

HURT BUILDING

Historic charm in Downtown
Atlanta's booming retail district.



THE BUILDING



Why The Hurt Building:

- New Full-Service Starbucks Located in Lobby
- Full Service Event Venue/Restaurant Space Available for Lease (Second Floor)
- Street Level Retail / Restaurant Space Available
- Heavy Pedestrian Traffic
- Proximity to GSU and Downtown Office Market
- Daytime Population of 135,121
- High Traffic Corridor
- Located in a Downtown Opportunity Zone
- \$4 Million Dollar Lobby Renovation Underway
- LEED-EB Platinum, BOMA 360, & Energy Star Certified
- 24 Hour On-Site Security
- Multi-Level Parking Garage

HURT BUILDING



Heavy pedestrian traffic



Full Service Venue/
Restaurant Space
Available

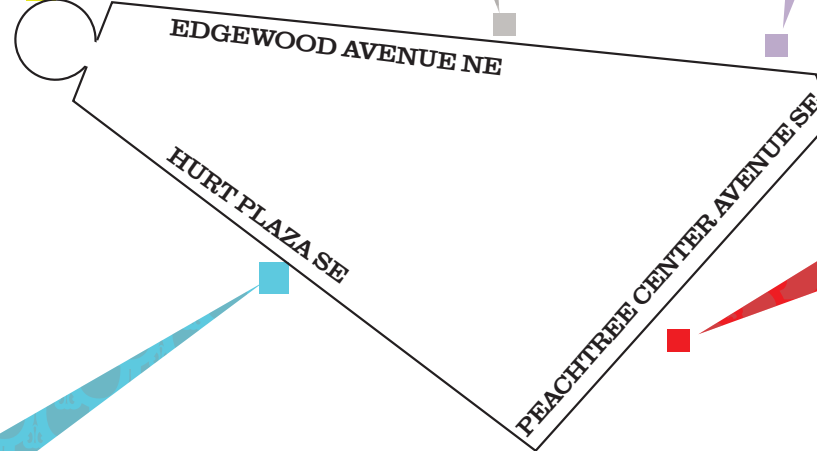
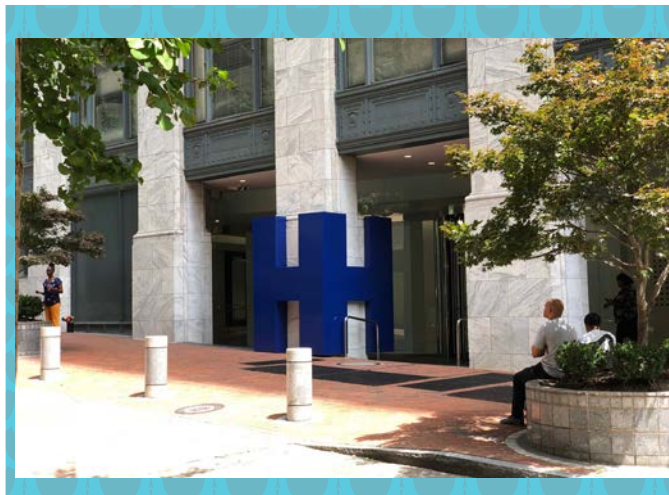
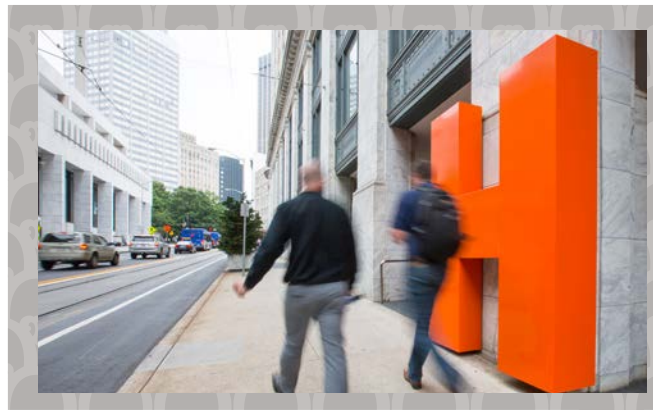


\$4 Million Dollar Lobby
Renovation Underway

The Hurt Building offers premium retail space in a grand, historic setting. A striking combination of turn-of-the-century detail and modern sustainable design, the Hurt Building boasts a unique retail/restaurant opportunity including street level retail, loft restaurant, or single tenant retail in the heart of Downtown Atlanta.



STREETSIDE VIEWS



H

- Ground floor opportunities for retailers and restaurants
- 7,800 +/- SF accessible through The Hurt's Historic grand marquee entrance (Lower Level)
- 13,000 - 19,000 +/- SF accessible through The Hurt Historic grand marquee entrance (Upper Level - Venetian Room)
- 1,200- 5,200 +/- SF opportunities on the corner adjacent to the Starbucks (space can be demised with new storefront possibilities)

THE AREA

HURT BUILDING

1 mile



20,318

Estimated population



135,121

Estimated daytime population



\$62,559

Average household income

3 miles



167,999

Estimated population



263,778

Estimated daytime population



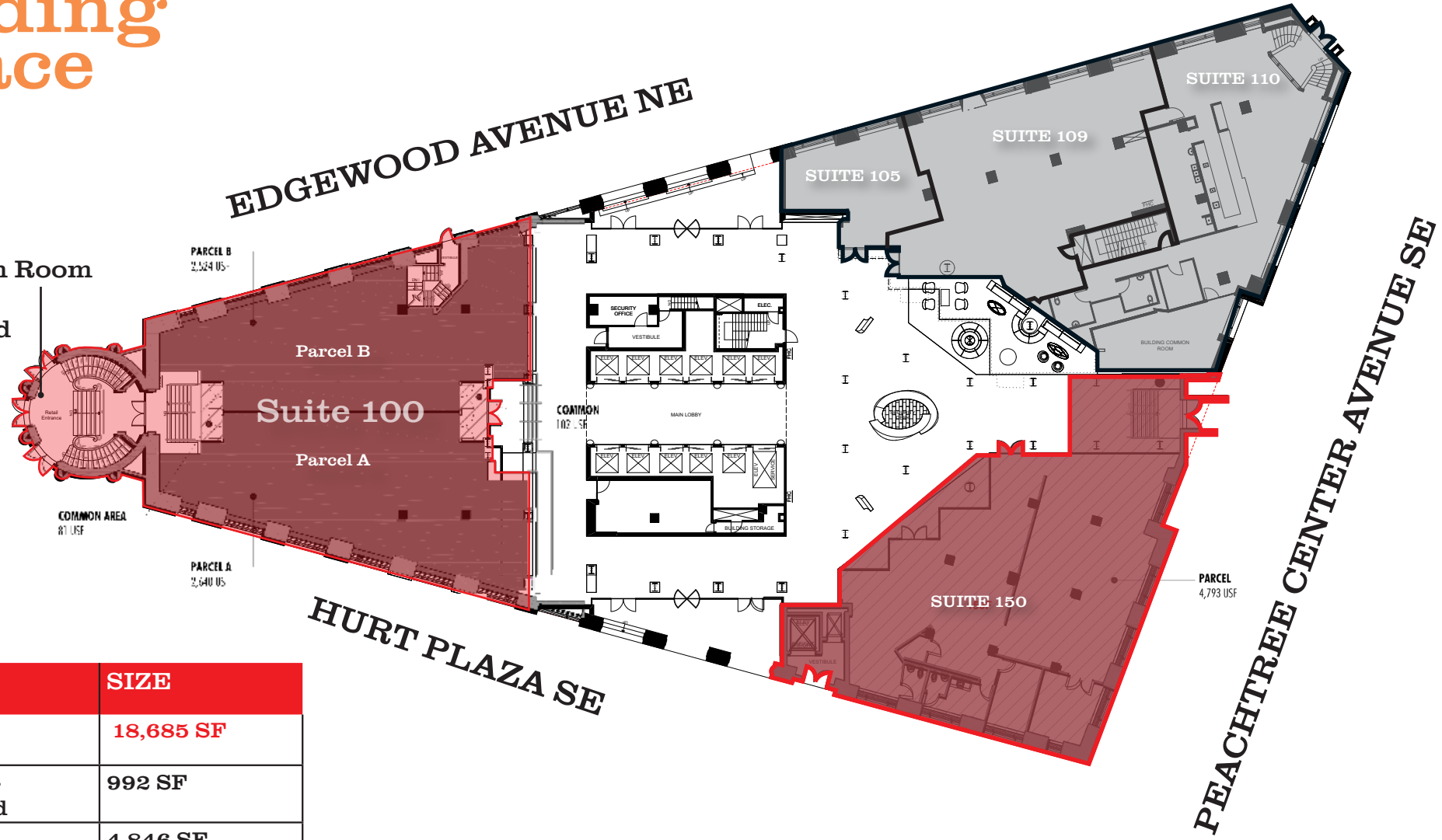
\$75,016

Average household income



Hurt Building Retail Space

Lower Space & Venetian Room
3 Floors Total
18,685 SF Stacked



TENANT	SUITE	SIZE
AVAILABLE	3 Floors	18,685 SF
Herzing University	Suite 105-Edgewood	992 SF
AIA	Suite 109-Edgewood	4,846 SF
Starbucks	Suite 110-Peachtree Center Ave. & Edgewood	3,429 SF
Grady Healthcare (Can be relocated)	Suite 150-Hurt Plaza SE & Peachtree Center Ave.	4,793 SF

THE SITE

TENANT	SUITE	SIZE
AVAILABLE	Suite 100	5,164 SF *
Herzing University	Suite 105-Edgewood	992 SF
AIA	Suite 109-Edgewood	4,846 SF
Starbucks	Suite 110-Peachtree Center Ave. & Edgewood	3,429 SF
Grady Healthcare (Can be relocated)	Suite 150-Hurt Plaza SE & Peachtree Center Ave.	4,793 SF
AVAILABLE	Venetian Room Floor 2	8,386 SF *
AVAILABLE	Venetian Room Floor 3	5,135 SF *

* 18,685 SF Contiguous

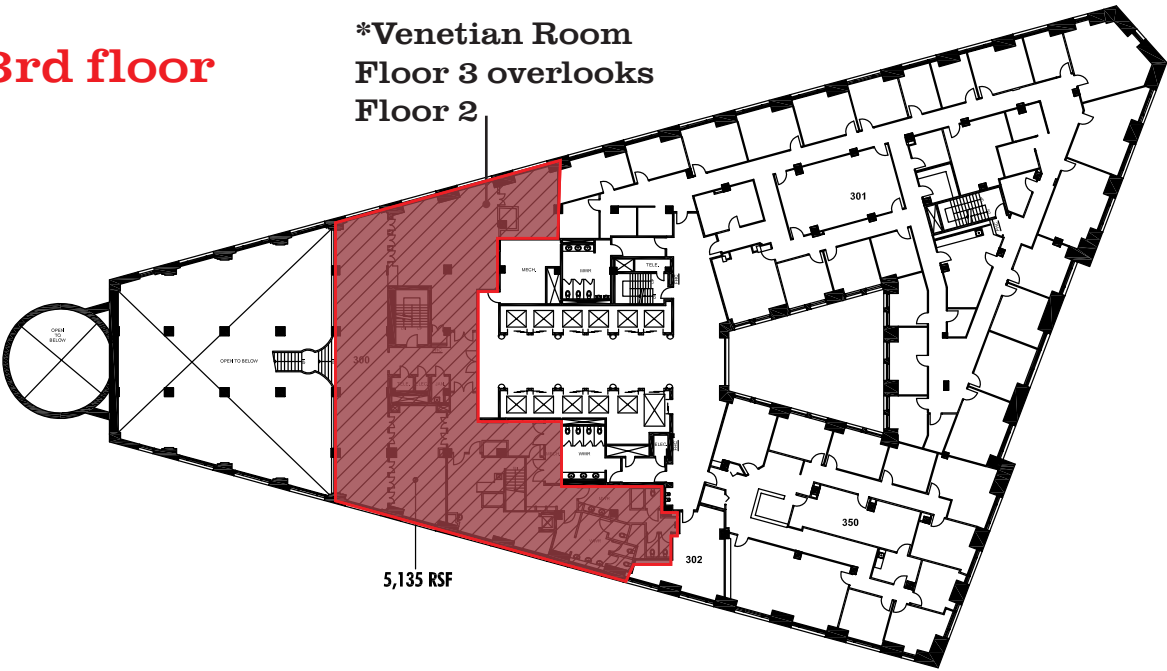
1st floor

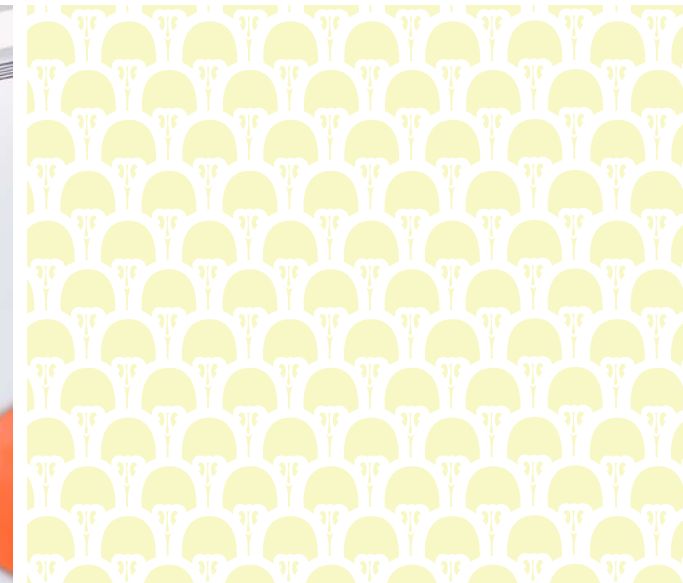
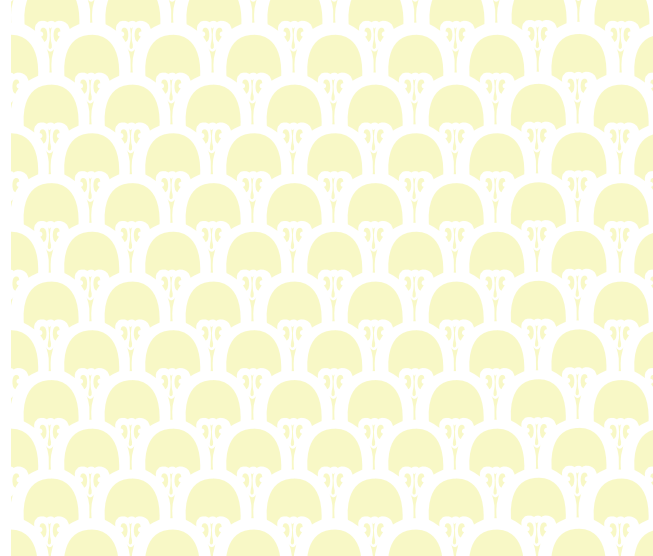


2nd floor



3rd floor





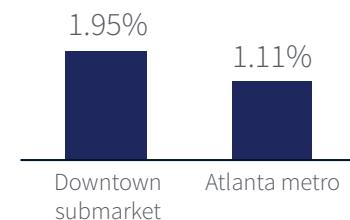
Area Statistics

Population


59,773

Downtown submarket
residents, 2016

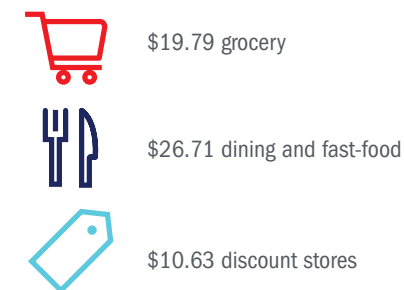
Annual population growth rate 2010-2016



Office Workers Spent an Average of

\$129.18
per week

Top Spends:



Total Retail Sales in Downtown Atlanta

\$1.3 Billion

Number of Dollars Spent Annually by Downtown Residents

\$516 Million

SF of Retail Inventory

3.5 Million

Total Daytime Population

200,000

Downtown facts



Emergence of Georgia State University

The resurgence of downtown is being spurred by Georgia State University. With approximately 40,000 students, GSU has been transforming downtown over the past decade.

In the past five years, the University has spent over \$200M on the refurbishment of the Pullen Library complex, a new science center, and law school. During the past decade, more than 4,000

student dorms have been delivered, with several thousand more planned. Georgia State has also acquired 4 buildings Downtown totaling more than 1.2M square feet, that have been converted for academic use. The redevelopment of Turner Field and the surrounding area for a mixed-use of sports facilities, student housing and retail is in the works.



SKYLINE VIEWS



200,000 DAYTIME POPULATION



WOODRUFF PARK



Downtown Atlanta's rapid revitalization has brought abundant amenities to the Hurt Building's immediate neighborhood and beyond. Located at the heart of Woodruff Park's commercial district, we are surrounded by a diverse set of restaurants, hotels, and attractions. A quick walk from two MARTA stops, our position directly along the new Downtown streetcar line signals our position at the core of Atlanta's infrastructure development.

Why Downtown

RESTAURANTS WITHIN 1/4 MILE

- Brickstone Café
- Naanstop
- The Taqueria on Broad
- Reuben's Deli
- Rosa's Pizza
- Slice Downtown
- East Wave Asian Fusion
- Magnolia Bistro
- Smoothie King
- The Landmark Diner
- Roly Poly Sandwiches
- Weekday Café
- Rising Roll Café
- Quiznos
- Chick fil A
- Waffle House
- Jimmy Johns
- Saxby's Coffee
- Letterbox General Store
- Moe's Southwest Grill

RESTAURANTS WITHIN 1/2 MILE

- Ray's in the City
- Tin Lizzy's
- Park Bar
- Ted's Montana Grill
- Alma Cocina
- White Oak Kitchen & Cocktails
- Sweet Auburn Market
- Juke Joint
- Pitty Pat's Porch
- Meehan's Public House
- Hudson Grille
- Atlanta Braves All-Star Grille
- Cuts Steakhosue
- Corner Bakery Café
- Hard Rock Café

- Capital City Club
- The Sun Dial
- Polaris
- CNN Food Court
- Peachtree Center Food Court

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

ATTRACTIONS

- Centennial Olympic Park
- College Football Hall of Fame
- CNN Center
- Phillips Arena
- Tabernacle
- Skyview Atlanta
- Underground Atlanta
- MLK Historic Site
- Georgia State University

TRANSPORTATION

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



GEORGIA STATE CAPITOL



Downtown investments at a glance

- Multifamily**
- 1. The Office
 - 2. Fulton Supply Lofts
 - 3. Post Centennial park
 - 4. Castleberry Park
 - 5. Banyan Street Capital / Greystar
 - 6. Peter Street
 - 7. Greyhound Station
 - 8. Place Properties Modular Apartments

- Hospitality**
- 1. AC Hotel
 - 2. Hotel Indigo
 - 3. Home2Suites
 - 4. The Candler Hotel
 - 5. Cambria Hotel & Suites
 - 6. Hard Rock Hotel
 - 7. Convention Center Hotel

- Georgia State**
- 1. College of Law
 - 2. One12 Courtland - Student Housing
 - 3. Piedmont Central - Student Housing
 - 4. 58 Edgewood Avenue
 - 5. Petit Science Center
 - 6. Classroom South Phase II
 - 7. 100 Edgewood - Student Housing

- Catalytic**
- 1. College Football Hall of Fame
 - 2. National Center for Civil and Human Rights
 - 3. Sweet Auburn Market
 - 4. Mercedes-Benz Stadium
 - 5. Peachtree Center Retail Renovation
 - 6. Centennial Olympic Park Renovation
 - 7. Philips Arena Renovation
 - 8. State Judicial Building
 - 9. The Stitch
 - 10. Underground Atlanta
 - 11. Newport Redevelopment
 - 12. Newport/WRS
 - 13. The Gulch

Investment
2007-2017
\$3.9B

Investment Pipeline
2017-2022
\$4.4B

Housing Units Under
Construction/in The
Pipeline
10,347

Key:	Multifamily	Hospitality	Georgia State	Catalytic
Existing	<div></div>	<div></div>	<div></div>	<div></div>
Under construction or renovation	<div></div>	<div></div>	<div></div>	<div></div>
Planned	<div></div>	<div></div>	<div></div>	<div></div>

Sources: Bleakly Advisory Group, ESRI 2016 Report, MARTA, WalkScore, CAP

Over the past 10 years, downtown Atlanta has seen \$3.9 billion in completed real estate investment. With more than \$2.0 billion under construction and another \$2.1 billion planned, the urban core is being transformed to a live-work-play destination that will reshape how Atlantans experience the city.

source: Central Atlanta Progress





1913

In efforts to unite the city of Atlanta, Joel Hurt developed one of Atlanta's earliest skyscrapers. Construction began in 1913 with the central building development. This towering building was once the 17th tallest building in the world.

1914

One of our great Presidents, Woodrow Wilson, established the Federal Reserve Bank in 1913. The first 6th District Federal Reserve Bank opened in Hurt Building which served the following districts: Alabama, Florida, Georgia, and sections of Louisiana, Mississippi, and Tennessee.



1924

With the sudden horrendous onset of World War I, the construction of Hurt Building was delayed until 1924. Hurt Building had a great future ahead for itself, but awaited its journey to completion.

1926

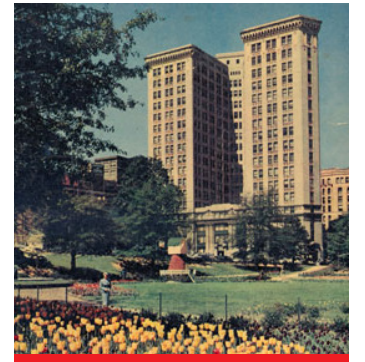
The big day arrived early in 1926 when Hurt Building could finally announce its grand opening to the public.

1940



Looking to add joy to its visitor's eye, the community opened Hurt Park. This was the first park opened in Downtown Atlanta since 1860.

1953



Modern amenities

& historic charm

the new downtown retail



1977

Through its journey through time, Hurt Building with stood much adversity and was proud to join the National Register of Historic Places.

2009



While the Hurt Building might be old to some, there was an desire to maintain a competitive advantage. Therefore the building became LEED certified.

2016



With great excitement for the development of the Downtown submarket, Gamma Real Estate purchased Hurt Building.

2017



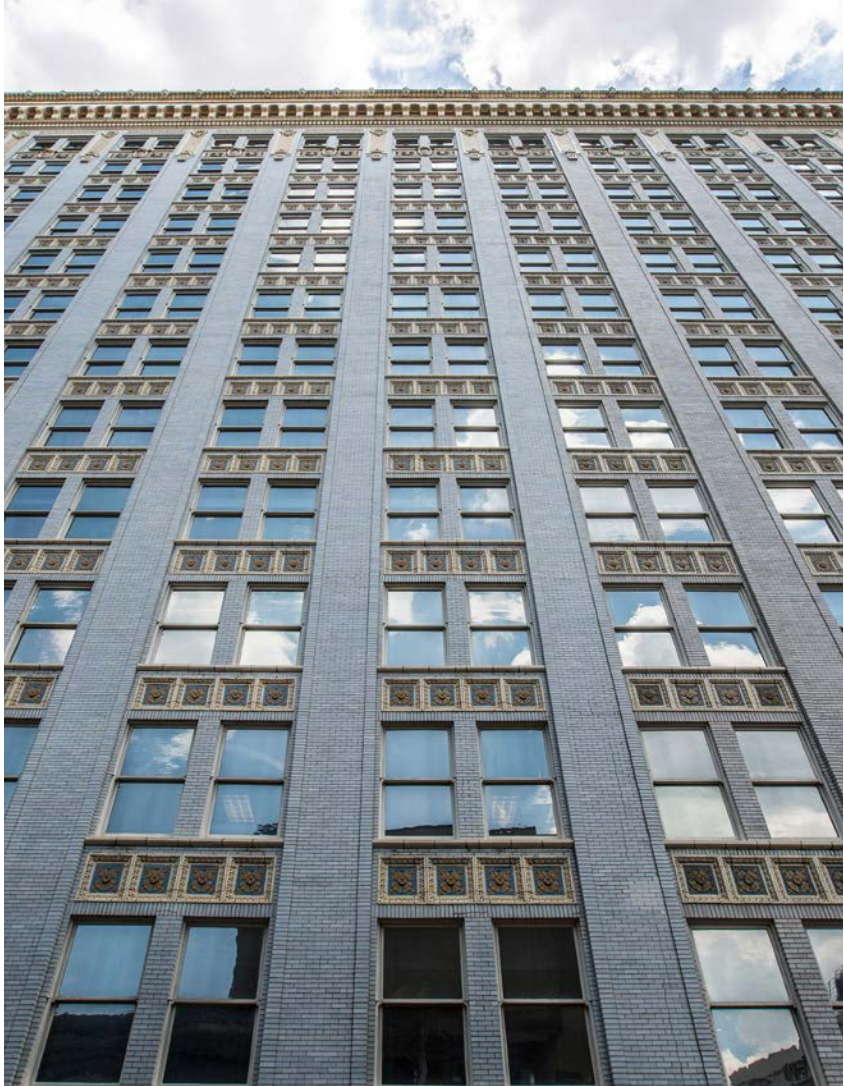
Delivering Developments: Georgia State University Football Stadium, Mercedes-Benz Stadium (home of Atlanta Falcons and Atlanta United FC).

Future

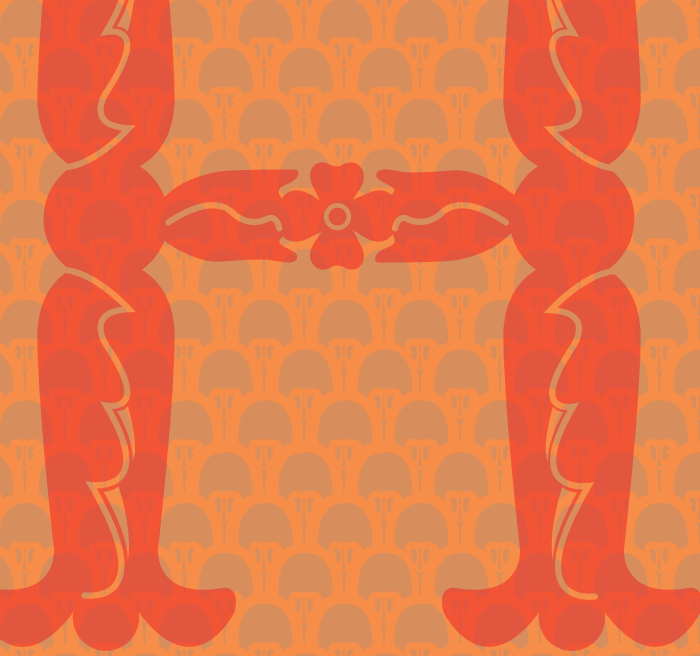


Additional Developments: Expansion of Centennial Olympic Park, redevelopment of Underground Atlanta, revitalization of the Civic Center.

TIMELESS ARCHITECTURE- SINCE 1913



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HURT
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