

The Grant Building

Prime Street Front Restaurant & Retail Space

44 BROAD ST NW, ATLANTA, GA 30303



For Lease

Prime restaurant and retail space available on Broad Street in the heart of the Fairlie Poplar Historic District in Downtown Atlanta. Rare opportunity to be a part of the repositioning of one of Atlanta's original skyscrapers dating back to 1898.

- 3,036 SF restaurant space with 1,642 SF mezzanine space and elevator accessibility available with excellent visibility on Broad Street
- Retail spaces ranging in size from 514 SF to 3,865 SF
- Located within blocks of Georgia State University, Woodruff Park and Centennial Olympic Park

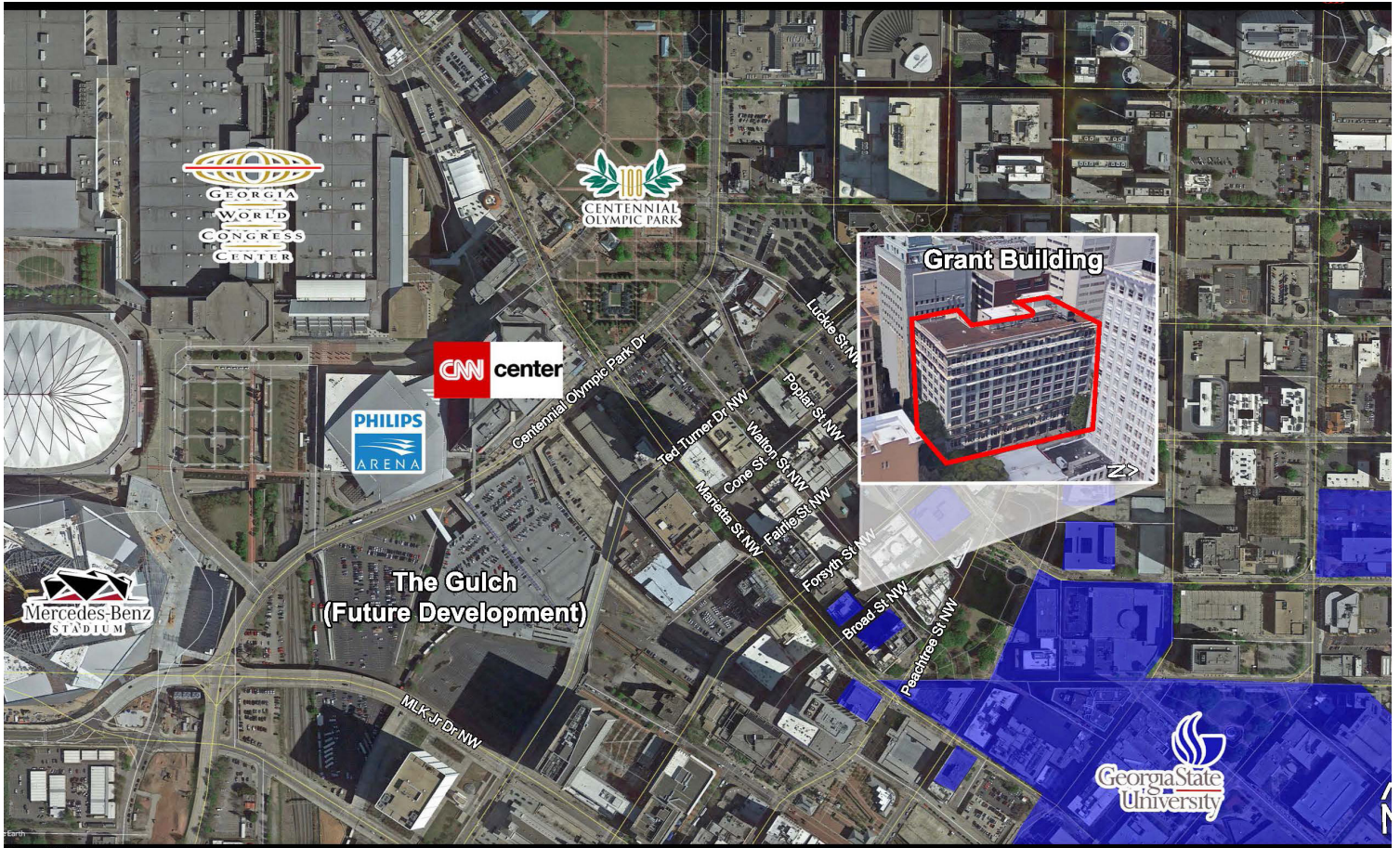


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EST. 1898



1 Mile



21,822
Estimated population



130,798
Estimated daytime population

3 Miles



173,063
Estimated population



249,453
Estimated daytime population

5 Miles



340,947
Estimated population



366,098
Estimated daytime population

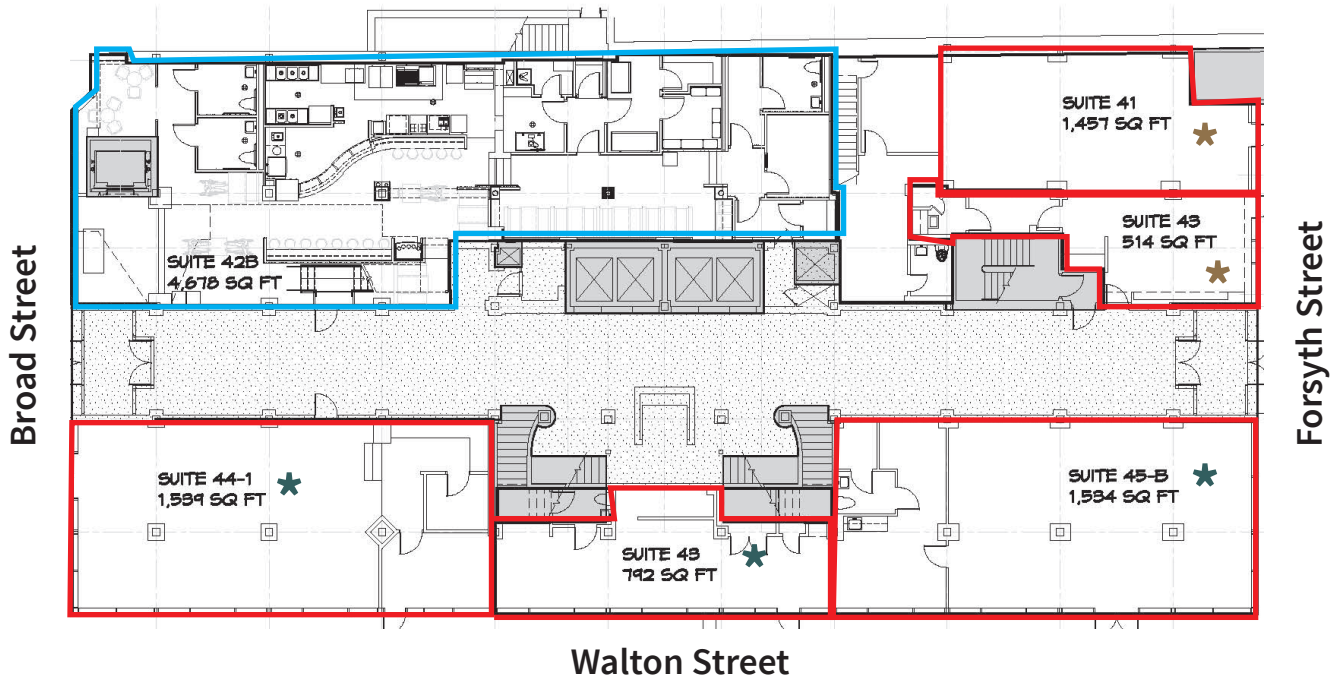
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Walton Street

 Denotes retail space

 Denotes restaurant space

SUITE	RSF
41 Walton	1,457
42-B Broad	4,678
43 Walton	792
43 Forsyth	514
44-1 Broad	1,539
45-B Forsyth	1,534

 Can combine for 3,865 total SQ FT

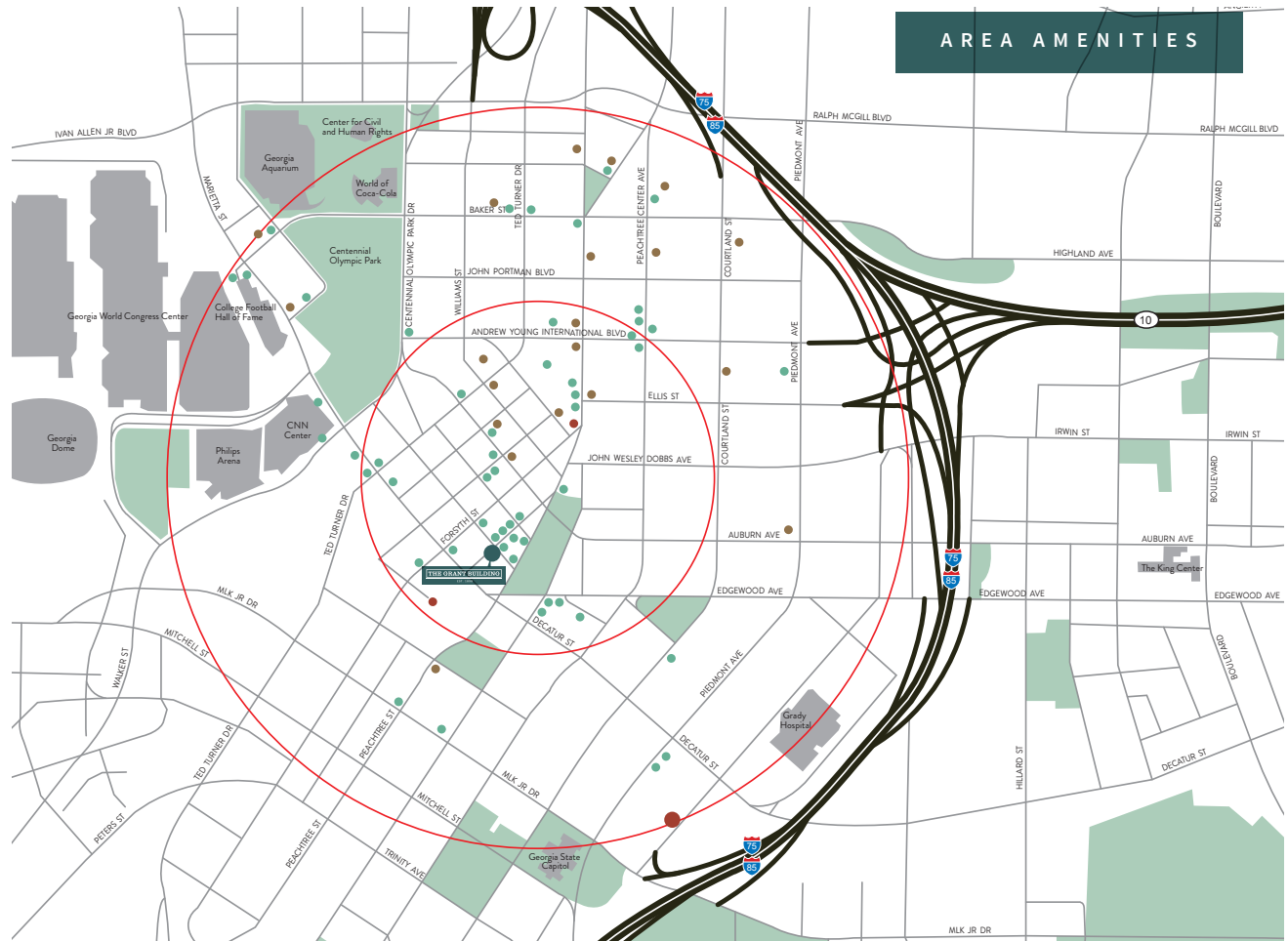
 Can combine for 1,971 total SQ FT



DISCLAIMER

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● Food ● Hotels ● Transportation

RESTAURANT WITHIN 1/4 MILE

- Naanstop
- The Taqueria on Broad
- Reuben's Deli
- Rosa's Pizza
- East Wave Asian Fusion
- Magnolia Bistro
- The Landmark Diner
- Quiznos
- Saxby's Coffee

RESTAURANT WITHIN 1/2 MILE

- Ray's in the City
- Tin Lizzy's
- Park Bar
- Ted's Montana Grill
- White Oak Kitchen & Cocktails
- Juke Joint

- Pitty Pat's Porch
- Meehan's Public House
- Hudson Grille
- Atlanta Braves All-Star Grille
- Cuts Steakhosue

HOTELS

- Westin Peachtree
- Sheraton Atlanta
- Hilton Atlanta
- Atlanta Marriott Marquis
- Fairfield Inn & Suites
- Glenn Hotel
- Omni Hotel
- Aloft Atlanta Downtown
- Doubletree by Hilton
- The Ellis Hotel

- Ritz Carlton
- Holiday Inn Express
- Hampton Inn
- Hotel Indigo

TRANSPORTATION

- Five Points MARTA Station
- Peachtree Center MARTA Station
- Georgia State MARTA Station
- Downtown Streetcar
- I-75 & I-85

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