

2 Peachtree St NE - First Atlanta Tower



Location: **First Atlanta Tower**
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office**

Status: **Built Dec 1967**

Stories: **41**

RBA: **925,338 SF**

Typical Floor: **18,049 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: **Georgia State Government - Space Management**
Recorded Owner: **Department of Human Resources**

Parcel Number: **14-0077-0003-004**

Amenities: **Banking, Food Service, On Site Management, Restaurant**

72 Marietta St NW - Atlanta Journal & Constitution



Location: **Atlanta Journal & Constitution
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303**

Building Type: **Class C Office**

Status: **Existing**

Stories: **8**

RBA: **470,000 SF**

Typical Floor: **58,750 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: **Atlanta Journal & Constitution**
Recorded Owner: **Atlanta Journal & Constitution**

Parcel Number: **14-0078-0011-051**

104 Marietta St NW - Federal Reserve Bank Of Atlanta



Location: **Federal Reserve Bank Of Atlanta
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303**

Building Type: **Class B Office**

Status: **Built Jan 1966**

Stories: **6**

RBA: **331,249 SF**

Typical Floor: **40,000 SF**

Total Avail: **51,089 SF**

% Leased: **84.6%**

Developer: -

Management: **Cushman & Wakefield of Georgia, Inc.**

Recorded Owner: **State Bar of Georgia**

Parcel Number: **14-0078-0011-055**

Parking: **84 Covered Spaces are available; Ratio of 3.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th	4,959	4,959	45,770	\$21.00/fs	Vacant	Negotiable	Direct
E 5th	5,000 - 40,811	40,811	45,770	\$21.00/fs	Vacant	Negotiable	Direct
P 6th	5,319	5,319	5,319	\$21.00/fs	Vacant	Negotiable	Direct

34 Peachtree St NW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office**

Status: **Built Jan 1961**

Stories: **30**

RBA: **282,589 SF**

Typical Floor: **9,419 SF**

Total Avail: **82,687 SF**

% Leased: **84.2%**

Developer: -

Management: **Simmons Vedder & Company**

Recorded Owner: **Peachtree Financial Associates, LLC**

Expenses: **2006 Combined Est Tax/Ops @ \$6.88/sf**

Amenities: **Banking, Conferencing Facility, Energy Star Labeled, Food Service, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,337	1,337	1,337	\$16.00/fs	Negotiable	Negotiable	Direct
P 2nd / Suite 270	1,273	1,273	1,273	\$16.00/fs	Vacant	5 yrs	Direct
E 3rd / Suite 300	11,042	11,042	33,126	\$16.00/fs	Negotiable	5 yrs	Direct
E 4th / Suite 400	11,042	11,042	33,126	\$16.00/fs	Negotiable	5 yrs	Direct
E 5th / Suite 500	11,042	11,042	33,126	\$16.00/fs	Vacant	5 yrs	Direct
P 7th / Suite 730	728	728	728	\$16.50/fs	30 Days	Negotiable	Direct
P 7th / Suite 740	920	920	920	\$16.50/fs	Vacant	5 yrs	Direct
P 7th / Suite 735	524	524	524	\$16.50/fs	Vacant	3-5 yrs	Direct
P 9th / Suite 900	6,396	6,396	6,396	\$16.00/fs	Vacant	5 yrs	Direct
P 17th / Suite 1700	2,913	2,913	2,913	\$16.50/fs	30 Days	Negotiable	Direct
P 17th / Suite 1740	1,949 - 2,913	2,913	2,913	\$16.50/fs	30 Days	Negotiable	Direct
P 17th / Suite 1780	865	865	865	\$16.00/fs	Vacant	Negotiable	Direct

34 Peachtree St NW(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 17th / Suite 1710	2,595	2,595	2,595	\$16.50/fs	Vacant	Negotiable	Direct
P 19th / Suite 1980	990	990	990	\$16.50/fs	Vacant	5 yrs	Direct
P 19th / Suite 1970	706	706	706	\$16.50/fs	Vacant	5 yrs	Direct
P 22nd / Suite 2240	1,135	1,135	1,135	\$16.50/fs	Vacant	3-5 yrs	Direct
P 22nd / Suite 2200	2,548	2,548	2,548	\$16.50/fs	Vacant	5 yrs	Direct
P 23rd / Suite 2300	1,050	1,050	1,050	\$17.50/fs	30 Days	Negotiable	Direct
P 23rd / Suite 2360	2,733	2,733	2,733	\$17.50/fs	30 Days	Negotiable	Direct
P 23rd / Suite 2350	4,160	4,160	4,160	\$17.50/fs	30 Days	Negotiable	Direct
P 23rd / Suite 2370	780	780	780	\$16.50/fs	Vacant	Negotiable	Direct
P 24th / Suite 2460	1,033	1,886	1,886	\$16.50/fs	Vacant	5 yrs	Direct
P 24th / Suite 2480	853	1,886	1,886	\$16.50/fs	Vacant	5 yrs	Direct
P 25th / Suite 2570	2,067	2,067	2,067	\$16.50/fs	Vacant	Negotiable	Direct
E 28th / Suite 2800	11,042	11,042	11,042	\$16.50/fs	Vacant	5 yrs	Direct

56 Marietta St NW - Telecom Tower



Location: **Telecom Tower**
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office/Telecom Hotel/Data Hosting**

Status: **Built 1917**

Stories: **10**

RBA: **160,000 SF**

Typical Floor: **16,000 SF**

Total Avail: **17,125 SF**

% Leased: **89.3%**

Developer: -

Management: **The Telx Group, Inc.**

Recorded Owner: **The Telx Group, Inc.**

Parcel Number: **14-0078-0011-026**

Parking: **520 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Banking, Food Service, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 9th	7,125	7,125	7,125	\$50.00/fs	Vacant	3-5 yrs	Direct
P 10th	10,000	10,000	10,000	\$50.00/fs	Vacant	3-5 yrs	Direct

1 Park PI NE - One Park Place South



Location: **One Park Place South**
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office**

Status: **Built Jan 1956**

Stories: **10**

RBA: **132,600 SF**

Typical Floor: **12,400 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: **J. Mack Robinson College of Business**

Recorded Owner: **J. Mack Robinson College of Business**

Amenities: **Banking**

40 Marietta St NW - Five Points Plaza



Location: **Five Points Plaza**
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Developer: **RB Development Services, Inc.**
Management: **RB Management Services**
Recorded Owner: **Richard Bowers & Company**

Expenses: **2007 Ops @ \$11.22/sf**
Parcel Number: **14-0078-0011-032**
Parking: **22 Surface Spaces are available; Ratio of 1.00/1,000 SF**
Amenities: **Banking, On Site Management**

Building Type: **Class B Office**

Status: **Built Jan 1964, Renov May 1998**
Stories: **17**
RBA: **122,503 SF**
Typical Floor: **7,206 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

15 Peachtree St



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Built May 1951**

Stories: **3**

RBA: **85,000 SF**

Typical Floor: **25,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: -

Parcel Number: **14-0077-0003-022**

200 Forsyth St SW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office**

Status: **Built Jan 1947**

Stories: **5**

RBA: **75,000 SF**

Typical Floor: **15,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: **City of Atlanta-Department Of Parks**
Recorded Owner: **City of Atlanta-Department Of Parks**

Parcel Number: **14-0077-0008-098**

120 Marietta St NW - Glenn Bldg



Location: **Glenn Bldg**
Downtown Atlanta Cluster
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Built Jan 1923, Renov 1998**

Stories: **10**

RBA: **56,100 SF**

Typical Floor: **5,610 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Legacy Property Group**

Parcel Number: **14-0078-0010-025**
Parking: **775 Covered Spaces are available**
Amenities: **Corner Lot**

64-66 Broad St



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Existing**

Stories: **1**

RBA: **28,000 SF**

Typical Floor: **28,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Jodaco Incorporated**

121 Martin Luther King Jr Blvd



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
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Building Type: **Class B Office/Office with street-level Retail**

Status: **Existing**

Stories: **4**

RBA: **25,000 SF**

Typical Floor: **5,000 SF**

Total Avail: **2,800 SF**

% Leased: **88.8%**

Developer: -
 Management: **Apollo Associates Realty**
 Recorded Owner: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	1,000	1,000	1,000	Negotiable	Vacant	Negotiable	Direct
P 4th	1,100	1,100	1,100	\$25.00/mg	Vacant	Negotiable	Direct
P 4th	700	700	700	Negotiable	Vacant	Negotiable	Direct

94 Peachtree St



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Built Jan 1930**

Stories: **4**

RBA: **24,000 SF**

Typical Floor: **5,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Executive Suites**

90 Peachtree St SW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class B Office**

Status: **Existing**

Stories: **4**

RBA: **24,000 SF**

Typical Floor: **6,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: **The Vision Group**
Recorded Owner: **Peachtree Land Trust**

Amenities: **Metro/Subway, On Site Management, Property Manager on Site**

40 Pryor St SW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Built Jan 1958, Renov Jan 1988**

Stories: **4**

RBA: **20,000 SF**

Typical Floor: **5,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: **RB Management Services, Inc.**
Recorded Owner: **Benich Timothy A**

Parcel Number: **14-0077-0004-018**

Parking: **25 Covered Spaces are available; Ratio of 2.00/1,000 SF**

18 Forsyth St NW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Existing**

Stories: **1**

RBA: **19,000 SF**

Typical Floor: **19,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: -

18 Marietta St NW



Location: **Downtown Atlanta Cluster**
Downtown Atlanta Submarket
Fulton County
Atlanta, GA 30303

Building Type: **Class C Office**

Status: **Built 1930**

Stories: **1**

RBA: **10,000 SF**

Typical Floor: **10,000 SF**

Total Avail: **3,000 SF**

% Leased: **70.0%**

Developer: -
 Management: -
 Recorded Owner: **Lee Dental Center**

Parking: **Free Surface Spaces**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P BSMT / Suite 300	1,500 - 3,000	3,000	3,000	No	\$14.00/n	Vacant	Negotiable	Direct