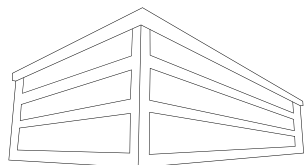




160 TRINITY



DOWNTOWN ATLANTA
On the Corner of Trinity & Pryor

Partially renovated,
historic building

Urban, accessible
and walkable

Former
institutional/
government space

Located in Eastside
TAD; eligible for
grant funding

**Newmark Grubb
Knight Frank**

OFFICE & STREET-LEVEL RETAIL FOR LEASE

19,160 - 57,480 SF
AVAILABLE



Audra Cunningham
Managing Director
770.552.2454
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Jacob J. Minkley
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770.552.2457
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ATLANTA | 770.552.2400 | NGKF.COM
3424 Peachtree Road NE, Suite 800
Atlanta, GA 30326



160 TRINITY

SF OVERVIEW

Class B Office Building 57,480 SF	Retail Street Level 9,000 SF
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BUILDING OVERVIEW

- Built: 1970
- Partially Renovated: 2015
- Floors: 3
- Floorplates: 19,160 SF
- Parking: Available
- Amenities: Rail & Bus Lines
- Elevator Access



3 STORY OFFICE BUILDING
±19,000 SF FLOORPLATES



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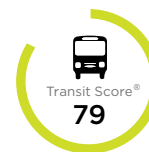
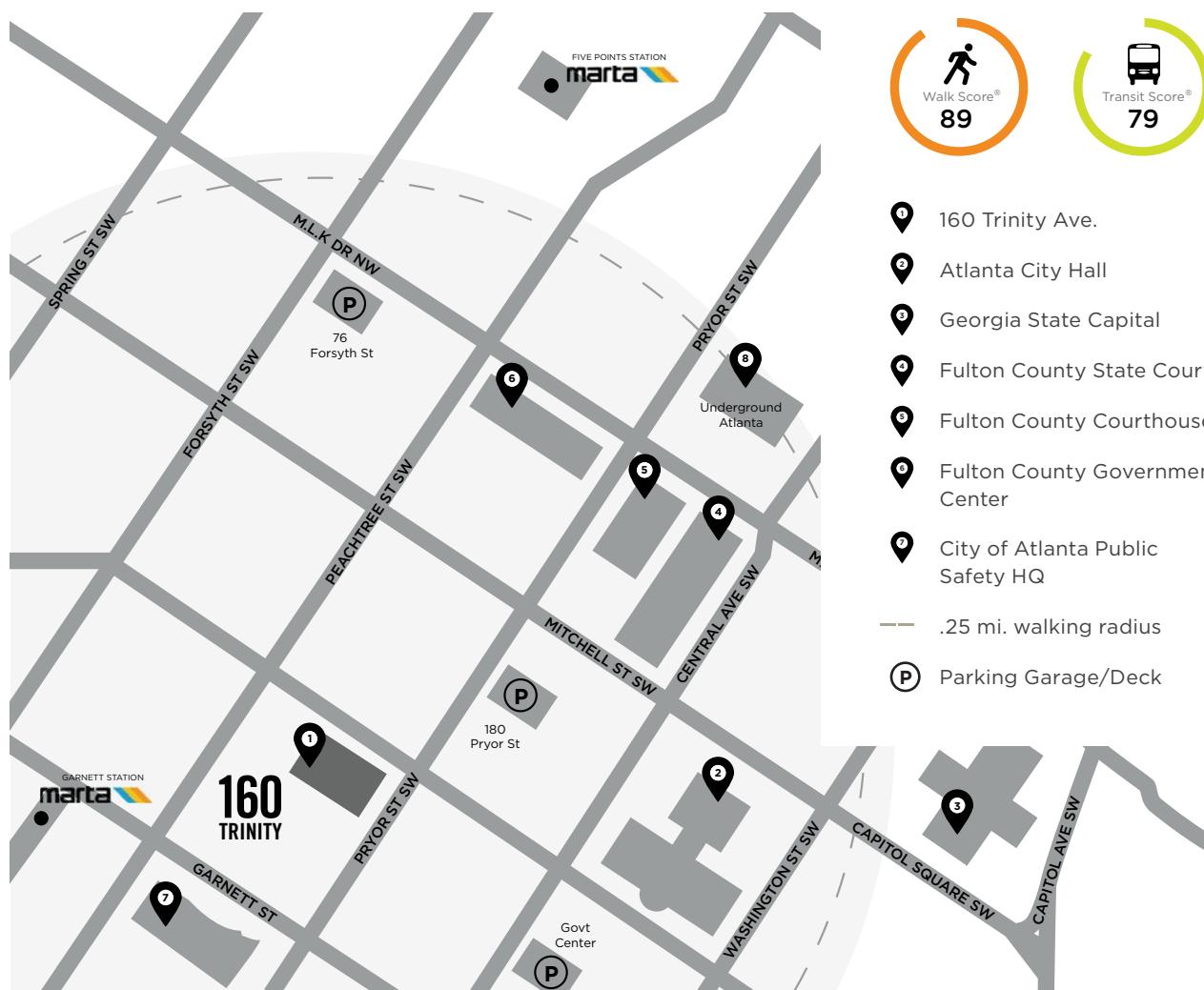


160 TRINITY

LOCATION OVERVIEW

160 Trinity Ave SW Downtown Atlanta
Atlanta, GA 30303 Fulton County

- Located on the corner of Trinity Avenue & Pryor Street
- Part of Eastside Tax Allocation District (TAD); eligible for grant funding
- Two blocks from Fulton County Courthouse, Fulton County State Court, Fulton County Government Building and GA State Capitol Building
- Two blocks from Garnett MARTA Station, four blocks from Five Points MARTA Station
- Less than one mile from GA State University
- Less than one mile from new Mercedes Benz Stadium



- 1 160 Trinity Ave.
- 2 Atlanta City Hall
- 3 Georgia State Capitol
- 4 Fulton County State Court
- 5 Fulton County Courthouse
- 6 Fulton County Government Center
- 7 City of Atlanta Public Safety HQ

— .25 mi. walking radius

(P) Parking Garage/Deck

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160 TRINITY

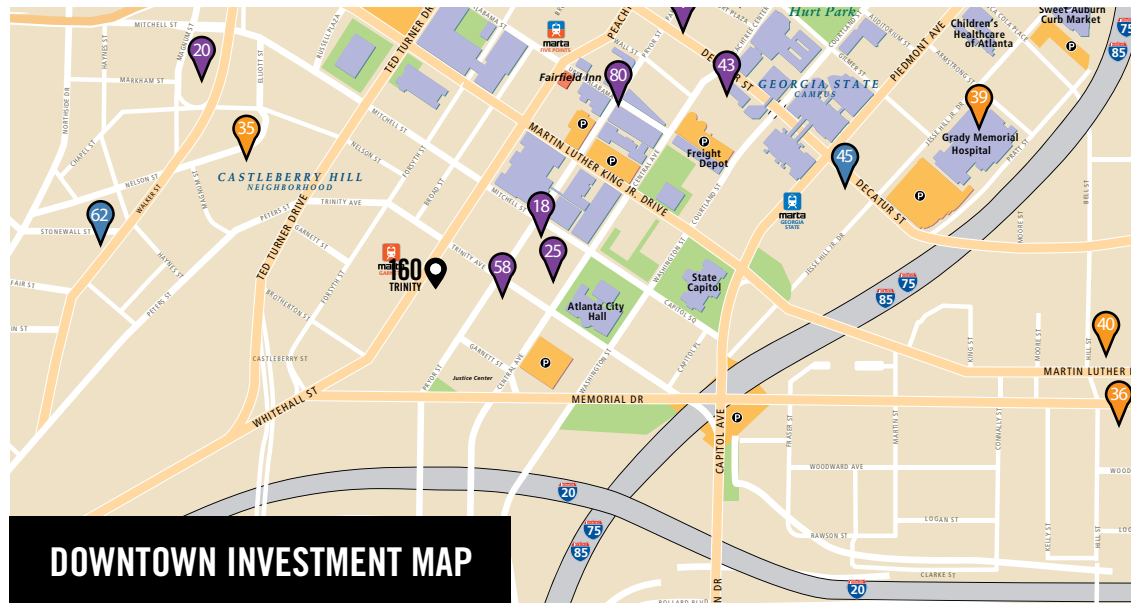
EASTSIDE TAX ALLOCATION
DISTRICT (TAD) GRANTS AVAILABLE

Resurgens Fund Grant available based on size of total investment of the project.

- Minimum of \$100K to maximum of \$3M eligible for a grant of 1/3 (33.33% of total eligible project costs)
- Exceeding \$3M are eligible for grants of a maximum of either \$1M or 10% of total eligible project costs

Downtown Façade Improvement Group (DFIG) available to property/business owners for exterior renovation costs.

- Property owners: minimum of \$30K to maximum of \$300K project costs available at 2/3 (66.67%) for grants of \$20K - \$200K.
- Business owners (tenant): minimum of \$30K to maximum of \$200K project costs available at 2/3 (66.7%) for grants \$20K - \$133.3K.
 - Minimum of 5-year lease & property owner approval
 - Ability to invest 1/3 of total project costs upfront



DOWNTOWN INVESTMENT MAP

INSTITUTIONAL

- 43 GSU Classroom South Addition
- 45 GSU Parker H. Petit Science Center

RESIDENTIAL

- 25 City Plaza (Renovation)
- 35 Fulton Supply Lofts
- 40 Grant Park Apartments
- 58 The Kiser Lofts

HOTELS

- 18 Cambria Suites
- 19 Candler Hotel by Hilton

MIXED-USE

- 20 Castleberry Park/ Hard Rock Hotel
- 36 The George

RESTAURANTS/RETAIL

- 62 Match Restaurant

CATALYTIC PROJECTS

- 80 Underground Atlanta

MEDICAL

- 39 Grady Memorial Hospital

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