

SUB-LEASE OPPORTUNITY

ATLANTA, GA



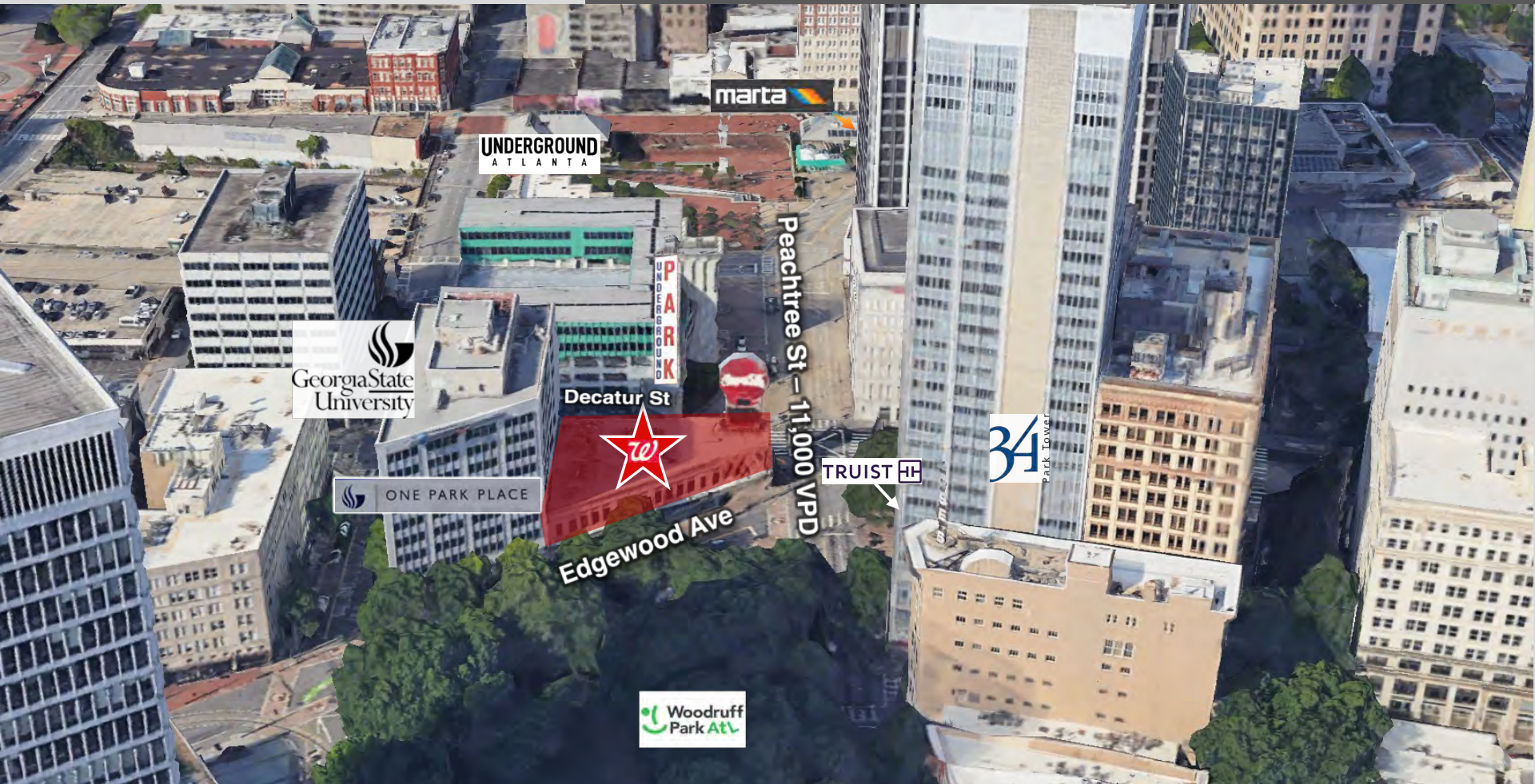
FLAGSHIP *Walgreens* #16088

Opportunity Zone Location



±25,226 SF | \$255,000/yr, MG | June '36

25 PEACHTREE STREET NW



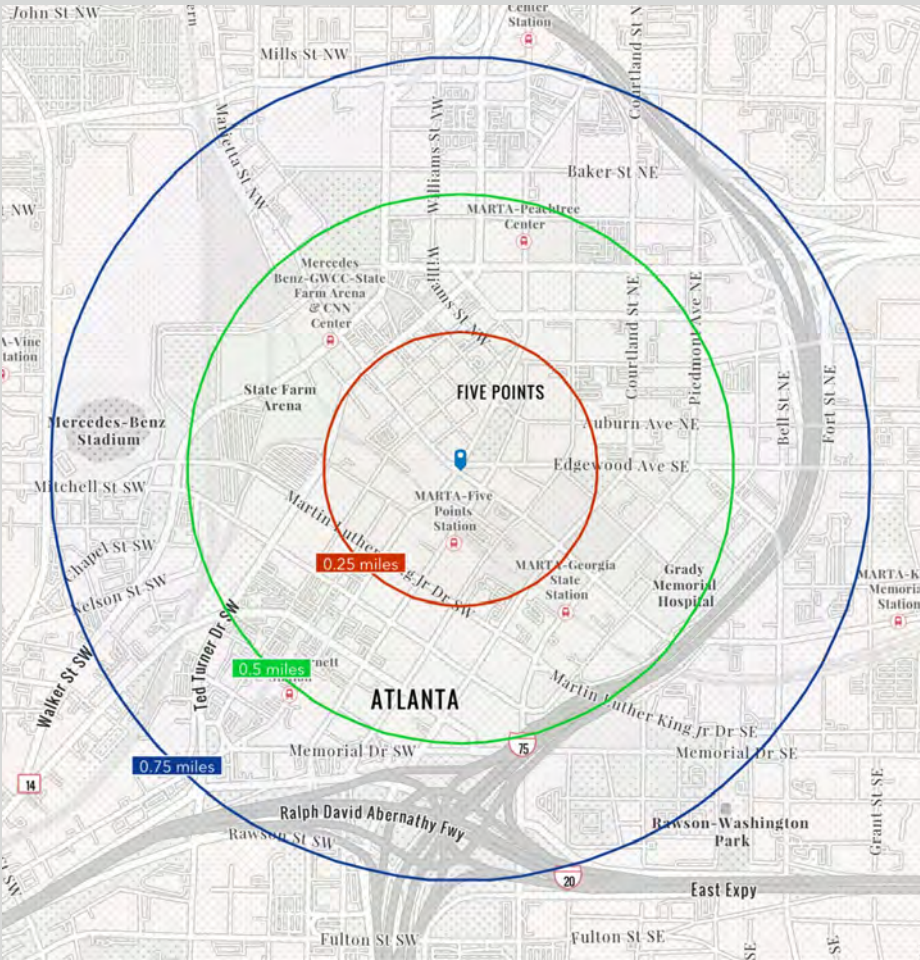


SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

## Property Overview

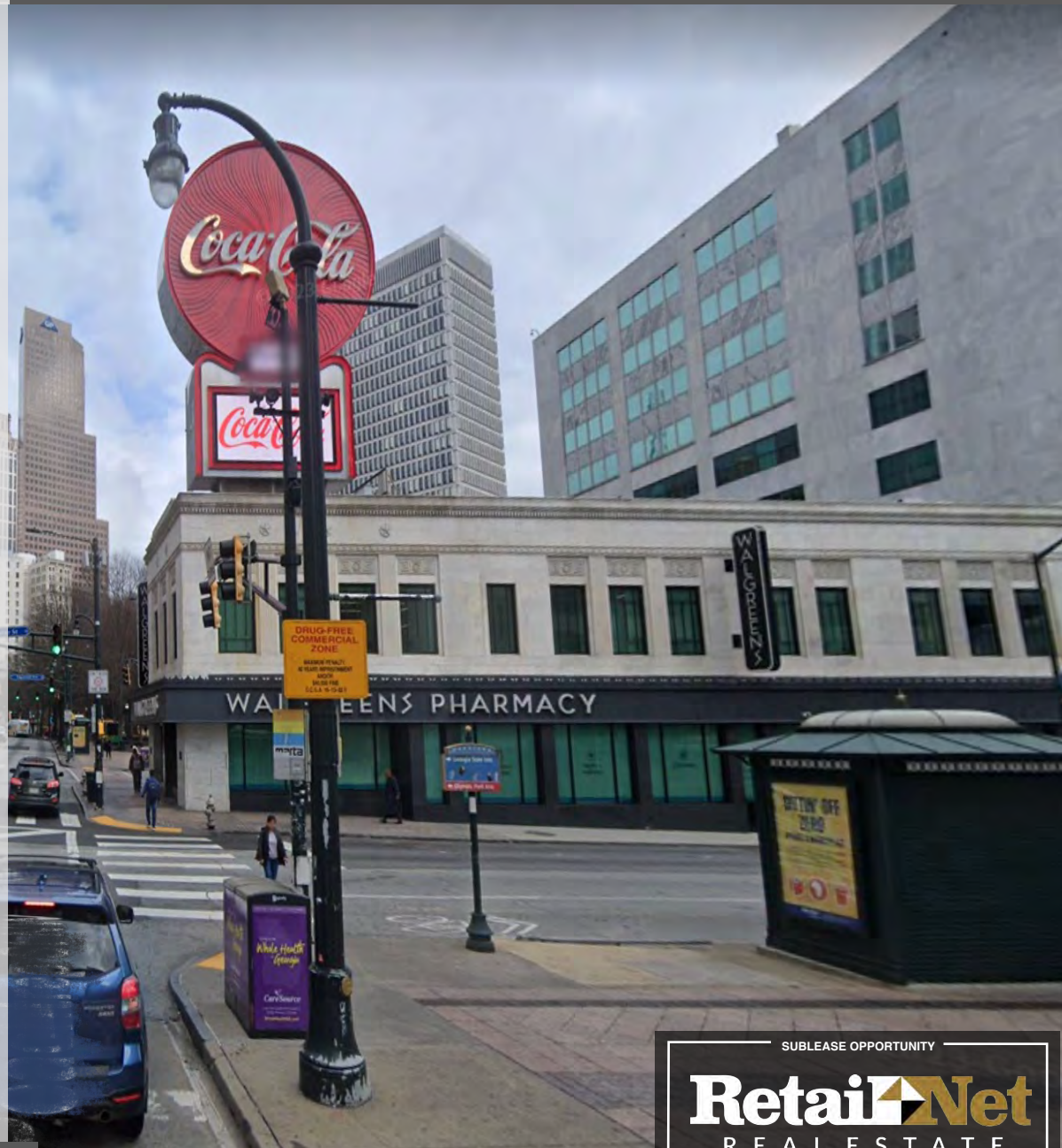
- **Rent.** \$255,000/yr, modified gross
- **Master Lease Expiration.** 6/30/36
- **Size.** ± 25,226 SF
  - 1<sup>st</sup> Floor - ± 10,600 SF
  - 2<sup>nd</sup> Floor - ± 9,976 SF
  - Basement - ± 4,650 SF
- **Building.** Walgreens flagship in historic Olympia Building, a landmark and center of Five Points.
- **Renovated.** Building fully renovated in 2016
- **Building Vertical Transportation.** Stairs, elevator, escalators and conveyor belt system
- **Zoning.** SPI-1 (Downtown Special Public Interest) – [Info](#)
- **Opportunity Zone Location.** Businesses may qualify for up to \$3,550 in tax credits / job - [Tax Credit Info](#)
- **Access.** Entry on Edgewood Ave
- **Signage.** Building
- **Restricted Uses.** Pharmacy

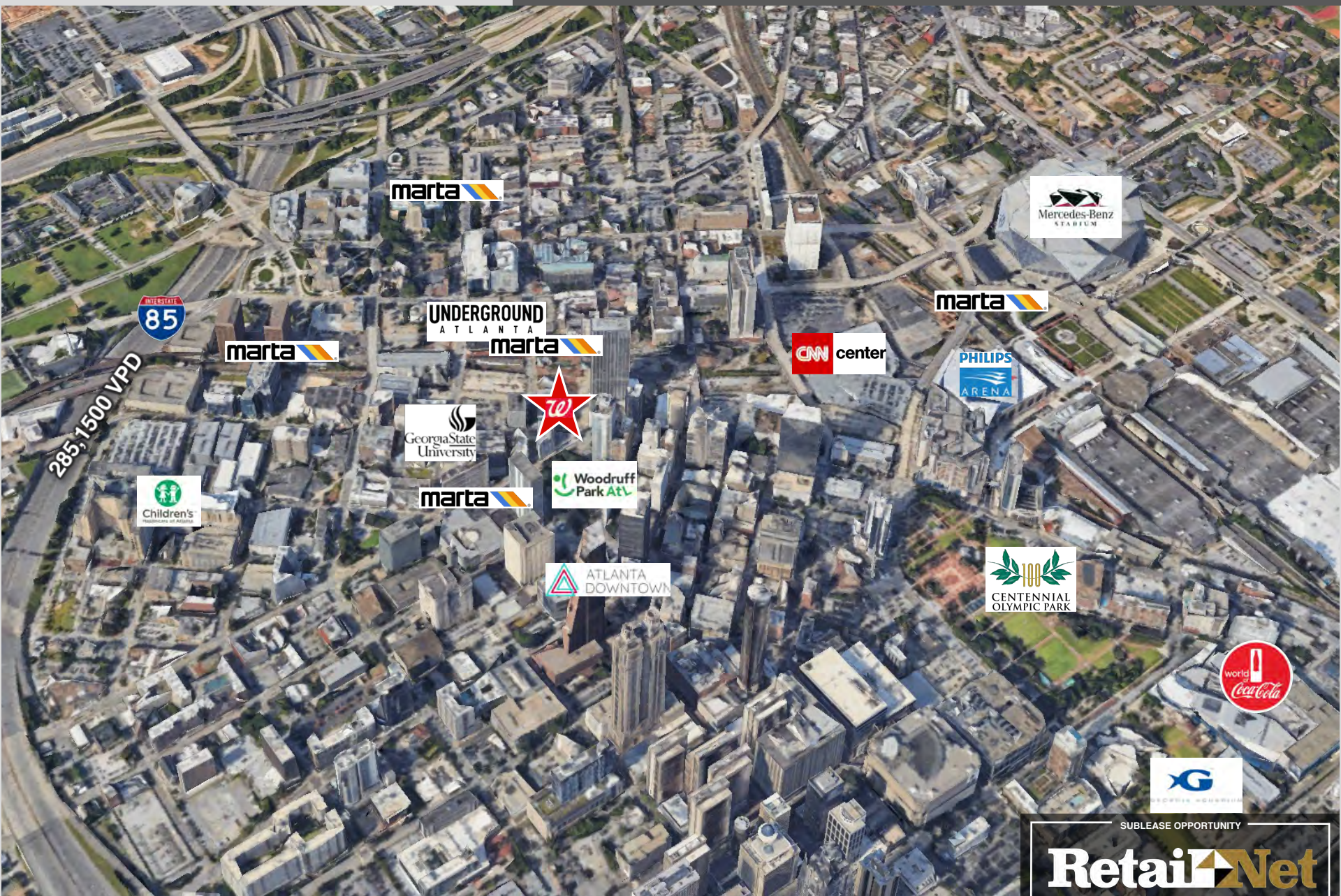


'23 Estimates	0.25 Mile	0.5 Mile	0.75 Mile
Population	599	4,135	15,314
Households	413	1,007	4,579
Avg. HH Inc.	\$54,660	\$58,367	\$81,004

## Location Overview

- Center of Five Points, the historic city of Downtown Atlanta
- Adjacent to Georgia State University, Georgia's largest university with an enrollment > 50,000.
- Adjacent to Woodruff Park, a 6-acre park, which has more than 5 million annual visits.
- Transportation
  - 1 block from Five Points MARTA station, which has nearly 60K daily commuters
  - 1 block from Park Place Street-Car station
  - Close to both I-85 & I-20
- Surrounded by landmark attractions
  - Underground Atlanta
  - Station Soccer Five Points
  - Georgia Aquarium
  - CNN Center
  - World of Coca-Cola
  - Mercedes-Benz Stadium & State Farm Arena





285,150 VPD



SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

atlanta, ga

25 PEACHTREE STREET NW



atlanta, ga

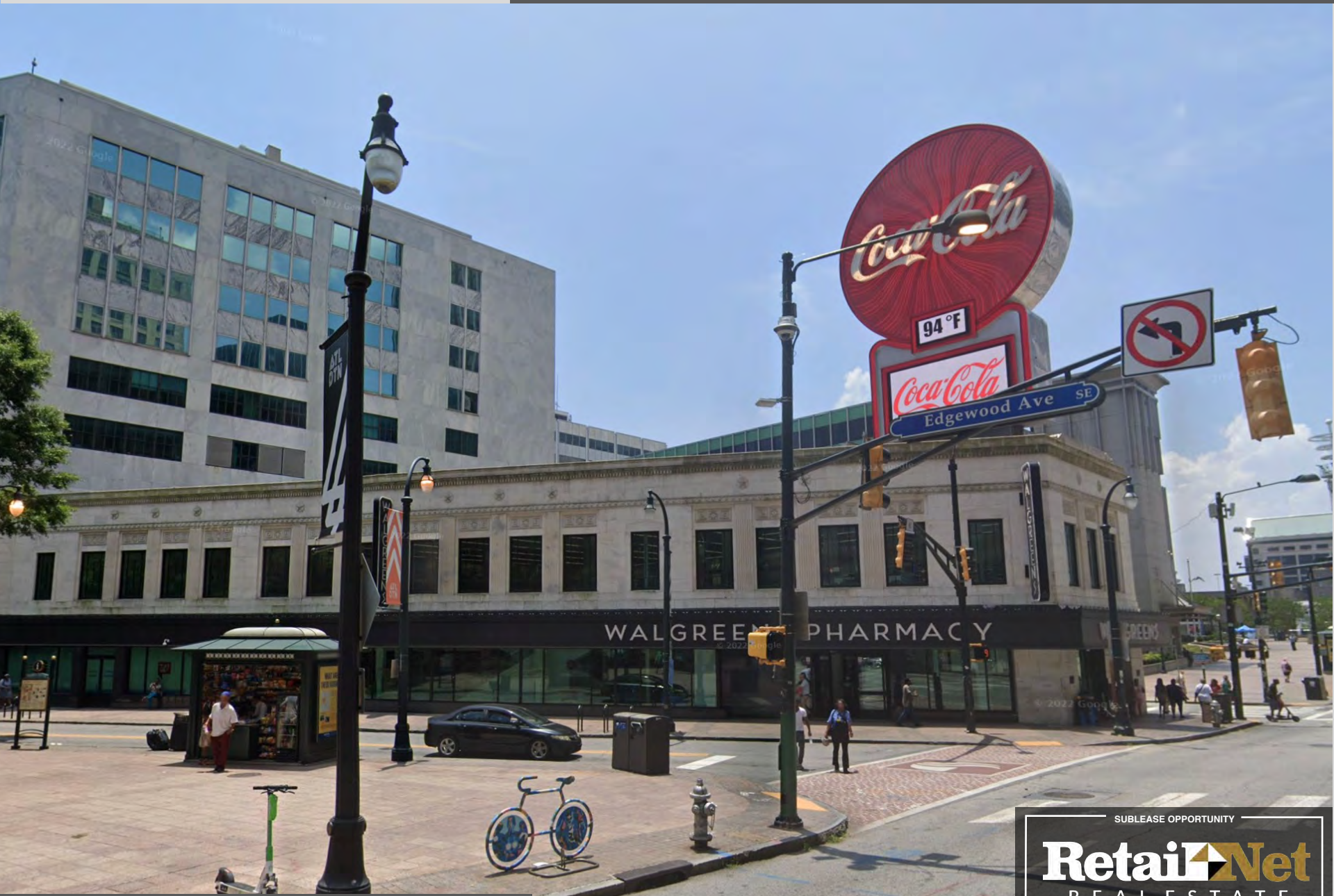
25 PEACHTREE STREET NW



SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)



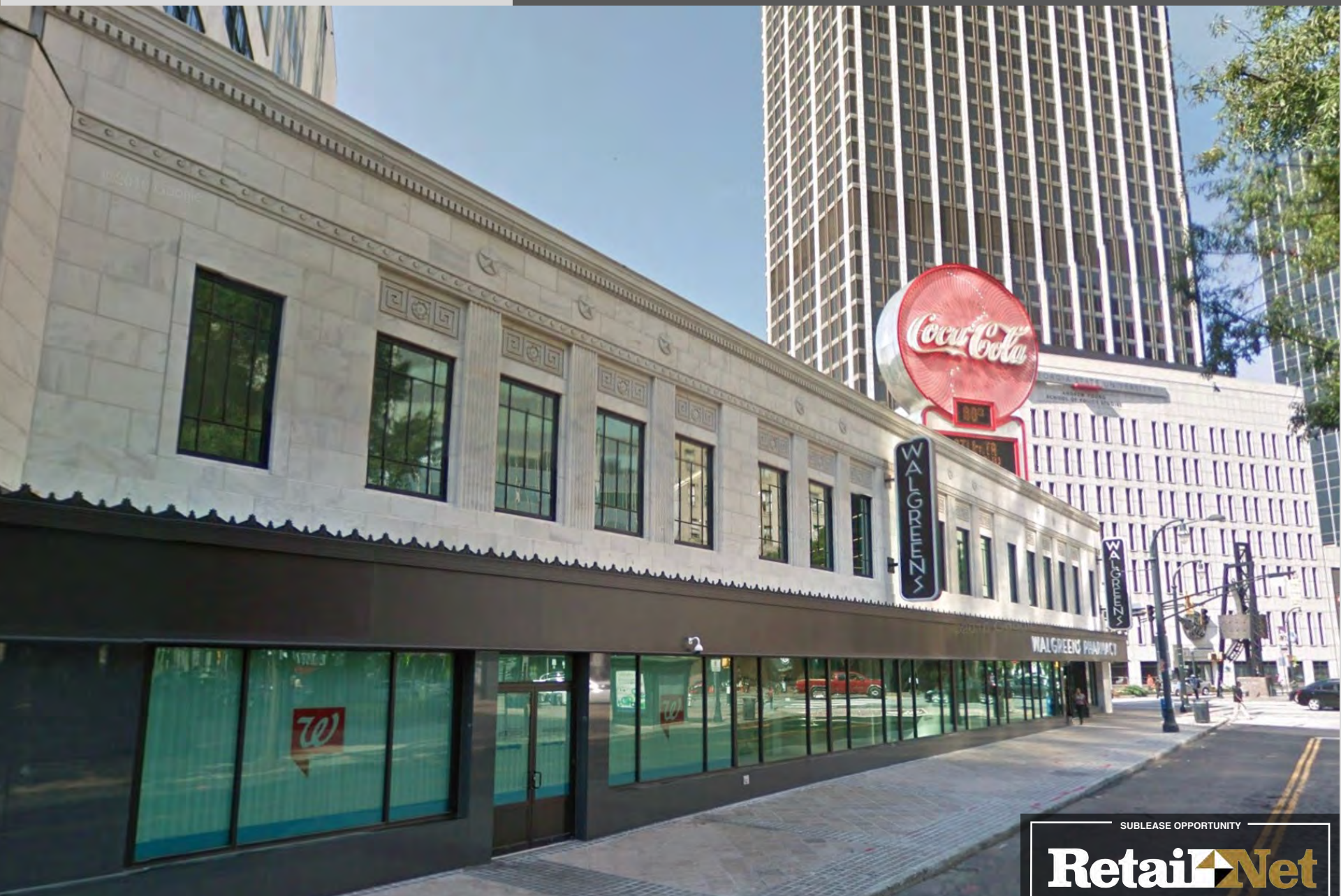
SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE



atlanta, ga

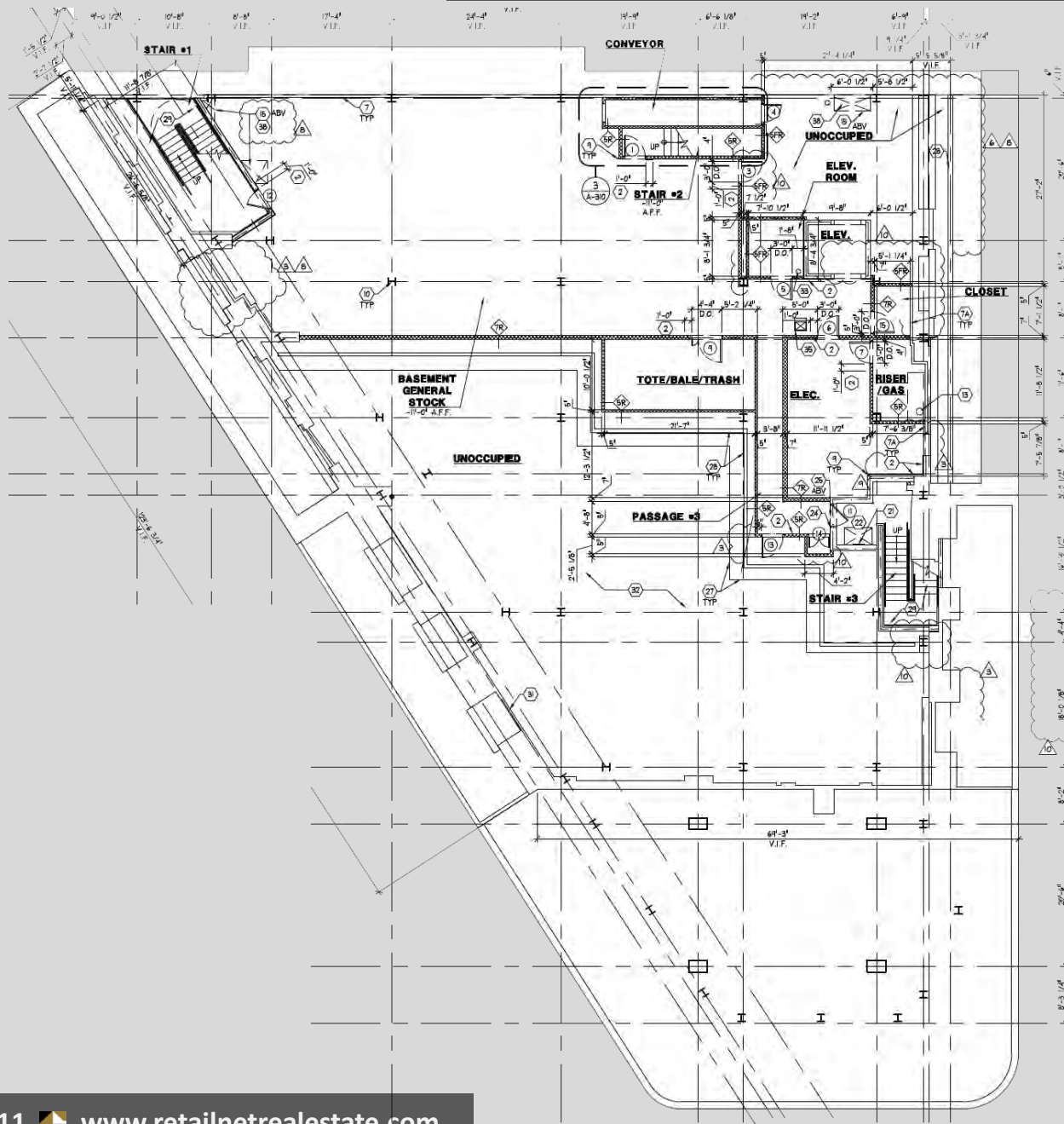
25 PEACHTREE STREET NW



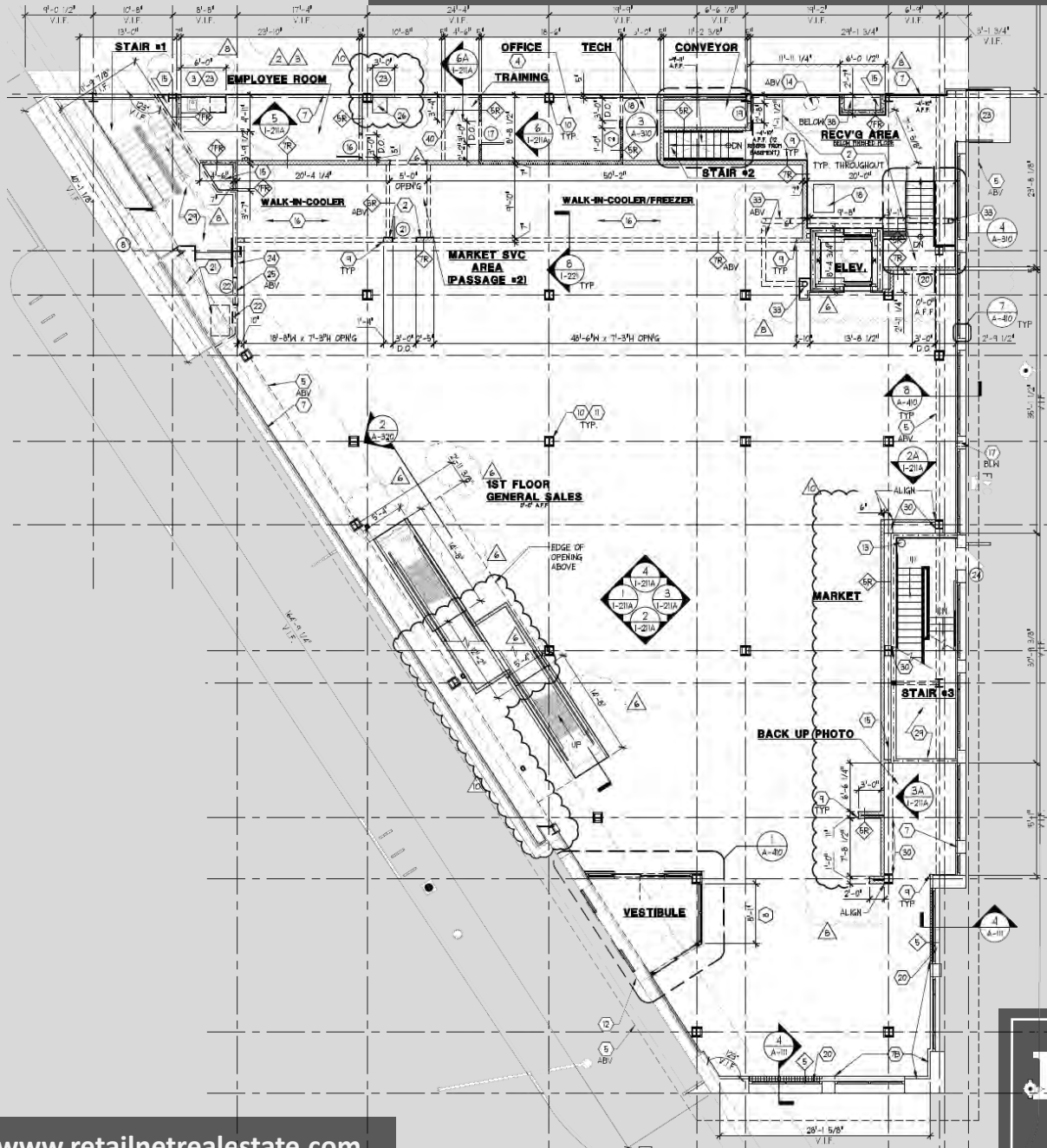
844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

SUBLEASE OPPORTUNITY

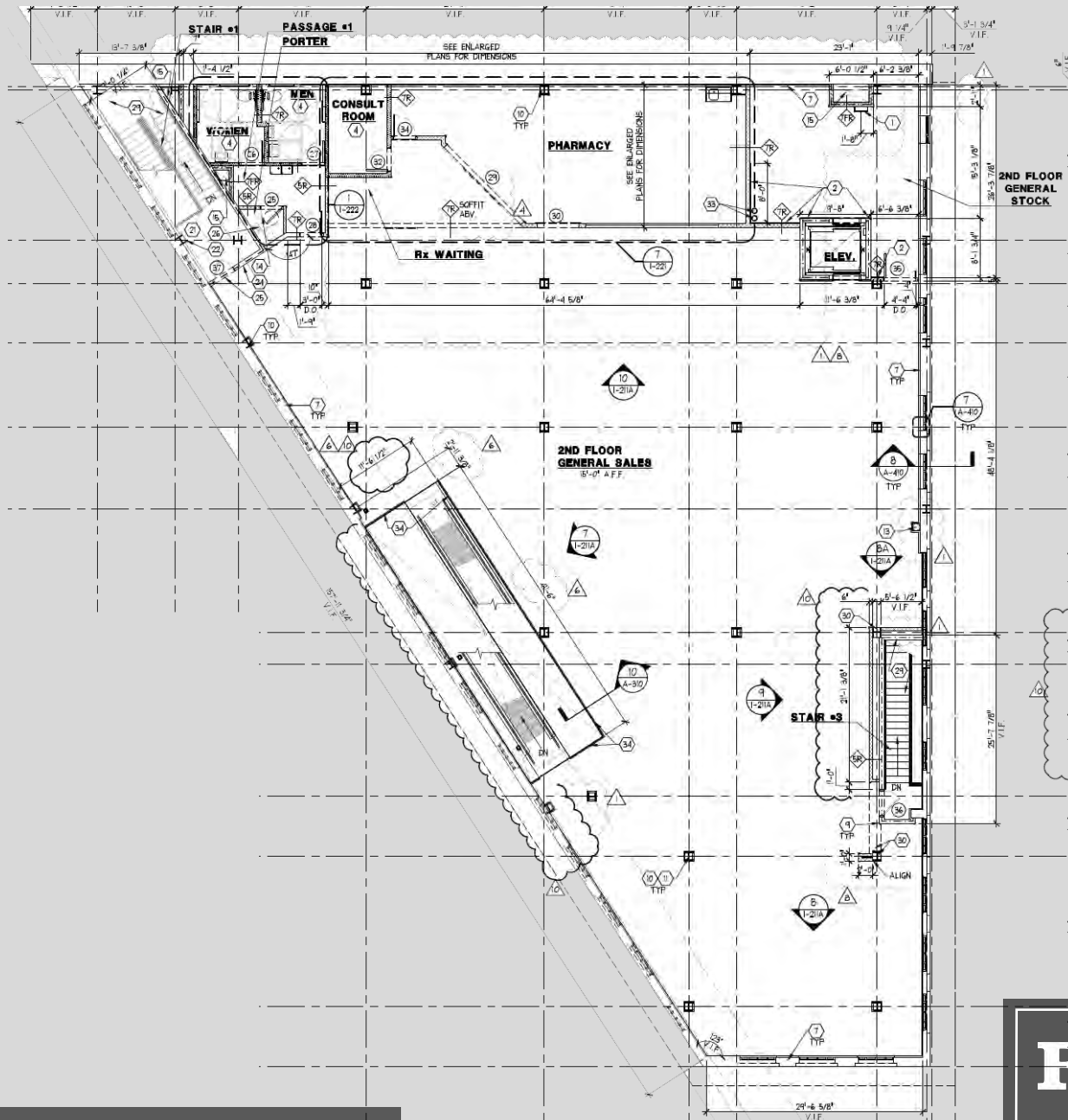
**RetailNet**  
REAL ESTATE



Basement Level  
Floor Plan  
± 4,650 SF



1<sup>st</sup> Level  
Floor Plan  
± 10,600 SF



2<sup>nd</sup> Level  
Floor Plan  
± 9,976 SF

SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

# SUB-LEASE TERMS

SUGGESTED RENT\*

\$255,000/yr.

*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

6/30/36

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

## CONTACT

**MARK HOLLENBECK, CCIM**

844.RNRE.111

**ALBENA ZANEVA**

mark@retailnetrealestate.com

albena@retailnetrealestate.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE