

REO SALE OPPORTUNITY



PEACHTREE CENTER

Atlanta, GA



OFFERING SUMMARY



WEST MIDTOWN



DOWNTOWN

TOWER 233

TOWER 235

TOWER 225

TOWER 229

THE HUB

MARQUIS II TOWER

MARQUIS I TOWER



MIDTOWN

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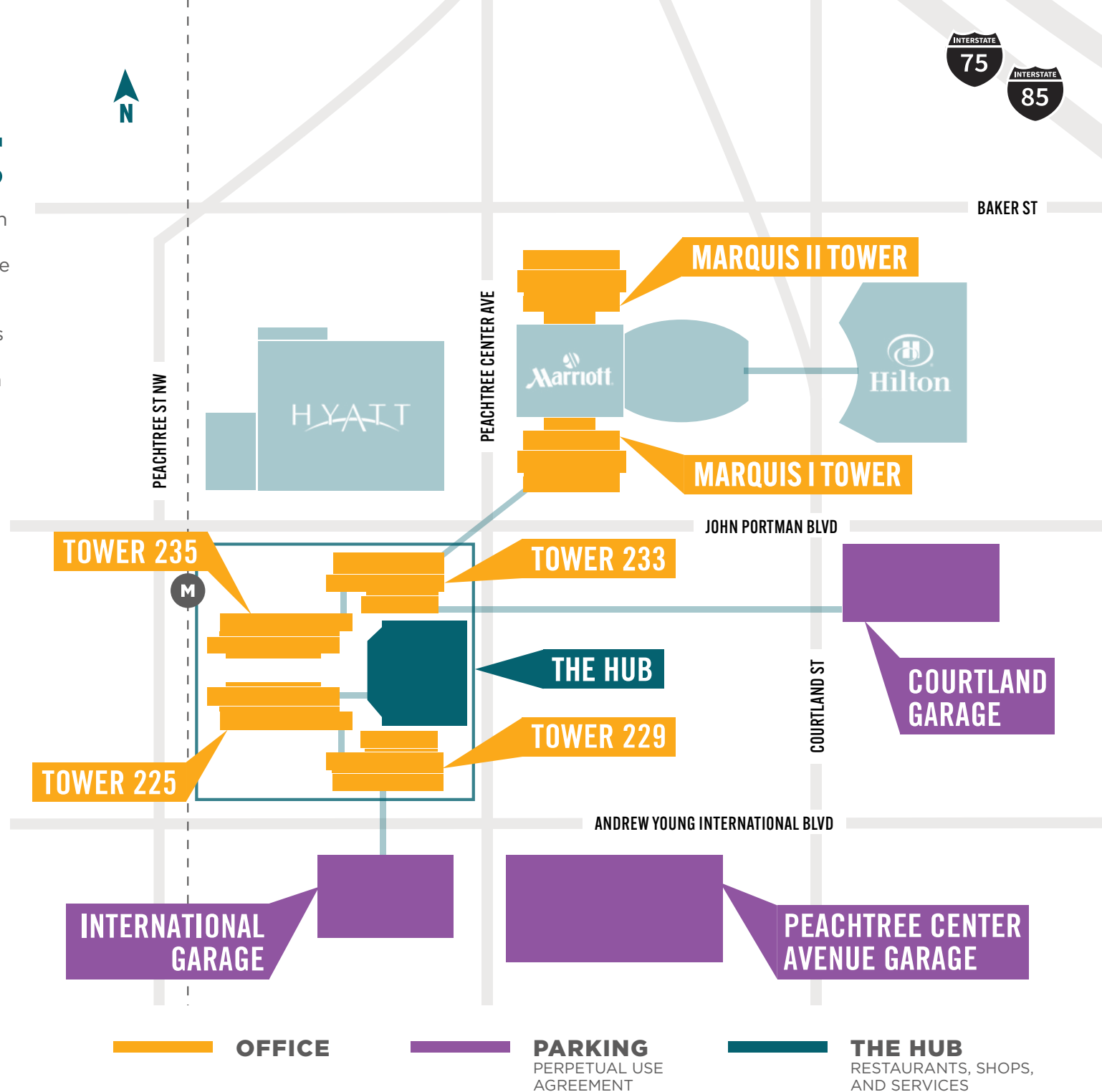
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The Offering

Jones Lang LaSalle (JLL), as an exclusive advisor, is pleased to present Peachtree Center ("The Project"). A quintessential piece of Atlanta, the Project was developed from the 1960's until the late 1980's to be a "City within a City." It has been recognized as a dynamic live-work-play Downtown urban community.

Peachtree Center includes +/- 2.5M square feet of real estate across 7 buildings - 6 Class A office towers with a diverse and curated tenant base and 1 vibrant retail anchor ("The Hub") at the bullseye of the greater community. Likely to trade at a discounted basis, Peachtree Center presents a unique opportunity to acquire an urban infill Atlanta Project of scale at a highly attractive basis, flexible business plan, and significant value creation potential.

Considering the size of the Project, ownership will entertain offers on all of Peachtree Center or the individual components.



Current Asset Snapshot

TOTAL PORTFOLIO

Year Built	1967 - 1988
SF	2,500,554
Occupancy	41%

MARQUIS I TOWER

Address	245 Peachtree Center Ave NE
Year Built	1985
SF	473,568
Occupancy	74%
WALT	4.3 Years
Acreage	0.54 AC

MARQUIS II TOWER

Address	285 Peachtree Center Ave NE
Year Built	1988
SF	469,940
Occupancy	26%
WALT	5.5 Years
Acreage	0.53 AC

TOWER 229 (INTERNATIONAL TOWER)

Address	229 Peachtree St NE
Year Built	1973
SF	419,468
Occupancy	54%
WALT	4.5 Years
Acreage	1.99 AC

TOWER 233 (HARRIS TOWER)

Address	233 Peachtree Rd NE
Year Built	1975
SF	412,721
Occupancy	22%
WALT	4.7 Years
Acreage	0.37 AC

TOWER 225 (SOUTH TOWER)

Address	225 Peachtree St NE
Year Built	1969
SF	306,904
Occupancy	8%
WALT	4.2 Years
Acreage	0.44 AC

TOWER 235 (NORTH TOWER)

Address	235 Peachtree St NE
Year Built	1967 / 2011
SF	302,939
Occupancy	40%
WALT	5.5 Years
Acreage	0.79 AC

THE HUB

Address	231 Peachtree St NE
Year Built	1975 / 2019 (R)
SF	115,014
Occupancy	66%
WALT	4.5 Years
Acreage	0.36 AC

Vibrant & Connected Mixed-Use Project

+/-2.4 M SF
of Office
across the six buildings

+30
Restaurants/Retail
in the Hub

4,000
Hotel Keys
across 3 on-site hotels

6.5 M
Visitors
annually

4,200
Parking Spaces

ONE
Dedicated
MARTA Station

2.4 Million Square Feet of Highly-Amenitized Class A Office



Renovated Fitness Facility with best-in-class equipment, locker rooms, and showers



Conference Center seating up to 50 people with top of the line technology



Open air plaza with gathering spaces to promote collaboration

30+ Restaurants & Retail Offerings in the Hub

The connected core of Peachtree Center, The Hub is home to over 30 diverse restaurant and retail offerings, creating an integrated and convenient retail base designed to cater to the busy professionals across downtown's tenant base.



4,000 Hotel Keys Across Three On-Site Hotels

Within the greater bustling Downtown Hotel Industry, Peachtree Center boasts three first-class hotels with over 4,000 rooms, along with meeting rooms and banquet facilities. Sky bridges connect Peachtree Center directly to these three hotels with Office & Retail Offerings.



THE MARRIOTT MARQUIS

- » 1,671 rooms
- » 180,000 sf of flex meeting space
- » largest hotel in the Southeast



THE HYATT REGENCY ATLANTA

- » 1,264 rooms
- » 22-story atrium
- » second largest hotel in the Southeast



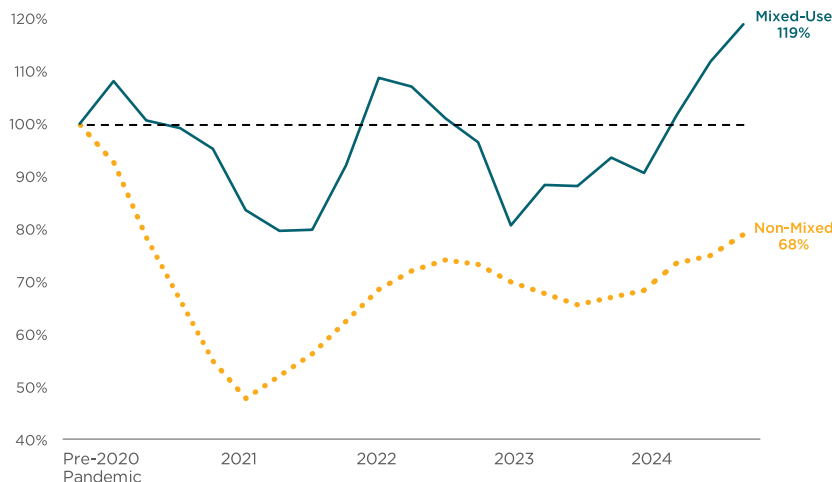
HILTON ATLANTA

- » 1,249 Rooms
- » 15,000 SF of outdoor fitness space
- » 4 dining options, including 30th-floor Nikolai's Roof for panoramic city views

Mixed-Use Product Outperforms Nationally

Mixed-use product has seen among the most resilient office leasing volume

LEASING RECOVERY SINCE PANDEMIC ONSET



Mixed-use has seen a more substantial leasing recovery even though **availability has declined during the pandemic**

Direct available space and direct availability rate	2019 Q4	2023 Q4	2024 Q4
Mixed-Use	37 msf (26.2%)	32 msf (18.9%)	25 msf (15.0%)
All Other	732 msf (15.1%)	989 msf (19.9%)	1,033 msf (21.4%)

Iconic & Globally Recognized Piece of Downtown Atlanta

History of Peachtree Center & Legacy of John Portman

John Portman's visionary success across Atlanta has been a cornerstone of the city's identity. With over 50 million square feet across the world inspired by John Portman, Peachtree Center lives in history as one of his first and most notable developments. The commercial viability of these projects and his innovative approach to urban development - by integrating multiple uses and creating dramatic interior spaces - reinforced the notion that he could attract businesses back to downtown Atlanta. His credibility with investors and city officials emboldened him to pursue the more ambitious and transformative Peachtree Center complex over the next two decades that would forever alter the city's skyline and urban experience.

The iconic architectural display and sky bridges connecting each building to one another has stood the test of time, allowing the Peachtree Center Historic District to be added to Georgia's Register of Historic Places and soon to be nominated nationally.



1968

TOWER 225
(SOUTH TOWER)

1960 - 1980

TOWER 235
(NORTH TOWER)

1969

1975

THE HUB

1988

MARQUIS I & II

1980 - 2000

2000 - 2025

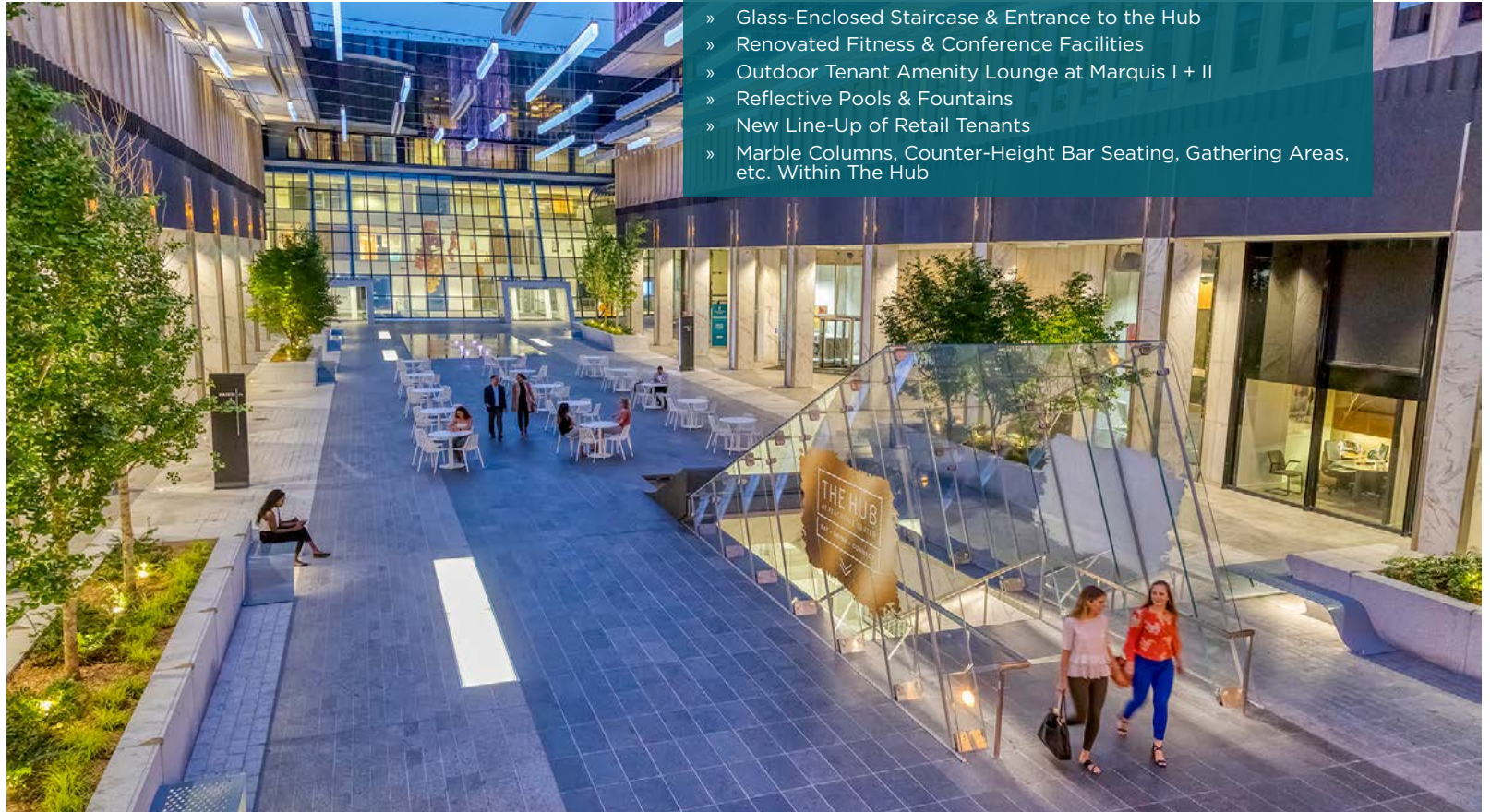
TOWERS 229 & 233 (INTERNATIONAL & HARRIS TOWER)

1976

HUB RE-IMAGINATION + SUBSTANTIAL BUILDING RENOVATIONS

Ownership has invested a substantial amount of capital in renovations to re-vitalize Peachtree Center.

- » Illuminated Plaza with Tenant Collaboration Features
- » Glass-Enclosed Staircase & Entrance to the Hub
- » Renovated Fitness & Conference Facilities
- » Outdoor Tenant Amenity Lounge at Marquis I + II
- » Reflective Pools & Fountains
- » New Line-Up of Retail Tenants
- » Marble Columns, Counter-Height Bar Seating, Gathering Areas, etc. Within The Hub



Proven Tenant Magnet with Sticky Tenancy

100+ Unique Tenants

Across a variety of diverse business lines

12+ Years

Average tenant tenure

20+ Years

of Commitment for 17% of the Rent Roll

Investment Grade Tenancy

Makes up 39% of the rent roll

Diverse Range of Tenant Footprints

From 837 SF to 109K SF

NOTABLE COMMITTED TENANTS



ELARBEE THOMPSON
Labor, Employment and Complex Litigation Specialists

**ELARBEE, THOMPSON, SAPP &
WILSON, LLP**

15,571 SF

Circa 1976

SMITHCURRIE
& HANCOCK LLP

**SMITH, CURRIE, &
HANCOCK, LLP**

36,826 SF

Circa 1996



Professional
Photographers
of America

**PROFESSIONAL
PHOTOGRAPHERS**

25,619 SF

Circa 1997



Convention & Visitors Bureau

**ATLANTA CONVENTION &
VISITORS BUREAU, INC**

31,227 SF

Circa 2006



United States Nuclear Regulatory Commission
Protecting People and the Environment

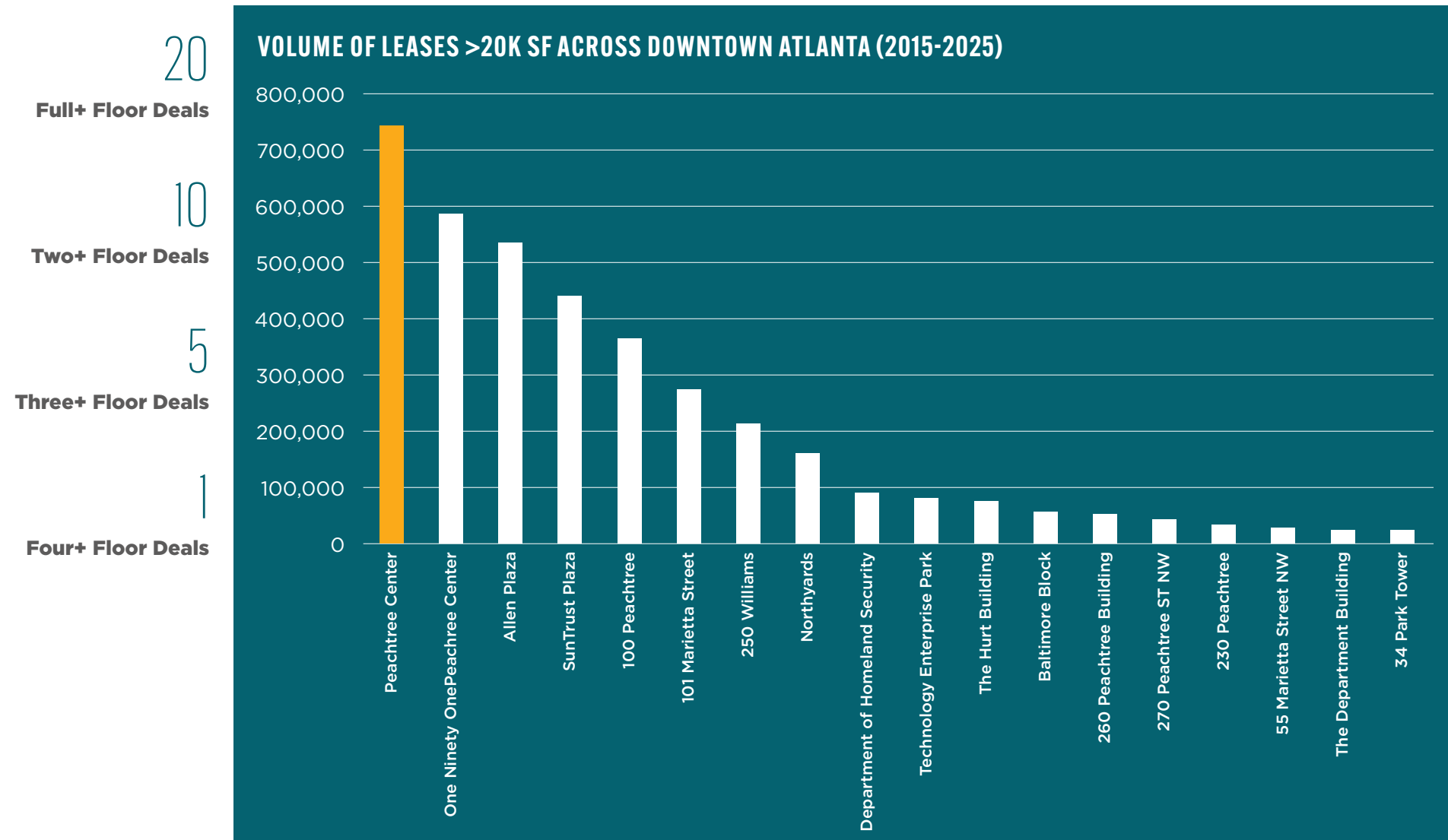
**NUCLEAR REGULATORY
COMMISSION**

54,303 SF

Circa 2008

MARKET LEADER IN LARGE LEASING ACTIVITY

Dominating large leasing activity over the past 10 years, Peachtree Center has captured 20% of these notable transactions across Downtown. With a mixed-use amenity base complete with hotels and conferencing facilities, immediate access to Atlanta thoroughfares and public transportation, ample parking, and the square footage capacity, Peachtree Center has proven to be the prime candidate for large corporate users looking to enter the market.



Dynamic Downtown

PROXIMITY TO FOOD & ENTERTAINMENT

Peachtree Center is located in the heart of Downtown Atlanta with numerous restaurants, hotel rooms, bars, world-class attractions, and destinations in walking distance of the Property, including major entertainment hubs like Mercedes Benz Stadium, State Farm Arena, and Georgia World Congress Center.

340+

Retail offerings

14.5K+

Hotel keys

11.2K+

Apartment units

10+

Sports & entertainment venues

ACCESS TO TOP TALENT

GEORGIA INSTITUTE OF TECHNOLOGY:

Total Enrolled - 51,433 Students

#9

Best public university in the US

#1

Industrial Engineering program in the US

#3

Civil engineering program in the US

#2

Most innovative university in the US

GEORGIA STATE UNIVERSITY

Total Enrolled - 52,400 Students

\$2.6B

Annual economic impact on Metro ATL

(Board of Regent of the University System of Georgia)

252%

Increase in research funding over last 6 years

(Georgia State)

#2

Most innovative university in the US

(US News & World Report)

#1

Largest university in GA / Best value law school

(National Jurist 2018)

ACCESS TO COOL NEIGHBORHOODS

Peachtree Center benefits from positive demographic shifts as young talent continues to move into neighborhoods on either side of Downtown due to an ecosystem of food, beverage, and entertainment.

5 Min

Westside

7 Min

Old Fourth Ward/Edgewood

10 Min

Virginia Highlands

10 Min

South Buckhead

ACCESS TO MASS TRANSIT

Peachtree Center is well served by the Metropolitan Atlanta Rapid Transit Authority (MARTA) with direct access to The Peachtree Center Station. Boasting the only hotel sitting directly above a MARTA station, tenants utilize this benefit for daily commutes or to convenient destinations like Hartsfield-Jackson Atlanta International Airport.

1.7M

Resident ride Marta annually

338

Rail cars

38

Rail stations

\$2.6B

Economic activity



WESTSIDE

NORTHSIDE DRIVE

MARIETTA STREET



NORTH AVENUE



IVAN ALLEN JR BOULEVARD

STATE FARM ARENA

Serving as the home court for the Atlanta Hawks (NBA) and the Atlanta Dream (WNBA), it also hosts a wide variety of entertainment options. Through the first six months of 2025, State Farm Arena grossed the third-highest box office revenue in the country.

MERCEDES-BENZ STADIUM

The \$1.6B stadium was delivered in 2021 and is home for the Atlanta Falcons (NFL) and Atlanta United (MLS). For the 2026 World Cup, it will host 8 total games including the semifinal match.



CENTENNIAL OLYMPIC PARK DR

CENTENNIAL OLYMPIC PARK

CENTENNIAL YARDS

A \$5B, 50-acre dynamic mixed-use development by CIM Group, which will deliver:

- » 3,000 apartment units
- » 1,500 hotel keys
- » Cosm: 70k SF immersive sports & entertainment venue (first on the East Coast)
- » Live Nation Music Venue: featuring 5,300 seats
- » +900k SF of Retail Space
- » 6,000 parking stalls
- » 300k SF Data Center

THE STITCH DEVELOPMENT



<https://thestitchatl.com/>

14 acres of new urban greenspace atop a new, ¾ mile platform spanning the I-75/I-85 Downtown Connector at West Peachtree Street and Piedmont Avenue.

\$200M
ALLOCATION FROM
FEDERAL GOVERNMENT
INFRASTRUCTURE BILL

OLD FOURTH WARD / EDGEWOOD



Atlanta Overview

Office Market

Atlanta's growth, affordability and thriving job market make it an exceptional place to live, work and invest. Its vibrant economy and attractive lifestyle position it as a highly sought-after destination for individuals and businesses alike.

Atlanta saw the third highest population growth in the country in 2023 and jumped to the sixth most populous MSA in the U.S., bypassing Washington, D.C. and Philadelphia for the first time. This decade-long sustained growth illustrates Atlanta's allure as a desirable place to live and work.

Atlanta also boasts a strong job market with an unemployment rate lower than the national average, providing a robust economy that offers stability and numerous employment prospects for both newcomers and existing residents. With a plethora of industries ranging from Technology and Healthcare to Finance and Entertainment, Atlanta truly caters to diverse professional aspirations.

6TH Largest MSA in the nation

37.0

Median age
(ESRI)

\$81,148

Median household income
(ESRI)

2.8%

Unemployment rate
(Bureau of Labor Statistics, Apr 2024)

13.6%

10-year population growth
(ESRI: 2014-2023)

25.2%

10-year jobs growth
(Bureau of Labor Statistics, Apr 2023)

5.49%

Individual income tax rate
(Tax Foundation)

43.2%

Bachelor's degree attainment
(ESRI)

1.3%

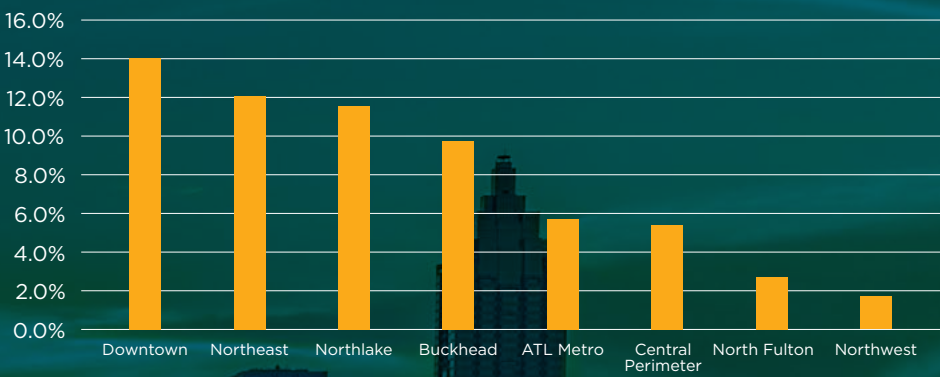
Change in median house prices
(National Association of Realtors: 2022-2023)

32 Min

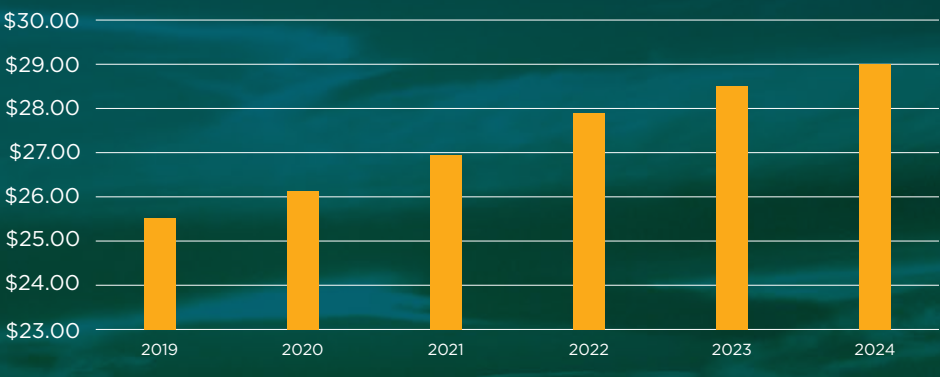
Average commute time
(Lightcast)

Atlanta Office Market

14% OF DOWNTOWN OFFICE INVENTORY WILL BE REMOVED FROM STOCK



ACROSS ATLANTA, MARKET RENT CONTINUES TO INCREASE



175M SF

Total office inventory

18M SF

Downtown office inventory

2.5M SF

Downtown office inventory slated for conversion

(14% of inventory)

3.5%

Annual rent growth

(Since 2019)

747,501 SF

Average annual tier I & II absorption

(Since 2019)

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PEACHTREE CENTER

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