT: TBD
DEVELOPER: Pacific Development LLC
RETAIL SPACE: 14,200 sq. ft.
HOTEL ROOMS: 207
STATUS: Under Construction, 2022