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 assemelage 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
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