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A LOOK AT THE NUMBERS...

*Projects recently completed, under construction or planned for the next five years

<div>\$4.8 BILLION</div> <div>IN NEW INVESTMENT</div> <div>\$912 MILLION complete (2021-2022)</div> <div>\$1.7 BILLION under construction</div> <div>\$2.2 BILLION planned</div>	<div>7,700</div> <div>RESIDENTIAL UNITS</div> <div>1,300 complete (2021-2022)</div> <div>1,200 under construction</div> <div>5,200 planned</div>
<div>2,240</div> <div>HOTEL ROOMS</div> <div>330 complete (2021-2022)</div> <div>1,530 under construction</div> <div>480 planned</div>	<div>2.3 MILLION</div> <div>COMMERCIAL SQ. FT.</div> <div>145,500 complete (2021-2022)</div> <div>639,900 under construction</div> <div>1.5 MILLION planned</div>
<div>1.2 MILLION</div> <div>INSTITUTIONAL SQ. FT.</div> <div>575,000 complete (2021-2022)</div> <div>455,000 under construction</div> <div>651,000 planned</div>	<div>1,840</div> <div>STUDENT HOUSING BEDS</div> <div>1,000 complete (2021-2022)</div> <div>630 under construction</div> <div></div>

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 404-658-5981.

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 Avenue • Residential

DEVELOPER: Carter

HOUSING UNITS: 350

RETAIL SPACE: 6,000 sq. ft.

STATUS: Complete, 2022

Georgia Avenue Redevelopment

0-85 Georgia Avenue • Retail and Office

INVESTMENT: \$50.2 million

DEVELOPER: Carter and Hayley Weatherholtz Properties

OFFICE SPACE: 100,000 sq. ft.

RETAIL SPACE: 65,000 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: Complete, 2022

Summerhill by Edgewood Homes

Fraser Street at Boss Street • Residential

DEVELOPER: Hedgewood Homes/Carter

HOUSING UNITS: 100

STATUS: Status Complete, 2021
- Summerhill Multi-Family

513 Capitol Avenue • Mixed Use

DEVELOPER: Carter

HOUSING UNITS: 350

RETAIL SPACE: 6,000 sq. ft.

STATUS: Planned
- Summerhill Station + Publix Grocery

513 Hank Avenue Drive SE • Mixed Use

DEVELOPER: Branch Properties

RETAIL SPACE: 270,000 sq. ft.

STATUS: Under Construction, 2023
- The Victory at Summerhill

100 Fulton Street • Residential

DEVELOPER: Alliance Residential

HOUSING UNITS: 276

STATUS: Complete, 2021



ATLANTA DOWNTOWN

INVESTMENT MAP

As of April 2023



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, Newport RE's 6-block redevelopment, or a reimagined Underground Atlanta, the South Downtown development pipeline will completely transform the southern end

of the City's central business district once complete.

Plans for the next five years include over 2,300 housing units and 14 million sq. ft. in commercial space within the South Downtown neighborhood. This significant, private investment is coupled with planned, public investment in MARTAS Five Points Station, a bus rapid transit line to Summerhill, and other surrounding rights-of-way to deliver a more connected, walkable, and vibrant historic district.

- 143 Alabama** (Conversion Building)
143 Alabama St. • Mixed-Use
• Adaptive Reuse
INVESTMENT: \$40 Million
DEVELOPER: Poppe & Land Real Estate
• Place Properties
HOUSING UNITS: 120
OFFICE SPACE: 67,000 sq. ft.
RETAIL SPACE: 5,000 sq. ft.
STATUS: Planned, 2025
- 222 Mitchell**
222 Mitchell Street • Retail • Office
• Adaptive Reuse
INVESTMENT: \$131 Million
DEVELOPER: Newport RE
OFFICE SPACE: 252,100 sq. ft.
RETAIL SPACE: 5,000 sq. ft.
STATUS: Under Construction, 2023
- Broad East**
171 Mitchell Street • Mixed-Use
• Adaptive Reuse and New Construction
INVESTMENT: TBD
DEVELOPER: Newport RE
HOUSING UNITS: 350
RETAIL SPACE: 37,000 sq. ft.
STATUS: Planned, 2026
- Broad West**
107 Broad St. SW • Mixed-Use
• Adaptive Reuse and New Construction
INVESTMENT: TBD
DEVELOPER: Newport RE
HOUSING UNITS: 350
RETAIL SPACE: 34,000 sq. ft.
STATUS: Planned, 2026
- Centennial Yards - Anthem Hotel (E3)**
Centennial Olympic Park Drive & Martin Luther King Jr. Drive • Hospitality • New Construction
INVESTMENT: \$255 Million
DEVELOPER: CH
HOTEL ROOMS: 291
RETAIL SPACE: 5,000 sq. ft.
STATUS: Under Construction, 2025
- Centennial Yards - C-5**
Centennial Olympic Park Drive & Russell Plaza • New Construction
INVESTMENT: \$255 Million
DEVELOPER: CH
HOTEL ROOMS: 291
RETAIL SPACE: 5,000 sq. ft.
STATUS: Under Construction, 2025



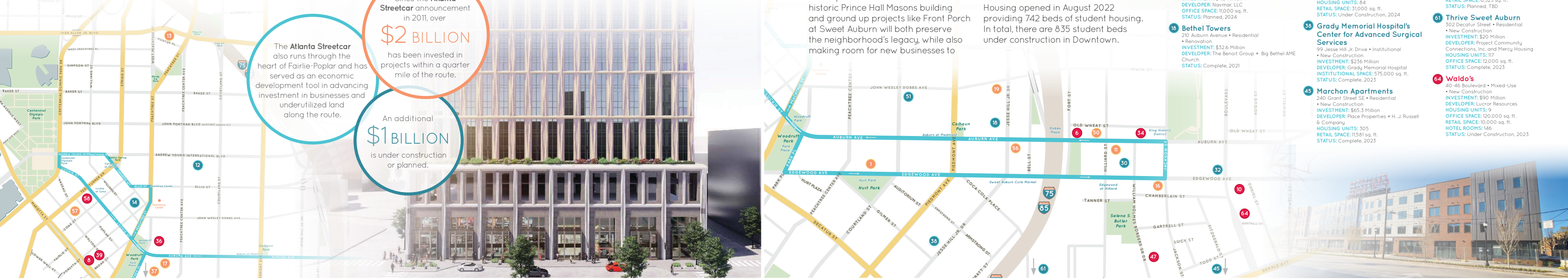
FAIRLIE-POPLAR & PEACHTREE SPINE

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 units in the pipeline and another 835 student beds.

In addition, the Peachtree spine 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.

The upgrades to the City of Atlanta Broad Street Boardwalk are complete, enhancing outdoor seating for 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.



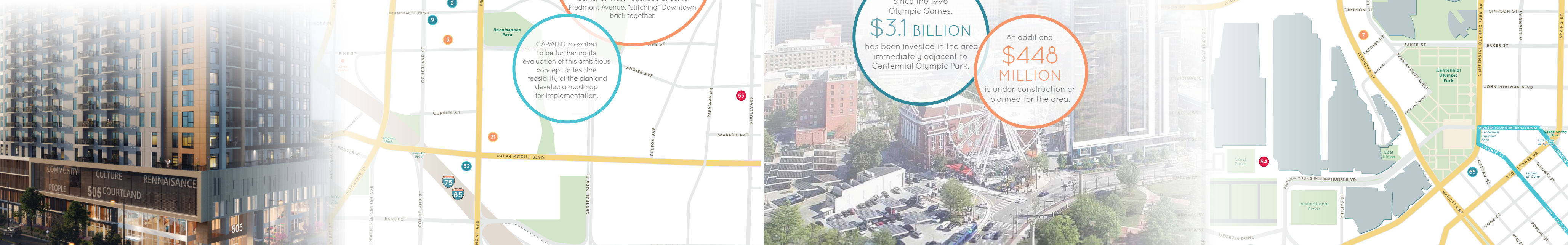
SONO (SOUTH OF NORTH AVENUE)

The SoNo neighborhood has experienced a wave of new investment interest in both large and small projects. The neighborhood enjoys direct transit access via two heavy rail stations, as well as convenient intermodal 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 a host of cultural and retail establishments in between.

The iconic Bank of America Plaza – totaling 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 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, Atlanta Housing is exploring private-public partnership 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 Center 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.



WESTSIDE

Castleberry Hill is a funky, 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, a mixed-use development south of Mercedes Benz Stadium, added 129 housing units and 15,800 square

feet of retail space. The Otis and Lyric Lofts, adaptive reuse developments, add 35 units to the neighborhood's ownership housing stock.

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.



SWEET AUBURN & GEORGIA STATE UNIVERSITY

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 are underway.

Big Bethel AME Church – in partnership with The Benoit Group – are advancing a 319 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 room for new businesses to

thrive at affordable, and sustainable rates.

Georgia State University continues to drive investment, from the capital improvements at Hurt Park to the planned renovation of the historic Bell Building into a "Student Success Center". The University opened the GSU Convocation Center in August 2022. Georgia State University recently acquired 100 Edgewood, adding another prominent Downtown building to the University's portfolio. Demand for on-campus housing continues as Reflections Student Housing opened in August 2022, providing 742 beds of student housing. In total, there are 835 student beds under construction in Downtown.



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. In June 2022, Club Wyndham Resorts opened a 207-room property overlooking Centennial Park. Another 2,000 hotel keys are under construction and

planned in Downtown. The National Center for Civil and Human Rights is planning a \$48 million expansion of 20,000 square feet of space for public engagement, exhibitions, and education.

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.

