

74,122 SF FOR LEASE



227

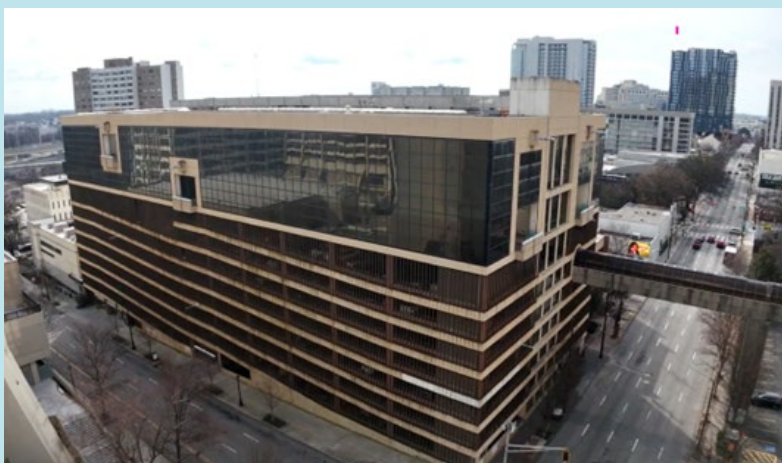
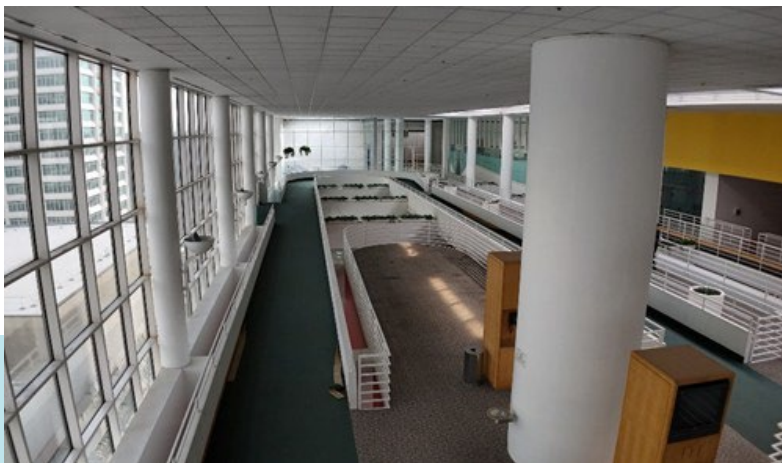
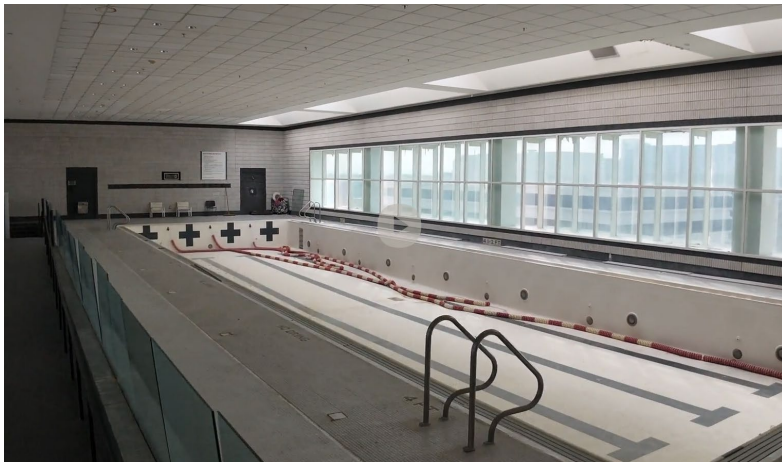
COURTLAND STREET

Atlanta, GA 30303



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS



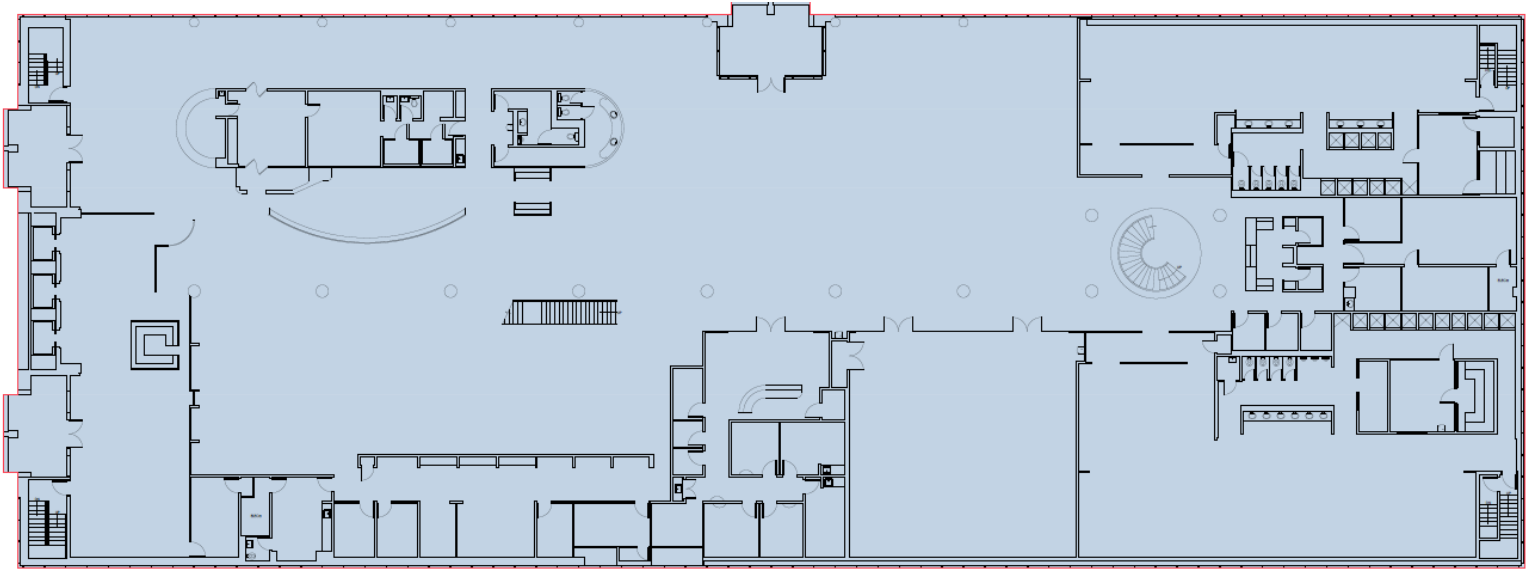
- 74,122 SF
- Never formally offered to market for lease
- 966 parking spaces
- 16' and 25' clear heights
- Floor-to-ceiling glass windows
- MARTA direct covered access
- New ownership capital improvements:
 - New modernized elevators (Installing Q1 2027)
 - Modernized parking ticketing with license plate readers

- Covered access to Peachtree Center Mall, the Hyatt, Hilton, Marriott hotels, America's Mart & the Atlanta Merchandise Mart
- Building signage available
- Full size basketball court
- Indoor track

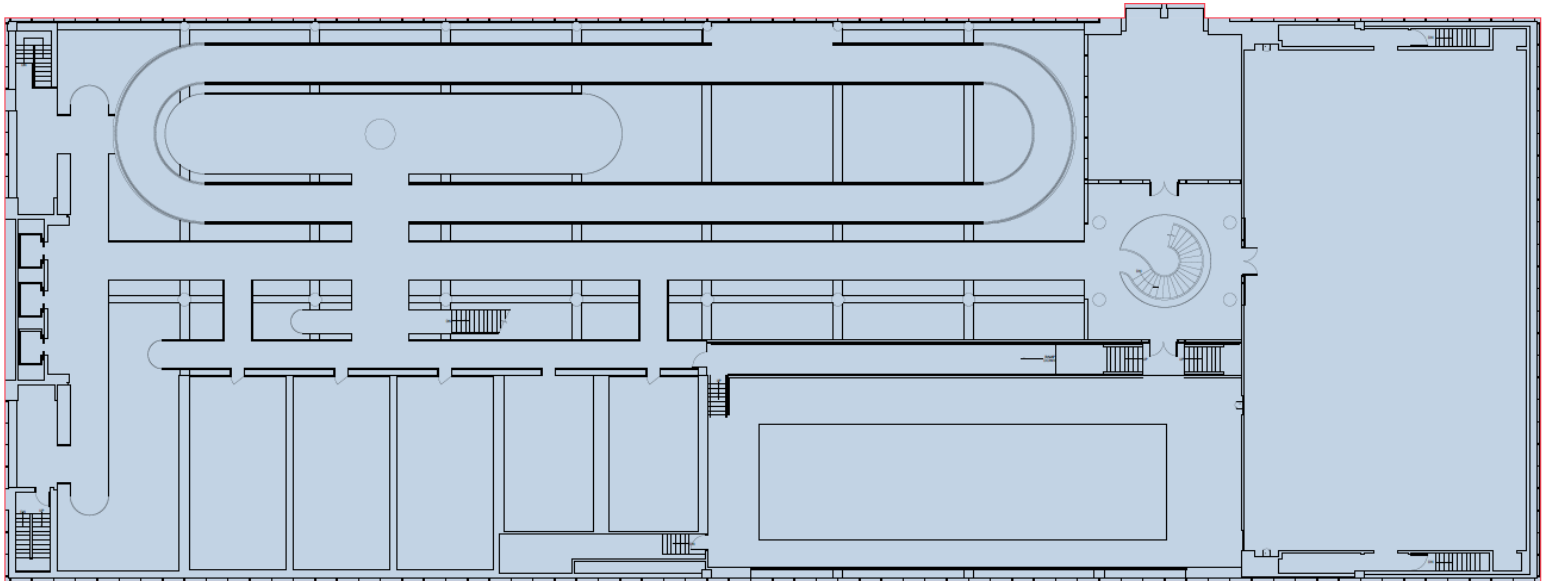
*Square footage is subject to change. Ownership is actively working to get the space remeasured. *New ownership group willing to reconfigure space to accommodate a variety of uses beyond current Athletic Club use.*

PROPERTY INTERIOR

9TH FLOOR



10TH FLOOR





DEMOGRAPHICS 3 MILES

206,524
POPULATION

\$113,004
AVG HOUSEHOLD INCOME

59%
BACHELOR'S DEGREE OR HIGHER

33.6
MEDIAN AGE

98,781
HOUSING UNITS

\$2.9B
CONSUMER SPENDING

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