



1708 PEACHTREE STREET NE

BROOKWOOD EXCHANGE: A ONCE IN A GENERATION OPPORTUNITY TO SECURE A 55,000 SQUARE FOOT OFFICE BUILDING ON 1.62 ACRES ON ATLANTA'S PREMIER STREET IN THE HEART OF THE CITY

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THE OFFERING

City Realty Advisors, LLC has been retained as the exclusive advisor to offer for sale 1708 Peachtree St NE ("**1708 Peachtree**"), a highly prized 55,000 square foot office building tailored to an owner-user or developer sitting on 1.62 Acres of prime urban infill development opportunity. This irreplaceable property represents the moment in time to seize on incredible momentum within Atlanta's fast growing Peachtree street corridor connecting Midtown to Buckhead. Within immediate proximity to Atlanta's world class medical district, home to Piedmont Hospital and The Shepherd Center, this is a truly rare offering in one of Georgia's largest healthcare hubs.

1708 Peachtree represents a transformative development opportunity that will serve as a major cornerstone of this burgeoning growth corridor.

1708 Peachtree's direct connectivity to Atlanta's Midtown and Buckhead neighborhoods with direct and immediate access to both Interstate's 75 and 85 positions the site as one highly sought after for future development and will help drive demand from prospective tenants and future residents alike. In addition, via easement rights, the property has direct access though the neighboring property to the south to Deering Rd NW, making West Midtown's booming live/work/entertainment district accessible in a number of minutes.

1708 Peachtree is being offered on an "As-is" basis, and is one of the last remaining large land offerings available in this generation within this thriving submarket of Atlanta. The site is complemented by significant employment hubs and new development to the North, East, South and West. Over 10,000 healthcare professionals are employed within a single mile along Peachtree Street to the North, while SCAD's Atlanta campus supporting over 2,000 students connects the property to Midtown Atlanta to the South.

The offering presents users, investors and developers with one of the last opportunities to acquire a unique urban infill property in the heart of the fastest growing city in America. All inquiries should be directed to City Realty Advisors, LLC.

ASSET OVERVIEW

Parcel Address	1708 Peachtree Street
Land Size	1.62 Acres (70,331 sqft)
Building Size	68,000 gross sqft (55,925 rentable)
Current Occupancy	Approx. 78%
Current Zoning	C3 – Commercial Residential District
Potential Density	Max FAR: 8.2 times GLA (Approx. 630,000 sqft)
Max Building Height	225 ft
Street Frontage	173 ft
Year Built	1919
Parking	159 Surface Parking Spaces
Construction Type	Wood Frame , Stone/ Masonry Foundation and Brick Cladding
Stories	5 Stories
Tax ID	17 010900060578
County	Fulton County
Submarket	Midtown/Buckhead South
Asking Price	Market



LOCATION

Highly amenitized, dense, urban, walkable environments with multi-modal transportation access opportunities, proximate major job markets are the most sought-after development neighborhoods in the United States today. While having a handful of these characteristics makes a development site noteworthy, assembling all these characteristics into a single site is almost unheard of... until now. Showcasing many favored modern development characteristics in a single, fee-simple offering, **1708 Peachtree** can truly only be described as generational. With the critical mass afforded by the 1.62 developable acres at the site, **1708 Peachtree** transcends to a truly one-of-a-kind canvas for the most creative and innovative minds to dream and create a modern mixed-use masterpiece. As Atlanta continues to lead the Nation in both economic growth and transformative park, greenspace, and transit initiatives – this timely offering sits at the intersection of two momentous innovational forces:

ECONOMIC GROWTH

Located in a market that has now eclipsed 5.7 million residents with employment growth consistently delivering over 65,000 jobs annually to the region, Atlanta ranks as the fastest growing job market in the United States. With this growth, a trend of urbanization and densification has taken hold in the city's largest submarkets, most notably Midtown Atlanta. Midtown has grown into Atlanta's true 24/7, pedestrian-oriented core with unrivaled retail, dining, hotel, and cultural amenities as well as proximity to mass transit and an educated workforce spurring new levels of residential, retail, and office development.

PARKS, GREENSPACES, & TRANSIT INITIATIVES

Now, with Atlanta leadership's attentive focus on civic improvements, including the Atlanta Northside BeltLine and Bobby Jones Golf Course, these city shaping projects have transformed land in South Buckhead into some of the most desirable tracts in the Southeast. **1708 Peachtree's** strategic location minutes to Midtown and Atlanta's major transport nodes will only benefit it greatly as Intown Atlanta continues to grow into a highly appealing urban district where residents can live, work, and play both now and for generations to come.



Shepherd Center

Piedmont Atlanta

Armour Yards

Arthur M. Blank
Family Residences

Ardmore Park

Brookwood Hills

Future Beltline

Peachtree St



Brookwood
Place

Sherwood Forest

1708 Peachtree St NW



Loring Heights

SCAD



Midtown

Downtown

Georgia
Tech

Atlantic Station

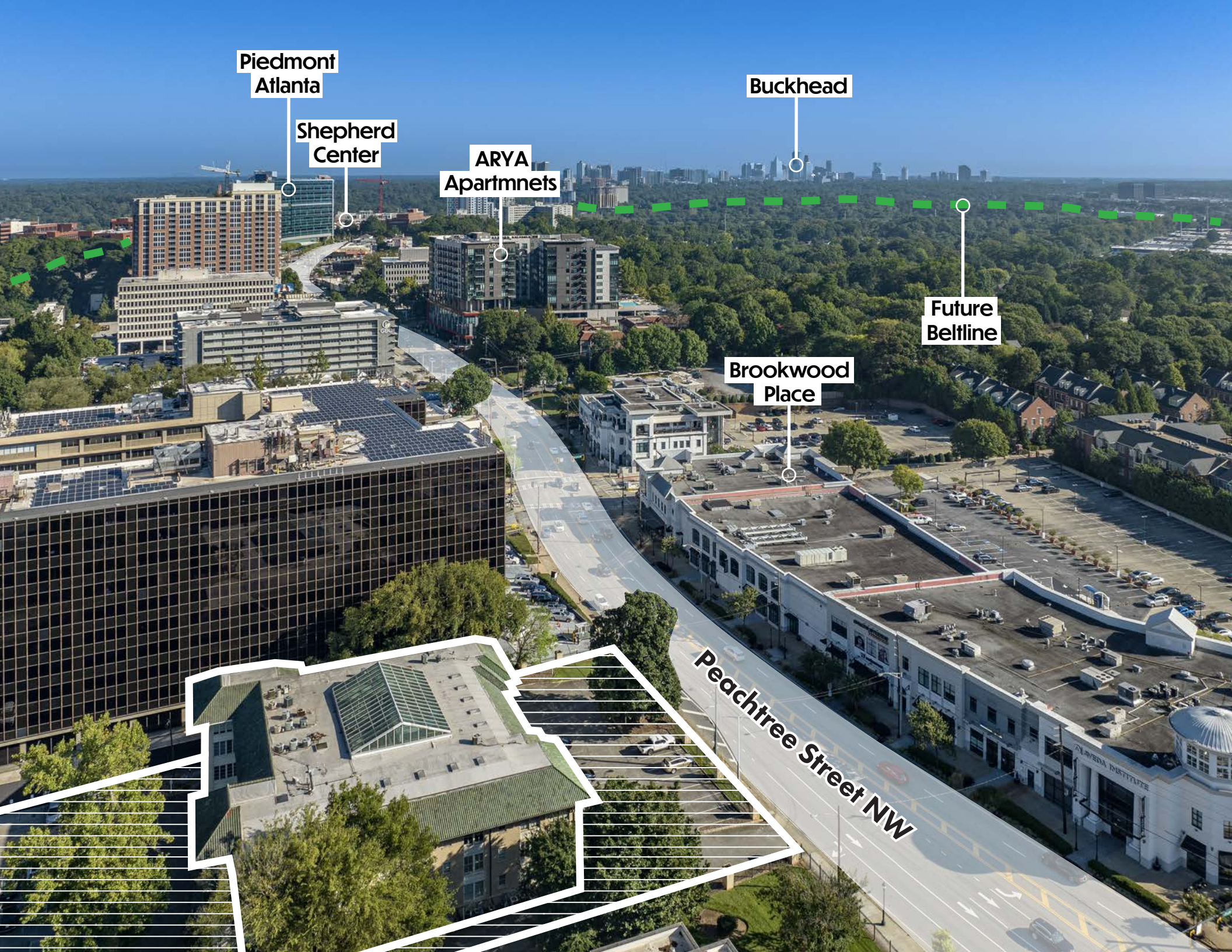
SCAD

Atlanta Peachtree
Amtrak Station

Brookwood
Place

Peachtree Street NW

INTERSTATE
85



Piedmont
Atlanta

Shepherd
Center

ARYA
Apartmnets

Buckhead

Future
Beltline

Brookwood
Place

Peachtree Street NW

Downtown

Georgia
Tech

Atlantic Station

West Midtown

Atlanta Peachtree
Amtrak Station

Peachtree Street NW

Brookwood
Place



EMPLOYMENT OVERVIEW

Nestled in the South side of Buckhead, directly North of Midtown, **1708 Peachtree** is located less than half a mile away from Piedmont Atlanta Hospital. The newly renovated hospital is surrounded by various other medical facilities and residences including the Shepherd Center for Rehabilitation, the Marcus Center for Advanced Rehabilitation, the Arthur M Blank Family Residences, and Heartis Buckhead, a premier senior assisted living facility.



Shepherd Center

- Newly renovated leading hospital specializing in neuromuscular conditions such as spinal cord injuries
- Recently broke ground on two new buildings part of the \$350M "Pursuing Possible" campaign
- Arthur M. Blank Family Residences will add 160 new units
- Marcus Center for Advanced Rehabilitation will add 48 more beds and a 30K SF Innovation Institute
- Employs more than 1,735 people

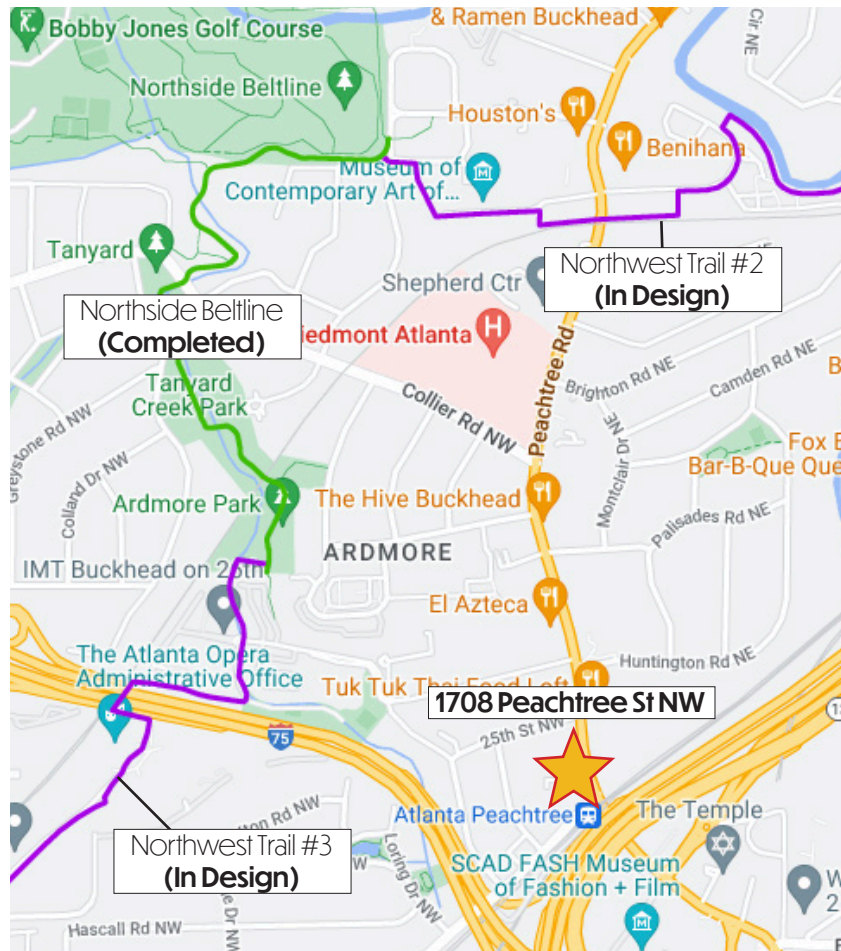


Piedmont Atlanta

- Award winning flagship hospital of Piedmont Healthcare, which was started in 1905
- Located on 26 acres with 643 beds
- 905K SF, 16 story Marcus Tower opened to the public in April 2020 and was constructed with help of \$75M grant
- Employs over 4,000 healthcare professionals with over 1,100 experienced physicians

Access to Greenspace

The BeltLine's completed Northside trail is a 7 minute bike ride and 20 minute walk from **1708 Peachtree**. The one mile trail offers provides a picturesque, secluded feel perfect for escaping city life.



Northside Trail



Bitsy Grant Tennis Center



Bobby Jones Golf Course



Northside Trail

Beltline Connection

- Northside Trail connects Ardmore Park and Atlanta Memorial Park through Tanyard Creek Park and links to the Northwest BeltLine Connector Trail.
- Connector Trail links the revolutionary reversible Bobby Jones Golf Course and the Bitsy Grant Tennis Center, Atlanta's largest Tennis Center
- Northwest Trail Segment #2 (0.7 mi) and Northwest Trail Segment #3 (1.2 mi) are expected to reach 60% complete design in Winter 2023 and February 2024, respectively



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