

For **sale**

Prime 14th Street Midtown Offering

2,500 +/- SF each

247 14th St NW, Atlanta, GA 30318

253 14th St NW, Atlanta, GA 30318



Executive summary

Located along one of Midtown Atlanta's most prominent corridors, 247 & 253 14th Street NW offer a unique opportunity to acquire two adjacent properties in the heart of Midtown's vibrant live-work-play district. Positioned just steps from Atlanta's most dynamic submarkets, the properties benefit from exceptional visibility, strong pedestrian traffic, and immediate access to the area's premier dining, office and retail destinations.

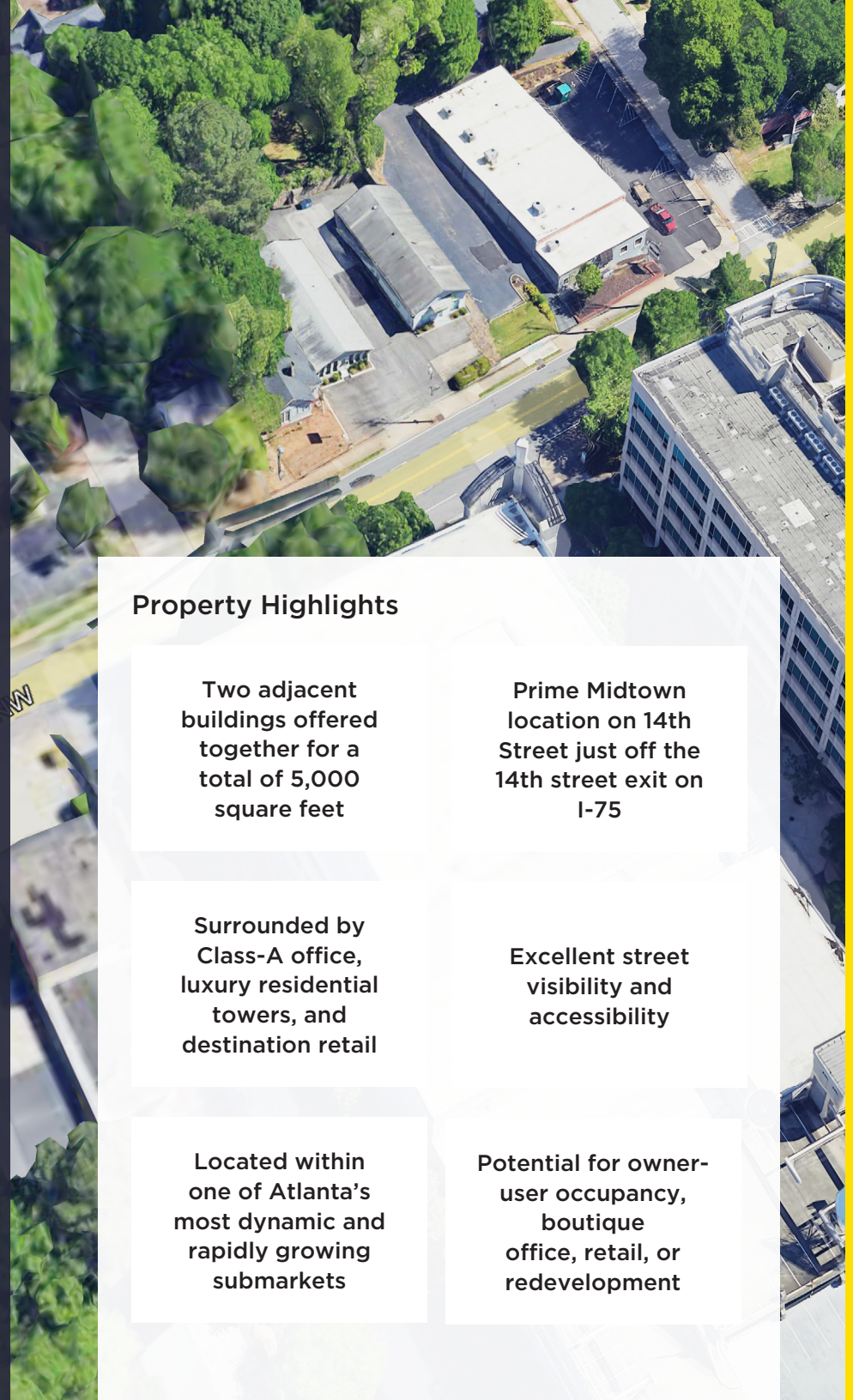
This offering provides investors or owner-users the opportunity to control a highly visible Midtown frontage along 14th Street, one of Atlanta's most active east-west corridors connecting West Midtown, the Arts District, and the Midtown CBD. The properties are surrounded by a dense concentration of Class-A office towers, luxury residential developments, and nationally recognized retail and restaurant concepts, making this location highly desirable for a wide range of commercial uses.

With Midtown continuing to experience significant investment and population growth, 247 & 253 14th Street NW present a rare chance to acquire infill real estate in one of Atlanta's most supply-constrained submarkets. The properties offer strong potential for owner-occupancy, boutique office, creative workspace, restaurant/retail conversion, or long-term redevelopment in a premier urban location.

Contact information:

Dan Granot
Executive Managing Director
+1 404 504 0015
dgranot@savills.us

Chris Purpura
Managing Director
+1 404 504 0229
cpurpura@savills.us



Property Highlights

Two adjacent buildings offered together for a total of 5,000 square feet

Prime Midtown location on 14th Street just off the 14th street exit on I-75

Surrounded by Class-A office, luxury residential towers, and destination retail

Excellent street visibility and accessibility

Located within one of Atlanta's most dynamic and rapidly growing submarkets

Potential for owner-user occupancy, boutique office, retail, or redevelopment

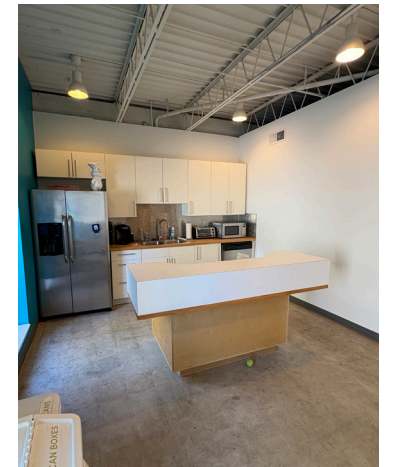
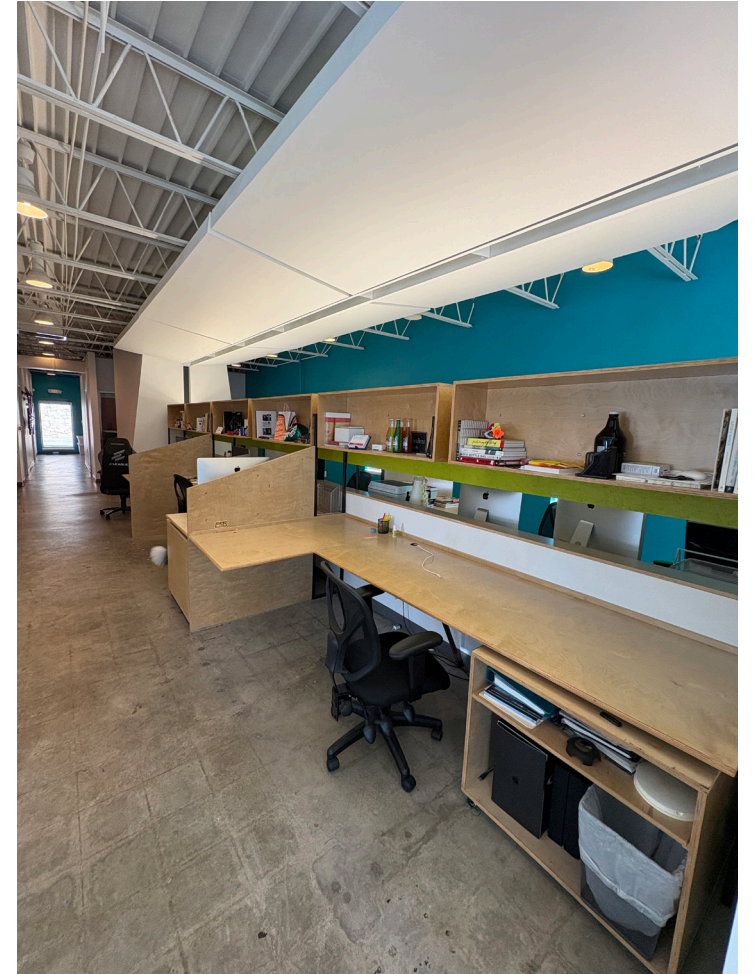
247 14th St NW, Atlanta, GA 30318



253 14th St NW, Atlanta, GA 30318

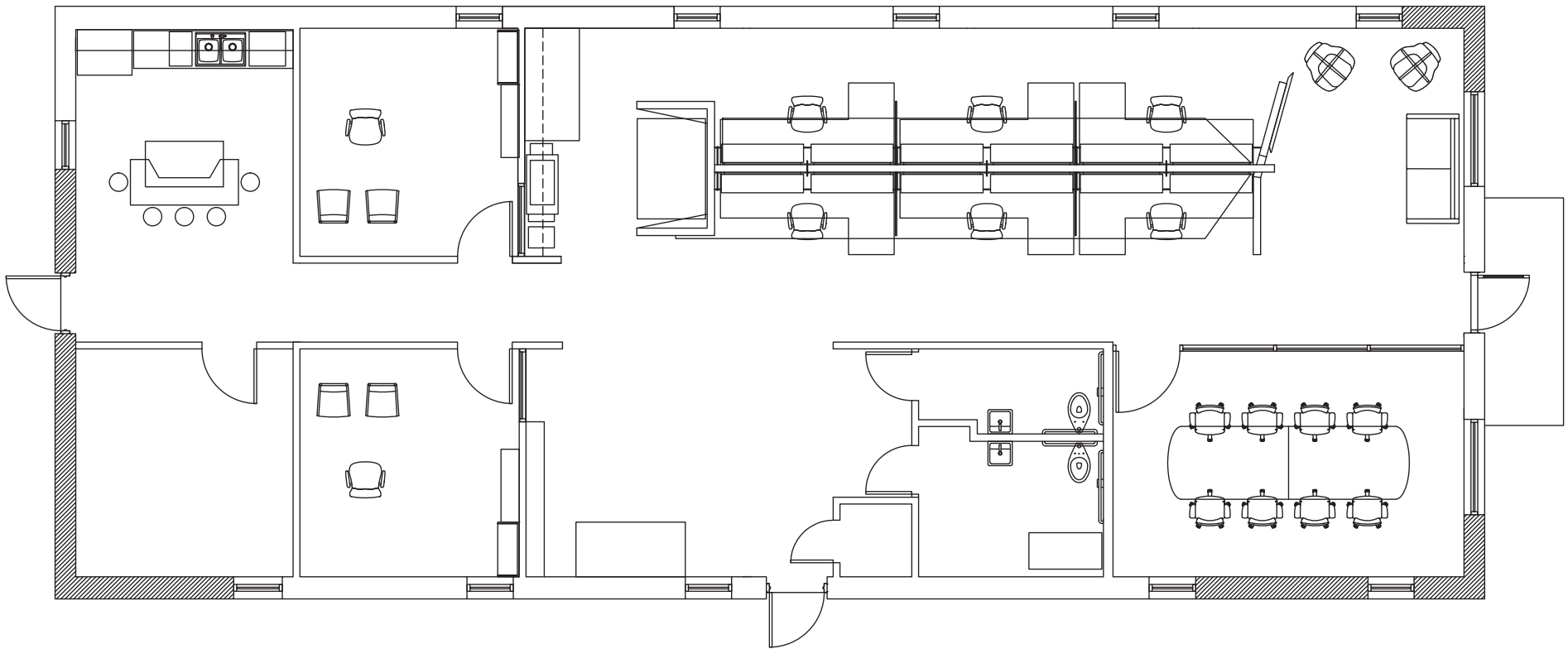


Pictures of 247 14th St NW



Floor plan

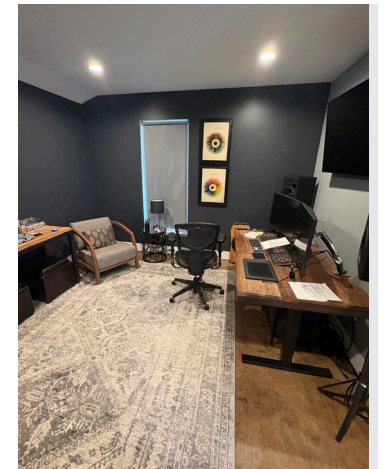
1st Floor
2,500 SF



247 14th St NW, Atlanta, GA 30318

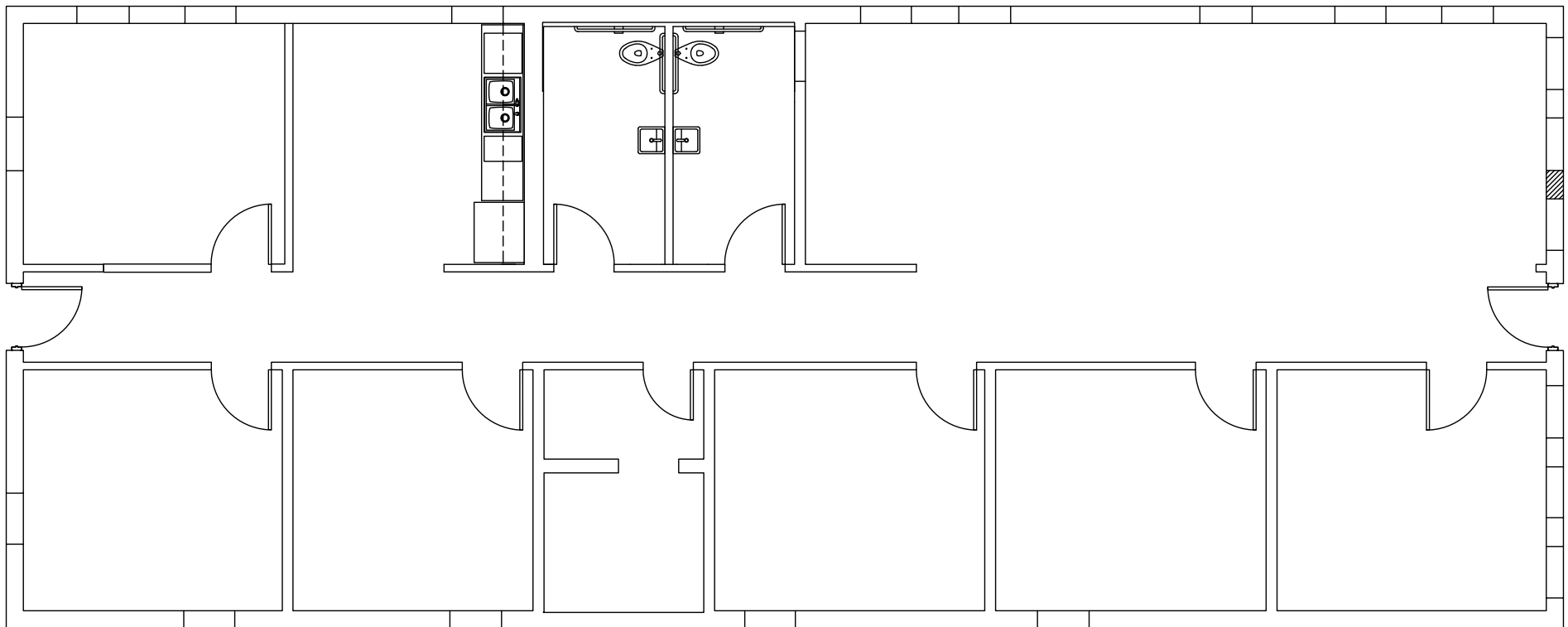
- Free standing 2,500 SF building
- Modern kitchen/break area
- Mix of private offices and open areas
- Two private restrooms
- Exposed ceilings

Pictures of 253 14th St NW



Floor plan

1st Floor
2,500 SF



253 14th St NW, Atlanta, GA 30318

- Free standing 2,500 SF building
- Kitchen/Break area
- Private offices & open area
- Two private restrooms
- Easy access to I-75/I-85 connector
- Close proximity to GA Tech, Midtown and West Midtown amenities
- 14th Street Exposure and Signage

Location **overview**



Metro Atlanta **overview**

Metro Atlanta, the bustling capital of the Southeast, is a magnet for tomorrow's workforce and a mosaic of thriving communities. Today the region is home to more than 6.6 million residents, making it one of the largest and fastest-growing metropolitan areas in the United States.

Atlanta continues to rank among the top-growing major MSAs nationally, driven by strong job creation, population migration, and business expansion. With the amenities of a global city and the cost advantages of a Sunbelt market, Metro Atlanta remains one of the most attractive destinations for both companies and talent.

The region's economic foundation is built on diverse industries including technology, logistics, fintech, healthcare, media, and advanced manufacturing. With more than 30 Fortune 1000 headquarters and numerous rapidly growing private companies, Atlanta has solidified its reputation as a premier business hub.

Atlanta's strategic location also plays a major role in its economic success. The city sits at the crossroads of major interstate corridors and is served by Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, offering nonstop service to 70+ international destinations and more than 150 domestic destinations.

The metro area is also home to 60+ foreign consulates, including over 25 Consulates General, reflecting Atlanta's increasing global influence and international business presence.

A business-friendly environment, competitive cost structure, and deep labor pool continue to make the Atlanta region one of the most attractive places in the United States to start, grow, and relocate businesses.



Midtown Atlanta Overview

Midtown Atlanta is widely recognized as the city's premier live-work-play district and innovation hub, anchored by a concentration of technology companies, global corporations, and leading academic institutions. Located in the heart of Atlanta along the Peachtree Street corridor, Midtown serves as a central business district connecting Downtown, Buckhead, and Atlanta's major employment centers.

Often referred to as the "Technology Square District," Midtown has emerged as the Southeast's fastest-growing innovation ecosystem. The area is anchored by Georgia Tech, one of the nation's leading research universities, which has helped attract a growing cluster of technology firms, startups, and research institutions to the neighborhood.

Major companies including Microsoft, Google, NCR, Cargill and Norfolk Southern have established significant office presences in Midtown, contributing to its reputation as Atlanta's leading hub for technology, fintech, engineering, and corporate headquarters.

Beyond its corporate presence, Midtown offers one of Atlanta's most vibrant urban environments. The district features walkable streets, extensive retail and dining options, cultural institutions, and green space, including Piedmont Park, the High Museum of Art, the Fox Theatre, and the Atlanta Botanical Garden.



ATLANTA'S INNOVATIONS HUB

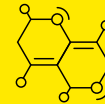
Midtown sits at the center of Atlanta's technology and research ecosystem, anchored by Georgia Tech and a growing concentration of global companies. Midtown's accessibility further strengthens its appeal. The district is served by multiple MARTA rail stations, providing direct connectivity to Hartsfield-Jackson Atlanta International Airport, Downtown Atlanta, Buckhead, and the broader metro region.



LEADING INDUSTRIES THAT POWER THE REGION

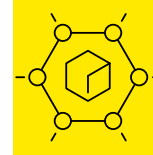
TECHNOLOGY & INNOVATION

One of the Southeast's fastest-growing tech hubs, Midtown is anchored by Georgia Tech and Tech Square, home to innovation centers for companies like Microsoft, NCR, Accenture, and AT&T. The district has become a magnet for startups, venture capital, and research partnerships.



HEALTHCARE & LIFE SCIENCES

Midtown sits adjacent to one of the largest healthcare and research clusters in the Southeast, anchored by Emory University Hospital Midtown, the CDC, and Emory University's research programs. The area supports thousands of jobs across healthcare delivery, biotech research, and medical innovation.



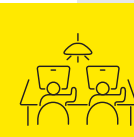
CREATIVE & MEDIA INDUSTRIES

A major center for Atlanta's creative economy, Midtown is home to media firms, design studios, and entertainment companies. Anchored by institutions like the High Museum of Art, Woodruff Arts Center, and the Atlanta Symphony Orchestra, the district blends culture with creative business activity.



CORPORATE & PROFESSIONAL SERVICES

Midtown has emerged as one of Atlanta's premier office districts, attracting companies such as Norfolk Southern, Invesco, Mailchimp, and BlackRock. Modern office towers and walkable urban amenities continue to draw major firms seeking access to talent and transit.



EDUCATION & RESEARCH:

With Georgia Tech, SCAD Atlanta, and Georgia State University nearby, Midtown is one of the most concentrated higher-education districts in the Southeast. These institutions drive workforce development, research commercialization, and a steady pipeline of highly skilled talent.

Market **statistics**

Midtown continues to be the center of urban office activity in the Atlanta market. Just north of the Hartsfield Jackson Airport and downtown Atlanta, Midtown is well-connected by transit and highways, includes walkable streetscapes and is home to the Georgia Tech, a nationally ranked engineering school and notable target institution for major tech companies. Midtown is also known as Atlanta's cultural epicenter and is home to the expanding Beltline district, Piedmont Park, and Atlanta's Woodruff Arts Center.

With limited supply-side pressure, Midtown recorded three consecutive quarters of positive absorption to end the year and continues into the start of 2026.

Availability remains elevated in the submarket but has been easing in recent quarters, down 5.7% year-over-year to 36.2%, as demand for space remains strong in the city's premium submarket. Sublease availability has declined for four consecutive quarters as tenants gravitate toward more affordable options or renew in place, with fewer tenants bringing space to market and excess space steadily absorbed.

Class A rental rates showed strong growth, up 7.3% year-over-year, as top-tier assets command premium rents.

Development Pipeline

Development has cooled significantly, with no new major office deliveries in late 2025/early 2026 and only one building currently under construction, which helps relieve supply pressure.

Tenant Trends

Tenants are increasingly gravitating towards top-tier, amenitized space

Outlook

The market is expected to see continued stabilization in 2026, with the lack of new construction allowing demand to catch up to the heavy supply delivered between 2020-2024.

Midtown Stats **Q2 2026**

27.0M
square feet
of existing inventory

13.3%
sublet availability

36.2%
Overall availability

5.7%
Availability YOY

217K
Net Absorption
Q1 2026

381K
Net Absorption YTD

\$49.09
Average asking rate

253 14th St NW, Atlanta, GA 30318

247 14th St NW, Atlanta, GA 30318



14th Street NW



Horace E. Tate Freeway



Contact

Dan Granot

Executive Managing Director
+1 404 504 0015
dgranot@savills.us

Chris Purpura

Managing Director
+1 404 504 0229
cpurpura@savills.us

SAVILLS - ATLANTA

Monarch Tower, 3424 Peachtree Road, Suite 2100, Atlanta, GA 30326
+1 404 467 0707 | savills.us

savills.us