



OFFERING MEMORANDUM

CORE DOWNTOWN ATLANTA BUILDING | SHELL CONDITION |
3,000-9,000 SF

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PHOTOS	6
AERIAL & SURVEY	7
AREA OVERVIEW	8
IN THE AREA	9
ABOUT THE AREA	11
ATLANTA	12
ATLANTA TOP EMPLOYERS	13
CONTACT INFORMATION	14
BROKER PROFILES	15
TEAM PROFILE	16
DISCLAIMER	17

PROPERTY INFORMATION



Mercedes-Benz
STADIUM

Broad Street SW

Trinity Avenue SW

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

165 Peachtree Street SW has a 3,000 SF footprint but has a 36' ceiling height, which is room to add two additional floors for a total of three with 9,000 square feet. The property is a short walk to multiple MARTA train stations, Georgia State, Mercedes-Benz Stadium, Underground Atlanta, the Gulch, Fulton County Courthouse and more. Flexible zoning allows the space to be used for a multitude of uses including mixed-use, retail, condos, apartments, office, etc. Many parking options are in the immediate area surrounding the building.

PROPERTY HIGHLIGHTS

- 3,000 SF building with Peachtree Street address available for sale in Downtown Atlanta
- 3,000 SF footprint with 36' ceilings allowing for addition of two more floors / 6,000 more SF
- This potential addition would bring total size to three floors and 9,000 SF
- SPI-1 SA6 zoning: <https://bit.ly/33HVVHZ>
- Zoning allows for multitude of uses, including mixed-use, retail, condos, apartments, office, live/work and others
- Peachtree Street frontage (\pm 33') and address. One block between Trinity Ave and Mitchell St and near intersection with Memorial Dr
- Short walk to multiple MARTA train stations, Georgia State, Mercedes-Benz Stadium, Underground Atlanta, the Gulch, Fulton County Courthouse, and more
- Many parking options in immediate area surrounding building
- ***Seller is a licensed real estate agent in the state of Georgia**



Price | \$795,000



3,000 SF

PROPERTY INFORMATION

BUILDING

Property Address:	165 Peachtree Street SW, Atlanta, GA 30303
County:	Fulton
Year Built:	1899
Building Size:	3,000 SF
Ceiling Height:	36'
Stories:	1
Potential Expansion:	2 more stories and 6,000 SF
Potential Size Within Current Structure:	3 stories and 9,000 SF
Signage:	Facade

SITE

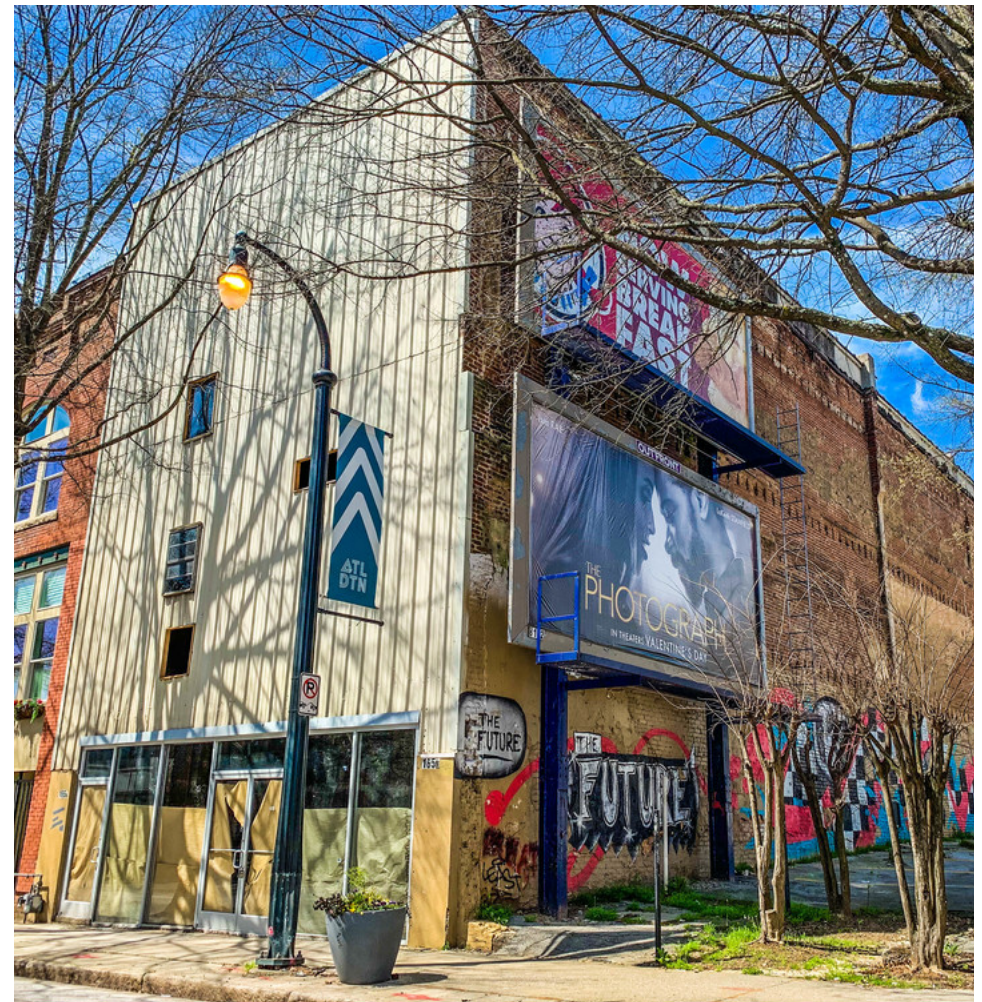
Site Size:	0.08 Acres (3,485 SF)
Parcel ID:	14-0077-0006-107-6
Zoning:	SPI-1 SA6
Parking:	Available in Immediate Area

AREA

Traffic Count:	10,367 VPD on Trinity Avenue SW
Frontage:	33' on Peachtree Street SW
Cross Streets:	Broad Street SW, Trinity Avenue SW & Mitchell Street SW
Tax Credits:	State of Georgia Opportunity Zone through 2027
	Up to \$3,500 tax credit for every job created, over 2 jobs
	Link to Opportunity Zone Overview: https://bit.ly/2XLZ7Hc

FINANCIAL

Sale Price:	\$795,000
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PHOTOS



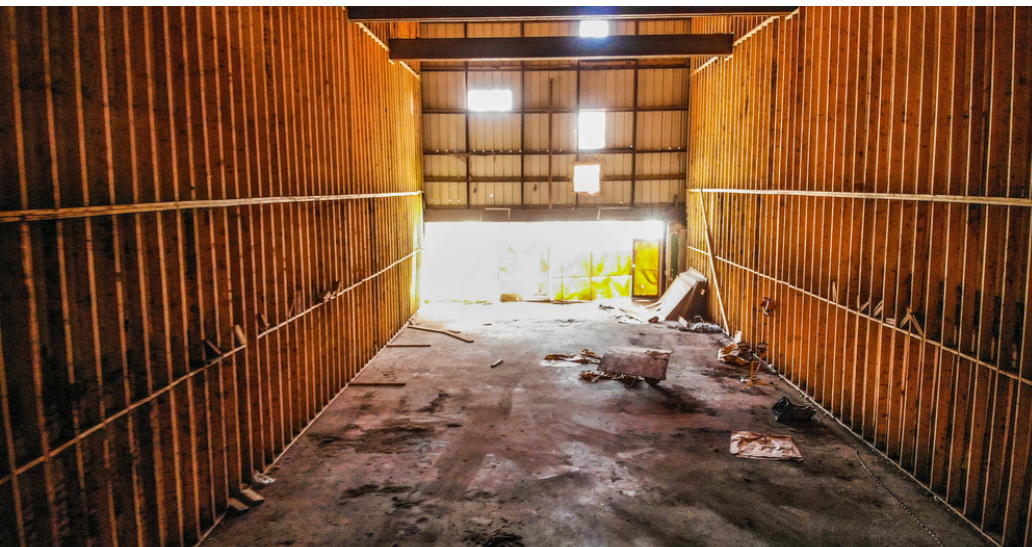
Side Exterior with Mural



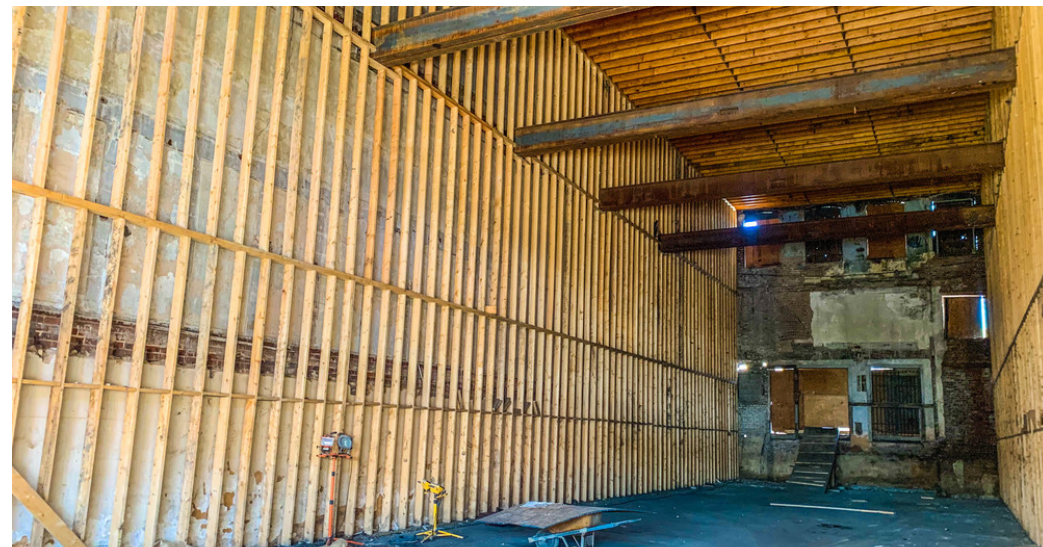
View on Peachtree Street



View from Peachtree Street



Interior Shell Condition - Front



Interior Shell Condition - Rear

AERIAL & SURVEY



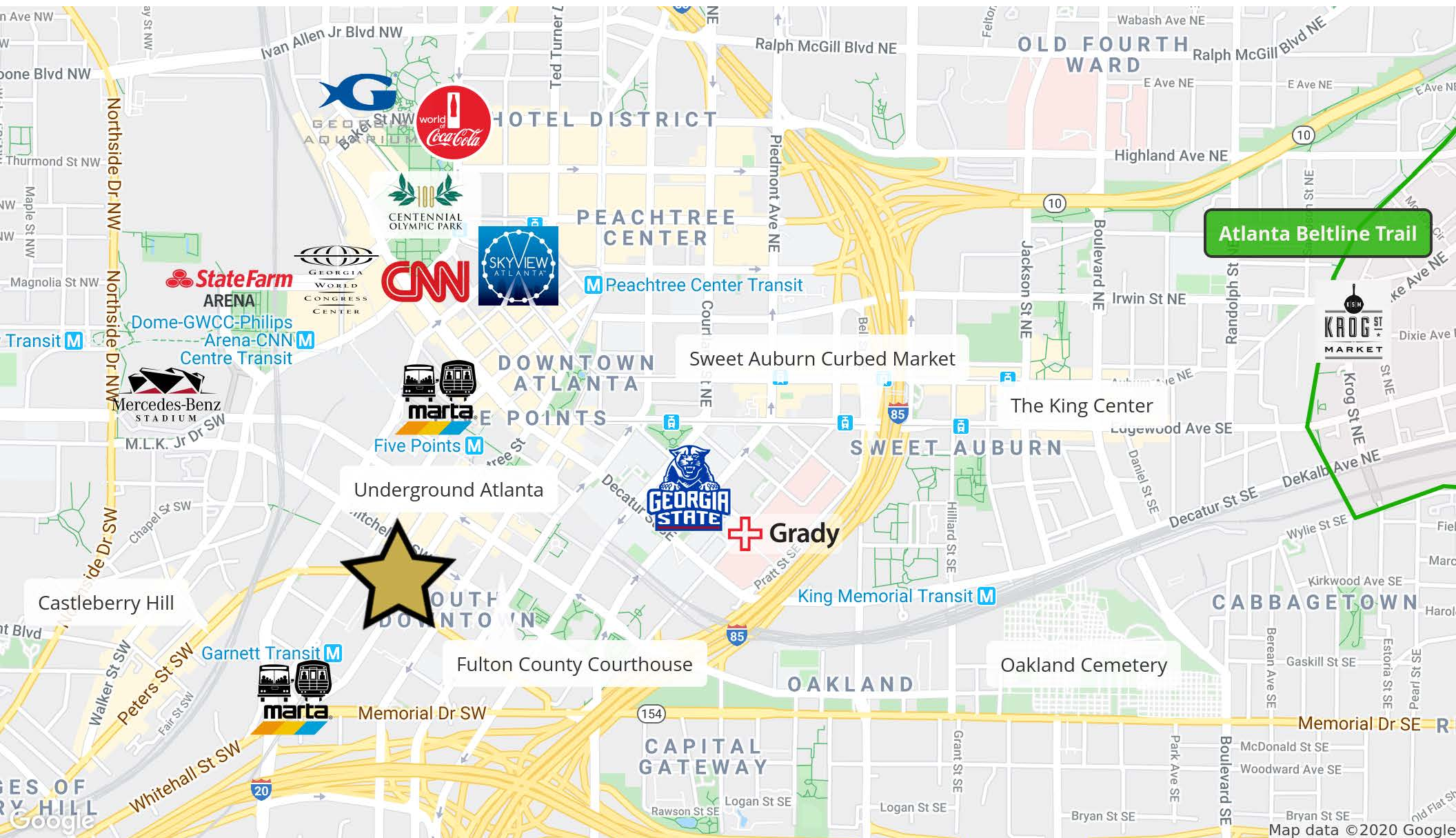
AREA OVERVIEW



Broad Street SW

Peachtree Street SW

IN THE AREA



IN THE AREA



MERCEDES BENZ STADIUM

Mercedes-Benz Stadium serves as the home of the Atlanta Falcons (NFL) and Atlanta United (MLS). Along with concerts previously held at the Georgia Dome, new marquee events are hosted here. Mercedes-Benz stadium has a capacity of 71,000 seats and the total development cost was estimated at \$1.4 billion.



CENTENNIAL OLYMPIC PARK

Centennial Olympic Park is a 22-acre public park located in downtown Atlanta, Georgia. It was built by the Atlanta Committee for the Olympic Games as part of the infrastructure improvements for the 1996 Summer Olympics. It hosts four major annual events: Publix Atlanta Marathon, Sweetwater 420 Festival, Fourth of July Celebration and Holiday in the Park.



THE GULCH

The Gulch is 40-acre expanse of rail tracks and parking lots in the heart of the city, situated before the Atlanta skyline and under State Farm Arena. In 2018, a \$5 billion proposal was submitted for a mixed-use development. Residents and visitors often utilize this site for tailgating before or after concerts and sporting events at Mercedes-Benz Stadium and State Farm Arena.

UNDERGROUND ATLANTA

Underground Atlanta is a shopping and entertainment district in the Five Points neighborhood of downtown Atlanta, Georgia, near the Five Points MARTA station. It is currently undergoing renovations. It contains six city blocks, 12 acres and three levels of 225,000 SF of shopping, restaurants and entertainment.



GEORGIA STATE UNIVERSITY

With six campuses throughout metro Atlanta, the university provides its world-class faculty and more than 53,000 students with unsurpassed connections to the opportunities available in one of the 21st century's great global cities. A national leader in graduating students from diverse backgrounds, Georgia State provides a rich experience with award-winning housing, hundreds of student clubs and organizations, and one of the most diverse student bodies in the country.



GEORGIA AQUARIUM

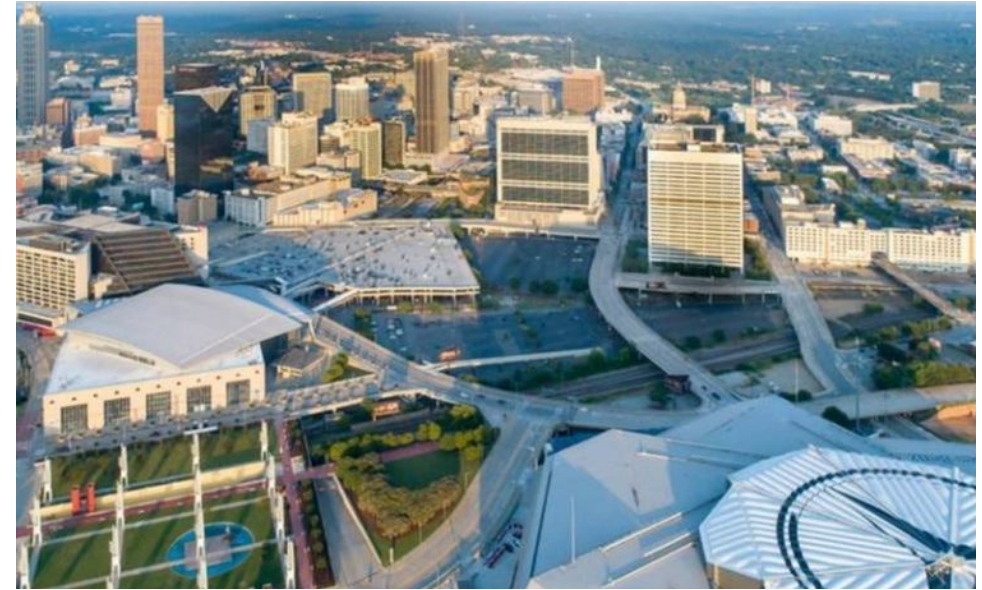
Georgia Aquarium is a public aquarium in Atlanta, Georgia, United States. Georgia Aquarium is home to hundreds of species and thousands of animals across its seven major galleries, all of which reside in more than 10 million U.S. gallons of fresh and salt water. It is one of the largest aquariums in the world, and one of Atlanta's premier tourist destinations.



ABOUT THE AREA

ATLANTA, GA

Premium development opportunity located in South Downtown Atlanta, near major Downtown attractions. Minutes from the Mercedes-Benz Stadium, (3) MARTA train stations, Georgia State University, Underground Atlanta, Castleberry Hill, Georgia Aquarium, Centennial Park, the Gulch and Fulton County Courthouse. This sought-out location is undergoing intense revitalization initiatives with billions of dollars of investment surrounding the property.



DEMOGRAPHICS (5-MILE)

POPULATION



313,565

MEDIAN INCOME



\$72,430

MEDIAN AGE



33.3

WALK SCORE



88 (Very Walkable)

MARTA



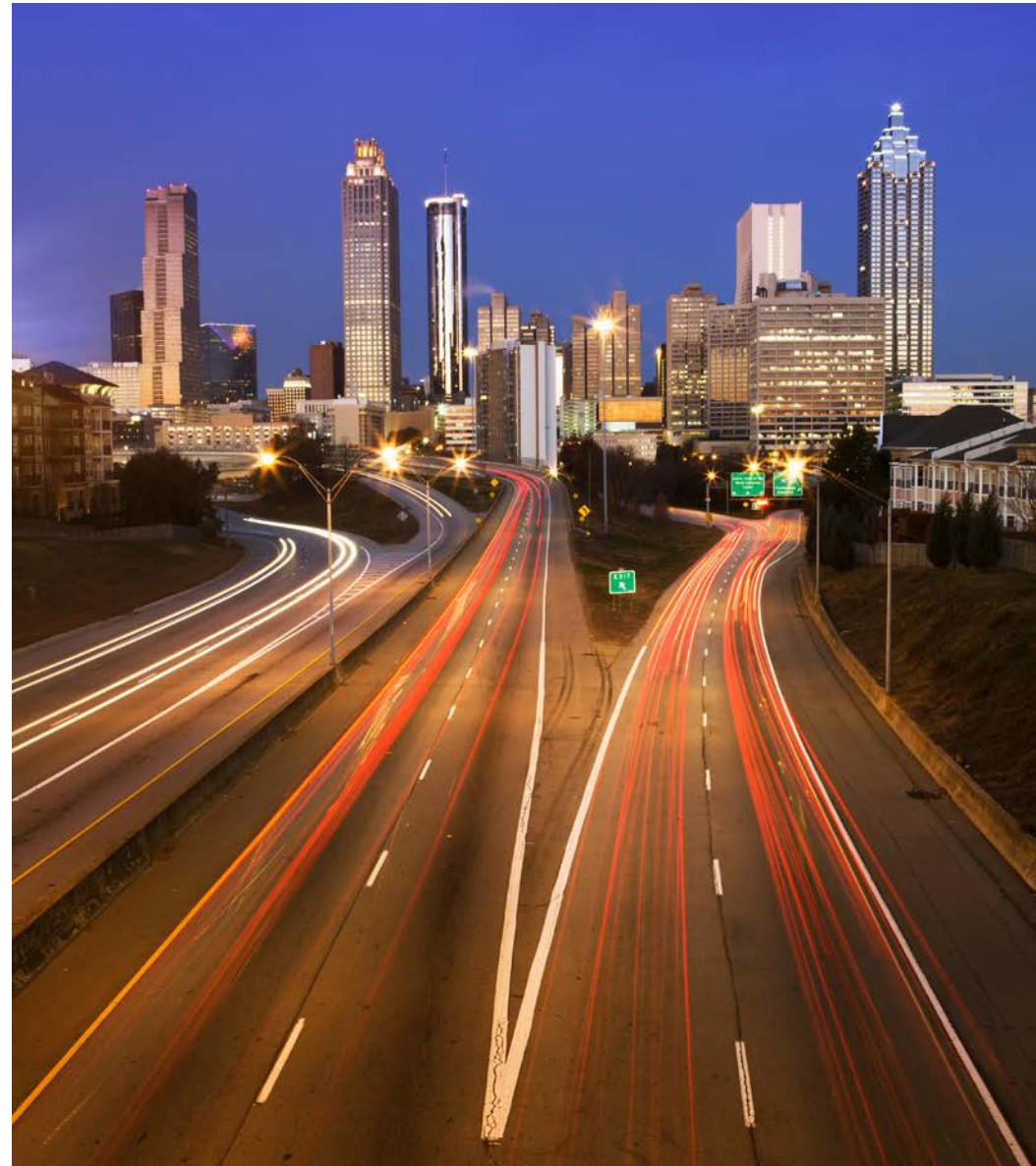
Garnett Transit & Five Points

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



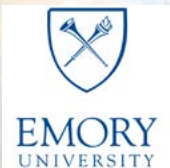
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS

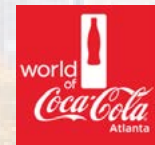



DELTA

EDUCATION



MAJOR ATTRACTIONS



TRUIST  PARK

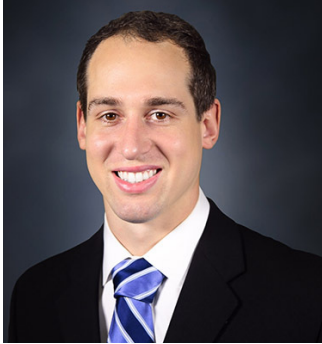
CONTACT INFORMATION

Georgia State
Capital Building

Trinity Avenue SW

Peachtree Street

BROKER PROFILES



Michael Wess, CCIM

Partner, Bull Realty
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O: 404-876-1640 x150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded eight 'highest price ever' record sales. In 2019, Michael Wess and Andy Lundsberg teamed up and sold over \$65,000,000 through 34 transactions combined culminating in a Partnership offer from the firm.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



Andy Lundsberg

Partner, Bull Realty
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O: 404-876-1640 x107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 6 years in a row with gross sales close to \$200 million over the last three years, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)

TEAM PROFILE



Michael Wess, CCIM

Partner, Bull Realty

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Michael Bull

Broker



Aubri Lienemann

Marketing

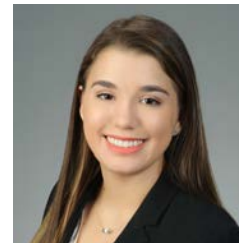


Andy Lundsberg

Partner, Bull Realty

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Randee Comstock

Marketing



Scott Jackson

Analyst

DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.