

FOR SALE > MIXED-USE REDEVELOPMENT OPPORTUNITY

222 Mitchell Street

222 Mitchell Street, Atlanta, GA 30303



OVERVIEW:

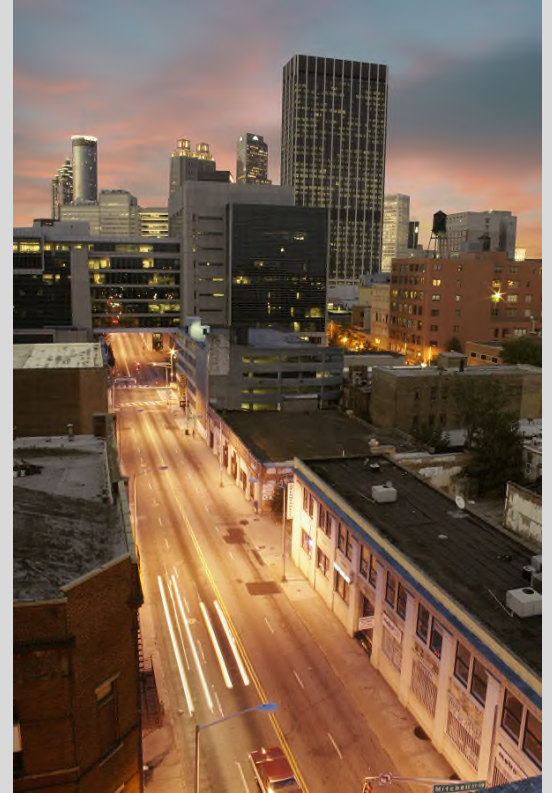
222 Mitchell Street offers an incredible redevelopment opportunity in the heart of Downtown Atlanta and is located adjacent to the planned Multimodal Passenger Terminal. The property is comprised of four separate structures including approximately 400,000 square feet of former office space and 86,000 square feet of parking.

Office, data center, retail, multifamily and hospitality uses may be executed.

The replacement value of the structure has been estimated to exceed \$20 million and the quality of the improvements will expedite the time-to-market as opposed to new construction.

PROPERTY FEATURES:

- 400,000 square feet office building on 2.1 Acres
- 86,000 square feet of parking
- Cast-in-place concrete structure
- Four separate, interconnected structures built from 1929-70
- Potential conversion to mixed-use community
- 2 blocks from Five Points and Garnett MARTA stations
- Walking distance to Centennial Park, Philips Arena, Capitol Hill, GSU and the Georgia Dome
- Qualifies for New Market Tax Credits



For more information please contact:

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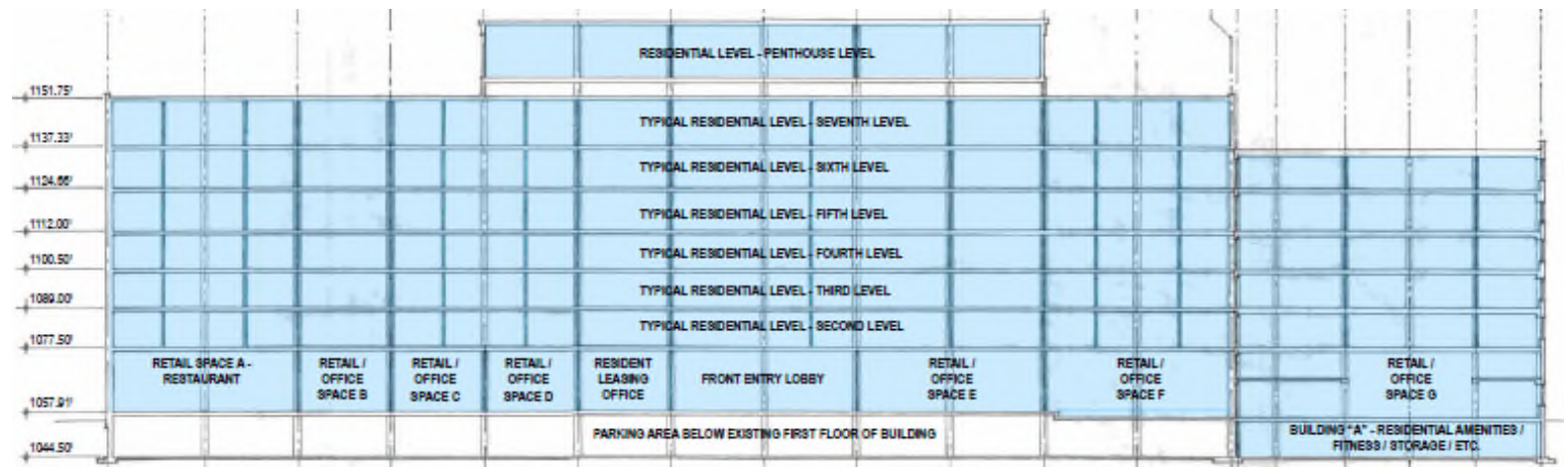
VIEWS FROM 222 MITCHELL AND AREA MAP



CONCEPTS AND AERIAL VIEW OF 222 MITCHELL:



EXAMPLE REDEVELOPED BUILDING LONGITUDINAL SECTION



BUILDING PROFILE:

Structure

222 Mitchell Street was constructed in three phases; Building A (the easternmost building) was built in 1940, Building B (the middle building) in 1960 and Building C in 1970. Attached to the property is a building known as the Nelson St. property which was reportedly built around 1929. A 110-space parking deck is also included in the building.

The structures are constructed of reinforced, cast-in-place, concrete structural components to include concrete columns, concrete grade and beams. The exterior wall finishes typically consist of light-colored brick masonry with polished granite accents, red brick masonry and stucco.

Roof

The roofs of the building are topped by a mineral-surfaced modified bitumen cap. The surface appears to be in overall fair condition with sufficient drainage.

Building Interior

The majority of the interior is fitted out in basic office finishes with open floor plans. The ceiling heights range from 21' on the 1st floor, 11' on floors 2-5, 12' on the 6th floor and 14' on the 7th floor.

Elevators

Building A, B and C are serviced by cable-driven passenger elevators. Two passenger elevators are located in Building A. five passenger elevators and one freight elevator are located in Building B. There are two elevators between the basement and the first floor that are accessible from the secured armored car tunnel and the first floor of the building. In addition, there is a full-service, cable driven freight elevator that is contiguous to the Nelson Street Building along the common wall.

Utilities

Water is provided by the City of Atlanta through three (3) service entrances located in each Building A-C. Sanitary sewer is provided to the property by the City of Atlanta. Natural gas is supplied to the city by Atlanta Gas Light. Electrical Power (480 volt, 3000 amp service) is supplied by Georgia Power through a sub-grade transformer located on the east side of the building exterior.



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