



## **Downtown Atlanta Real Opportunities - as of August 2018** **Properties Available for Adaptive Re-Use**

### EXISTING BUILDINGS - CURRENTLY ON THE MARKET

#### *SoNo District*

- 1. 529 Peachtree St NE**  
Atlanta, GA 30308  
For Sale at \$2,200,000  
3,724 SF Retail Restaurant Building Built in 1900  
Contact: Devan Posey, Agent, 770-364-4995, [poseydev@gmail.com](mailto:poseydev@gmail.com)
  
- 2. 533 NE Peachtree St**  
Atlanta, GA 30308  
For Sale at \$799,000 (\$331.54/SF)  
2,410 SF Retail Storefront Building Built in 1900  
Contact: Devan Posey, Agent, 770-364-4995, [poseydev@gmail.com](mailto:poseydev@gmail.com)
  
- 3. 202 Courtland Street**  
0.5 acres / 2 story 3,100 sf free standing retail.  
Michael Dahmer, Lee and Associates, [mdahmer@lee-associates.com](mailto:mdahmer@lee-associates.com), 404.442.2940
  
- 4. 120 Ralph McGill Blvd NE - Renaissance Square**  
Atlanta, GA 30308  
For Sale at \$3,300,000 (\$143.32/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](mailto:JCobb@ngkf.com)
  
- 5. 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](mailto:donna@bgroupre.com)

#### *Centennial Park District / Centennial Hill*

- 6. 414 Centennial Olympic Park Dr NW and 398 Centennial Olympic Park**  
Portfolio of two properties / totaling 18,489 sf  
Property Is For Sale for \$6.9 mil, Contact William Luke, Greenfield Realty at (404) 262-2688

*Fairlie-Poplar*

**7. 60 Walton St NW - Sixty Walton Bldg**

Atlanta, GA 30303

19,300 SF Class C Office Building Built in 1910 / Renovated 1985

Contact: Jeffrey Pollock, Principal (404) 662-2182 (p) or [jp@pollockcommercial.com](mailto:jp@pollockcommercial.com)

*South Downtown*

**8. 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](mailto:dave@atlantaleasing.com)

**9. 207-211 Peachtree St**

Atlanta, GA

For Sale at \$700,000 (\$23.34/SF)

29,986 SF Retail Freestanding Building Built in 1915

Contact: Herbert Greene, Jr. (404) 589-3599 (p) or [hg@usinc.biz](mailto:hg@usinc.biz)

*Castleberry Hill*

**10. 524 Whitehall St SW - 524 Whitehall St SW**

Atlanta, GA 30303

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](mailto:sratchford@kingindustrial.com)

**11. 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](mailto:Adrian.Provost@marcusmillichap.com)

*Sweet Auburn / Old Fourth Ward / GSU*

**12. 302 NE Auburn Ave**

Atlanta, GA 30303

For Sale at \$595,000

1,882 SF Retail Restaurant Building Built in 1948

No Spaces Available

Contact Paul Stabler, Broker, (404) 451-4605 (p), [pstabler@stablercre.com](mailto:pstabler@stablercre.com)

**13. 488 Edgewood Ave**

Atlanta, GA 30312

For Sale at \$1,500,000 (\$428.57/SF)

3,500 SF Retail Storefront Retail/Office Building Built in 1909

Contact: Andy Lundsberg, Partner (404) 876-1640 (p), or [andy@bullrealty.com](mailto:andy@bullrealty.com)

**14. 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](mailto:ron.cameron@colliers.com)

**15. 444 SE Edgewood Ave**

Atlanta, GA 30312

For Sale at \$1,950,000 (\$370.09/SF)

5,269 SF Retail Storefront Retail/Office Building Built in 1950

Contact: Andy Lundsberg, Partner, (404) 876-1640 (p), (404) 509-8533 (m), or

[andy@bullrealty.com](mailto:andy@bullrealty.com)

EXISTING BUILDINGS - LESS OBVIOUS OPPORTUNITIES

*SoNo District*

**16. 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

*Fairlie-Poplar*

**17. 119-121 Luckie Street** (between Ted Turner Drive and Cone Street)

19,400 SF Class B Office Building Built in 1910, Asking \$4.3 million

Contact Paul B. Hanna, JLL, Associate Broker-(404) 461-9992, [paul.hanna@am.jll.com](mailto:paul.hanna@am.jll.com)

*Sweet Auburn / Old Fourth Ward*

**18. 22 Jesse Hill Jr. Drive** (Butler Street YMCA assemblage)

22 Jesse Hill Dr Historic Recreation Building- 37,518 SF YMCA

28 Jesse Hill Dr Historic Building - 2,900 SF shell

229 Auburn Ave Historic Office Building - 7,416 SF

## Downtown Atlanta Real Estate Opportunities

August 2018

Page 4 of 9

17 Jesse Hill Dr Recreational/ Health Building - 19,340 SF  
219 Auburn Ave Land 0.0729 SF  
30 Jesse Hill Dr Land 0.03160 SF  
239 Auburn Ave Land 0.3531SF  
Joint Venture Development Opportunity with Butler Street CDC  
Contact Al Marshall - [alfonzaxmarshall@gmail.com](mailto:alfonzaxmarshall@gmail.com) or 404-432-3362

- 19. 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](mailto:LVarnell@sweetauburnworks.com)
- 20. 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](mailto:trish.oconnell@atlantahousing.org)

### *Hotel District*

- 21. 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](mailto:ben@joelandgranot.com)
- 22. 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](mailto:filsooff@aol.com)

LAND - CURRENTLY ON THE MARKET

*SoNo District*

**23. 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](mailto:tim@cityrealty.net)

*Centennial Park District*

**24. 377 Centennial Park Dr**

Atlanta, GA 30313

0.81 Acres - 35,196 SF of Commercial Land

For Sale at \$3,800,000 (\$4,701,225/AC - \$107.92/SF)

Contact Timothy Holdroyd, City Realty (404) 920-0852 X2 (p), (404) 606-0322 (m) or [tim@cityrealty.net](mailto:tim@cityrealty.net)

**25. 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](mailto:tim@cityrealty.net)

**26. 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

**27. 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](mailto:jmaddox@lee-associates.com)

*South Downtown*

**28. 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 \$3,080,000 (\$11,979,774/AC)

John Paris, Paris Properties at (404) 763-4411 and [parisproperties@gmail.com](mailto:parisproperties@gmail.com)

**29. 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](mailto:tim@cityrealty.net)

**30. 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](mailto:tim@cityrealty.net)

*Castleberry Hill*

**1. 346 Peters St SW**

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

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

**2. 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](mailto:kngkur@aol.com)

LAND - LESS OBVIOUS OPPORTUNITIES

*South Downtown*

**3. 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](mailto:kenleega@gmail.com)

**4. 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](mailto:billg@gdevg.com)

*Sweet Auburn / Old Fourth Ward*

**5. Wheat Street Gardens Redevelopment (75 Hilliard Street)**

+/- 9 acres (393,000 SF) total. 2 acres to the west of Hilliard Street and 7 acres to the east.

Planned phased joint-venture residential redevelopment

And

+/- 4 acres (186,000 SF) total in three parcels (0.5 AC, 2 AC and 1.5 AC) surrounding Wheat Street Baptist Church at 359 Auburn Avenue

Contact Rhonda Brown/Wheat Street Charitable Foundation at (404) 766-6056 X226 and [brown\\_atlanta@bellsouth.net](mailto:brown_atlanta@bellsouth.net)

**6. 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](mailto:trish.oconnell@atlantahousing.org)

*Hotel District*

**7. 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](mailto:TCMURPHY@GAPAC.com)

**8. 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](mailto:RGlustrom@RCGHoldings.net)

*Centennial Park District / Centennial Hill*

- 9. 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
- 10. 390 Williams Street** at Ivan Allen Jr. Blvd (Williams-W. Peachtree Place – Ivan Allen Jr. Blvd)  
53,451 square feet/1.23 acres  
Regent Partners/David Allman at (404) 364-1400
- 11. 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
- 12. 157 Luckie Street** (at Ted Turner Drive)  
96,225 square feet/2.2 Acres  
Contact Turner Enterprises/Taylor Glover at (404) 522-3500
- 13. 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
- 14. 100 Ted Turner Drive NW**  
16,884 square feet /0.388 Acres  
Contact Rutherford Seydel at (404) 588-0505
- 15. 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
- 16. 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](mailto:jhandy@georgiaaquarium.org)
- 17. 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



*SoNo District*

- 18. 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
  
- 19. 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
  
- 20. 575 Juniper Street** (SoNo Neighborhood)  
1.43 acres – block bounded by Courtland, Linden, Willow and North  
2014 listed with Cushman & Wakefield, Pierce Owings  
Contact Preston Snyder/Braden Feldman at preston@bradenfellman.com
  
- 21. 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
  
- 22. 483 Courtland Street** (f.k.a. Club Esso)  
+/- 1 acre vacant lot  
Contact Andy Lundsberg, Bull Realty at 404-876-1640