GREATHOMESATL

Residential | Commercial | Investment

OFFERING MEMORANDUM

THE METROPOLITAN — COMMERCIAL UNIT 2

20 Marietta Street NW, Unit #CU2

Atlanta, Georgia 30303 · Fulton County

$1,499,999 | 7,120 SF | Two Levels | Corner Lot

Value-Add Commercial Condominium · Offered As-Is · Downtown Atlanta Central Business District

PRESENTED BY

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EXECUTIVE SUMMARY

GreatHomesATL is pleased to present **Commercial Unit #CU2 at The Metropolitan** — 7,120 square feet across two expansive levels at the corner of Marietta and Broad Streets in the heart of Downtown Atlanta's central business district. The unit occupies the ground floor of the historic former Third National Bank Building, Atlanta's first skyscraper, and is offered **as-is** as a value-add repositioning opportunity at $1,499,999, or approximately $211 per square foot.

This is a redevelopment play, not a stabilized income asset. The space requires comprehensive renovation — HVAC replacement, systems modernization, and substantial interior improvements — and that condition is the opportunity: the purchaser controls the design outcome and captures the value created rather than paying a premium for someone else's build-out. The offering suits two profiles. **Investors and developers** acquire a hard-corner asset in a submarket absorbing billions in adjacent capital, with the full renovation spread available as value creation. **Owner-users** secure fee-simple ownership of a landmark Downtown address across a two-level layout suited to restaurant, medical, wellness, office, and specialty retail concepts.

Offering Summary

Property	The Metropolitan — Commercial Unit #CU2
Address	20 Marietta Street NW, Unit #CU2, Atlanta, GA 30303-2809
Submarket	Five Points / Downtown Atlanta CBD
Asking Price	**$1,499,999**
Price Per SF	≈ $210.67
Building Area	7,120 SF across two levels
Parcel / Tax ID	14-0077-0003-188-9 · APN 5465349
Lot / Acreage	Corner lot, level · 0.1607 acres · Legal: 2CU THE ME
Year Built	1921 (Fulton County records)
Zoning	SPI-1 — Downtown Special Public Interest District *(subarea confirmation pending)*
Property Condition	Fixer — sold as-is, no seller disclosures
2025 Taxes	$16,068.15 (City $12,904.50 / County $3,163.65)
Flood Zone	Zone X — outside the 100-year floodplain
Possession	Close of escrow · Cash or conventional financing

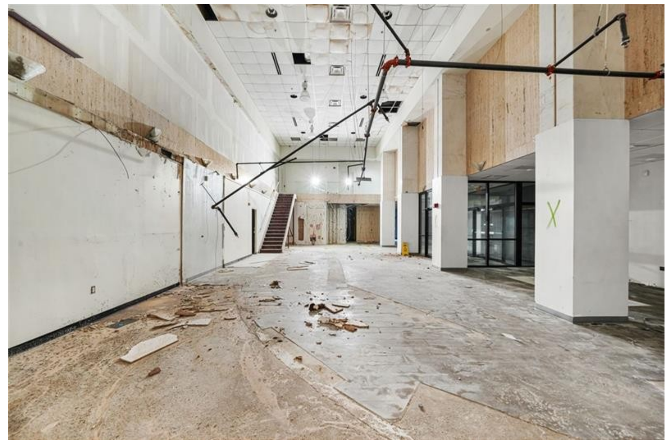
Investment Highlights

- **Scarce large-format footprint.** 7,120 contiguous SF over two levels with corner frontage on Marietta and Broad Streets and two separate entrances — a configuration that cannot be assembled elsewhere in the Downtown core at this basis.
- **Full value-add spread.** As-is pricing means the purchaser captures the entire renovation delta rather than paying a stabilized premium.
- **Centennial Yards catalyst.** A $5 billion, 50-acre CIM Group redevelopment is delivering through 2030 two blocks west — 4 million+ SF of office, 1,000+ hotel keys, roughly 1,000 residences, and 320,000 SF of entertainment retail. Underground Atlanta's redevelopment is underway immediately southeast.
- **Demand drivers already open.** Cosm's 70,000 SF immersive venue opened June 2026 and the 292-key Hotel Phoenix delivered late 2025, with a 5,300-seat Live Nation theater, Shake Shack, Chops, and Virgin Hotel to follow.
- **Transit and event anchored.** Five Points MARTA Station — all four rail lines, direct service to Hartsfield-Jackson — is steps away, offsetting the absence of on-site parking. Mercedes-Benz Stadium (Super Bowl LXII in 2028), State Farm Arena, Georgia State University, and government offices drive weekday and event traffic.

PROPERTY DESCRIPTION

Commercial Unit #CU2 occupies the ground floor of The Metropolitan, the landmark former Third National Bank Building at the intersection of Marietta and Broad Streets. The unit presents a flexible two-level layout with high ceilings, display windows, and full-light glass storefront entries, wrapping a corner position in one of Atlanta's most recognizable historic buildings. The condominium's residential population above supplies a built-in customer base within the building envelope.

Commercial storefront entry — full-light glass doors with transom windows



Expansive interior with concrete flooring, exposed ceiling infrastructure, and internal staircase

Unit Specifications

Building Area	7,120 SF (gross area 7,120 SF)
Levels	Two expansive levels connected by internal staircase
Ceiling Height	10 feet or greater
Frontage	Corner — Marietta Street and Broad Street; 10 ft road frontage
Entrances	Two
Windows	Display windows, insulated
Interior Features	High ceilings, restrooms in place
Flooring	Concrete and tile
Exterior / Structure	Glass and masonry; concrete and frame construction; flat roof
Heating / Cooling	Central heat and central air — replacement required
Electrical	110V, 220V, and other service
Utilities	Cable, electricity, phone, sewer, and water available
Loading	Delivery door
Parking	No dedicated on-site parking; off-street parking available nearby
Accessibility	None noted — buyer to evaluate ADA compliance for intended use
Security	None existing
Basement	None

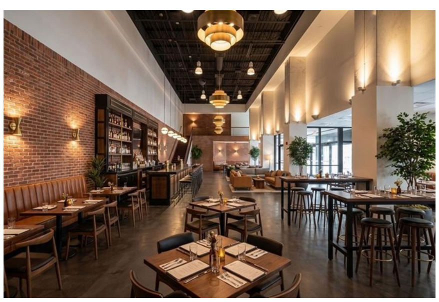
CONDITION & CAPITAL CONSIDERATIONS

The property is offered as-is, with no seller disclosures available. Its current condition is the basis for the pricing and should be underwritten accordingly. Prospective purchasers are expected to complete independent physical, environmental, and engineering due diligence prior to closing, and should engage an architect and general contractor early in the diligence period.

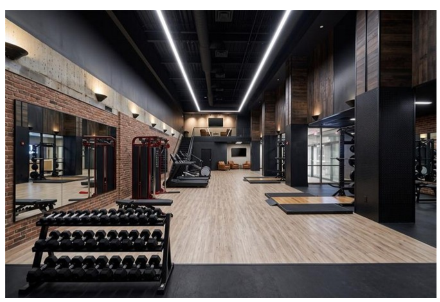
- **Comprehensive renovation required.** The space needs full interior improvements and modernization of building systems throughout both levels.
- **HVAC replacement.** The existing central heating and cooling system requires replacement. This should be a line item in any acquisition budget.
- **Asbestos-containing materials.** Construction materials are identified in county records as including asbestos, consistent with the building's age. Purchasers should budget for professional testing and, if warranted, abatement by a licensed contractor.
- **Accessibility.** No accessibility features are noted. ADA compliance requirements will depend on the intended use and the scope of the renovation.
- **Custom build-out.** Improvements will be use-specific. Restaurant and food-and-beverage concepts should verify grease interceptor, hood, and venting capacity with the condominium association and the City of Atlanta before contract.
- **SPI-1 permitting path.** The property lies within the SPI-1 Downtown Special Public Interest District. A Special Administrative Permit (SAP) — site plan, landscape plan, and exterior façade elevations approved by the Bureau of Planning — is required prior to filing for a building permit where work involves exterior demolition, façade changes altering the configuration of openings, or outdoor dining. Purchasers should confirm the applicable subarea, permitted-use classification, and review timeline with the City of Atlanta Office of Zoning and Development.
- **Tax reassessment.** 2025 total tax was $16,068.15 against a county assessed value of $350,000 — a value established through the tax appeal process and currently in place. Appeal-based valuations are temporary, and a sale may prompt reassessment. Purchasers should model a materially higher stabilized tax burden and verify with the Fulton County Board of Assessors.

CONTEMPLATED USES

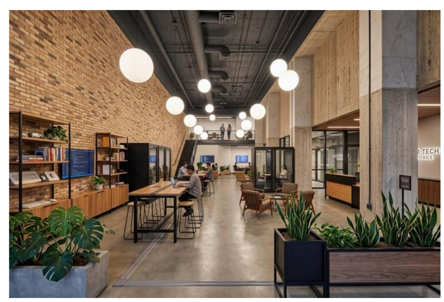
The two-level layout, corner visibility, and dual entrances support a wide range of commercial concepts. The following renderings are conceptual studies commissioned for marketing purposes and do not depict existing conditions, approved plans, or permitted improvements.



AI conceptual rendering — restaurant concept. Illustrative only.



AI conceptual rendering — fitness studio concept. Illustrative only.



AI conceptual rendering — coworking concept. Illustrative only.

Food & Beverage	Upscale restaurant, sports bar, specialty grocery
Health & Wellness	Boutique fitness, wellness center, medical or dental practice
Office & Workplace	Professional offices, technology hub, co-working space
Retail & Service	Luxury salon, retail showroom, mixed-use concept

THE INVESTOR & DEVELOPER CASE

The purchase basis is established today, ahead of stabilization of a $5 billion adjacent district whose retail and entertainment components remain substantially under construction. A purchaser acquiring corner frontage at a Five Points address underwrites the existing daytime, residential, and event population, with the Centennial Yards and Underground Atlanta absorption curves as upside rather than as required assumptions.

Acquisition & Basis Framework

	Amount	Per SF
Purchase Price	$1,499,999	$210.67
Renovation & Build-Out (buyer estimate)	*[$]*	*[$]*
Soft Costs, Design & Permitting	*[$]*	*[$]*
Environmental Testing / Abatement	*[$]*	*[$]*
Total Project Basis	*[$]*	*[$]*
Stabilized Value at Target Rent	*[$]*	*[$]*

Renovation, soft cost, and stabilized value figures are to be supplied and independently verified by the purchaser. GreatHomesATL has not prepared or reviewed any construction estimate.

Tax & Assessment History

Year	Total Tax	Assessed Value	County Market Value
2025	$16,068.15	$350,000	$875,000
2024	$13,667.16	$350,000	$875,000
2023	$25,206.33	$548,560	$1,371,400

Note regarding assessed value and tax history: The amounts shown reflect an assessed value established through the ad valorem tax appeal process, which is currently in place. Values arrived at by appeal are temporary in nature and remain subject to expiration, further review, or adjustment by the Fulton County Board of Assessors. A transfer of ownership may additionally prompt reassessment, and the resulting valuation may differ materially from the figures above. These amounts are provided as a record of historical assessment only and should not be relied upon as an indication of the tax obligation a purchaser will incur following acquisition. Purchasers are advised to confirm current and projected tax liability directly with the Fulton County Board of Assessors and to consult a qualified tax advisor.

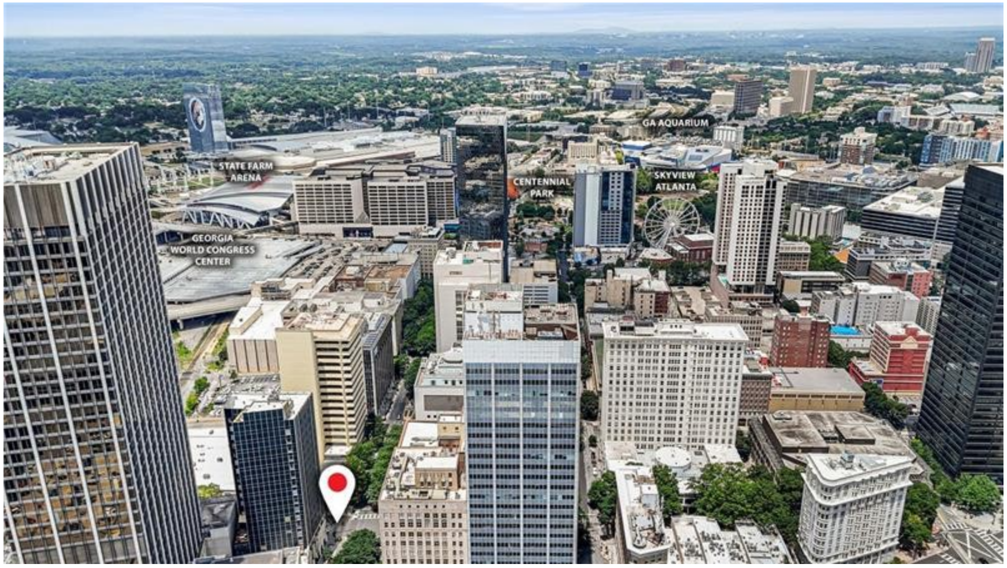
THE OWNER-USER CASE

For an operating business, CU2 converts an occupancy expense into a controlled, appreciating asset at one of the most visible street-level addresses in Downtown Atlanta.

- **Design control.** A shell condition allows the build-out to be engineered around the business rather than retrofitted into an inherited floor plan.
- **Brand real estate.** Corner frontage on Marietta and Broad at a MARTA-convergent intersection delivers impression volume that would carry a significant premium in any comparable leased position.
- **Cost certainty.** Ownership removes renewal risk and market-rent escalation from the operating plan.
- **Financing note.** The listing contemplates cash or conventional financing. Owner-occupants using at least 51% of the space may wish to explore SBA 504 or 7(a) structures, which can in some cases accommodate acquisition plus renovation. Eligibility and terms must be confirmed with a qualified SBA lender.

LOCATION & MARKET OVERVIEW

The Metropolitan occupies the corner of Marietta and Broad Streets in Five Points — the historic center of Downtown Atlanta and the point where the city's street grid, transit system, and civic institutions converge.



Aerial — Downtown Atlanta core

Downtown Atlanta in Transition

Downtown is in the most significant capital cycle in its modern history. Centennial Yards — a 50-acre, $5 billion CIM Group redevelopment of the former Gulch railyards — is delivering in phases through 2030, with planned components including more than 4 million SF of office, over 1,000 hotel rooms, approximately 1,000 residential units, and an entertainment district anchored by retail, dining, and live venues. Cosm's 70,000 SF immersive dome opened in June 2026, the 292-key Hotel Phoenix opened in late 2025, and a 5,300-seat Live Nation theater, Shake Shack, Chops, and Virgin Hotel are in the pipeline. Immediately southeast, Underground Atlanta is undergoing a major mixed-use redevelopment introducing new residential, retail, restaurant, office, hospitality, and public gathering space. Parallel investment at South Downtown, The Center, and Two Peachtree Street compounds the effect, and Atlanta's role as a 2026 FIFA World Cup host city accelerated delivery timelines across the district.

Demand Drivers Within Walking Distance

Transit	Five Points MARTA Station — all four rail lines; direct service to Hartsfield-Jackson
Sports & Events	Mercedes-Benz Stadium (Falcons, Atlanta United FC, Super Bowl LXII in 2028); State Farm Arena (Hawks, major concerts)
Attractions	Centennial Olympic Park, Underground Atlanta, Woodruff Park, Cosm, Georgia Aquarium
Education	Georgia State University; Georgia Institute of Technology
Government	City, county, state, and federal offices, including the Richard B. Russell Federal Building
Hospitality & Office	Major downtown hotels, the corporate office core, and convention demand from the Georgia World Congress Center

OFFERING PROCESS & CONTACT

Showings are by appointment, and the listing broker must be present for all showings. Buyers must provide proof of funds prior to touring. Offers should be submitted on the Georgia Association of REALTORS® Commercial Purchase and Sale Agreement. Seller reserves the right to accept, reject, or counter any offer and to withdraw the property at any time. The property is sold as-is; no seller disclosures are available.

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DISCLAIMER

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The property is sold strictly as-is. No seller disclosures are available. Buyer is responsible for confirming all information, including but not limited to square footage, zoning and permitted use, condominium documents, HOA management fees and services, utilities, taxes, physical condition, and the presence of asbestos or other hazardous materials. Purchasers should retain qualified architects, contractors, engineers, and environmental professionals prior to closing.

Certain images in this memorandum are AI-generated conceptual renderings prepared for marketing purposes only. They are illustrative, do not depict existing conditions, and do not represent approved plans, permitted improvements, or any commitment by the seller or broker. Any renovation, cost, valuation, or performance figure is an estimate to be independently verified by the purchaser and is not a guarantee of future results.

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