

17th & Northside



PROPERTY OVERVIEW

ADDRESS

1299 NORTHSIDE DR NW, ATLANTA, GA 30318

YEAR BUILT

2018

SQUARE FEET

32,817 SF

AS-IS NOI

~\$1,575,000

OCCUPANCY

100%

KEY TENANTS



ROBUST DEMOGRAPHICS

	1-Mile	2-Mile	3-Mile
Population			
Total Population (2020)	24,680	85,150	163,303
Proj. Total Population (2025)	28,672	98,496	184,038
Total Daytime Population	31,987	140,036	272,353
Average Household Income			
Avg. HH Income (2020)	\$90,377	\$115,310	\$115,346
Proj. Avg. HH Income (2025)	\$104,613	\$130,539	\$128,783
Education Level (Bachelor's Degree +)	77%	72%	67%



INVESTMENT HIGHLIGHTS

GENERATIONAL, IN-FILL
INVESTMENT OPPORTUNITY

WEST MIDTOWN - ATLANTA'S MOST
ROBUST DEVELOPMENT MARKET

UNMATCHED
ACCESSIBILITY TO
GREATER ATLANTA

IRREPLACEABLE
REAL ESTATE + HIGH
BARRIERS TO ENTRY

LIMITED
LANDLORD
RESPONSIBILITIES

8+ YEARS
WEIGHTED AVG.
TERM REMAINING

SIGNIFICANT
DAYTIME
POPULATION

IDEAL MIX OF
NECESSITY BASED
RETAILERS

CORE, GENERATIONAL REAL ESTATE LOCATED IN ONE OF THE MOST HIGHLY SOUGHT-AFTER SUBMARKETS IN THE SOUTHEAST

Immediately Proximate to Midtown Atlanta

15.5M+ SF CLASS A OFFICE 65,000+ JOBS

NOTABLE MIDTOWN / WEST MIDTOWN TENANTS:



Institutional Submarket

West Midtown has a significant concentration of institutional ownership, due to the submarket's strong demographic trends and the growing and diverse employment base:



Strategic, In-Fill Location

17th & Northside is ideally situated between Westside Provisions and Atlantic Station, two of the most visited mixed-use developments in the Atlanta MSA that are home to notable tenants and brands such as:



MAP KEY

- NEW / ON-GOING DEVELOPMENTS
- PLANNED ATL BELTLINE
- \$ AVG. HOME VALUES
- GEORGIA TECH CAMPUS - 36,500+ STUDENTS



Atlanta BeltLine
ATLANTA BELTLINE BY THE NUMBERS
33 Miles of multi-use trails
1,300 Acres of New Public Parks
\$10 BILLION Est. Economic Impact

NORFOLK SOUTHERN
Headquarters Relocation
\$575 MM Development

Downtown Atlanta

West Midtown

Georgia Tech
36,500+ Students

17TH & NORTHSIDE

Westside Provisions

DEMOGRAPHIC SNAPSHOT - 3-MILE RADIUS
270,000+ Daytime Population
\$115,000+ Avg. HH Income

Microsoft
\$75M Investment
1,500+ Jobs Summer 2021

Facebook
Absorbing 36K SF in new T3 Development

Atlantic Station
3.7M SF

\$650K+

260,000 VPD


\$700K-\$2MM+

420,000 VPD

Midtown Atlanta


WEST MIDTOWN IS ONE OF THE MOST ROBUST DEVELOPMENT MARKETS IN THE GREATER SOUTHEAST WITH EXTREME HIGH BARRIERS TO ENTRY

W. Midtown Development Pipeline

OFFICE 


TOTAL: 5.4 M SF

2.1 M SF Under Construction **3.2 M SF** Proposed

RETAIL 

TOTAL: 1.1 M SF

573K SF Under Construction **605K SF** Proposed

RESIDENTIAL 

TOTAL: 7,049 UNITS

2,294 UNITS Under Construction **4,124 UNITS** Proposed

HOSPITALITY 

TOTAL: 1,620 KEYS

626 KEYS Under Construction **1,184 KEYS** Proposed

17th & Northside - Multi-Family Development



West Midtown Notable Developments


1.5 MI. WEST OF SUBJECT



WESTSIDE RESERVOIR PARK

\$26.5MM, 280-ACRE PARK - ATLANTA'S NEW LARGEST GREENSPACE (2021)

1.4 MI. SOUTH OF SUBJECT



ENTERPRISE TECHNOLOGY PARK

\$750MM, 60-ACRE EXPANSION OF GA TECH'S HEALTH INNOVATION DISTRICT, CREATING 5,000 NEW JOBS (PROPOSED)

0.6 MI. EAST OF SUBJECT



ATLANTIC STATION DUAL-HOTEL

\$85MM, 265 KEY DUAL-BRANDED HOTEL TAPESTRY COLLECTION BY HILTON & SPRINGHILL SUITES (2021)

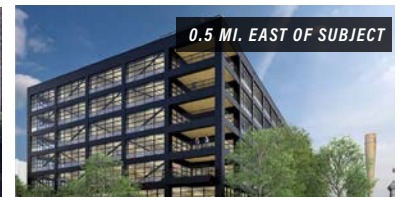
0.75 MI. EAST OF SUBJECT



ATLANTIC YARDS - MICROSOFT

MICROSOFT ABSORBED ALL 523,511 SF IN THE NEWLY CONSTRUCTED ATLANTIC YARDS OFFICE BLDG (2020)

0.5 MI. EAST OF SUBJECT



T3 - FACEBOOK

FACEBOOK ANNOUNCED IT WILL BE A MAJOR TENANT IN THE NEWLY CONSTRUCTED T3 OFFICE BLDG (2020)

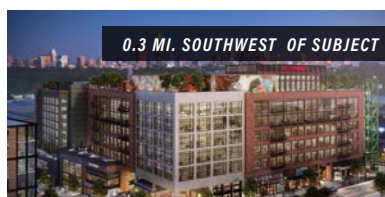
1.7 MI. WEST OF SUBJECT



QUARRY YARDS (PROPOSED)

\$400MM, 70-ACRE MASTER PLANNED DEVELOPMENT - BOUGHT BY THE BILL & MELINDA GATES FOUNDATION


0.3 MI. SOUTHWEST OF SUBJECT



THE INTERLOCK / SOLIS INTERLOCK

200K SF OFFICE; 105K SF RETAIL; 350 MULTI UNITS; 145 HOTEL KEYS (2020)


0.3 MI. SOUTHWEST OF SUBJECT



STAR METALS

270K SF OFFICE; 40K SF RETAIL; 410 MULTI UNITS (2021)

0.75 MI. WEST OF SUBJECT



GOAT FARM ARTS CENTER

\$250MM, 2-PHASE PROJECT - 80K SF OFFICE; 175 MULTI UNITS; 125 HOTEL KEYS, 28K SF MUSEUM (PROPOSED)

1.5 MI. NORTHWEST OF SUBJECT

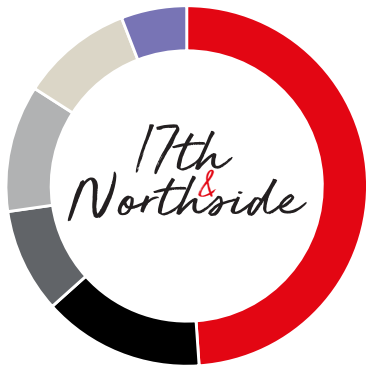


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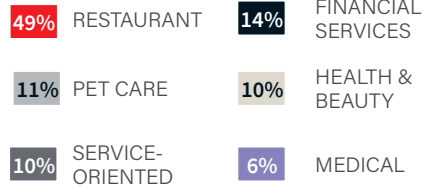
\$1 BILLION, 80-ACRE MIXED-USE 600K SF RETAIL / 500 MULTI UNITS / 200 HOTEL KEYS (2021-2022)

Well-Curated Tenant Mix

17th & Northside combines an ideal blend of necessity based retailers that cater to customers' everyday needs including: restaurants, pet supplies, financial services, salons, and other service-oriented shops.



% of Income Breakdown



Income Durability

The Property's core, in-fill location provides the tenants with a rapidly growing and captive customer base, which cultivates a great foundation for long-term value appreciation and future rent growth.






 **~8.5 YRS.** WEIGHTED-AVERAGE LEASE TERM REMAINING

 **80%** NATIONAL & REGIONAL TENANCY

 **2018** CONSTRUCTION WITH LIMITED NEAR-TERM CAPITAL REQUIREMENTS



EXCELLENT PROPERTY FUNDAMENTALS

-  LIMITED LANDLORD RESPONSIBILITIES
-  NEARLY 60,000 VEHICLES PASS BY THE PROPERTY DAILY
-  OPTIMAL WALKABILITY TO SURROUNDING OFFICE TOWERS & RESIDENCES
-  DEDICATED SIGNALIZED ACCESS OFF OF THE HEAVILY TRAVELED 17TH STREET
-  EXCELLENT VISIBILITY WITH ~1,200 FEET AT GRADE FRONTAGE ALONG 17TH ST. & NORTHSIDE DR.



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