



HEALTHAMERICA REALTY GROUP

the medical real estate experts

SONO PEACHTREE STREET REDEVELOPMENT



±45,000 SF | PROFESSIONAL OFFICE/MEDICAL | MULTI-TENANT

The subject property consists of 40,681 square feet or .94 acres. It is located mid-block on the Northeastside of Peachtree Street between Pine Street NE and Renaissance Parkway. The property consists of 3 buildings, 489, 493 and 495 Peachtree Street along with the associated surface parking lots fronting on Courtland Street NE. The current square footage of the existing buildings are roughly 49,000sf +/-.

The developer intends to redevelop the site to include a commercial building fronting Peachtree Street containing 100,000sf +/- and a high-rise multifamily building of 200 +/- units fronting Courtland Street. The parking structure would be below the multifamily building to serve both the multifamily and commercial uses. It is the intent of the developer to raze the 2 smaller buildings but retain the larger building (489 Peachtree, Peasant Building). The purpose of razing the 2 smaller building is to create a pedestrian community space for the benefit and use of both residents and commercial users. The pedestrian plaza will also provide access from the residential building to Peachtree Street.

PHASE I FEATURES: Transit oriented development

- Bike share

- Car share

- Less than 1,000 feet from Civic Center MARTA station

- Commercial / retail / office space

Commercial

- Commercial / retail / office space

- Restaurant / shopping / services

- Open air pedestrian plaza

Class "A" amenities

- Workout room

- Automated package room

- Multiple indoor / outdoor relaxation areas

- Premium security


Latest technology and connectivity

- Wireless charging

- Keyless / fob less entry

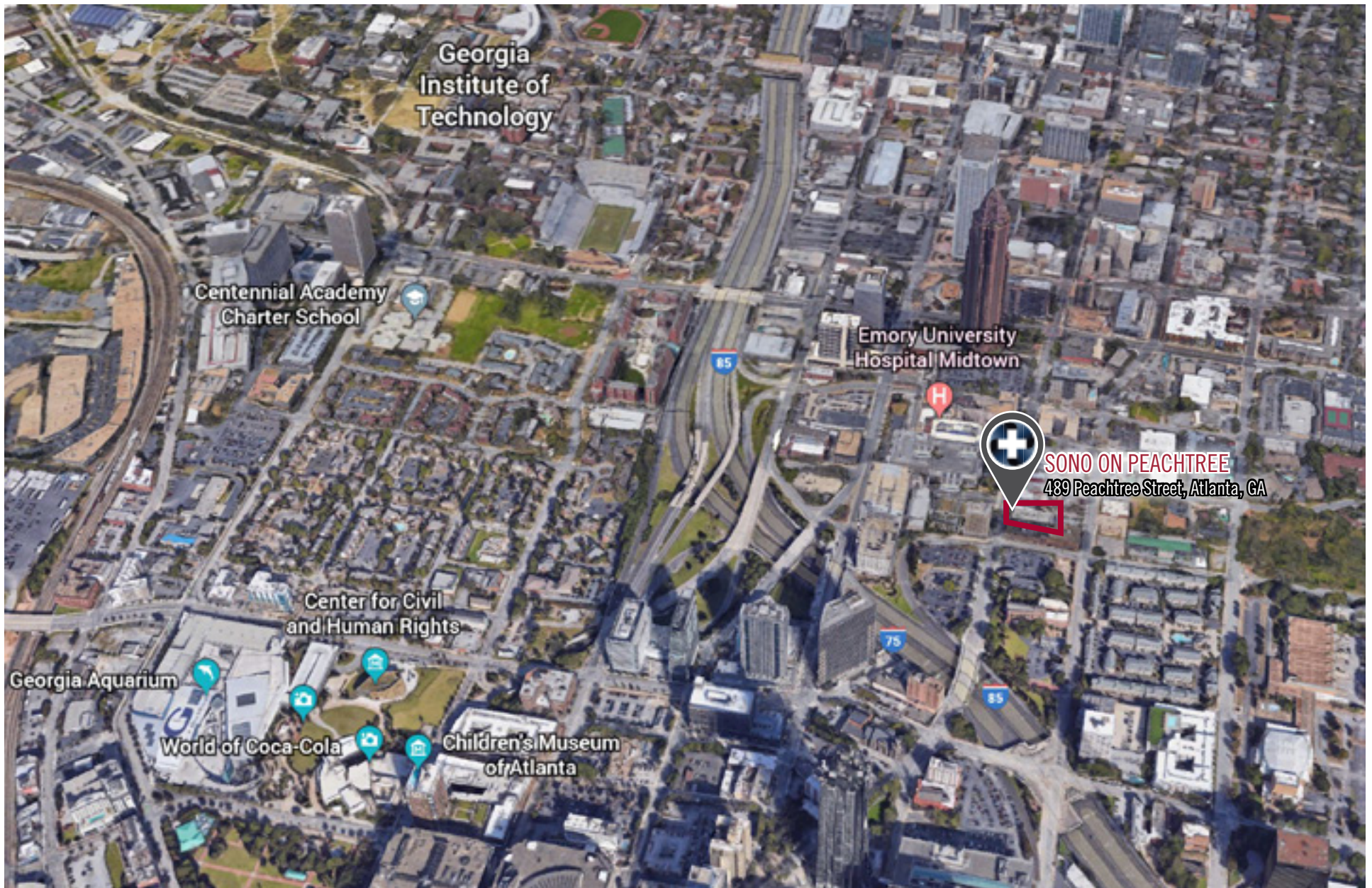
- Wi-Fi and high speed fiber connectivity

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The Peasant Bldg					
489 Peachtree St NE, Atlanta, GA 30308					
Building Type: General Retail	Total Available: 0 SF				
Secondary: Storefront Retail/Office	% Leased: 100%				
GLA: 33,000 SF	Rent/SF/Yr: -				
Year Built: 1920					
Radius	1 Mile		3 Mile		5 Mile
Population					
2023 Projection	35,401		190,114		397,036
2018 Estimate	33,093		178,709		372,794
2010 Census	28,094		155,978		323,487
Growth 2018 - 2023	6.97%		6.38%		6.50%
Growth 2010 - 2018	17.79%		14.57%		15.24%
2018 Population by Hispanic Origin	1,416		7,058		18,470
2018 Population	33,093		178,709		372,794
White	15,546	46.98%	84,983	47.55%	171,910 46.11%
Black	13,790	41.67%	77,276	43.24%	171,916 46.12%
Am. Indian & Alaskan	86	0.26%	455	0.25%	1,069 0.29%
Asian	2,766	8.36%	11,633	6.51%	19,738 5.29%
Hawaiian & Pacific Island	12	0.04%	68	0.04%	139 0.04%
Other	893	2.70%	4,294	2.40%	8,021 2.15%
U.S. Armed Forces	4		56		139
Households					
2023 Projection	17,939		87,109		176,457
2018 Estimate	16,736		81,842		165,610
2010 Census	14,114		72,033		144,218
Growth 2018 - 2023	7.19%		6.44%		6.55%
Growth 2010 - 2018	18.58%		13.62%		14.83%
Owner Occupied	6,019	35.96%	32,150	39.28%	72,007 43.48%
Renter Occupied	10,717	64.04%	49,693	60.72%	93,603 56.52%
2018 Households by HH Income					
Income: <\$25,000	3,939	23.54%	19,958	24.39%	42,374 25.59%
Income: \$25,000 - \$50,000	2,825	16.88%	14,069	17.19%	29,607 17.88%
Income: \$50,000 - \$75,000	3,360	20.08%	13,186	16.11%	26,648 16.09%
Income: \$75,000 - \$100,000	2,391	14.29%	10,306	12.59%	18,609 11.24%
Income: \$100,000 - \$125,000	1,257	7.51%	6,921	8.46%	13,416 8.10%
Income: \$125,000 - \$150,000	702	4.20%	3,956	4.83%	8,145 4.92%
Income: \$150,000 - \$200,000	1,046	6.25%	5,028	6.14%	9,993 6.03%
Income: \$200,000+	1,213	7.25%	8,418	10.29%	16,819 10.16%
2018 Avg Household Income	\$81,543		\$89,237		\$87,575
2018 Med Household Income	\$61,022		\$62,168		\$59,101

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PROJECT OVERVIEW
MAP



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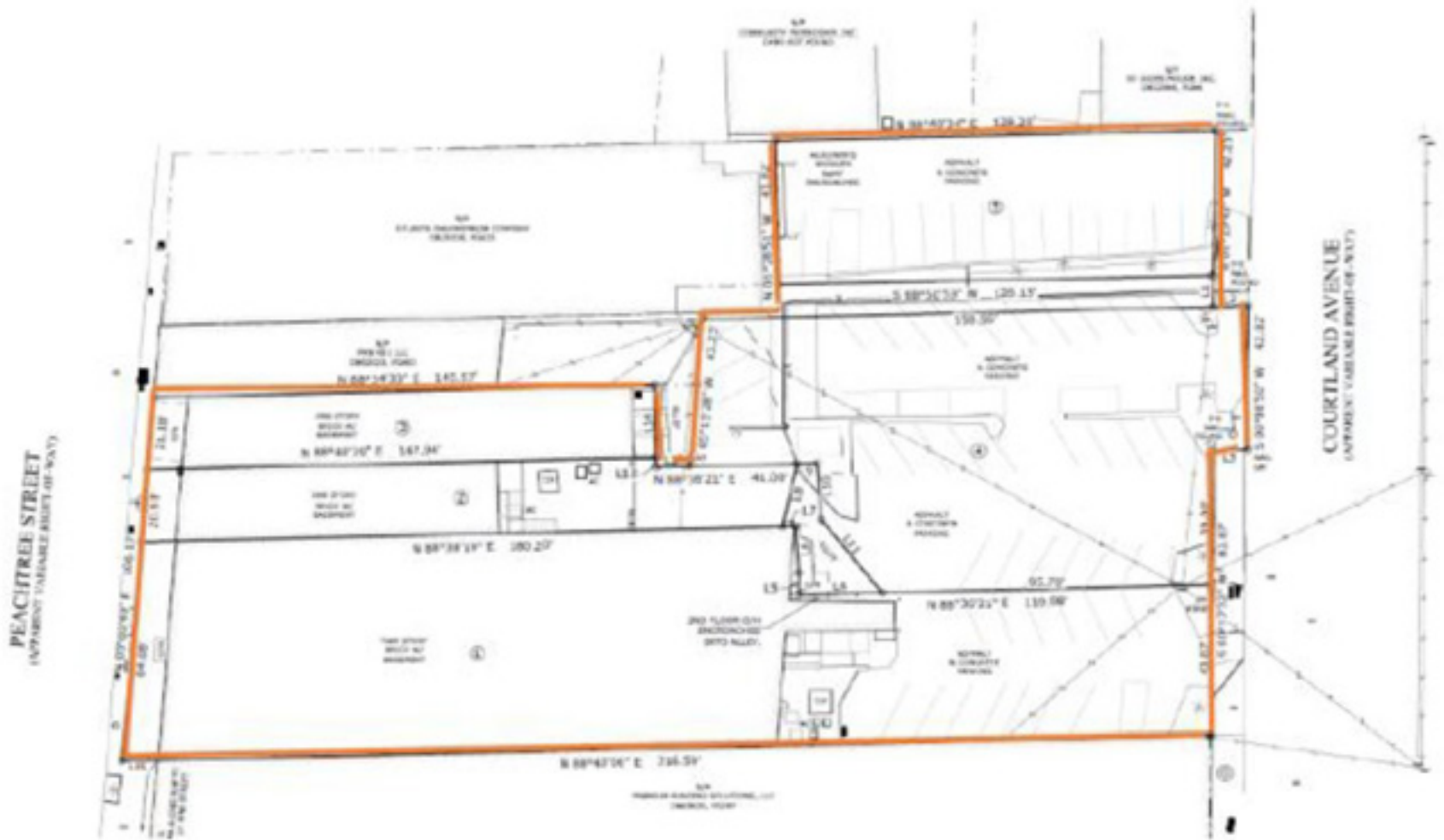
PROJECT OVERVIEW
SITE PHOTOS



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PROJECT OVERVIEW
SURVEY



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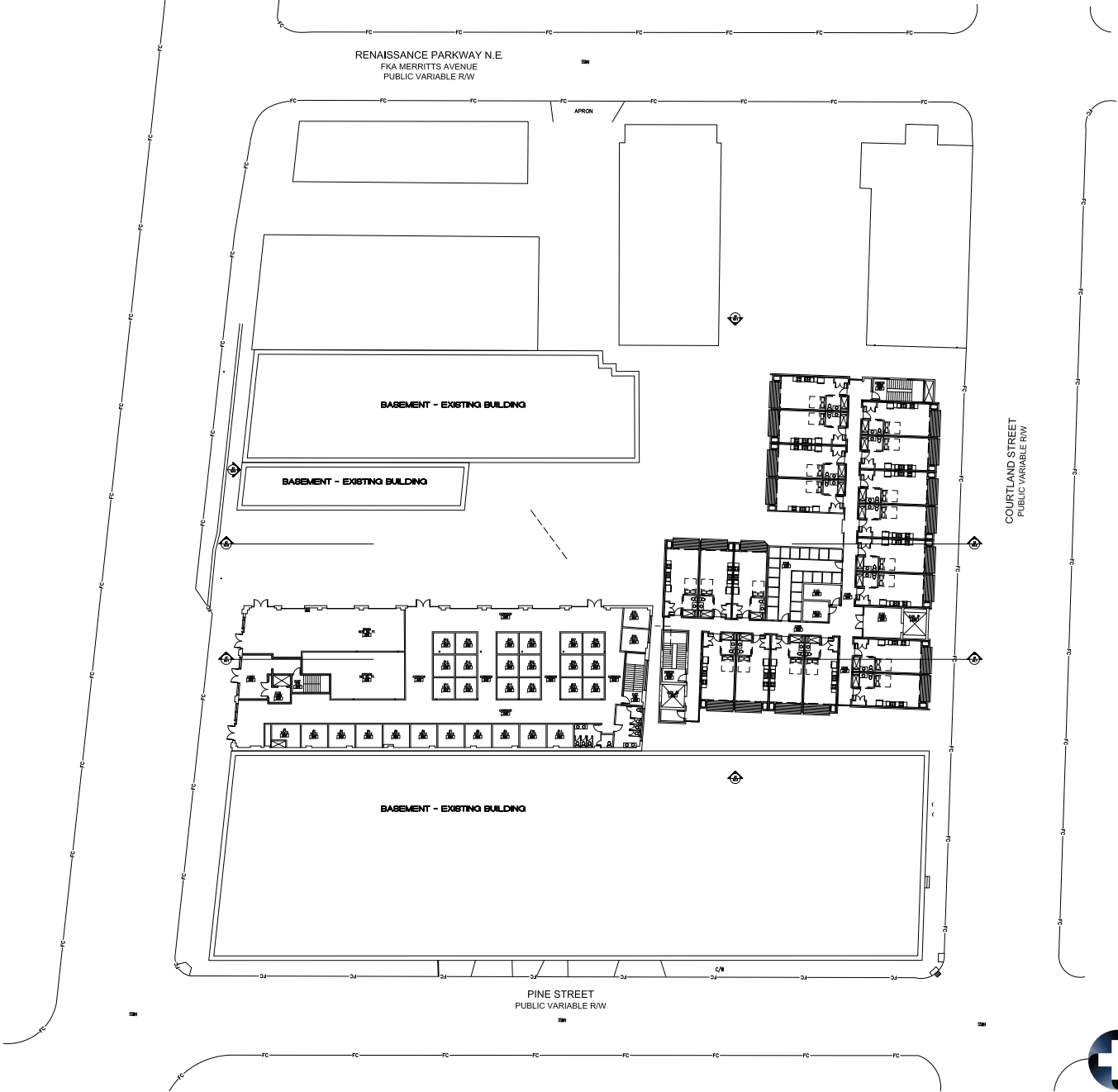
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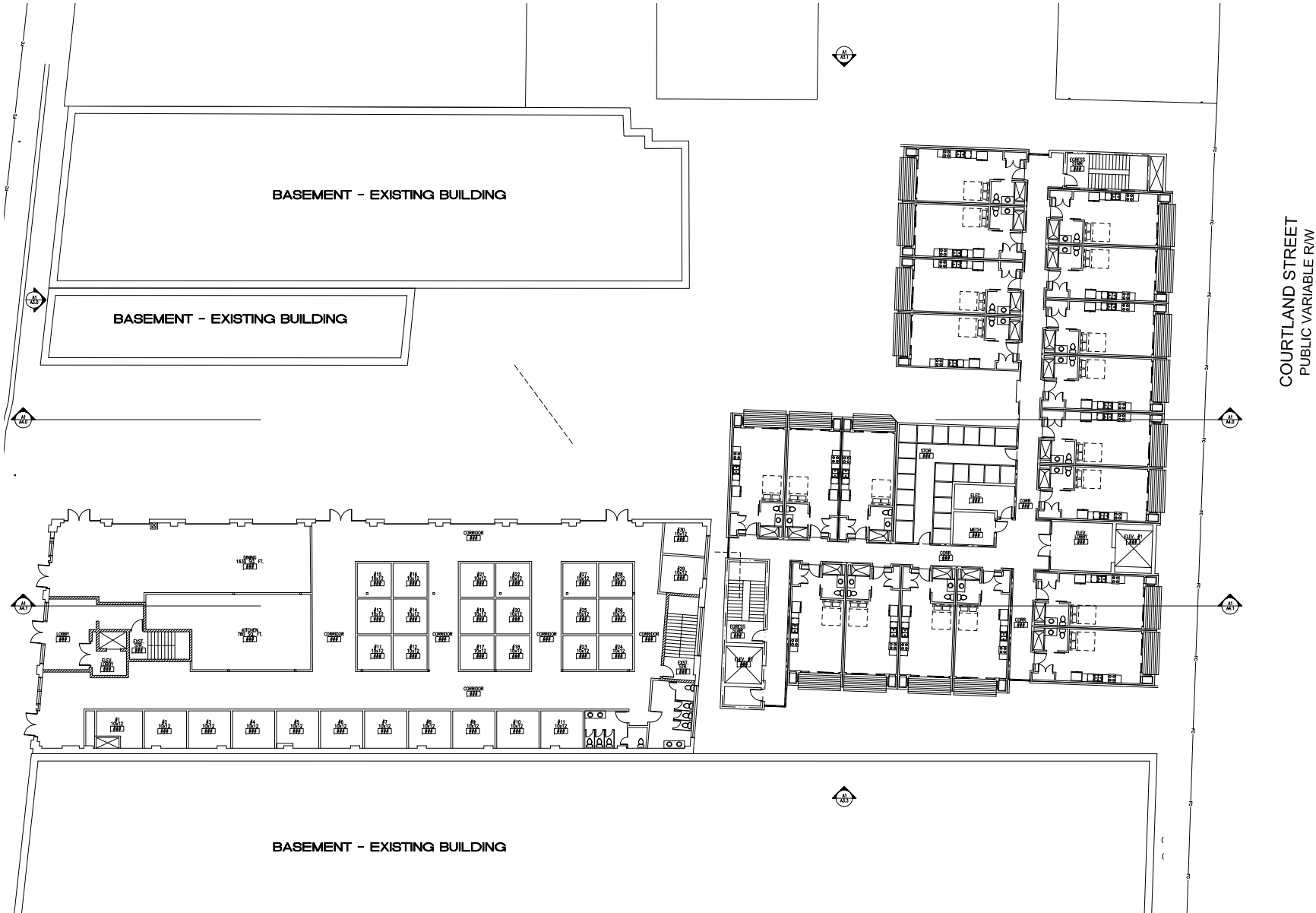
PROJECT OVERVIEW
CONCEPT PLANS AND DESIGN ELEMENTS



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PROJECT OVERVIEW CONCEPT PLANS AND DESIGN ELEMENTS



ENLARGED PLAN
UPPER LEVEL PLAN - PARKING
AT 26 SCALE: 1/10



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A1 TYPICAL FLOOR PLAN
SCALE: 1/16"



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PROJECT OVERVIEW CONCEPT PLANS AND DESIGN ELEMENTS



A1 PEACHTREE STREET ELEVATION
A3.0 SCALE: 1/16" = 1'-0"



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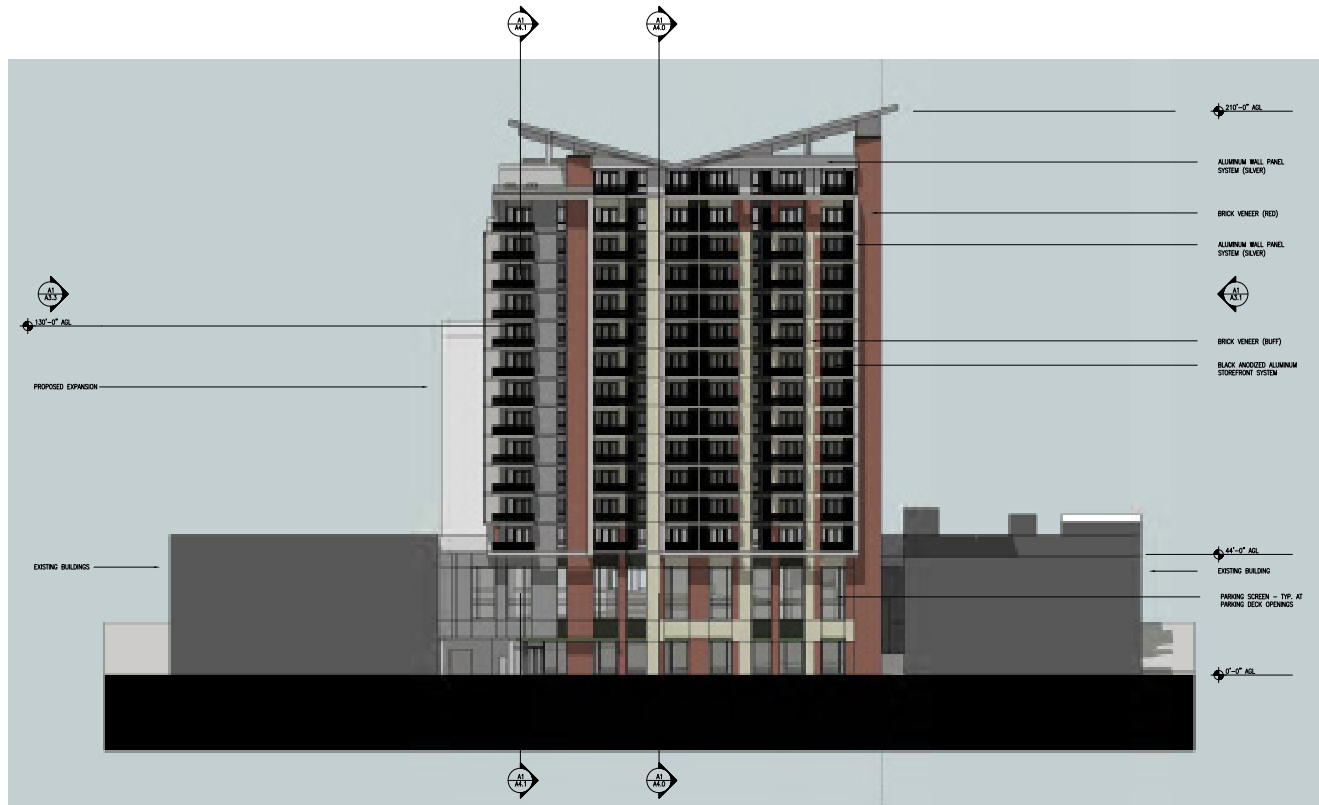


A1 NORTH FACING ELEVATION
A3.1 SCALE: 1/16" = 1'-0"



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LINEAR FOOT CALCULATION:
 SUM TOTAL LENGTH OF FACADE = 154'-10"
 SUM TOTAL LENGTH OF GLAZING = 75'-0"
 PERCENTAGE OF TRANSPARENCY (LINEAR FEET) = 57.6%

AREA CALCULATION:
 TOTAL FACADE SQ. FT. UP TO 10' = 3,243.3 SQ. FT.
 TOTAL GLAZING SQ. FT. UP TO 10' = 774.3 SQ. FT.
 PERCENTAGE OF TRANSPARENCY (AREA) = 57.4%

PARKING SCREEN -
TOP OF PARKING DECK
OPENINGS

B1 COURTLAND STREET ELEVATION
SCALE: 1/16" = 1'-0"

A1 COURTLAND STREET ENLARGED ELEVATION
SCALE: N/A

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PROJECT OVERVIEW
CONCEPT PLANS AND DESIGN ELEMENTS



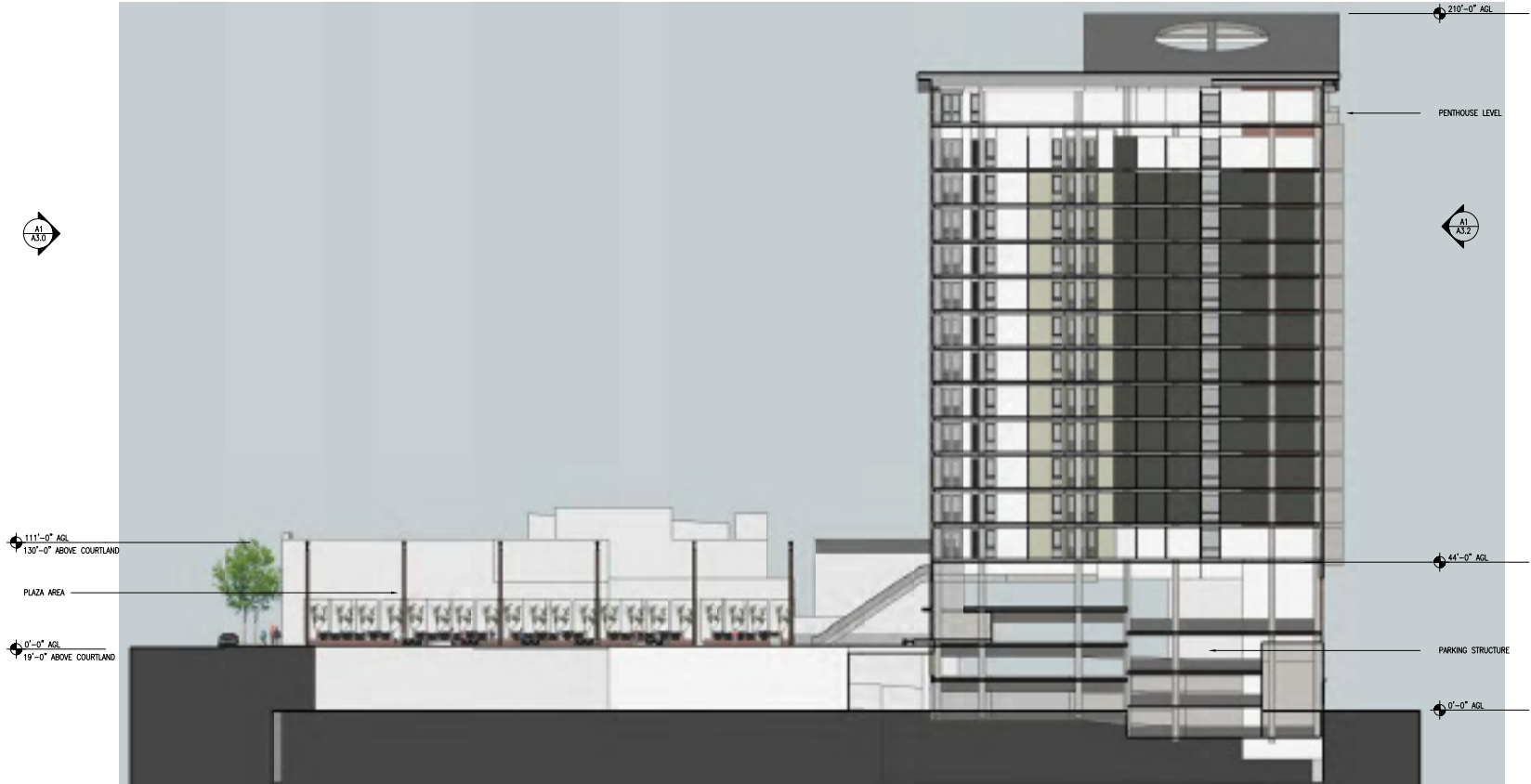
A1 SOUTH FACING ELEVATION
A3.3 SCALE: 1/16" = 1'-0"



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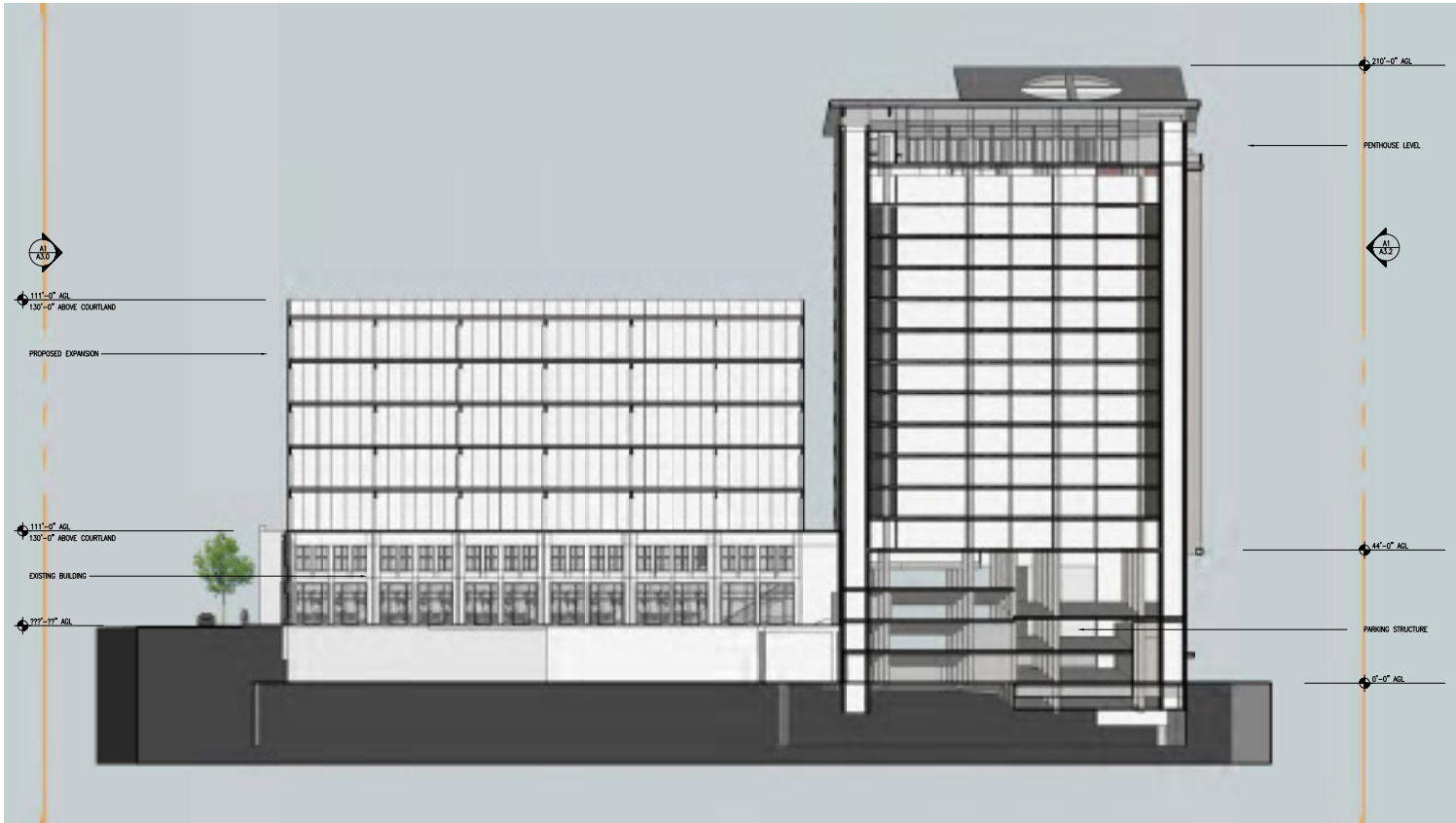
A1 BUILDING SECTION FACING NORTH
A4.0 SCALE: 1/16" = 1'-0"



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A1 BUILDING SECTION FACING SOUTH
SCALE: 1/16" = 1'-0"



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PERPECTIVE RENDERING
ALONG COLUMBIA STREET



PERPECTIVE RENDERING
ALONG PEACHTREE STREET



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PERSPECTIVE RENDERING
ALONG PEACHTREE STREET



PERSPECTIVE RENDERING
ALONG COURTLAND STREET



PERSPECTIVE RENDERING
ALONG PEACHTREE STREET



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