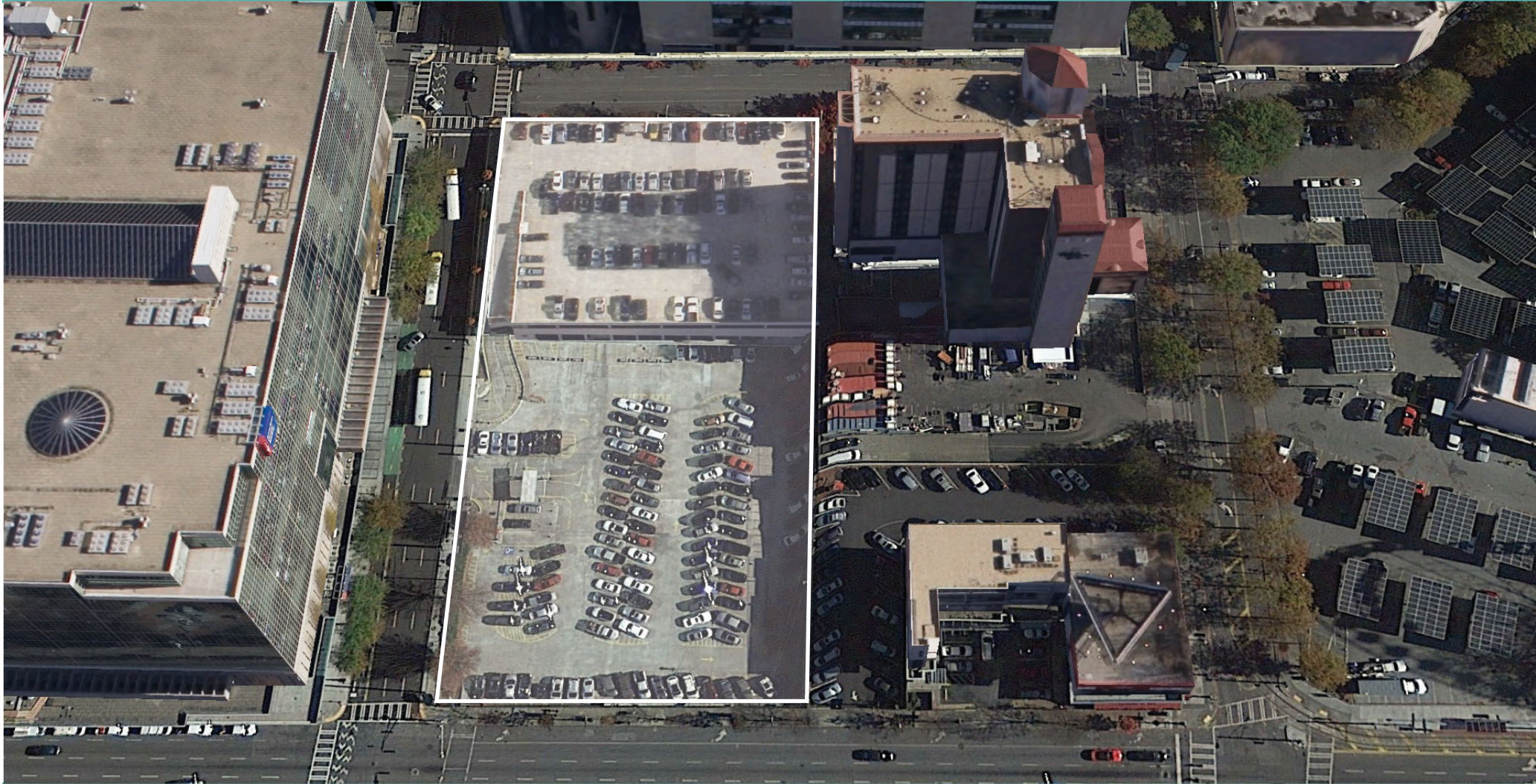


225 CENTENNIAL OLYMPIC PARK DRIVE



EXCLUSIVELY PRESENTED BY:

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225 Centennial Olympic Park Dr - Atlanta, GA 30308

LOCATION

Located directly between the AmericasMart and Centennial Olympic Park. The site is unique because of its size under a single ownership. Facing the Park, its an easy walk to the Center for Human Rights, the Aquarium, World of Coke, CNN Center, Phillips Arena, College Football Hall of Fame and the Georgia World Congress Center. Due to its proximity to the Mart and an abundance of amenities, it is without doubt the best office and/or convention hotel site in all of Atlanta. Construction has just begun on a \$25 million face lift of the park which will be completed by the 2019 Super Bowl.

Site Size	78,538 sf
Parcel Number	14-0078-0007-077
Property Taxes	\$56,483.00 for the Year 2016
Improvements	Currently improved by 117 space surface lot and a three story garage that contains 299 spaces
Frontages	200 linear ft on Centennial Olympic Park Drive 200 linear ft on Williams Street 400 linear ft on John Portman Boulevard
Zoning	SPI – 1 More information can be found under CHAPTER 16-18A of the City of Atlanta Code of Ordinances found here: https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOORANDECO_PT16ZO_CH16-18ASDOSPPUINDIRE 1. SPI is the highest zoning designation in the City of Atlanta, and allows for up to 20 times coverage or over 1.5 million square feet of space 2. No height restrictions

DEVELOPMENT INTENTION

The Owner is one of North America’s leading owners of urban parking facilities, and is seeking a development partner to design and construct an office building and/or convention hotel atop a new garage. Upon completion, the Developer will own the commercial elements of the project and the Owner will own the parking garage. The size of this parcel could lend itself to be developed in two phases.

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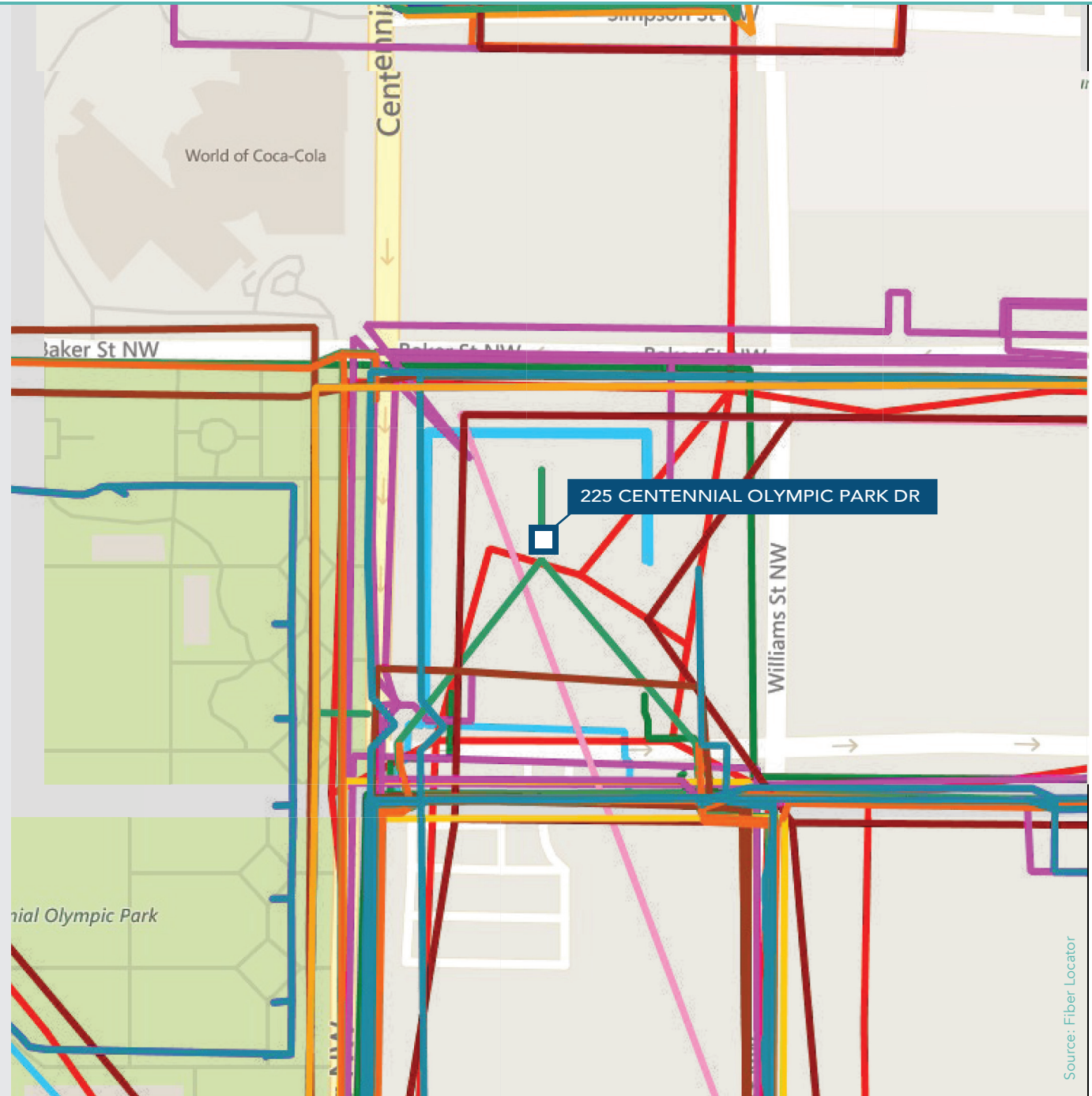
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Image Landsat / Copernicus

225 CENTENNIAL OLYMPIC PARK DRIVE

LOCAL METRO NETWORKS

- CenturyLink Metro
- CenturyLink Metro Leased
- EarthLink
- Fiberlight
- LIT Networks
- Level3 Metro
- NetStream Communications
- North Georgia Network
- Southern Telecom
- Sunesys
- Uniti Fiber
- Windstream
- XO Communications
- Zayo Dark
- Zayo Metro
- Zayo Planned Routes



Source: Fiber Locator

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LONG-HAUL NETWORKS

- AT&T Long Haul
- CenturyLink Long Haul
- EarthLink Long Haul
- Hudson Fiber LH Leased
- Level 3 Long Haul
- Southern Telecom Long Haul
- Sprint Long Haul
- Verizon Long Haul
- Windstream Long Haul
- XO Long Haul
- Zayo Long Haul
- redIT

