



WALTON STREET

LOFT OFFICE BUILDING IN DOWNTOWN ATLANTA FOR SALE

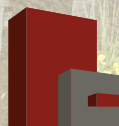
SYNERGY
CONSTRUCTION

BRUNNEN

83

RIB

YTWO
forxative



POLLOCK
COMMERCIAL



83

WALTON STREET
FOR SALE

83 WALTON STREET, ATLANTA, GA 30303

PROPERTY HIGHLIGHTS



- ± 21,756 sf **office building**
- Newly **renovated** loft office space on each floor
- Located within walking distance of **3 Marta stations** and numerous **downtown amenities** and restaurants
- Each floor has **private** restrooms
- **Open office** configuration
- **Exposed brick** and **high wood-beam** ceilings
- Listed on the **National Register of Historic Places**
- **Fairlie-Poplar Historic District**



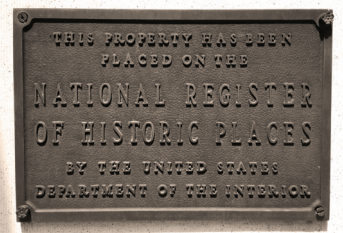
WALTON STREET

BUILDING OVERVIEW

83 Walton Street is a beautifully renovated row building constructed in 1916 in **Downtown's Fairlie-Poplar Historic District**, whose buildings represent some of the city's finest late Victorian and early 20th-century commercial buildings and the largest collection of such anywhere in Atlanta. **83 Walton Street** was originally known as the The Massell Building and designed by architect Lodwick J. Hill, Jr.

Listed on the **National Register of Historic Places** and once the home of Capricorn Records (the label that first represented Widespread Panic, The Allman Brothers Band, Cake,

and Kenny Chesney), this building features **high wood-beam ceilings** and **exposed brick**. The surrounding streets feature some of the city's **best restaurants** including White Oak, Alma Cucina, and Nikolai's Roof, as well as major attractions like the College Football Hall of Fame, Georgia Aquarium, the National Center for Human and Civil Rights, and the World of Coke. The property is also situated next door to **Georgia State University** and within close proximity to **Georgia Tech**, both of which are top tier universities and produce some of the **best workforce talent** to be found.





WALTON STREET



Mercedes-Benz Stadium



Centennial Olympic Park



Grady Memorial Hospital



Philips Arena



College Football Hall of Fame



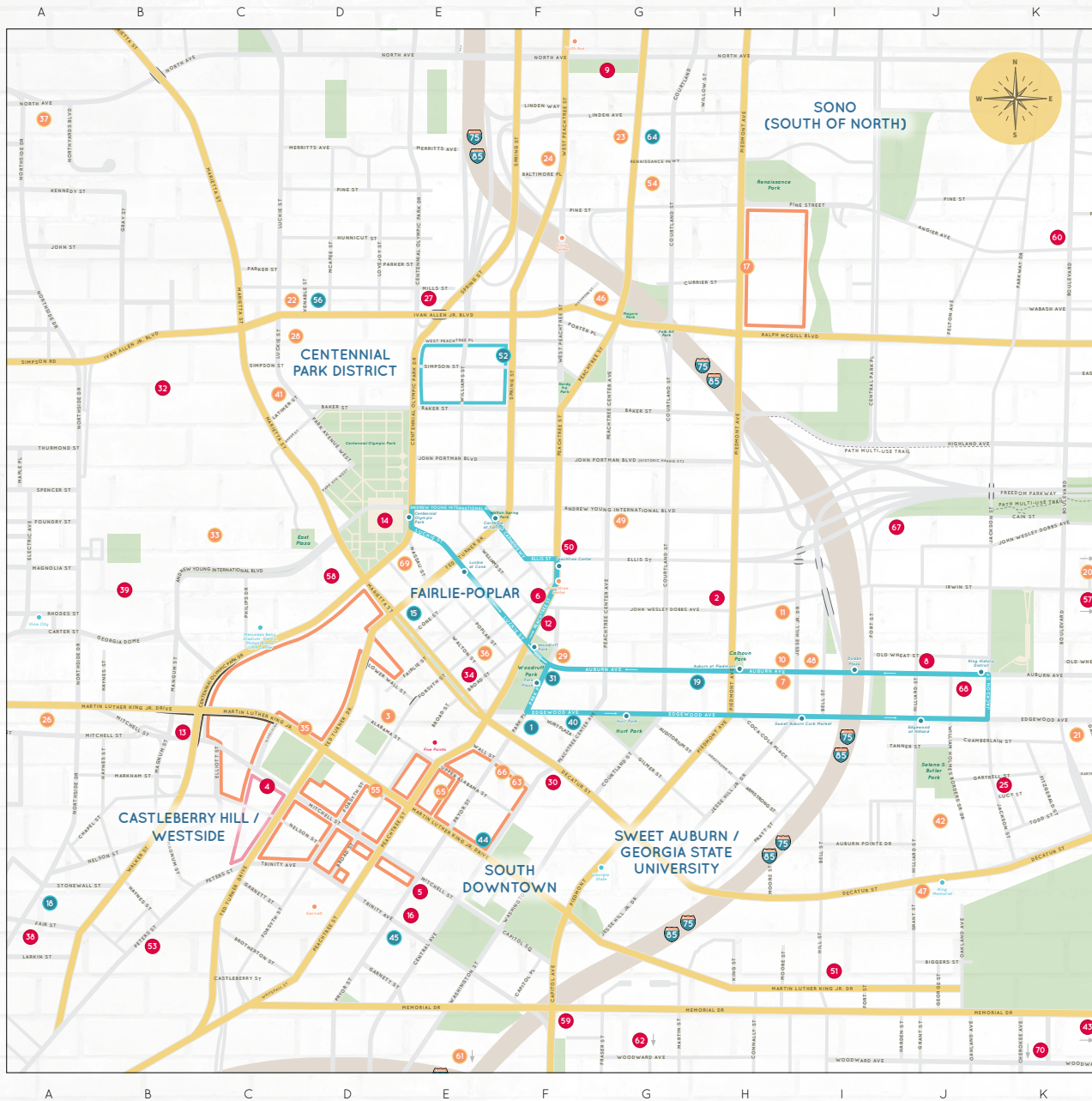
Gulch Redevelopment



CNN Studios



Georgia Aquarium
World of Coca-Cola
Center for Civil and Human Rights



Source: Atlanta Downtown Investment Map, September 2018

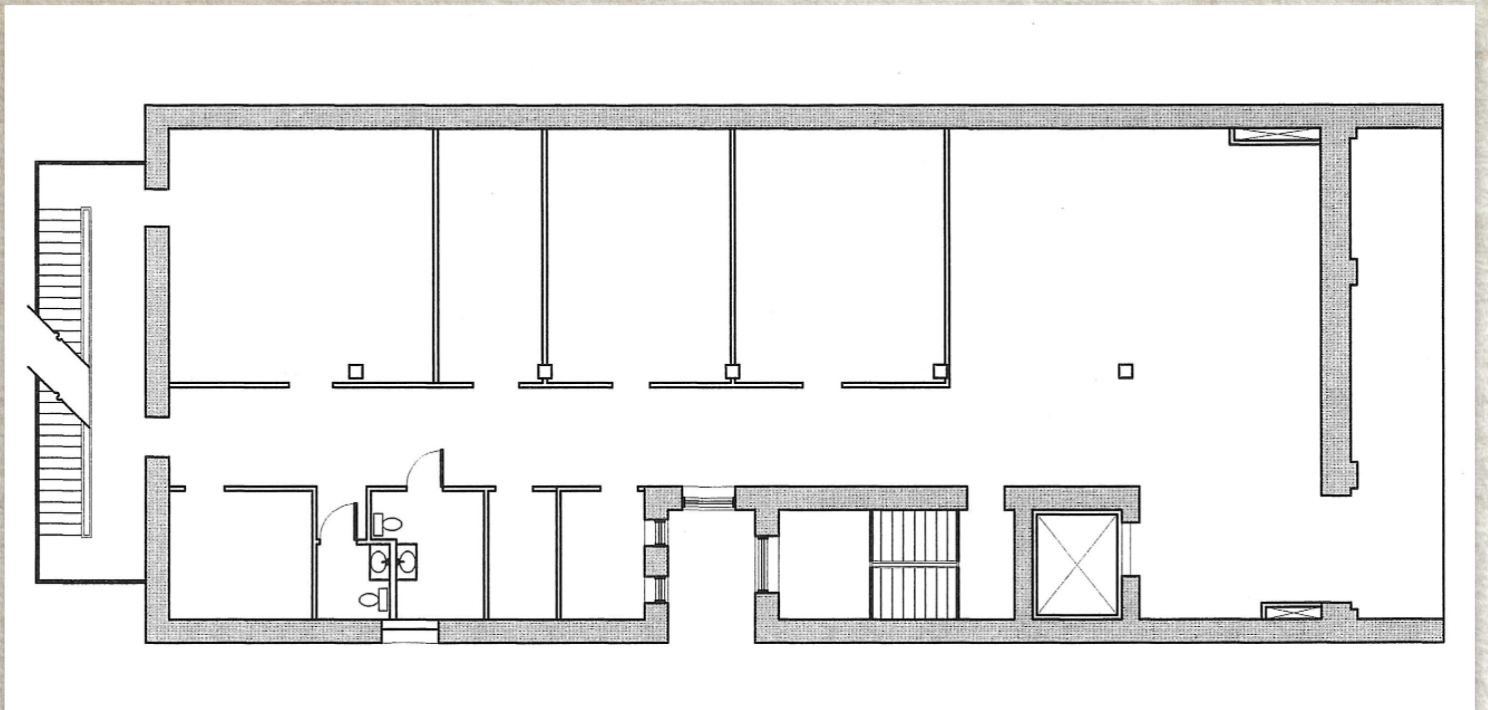
INVESTMENT INDEX

- RECENTLY COMPLETED
 ● UNDER CONSTRUCTION
 ● PLANNED PROJECT
- | | |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. 10 Park Place (F-8) | 36. Healey Building / Renovations (E-8) |
| 2. 120 Piedmont Student Housing (H-7) | 37. Herdon Homes Redevelopment (A-2) |
| 3. 143 Alabama / Constitution Building (E-9) | 38. Herman J. Russell Center for Innovation and Entrepreneurship / Renovation (A-1) |
| 4. 99-125 Ted Turner Drive (C-9) | 39. Home Depot Backyard (B-7) |
| 5. Atlanta Capital Center Hotel (E-10) | 40. Hurt Building / Renovations (F-8) |
| 6. Atlanta-Fulton Central Library (F-7) | 41. Hyatt Place Hotel (C-5) |
| 7. Auburn Apartments (H-8) | 42. Integral of Auburn Painter / Phase 3 (J-9) |
| 8. Awethu House (J-8) | 43. Lumen (OFF THE MAP) |
| 9. Bank of America Building / Renovation (G-1) | 44. Masquerade / Renovation (E-10) |
| 10. Bethel Towers / Renovation (H-8) | 45. MC Kiser Lofts (E-11) |
| 11. Big Bethel Redevelopment (H-7) | 46. Medical Arts Redevelopment (F-4) |
| 12. Candler Hotel, Curio Collection by Hilton (F-7) | 47. MLK Memorial MARTA Station Development (J-10) |
| 13. Castleberry Park / Hard Rock Hotel (B-8) | 48. Odd Fellows Tower / Renovation (F-8) |
| 14. Centennial Olympic Park / Renovation (D-6) | 49. Peachtree Center Apartments (G-6) |
| 15. Centennial Tower / Renovation (E-7) | 50. Peachtree Center Plaza / Renovation (E-7) |
| 16. City Plaza / Renovation (E-11) | 51. Platform Apartments (G-11) |
| 17. Civic Center Redevelopment (H-3) | 52. Post Centennial (C-4) |
| 18. Clarion Inn and Suites (A-10) | 53. Smith & Porter Railside Flats (B-11) |
| 19. Constellations / Renovation (G-8) | 54. SoNo on Peachtree Redevelopment (G-2) |
| 20. David T. Howard School / Renovation (OFF THE MAP) | 55. South Downtown Redevelopment / Phase 1 (D-9) |
| 21. Edgewood Mixed-use Project (K-8) | 56. Spring Hill Suites (D-4) |
| 22. Element by Marriott Hotel (C-4) | 57. SPX Alley (OFF THE MAP) |
| 23. Emory's Winship Cancer Institute Tower (G-2) | 58. State Farm Arena / Formerly Philips Arena (D-7) |
| 24. Fairfield Inn & Suites / Townplace Suites (F-2) | 59. State Judicial Complex (J-12) |
| 25. Four 15 Stacks (K-9) | 60. Station 464 / Formerly City Lights Phase 2 (K-3) |
| 26. Friendship Village (A-8) | 61. Summerhill Redevelopment / Phase I: Aspen Student Housing (OFF THE MAP) |
| 27. Generations Atlanta (E-4) | 62. Summerhill Redevelopment (Phase II): Georgia Avenue (OFF THE MAP) |
| 28. Georgia Aquarium Expansion (C-4) | 63. The Avery at Underground Atlanta (E-9) |
| 29. Georgia State University - 55 Park Place (F-8) | 64. The Byron (G-2) |
| 30. Georgia State University - Classroom South Addition (F-9) | 65. Underground Atlanta / Phase 1 & 2 (E-9) |
| 31. Georgia State University - Creative Media Industries Institute (C-8) | 66. Underground Atlanta Student Housing (E-9) |
| 32. Georgia World Congress Center Exhibition Space (B-5) | 67. Walden Athletic Complex (J-8) |
| 33. Georgia World Congress Center Hotel (C-6) | 68. Wheat Street Tower / Renovation (J-8) |
| 34. Grant Building / Renovations (E-8) | 69. Wyndham / Marietta/Village Vacation Club (E-7) |
| 35. Gulch Redevelopment (C-8) | 70. Zoo Atlanta (OFF THE MAP) |





WALTON STREET

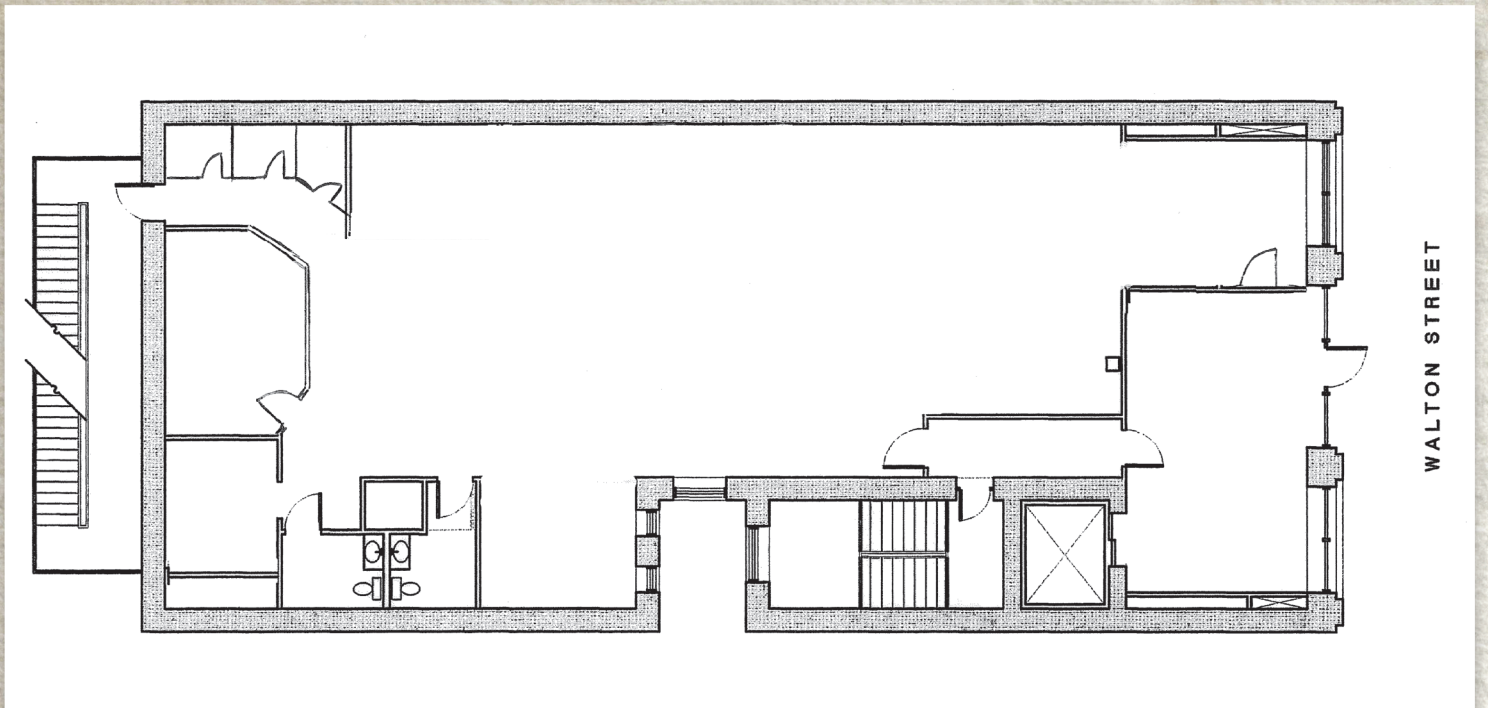


LOWER LEVEL

3,452 SF | AVAILABLE FOR LEASE
FULL RESTROOM WITH SHOWERS



WALTON STREET

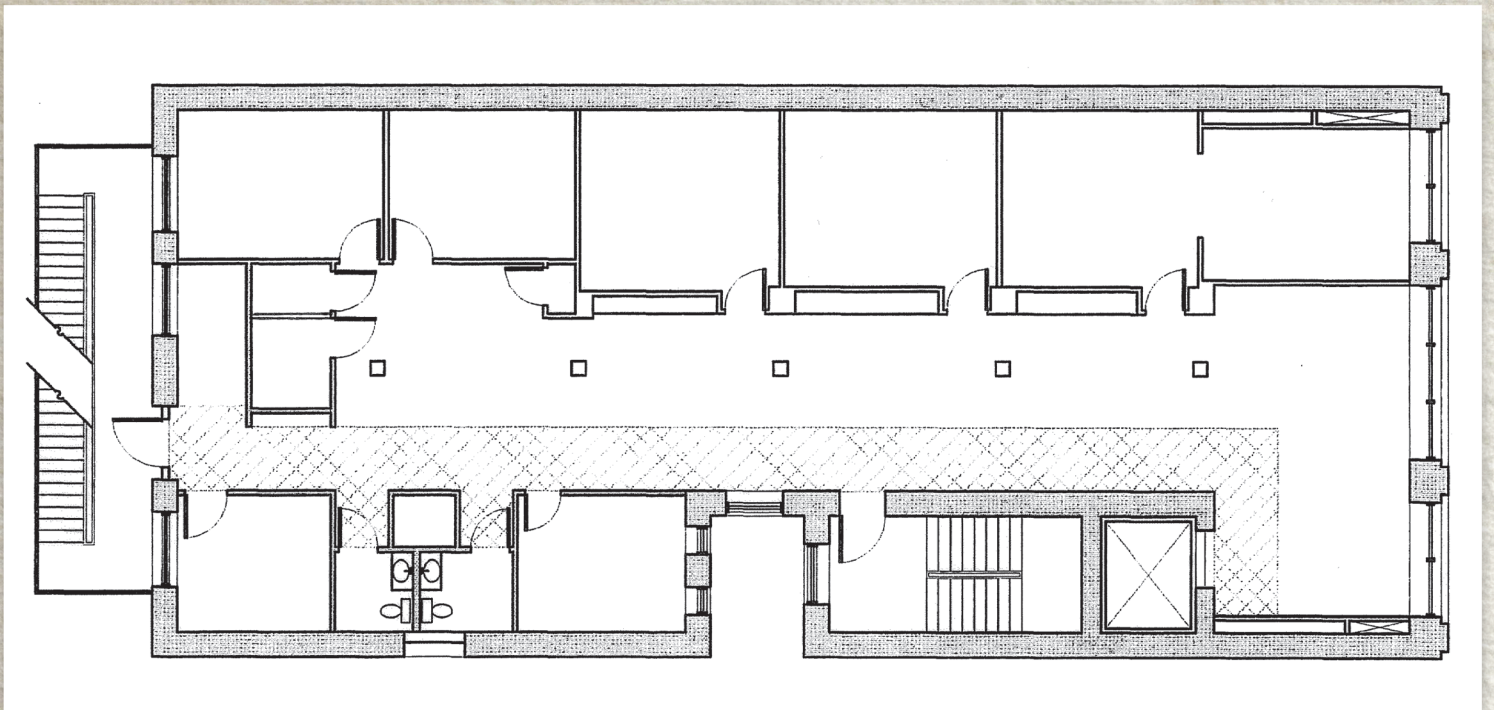


FIRST FLOOR

3,452 SF | AVAILABLE FOR LEASE



WALTON STREET

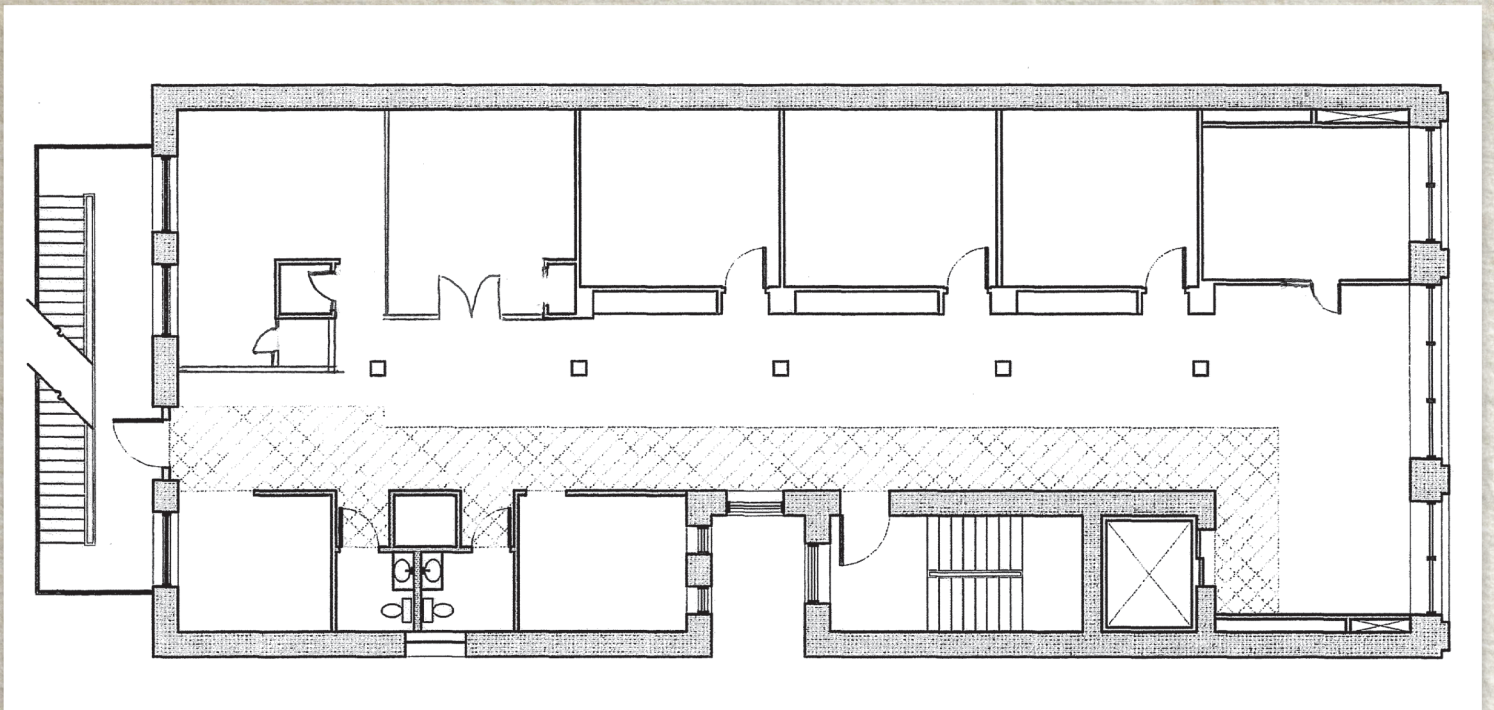


SECOND FLOOR

3,452 SF | AVAILABLE FOR SUBLEASE



WALTON STREET

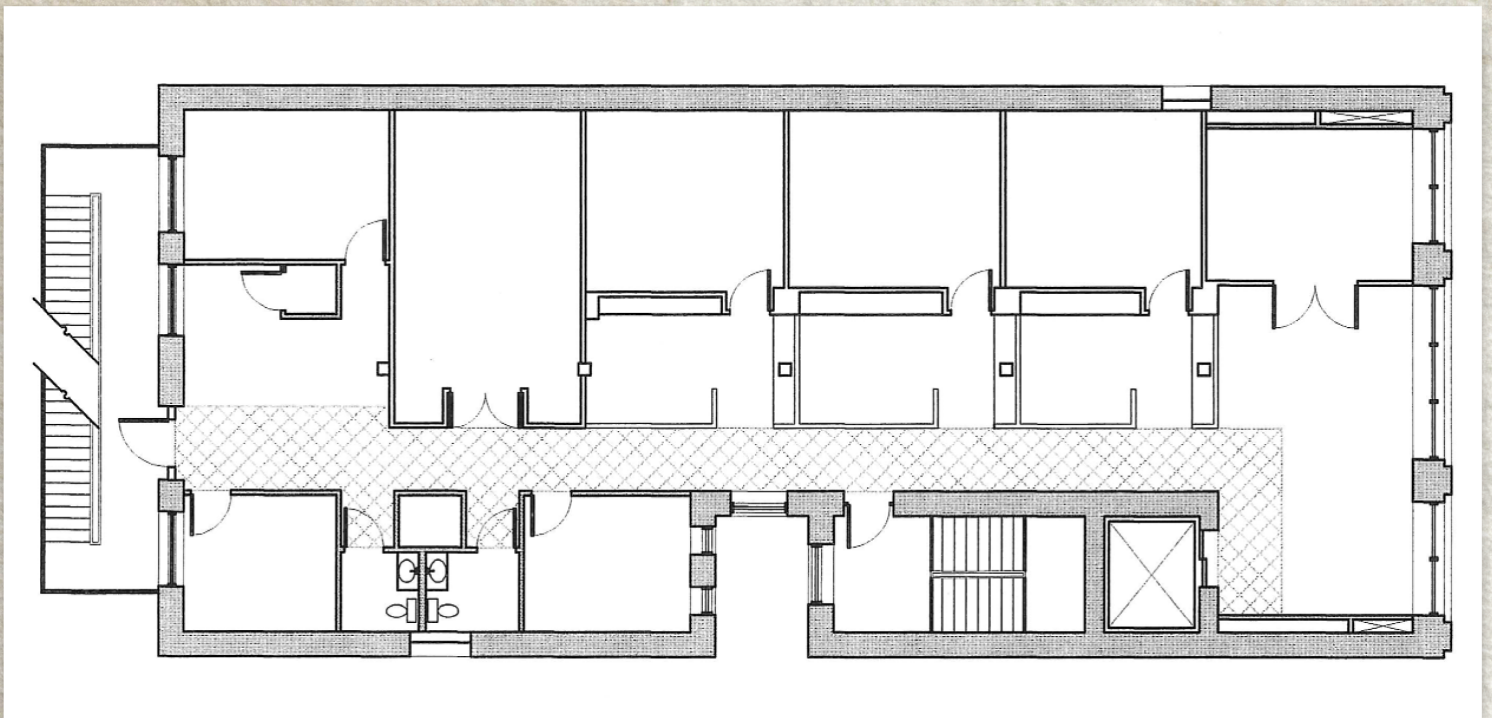


THIRD FLOOR

3,452 SF | AVAILABLE FOR LEASE



WALTON STREET

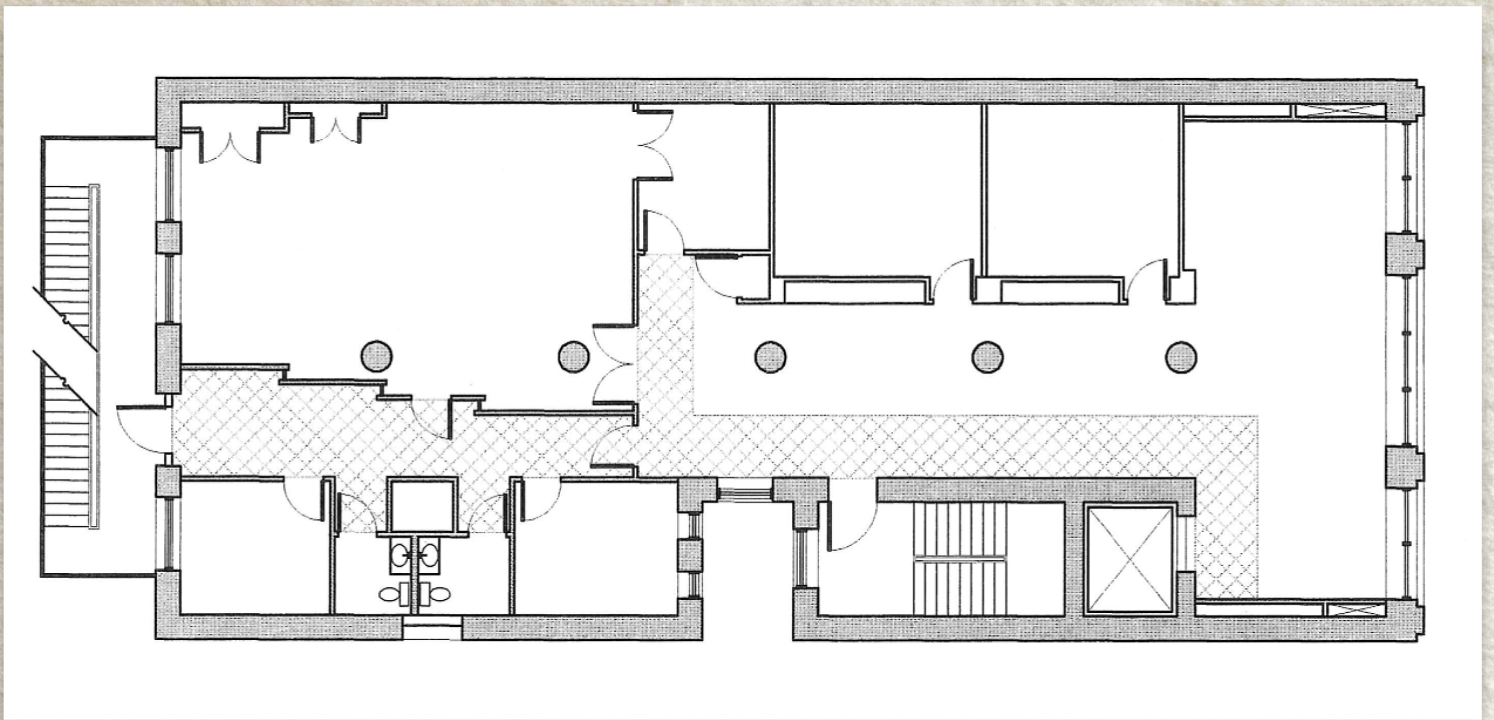


FOURTH FLOOR

(OCCUPIED)



WALTON STREET



FIFTH FLOOR

3,452 SF | AVAILABLE FOR LEASE