



SOUTH DOWNTOWN
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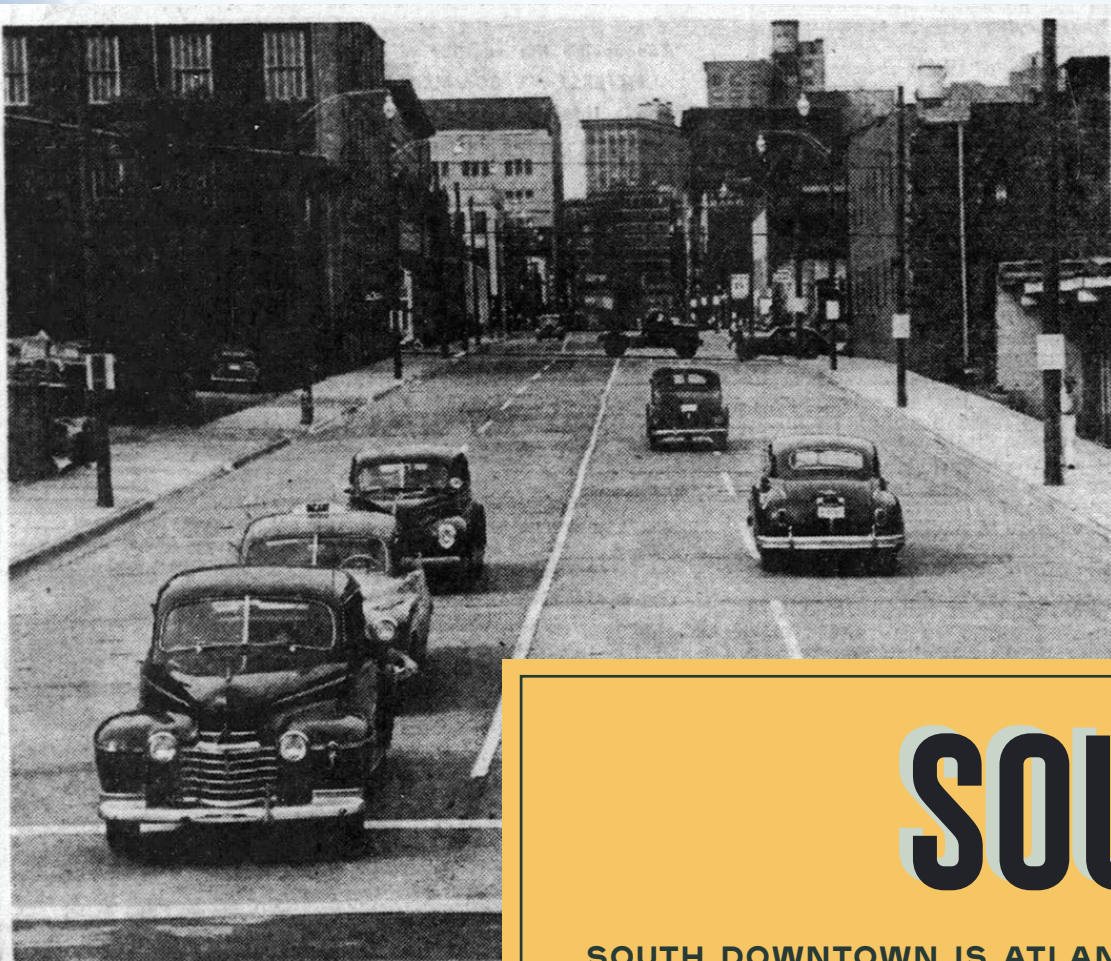


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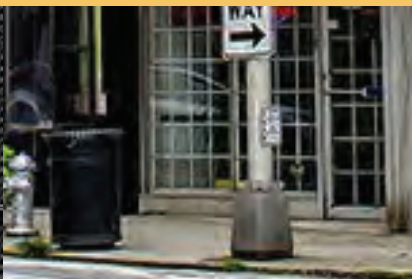
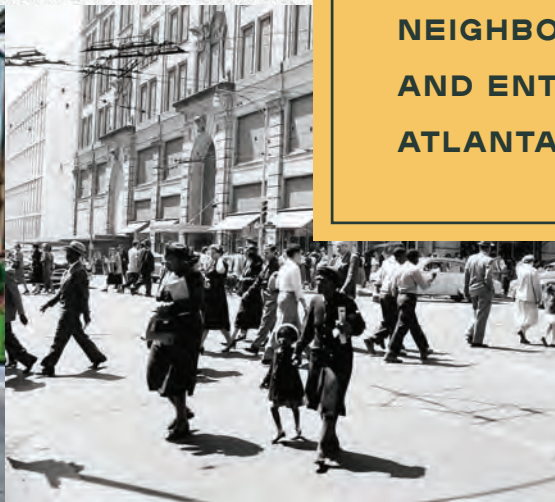
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Broad Street City's 50-Year

SOUTH DOWNTOWN

SOUTH DOWNTOWN IS ATLANTA'S ORIGINAL NEIGHBORHOOD FOR FOUNDERS AND ENTREPRENEURS, NOW UNDERGOING A BOLD TRANSFORMATION TO RECONNECT HISTORY WITH MODERN VIBRANCY. ONCE THE CITY'S BUSTLING CORE, THIS DISTRICT IS BEING REVITALIZED WITH A MIX OF ADAPTIVE REUSE AND NEW DEVELOPMENT—BRINGING HISTORIC BUILDINGS BACK TO LIFE, CREATING DYNAMIC PUBLIC SPACES, AND WELCOMING A NEW WAVE OF STARTUPS, RESIDENTS, LOCAL BUSINESSES, AND CULTURAL EXPERIENCES. WITH A FOCUS ON CREATING A SAFE, WALKABLE, LIVABLE NEIGHBORHOOD, SOUTH DOWNTOWN IS ATTRACTING THE MOST CREATIVE AND AMBITIOUS DOERS AND ENTREPRENEURS FROM EVERY CORNER OF THE CITY, RECLAIMING ITS PLACE AS THE HEART OF ATLANTA'S URBAN ENERGY.



AREA MAP

MIDTOWN
ATLANTA

DOWNTOWN
ATLANTA

WALK STATS

CENTENNIAL YARDS	4 MINUTES
MERCEDES-BENZ STADIUM	5 MINUTES
GARNETT MARTA STATION	5 MINUTES
FIVE POINTS MARTA STATION	6 MINUTES
GEORGIA STATE CAMPUS	9 MINUTES
THE MASQUERADE	8 MINUTES
GWCC	10 MINUTES
CENTENNIAL OLYMPIC PARK	10 MINUTES
UNDERGROUND ATLANTA	10 MINUTES
STATE FARM ARENA	10 MINUTES

BIKE + DRIVE STATS

COLLEGE FOOTBALL HALL OF FAME	5 MINUTES
AMERICASMART	5 MINUTES
GEORGIA AQUARIUM	6 MINUTES
TABERNACLE	7 MINUTES
WORLD OF COCA-COLA	7 MINUTES
CHILDREN'S MUSEUM OF ATLANTA	7 MINUTES
NATIONAL CENTER FOR CIVIL AND HUMAN RIGHTS	7 MINUTES

DOWNTOWN BY THE NUMBERS



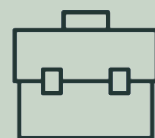
33,500

RESIDENTS



17,000

HOUSING UNITS



204,900

TOTAL JOBS



10,000

AUCC STUDENTS



13,200

HOTEL ROOMS

*1,200 ADDITIONAL
HOTEL ROOMS
CURRENTLY UNDER
CONSTRUCTION +
IN DEVELOPMENT



36,500

GEORGIA STATE
UNIVERSITY STUDENTS
DOWNTOWN CAMPUS

• **18,600** PEOPLE ON AVERAGE NIGHTLY IN THE HOTELS
WITHIN WALKING DISTANCE TO SOUTH DOWNTOWN

MULTI-FAMILY UPDATE Q1 2025

MULTI-FAMILY
MARKET + PIPELINE

12,487

MULTI-FAMILY
UNITS

790

UNITS UNDER
CONSTRUCTION

2,524

UNITS IN
5-YEAR
PIPELINE

\$2.15

ASKING RENTS
(PER SF)

87%

OCCUPANCY
RATE

HAPPENINGS WITHIN A 10 MINUTE WALK TO SOUTH DOWNTOWN

GWCC

OVER 160 ANNUAL EVENTS
THAT HOST NEARLY 3.3
MILLION VISITORS

THE MASQUERADE

OVER 700 ANNUAL
EVENTS WITH A SEATING
CAPACITY OF 2,300

COLLEGE FOOTBALL HALL OF FAME

250,000 ANNUAL
VISITORS

THE TABERNACLE

OVER 200 EVENTS
ANNUALLY WITH
A SEATING CAPACITY
OF 2,600 PEOPLE

MERCEDES-BENZ STADIUM

OVER 300 ANNUAL
EVENTS WITH AN
AVERAGE SEATING
CAPACITY OF 57,116

STATE FARM ARENA

NEARLY 200 ANNUAL
EVENTS HOSTING
CLOSE TO 2 MILLION
GUESTS

AMERICASMART

16 ANNUAL
MARKETS ATTRACTING
MORE THAN 548,000
ATTENDEES

GEORGIA STATE CAMPUS

52,000
STUDENTS

SITE PLAN

Labels on map include:

- Streets: TED TURNER DR., FORSYTH ST., BROAD ST., PEACHTREE ST., TRINITY AVE., MITCHELL ST., MLK JR. DR.
- Landmarks: FIVE POINTS MARTA STATION, GARNETT MARTA STATION, MERCEDES BENZ STADIUM, CITY HALL
- Building Footprints/Lot Numbers: 235, 233, 231, 229, 227, 219, 217, 215, 213, 211, 209, 201, 191, 185, 186, 170, 171, 136, 90, 94, 96, 87, 89, 93, 97, 99, 101, 111, 115, 86W, 86E

235	ATLANTA TECH VILLAGE
233	SPILLER PARK COFFEE
231	LEASED TBA
229	TYDE TATE KITCHEN
227	DELILAH'S EVERYDAY SOUL
219	AVAILABLE - 2,368 SF
217	LEASED TBA
215	CRATES
213	LEASED TBA
211	AVAILABLE - 1,416 SF
209	FRIEDMAN'S SHOES
201	ATLANTA CLEANERS
191	IN LEASE NEGOTIATIONS
186	CAT EYE CREATIVE
185	IN LEASE NEGOTIATIONS
171	EL TESORO
170	TERMINUS HUB BY ATLANTA TECH VILLAGE

115	AVAILABLE - 1,327 SF
111	AVAILABLE - 948 SF
101	AVAILABLE - 577 SF
99	COMMON AREA
97	AVAILABLE - 2,957 SF
96	BROAD STREET BBQ
94	AVAILABLE - 1,140 SF + 595 SF EXTERIOR COURTYARD
93	AVAILABLE - 2,009 SF
90	AVAILABLE - 2,780 SF

(LEVEL ONE: 1,397 SF / LEVEL TWO: 1,383 SF / ROOFTOP PATIO: 1,028 SF)

PEACHTREE STREET
136 AVAILABLE - 2,722 SF + 1,908 SF PATIO



LEASING INFO

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