

HURT BUILDING



A revolution in downtown office space

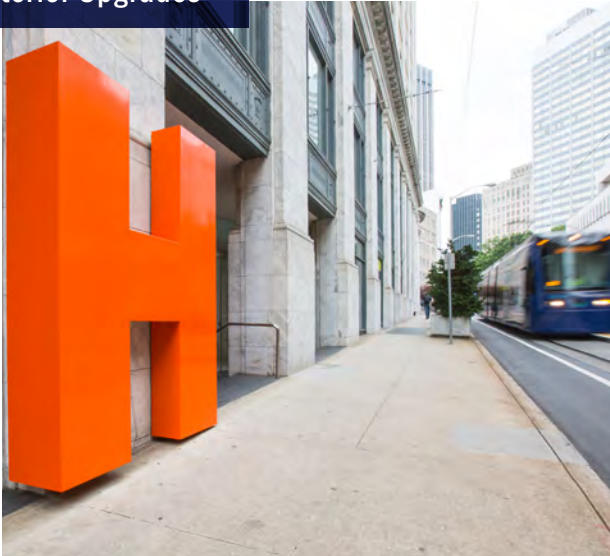
freshly renovated and ready for you to enjoy



Lobby Renovations

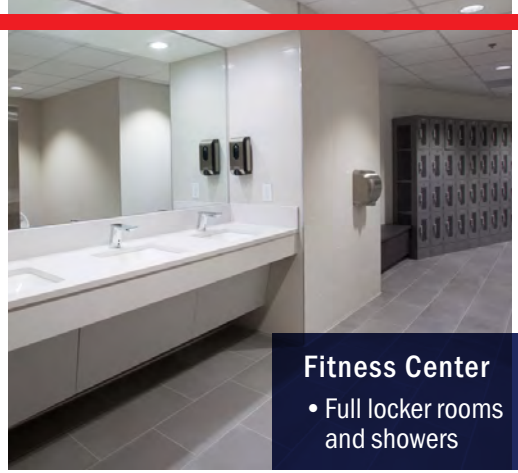


Exterior Upgrades



New Amenity Floor

Half time HURT



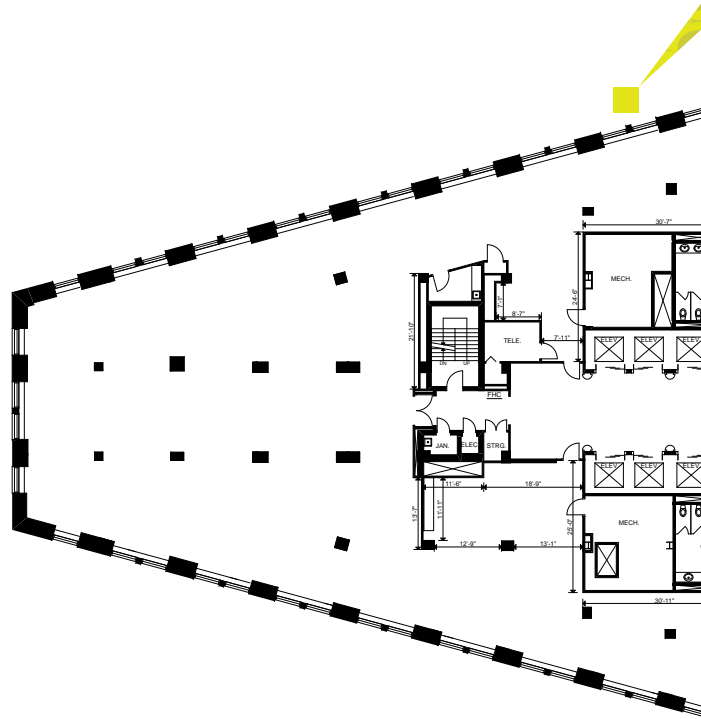
Fitness Center
• Full locker rooms and showers



Conference center
• Up to 10 conference rooms

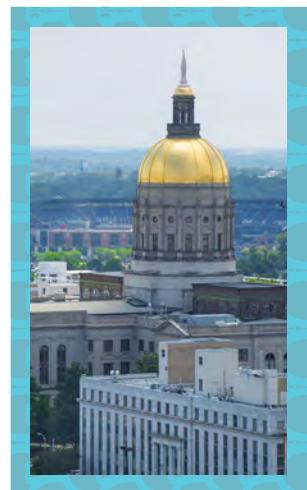


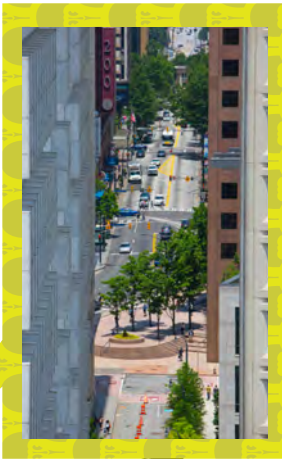
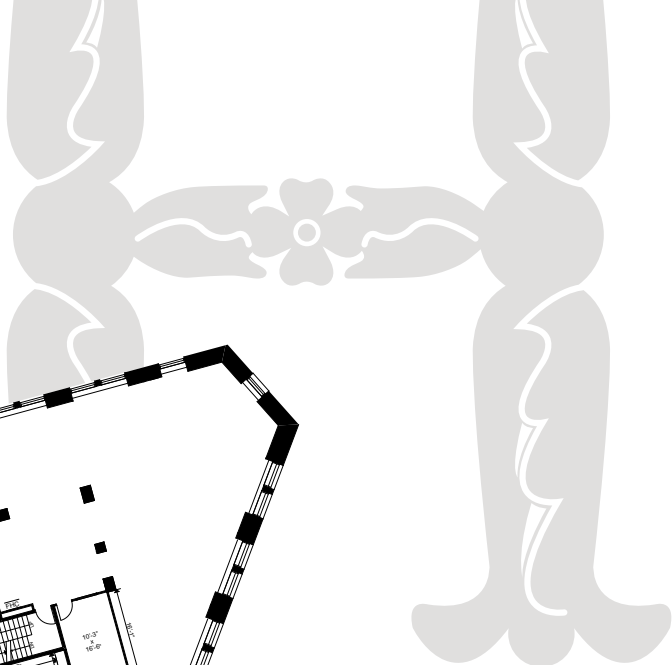
Efficient floorplates in a historic landmark



HURT BUILDING

- Floorplates of approximately 27,000 SF
- Availability from 1,400 - 40,000 SF
- Expansive views in all directions
- Spec suites available







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.

Modern amenities



1977

Through its journey through time, Hurt Building withstood 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 a desire to maintain a competitive advantage. Therefore the building became LEED certified.

1940



1926

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

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



& historic charm working together for over 100 years

Looking to the Future...



2016

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



Completions

Delivered 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.

THE BUILDING

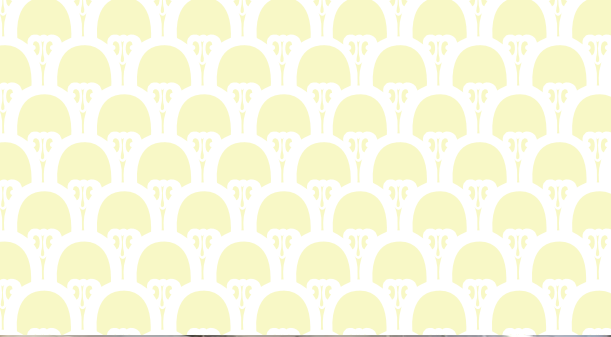


Amenities include:

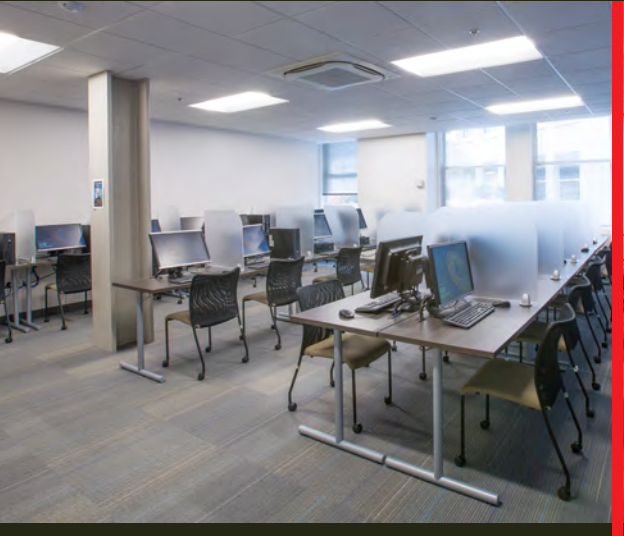
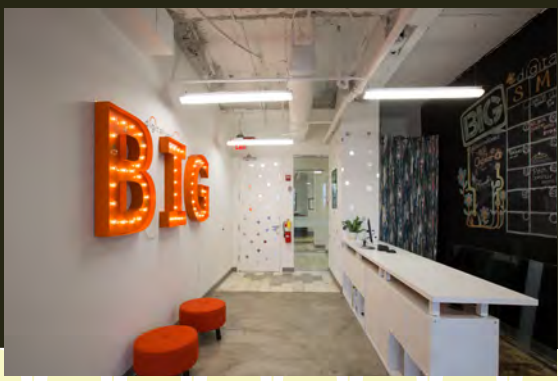
- Starbucks Located in Lobby
- New amenity floor Half time **HURT**
 - Conference center - 10 rooms with capacity ranging from 4 to 80 people
 - Fitness facility, locker rooms and showers
- Adjacent to both Woodruff Park and Hurt Park
- Bike storage in building
- LEED-EB Platinum, BOMA 360, & Energy Star Certified
- AT&T and Google Fiber in place
- FedEx Drop Boxes
- 24 Hour On-Site Security
- On-site Food & Beverage Options
- Multi-Level Parking Garage
- Dedicated Property Management Team
- Located in the Less Developed Census Tract (LDCT) offering up to \$3,500 annual state tax credits per net new job created
- Full-Service Event Venue/Restaurant Space Available for Lease



HURT BUILDING



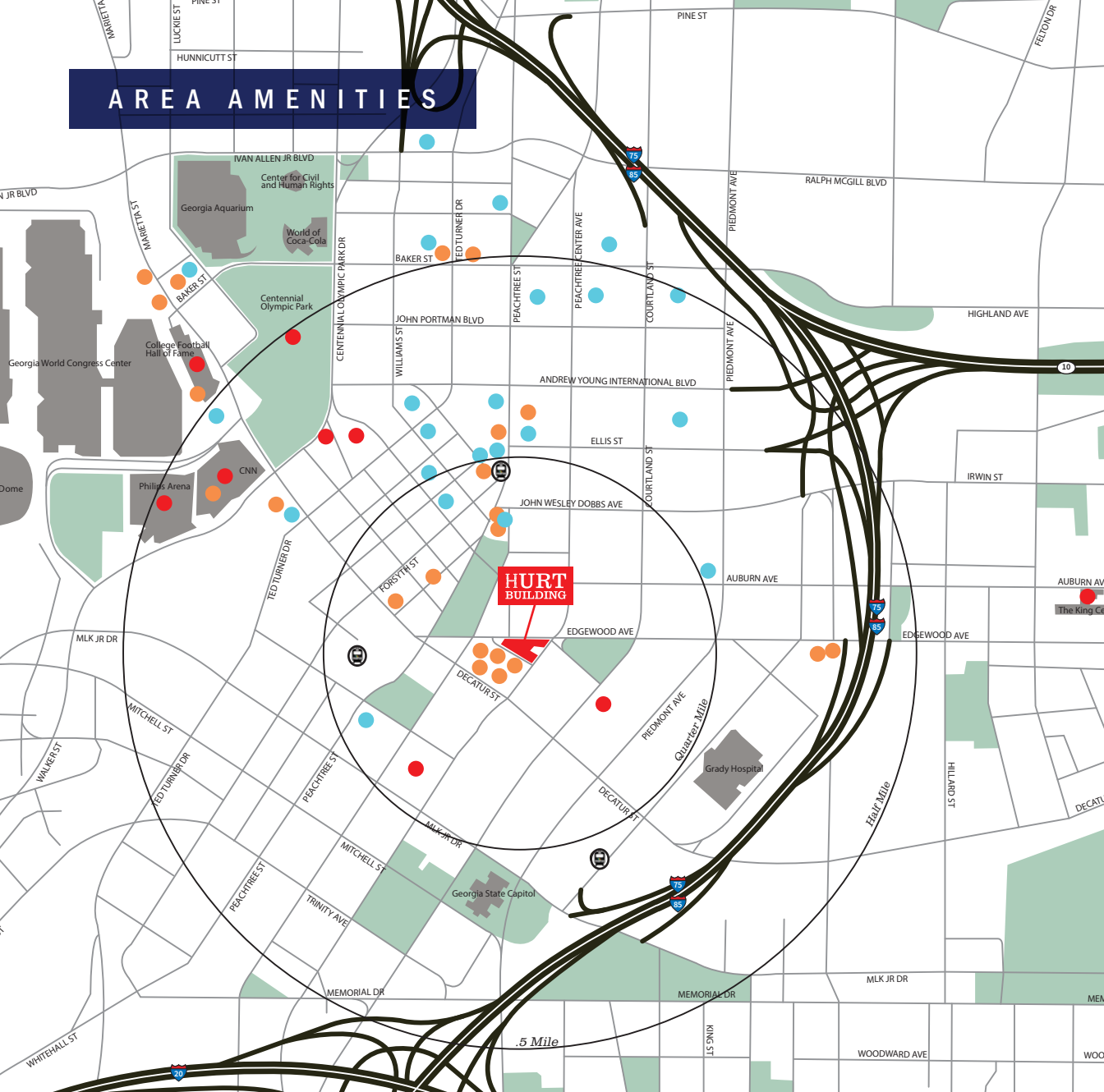
The Hurt Building offers **premium office space in a grand, historic setting**. A striking combination of turn-of-the-century detail and modern sustainable design, the Hurt Building boasts a **diverse array of tenant spaces** including contemporary lofts and traditional office suites in the heart of Downtown Atlanta.



RECENT TENANT BUILDOUTS



AREA AMENITIES



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.

50+ restaurants within half a mile of the Hurt Building

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
Hugh Acheson Steakhouse
Rozina Bakehouse

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
Candler Hotel Atlanta

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
Dantanna's Downtown
Arepa Mia

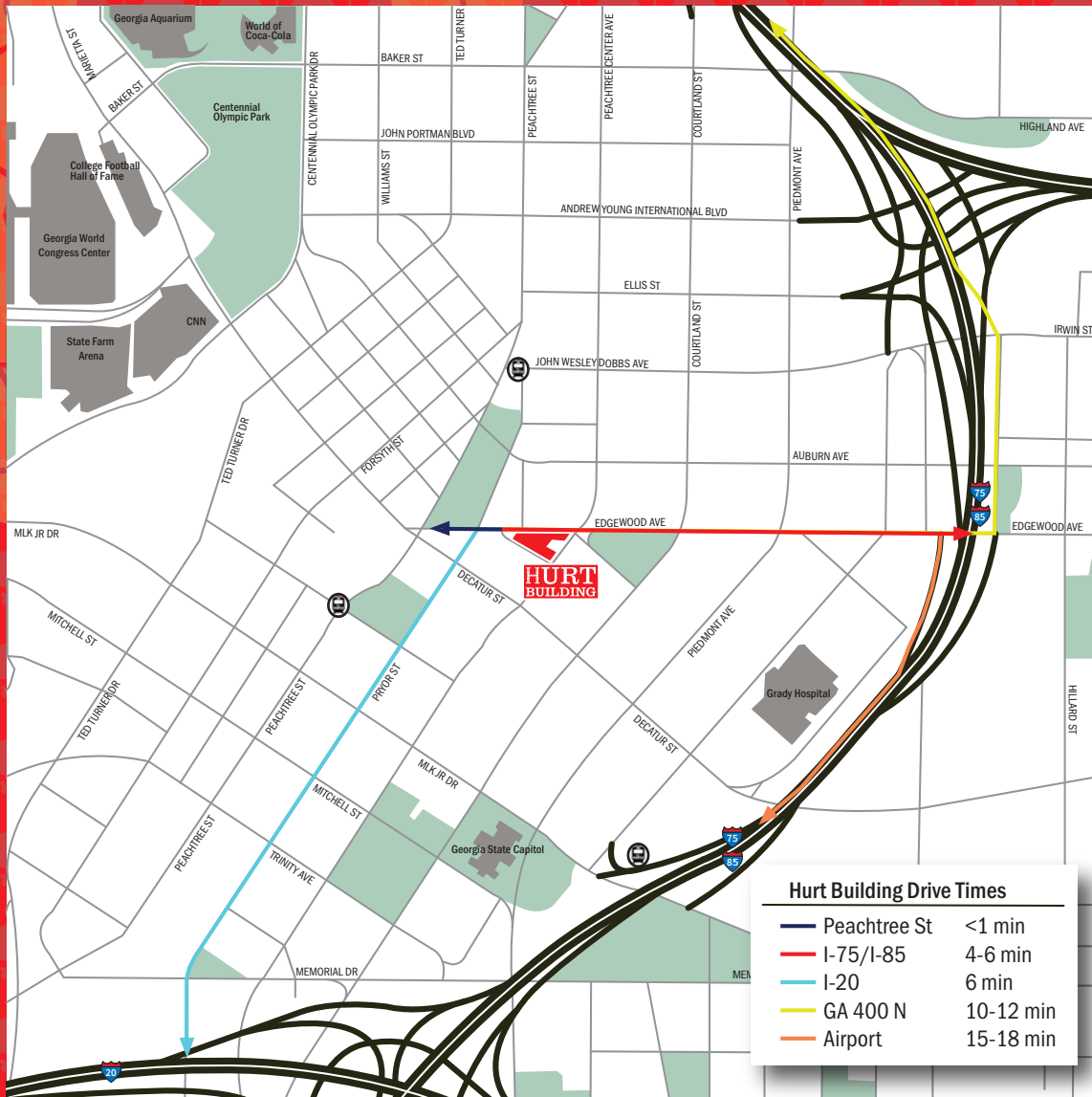
ATTRACTIONS

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





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Meltzer Properties

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