

**CALL FOR OFFERS**

# 10-Story, 125,000± SF Redevelopment Opportunity

Historic Landmark in Downtown Atlanta

 44 Broad St. NW, Atlanta, GA

## HIGHLIGHTS

- Historic landmark building constructed in Chicago School architecture with terra cotta details & large windows with potential for high-end conversions
- Prime location in the Fairlie-Poplar district, near Woodruff Park, MARTA & Georgia State University
- Prepped for full interior build-out ideal for boutique hotel, apartments or mixed-use
- Eligible for historic tax credits

## DETAILS

**U.S. Bankruptcy Court  
Northern District of Georgia (Atlanta)  
Case No. BK 25-61599-PWB  
In re: New Grant Acquisition LLC**

The Grant Building is one of downtown Atlanta's most iconic and architecturally significant landmarks. Originally constructed in 1898 by architects Bruce & Morgan, this building is one of the oldest surviving steel-framed skyscrapers in the Southeast and listed on the National Register of Historic Places.

Over the years, there has been meaningful improvements to the property, positioning it into a premier destination to support key downtown assets like Woodruff Park, Georgia State University and the popular retail and dining corridors. Recognizing the shifting dynamics of downtown real estate, this transaction enables the next owner to pursue an adaptive reuse vision—transforming the historic office property into a hotel and mixed-use spaces that honor its past while meeting current market demand.



**Building Size** 125,000± SF



**Year Built** 1898  
(Remodeled 2024)



**Stories** 10



**Rooms** Approx. 165



**Land Size** 0.39± AC



**APN** 14 007800110583



**Taxes (2025)** \$196,687.01



**Zoning** SPI1



**855.755.2300**  
**HilcoRealEstateSales.com**





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## LOCAL INFORMATION

In 2024, Georgia recorded more than 174 million visitors, with Atlanta widely recognized as one of the state's leading destinations. Located in the Fairlie-Poplar Historic District, the site is uniquely positioned to capitalize on its central downtown location and proximity to some of the city's most active corridors.

Situated near the Five Points MARTA station, Georgia State University and major government and business centers, the district benefits from exceptional transit access and steady daily foot traffic from students, professionals and visitors. Its walkable street grid and historic architecture create an urban character that is increasingly rare in the city, making the area especially attractive to residents and businesses seeking an authentic downtown experience.

## SALE INFORMATION

### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID SUBMISSIONS

Bid should be submitted on provided Contract of Sale bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Keith Worsham at [kworsham@hilcoglobal.com](mailto:kworsham@hilcoglobal.com) and Weston Worsham at [worsham@hilcoglobal.com](mailto:worsham@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### Keith Worsham

404.514.0242

[kworsham@hilcoglobal.com](mailto:kworsham@hilcoglobal.com)

#### Jeff Hubbard

631.295.3531

[jhubbard@hilcoglobal.com](mailto:jhubbard@hilcoglobal.com)

#### Weston Worsham

404.304.4993

[wworsham@hilcoglobal.com](mailto:wworsham@hilcoglobal.com)



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