



THE
DEPARTMENT

EST

BUILDING

1925

207 PEACHTREE

HISTORIC, CREATIVE OFFICE SPACE IN THE HEART OF DOWNTOWN

A modern walk-thru of a piece of history



Street level entry



Office conceptual design for 2nd and 3rd floors



Renovated 3rd floor office space



Rooftop amenity deck (optional)



Saito: Sushi, Steak, and Cocktails restaurant in lobby



Office lobby



Rooftop amenity deck (optional)



- Boutique 32,265 sf, 3-story building with dedicated lobby
- Signage/Flexibility Opportunity
- One-of-a-kind optional rooftop amenity with views up and down Peachtree Street and of Stone Mountain
- Direct access to MARTA's Peachtree Center Station and several parking options surrounding the building
- Full lobby renovation restored authentic nature at this art deco building
- Amenity rich neighborhood in the heart of Downtown Atlanta
- Thoughtful design embracing the building's history as a former department store
- Original hardwood floors, design details, and high barrel vaulted ceilings offer a unique opportunity for authentic historic space

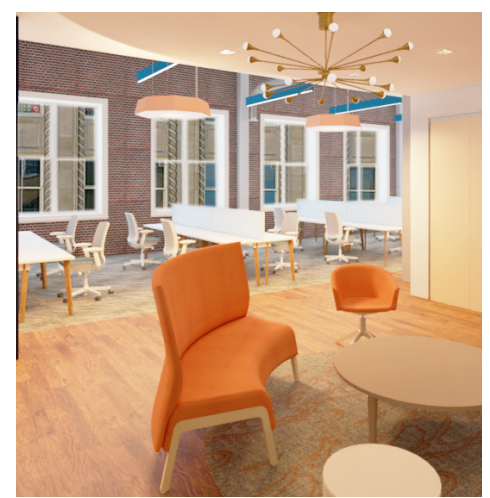


ROOFTOP

- Exclusive, one-of-a-kind tenant-only rooftop patio (optional)
- Views include the Peachtree Street Corridor and Stone Mountain
- Partially covered seating area for sunny days
- Ability to add wifi to connect outdoors

**2ND AND 3RD FLOORS + HIGH CEILING
LOWER LEVEL OFFICE SPACE**

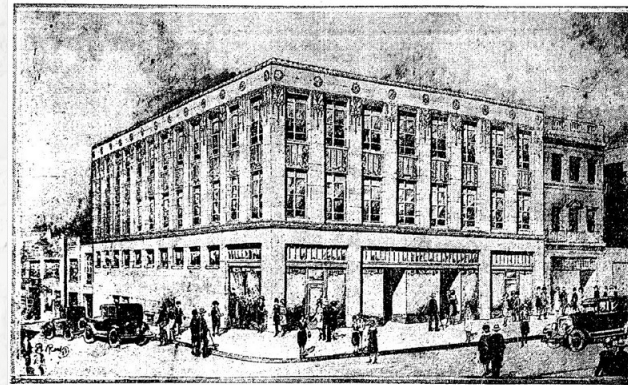
- 10,000 sf floor plates
- 18' slab to slab
- Original hardwood floors in place
- Third floor is flooded with natural light from skylights plus oversized windows
- Efficient floor plates



LOBBY

- Saito: Sushi, Steak, and Cocktails restaurant in lobby by world renowned master chef
- Access to basement bike storage
- Dramatic and authentic lobby and common area renovations underway

Regenstein's New Store To Occupy Former Church Site



Architect's drawing of the elegant three-story commercial structure being erected on the Peachtree and Cain street corner site of the old First Baptist church. The major portion of the ground floor and the entire second and third floors have been leased by J. Regenstein Company, prominent woman's wear concern, for its Peachtree street store, to be ready January 15. The corner store was leased to Liggett's Drug Company. Pringle & Smith are the architects.

1903

First Baptist Church was demolished.



1929-30

Pringle & Smith and Peters Land Company announce & begin constructing Regenstein's Department Store.



1930

Regensteins opens in 1930 and hires the first women sales clerk in the City of Atlanta, Martha Owens.



1932

Regenstein occupies the upper 2 floors, while Bennett Jewelers and Liggett Drug Store occupies the street level retail.

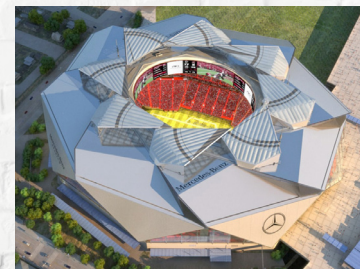
IN THE HEART OF DOWNTOWN ATLANTA

FOR OVER 100 YEARS



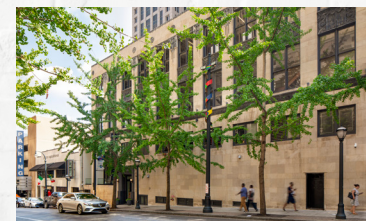
1950's

Marx Realty acquires the Regenstein Department Store.



Fall 2017

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



2018

Marx Realty announces renovation to preserve the historic nature of the building, by embracing the building's heritage as a former department store, yet modernizing all building systems in a classic envelope.

Japanese Chef Saito announced he will be opening a restaurant called Saito: Sushi, Steak, and Cocktails in the street level retail.



Future

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

Parking and walkable amenities within 1/4 mile



Hotels:

1. Candler Hotel
2. Ritz Carlton
3. Residence Inn
4. Ellis Hotel
5. Courtyard by Marriott
6. The Westin
7. Hotel Indigo
8. Hyatt Regency
9. Hyatt Place
10. Marriott Marquis

Restaurants:

11. Rising Roll
 12. Starbucks
 13. Sweet Georgia Juke Joint
 14. Alma Cocina
 15. Meehans
 16. Amalfi Pizza
 17. Red Phone Booth
 18. Hard Rock Café
 19. Tin Lizzy's
 20. Peachtree Center Food Hall
 21. Pittypat's Porch
 22. Sun Dial
 23. Capital City Club
 24. Ray's in the City
 25. Gus's World Famous Fried Chicken
- + Many More

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