

132 Mitchell Street

Atlanta GA 30303

6,200 –
12,400 SF

FOR LEASE
OFFICE



A Peachtree and Mitchell Street intersection rendering of Newport's 8 block redevelopment.



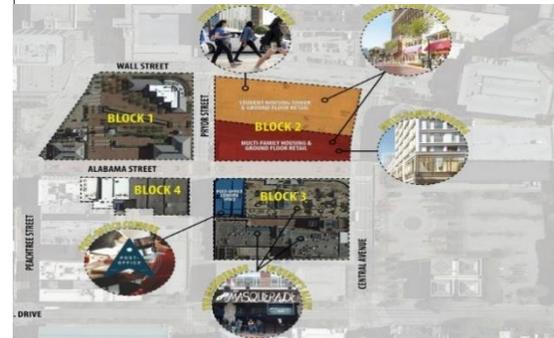
Mitchell St rendering, looking towards Mercedes-Benz Stadium.



Possible Amazon headquarters here at The Gulch.



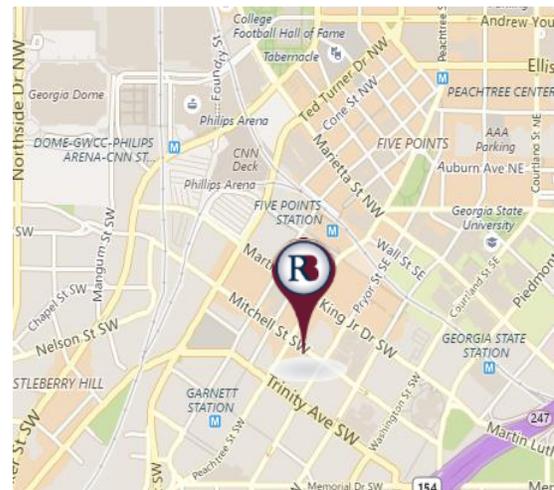
Rendering of first Underground Atlanta apartment building.



Underground Atlanta redevelopment map.

Property Highlights:

- \$15.00/SF Full Service Lease Rate
- 6,200 SF Floor Plates
- 94 Walk Score
- South Downtown Location near Mercedes-Benz Stadium, Underground Atlanta, Gulch and adjacent to Newport's redevelopment
- Convenient to MARTA and I-85, I-75, & I-20



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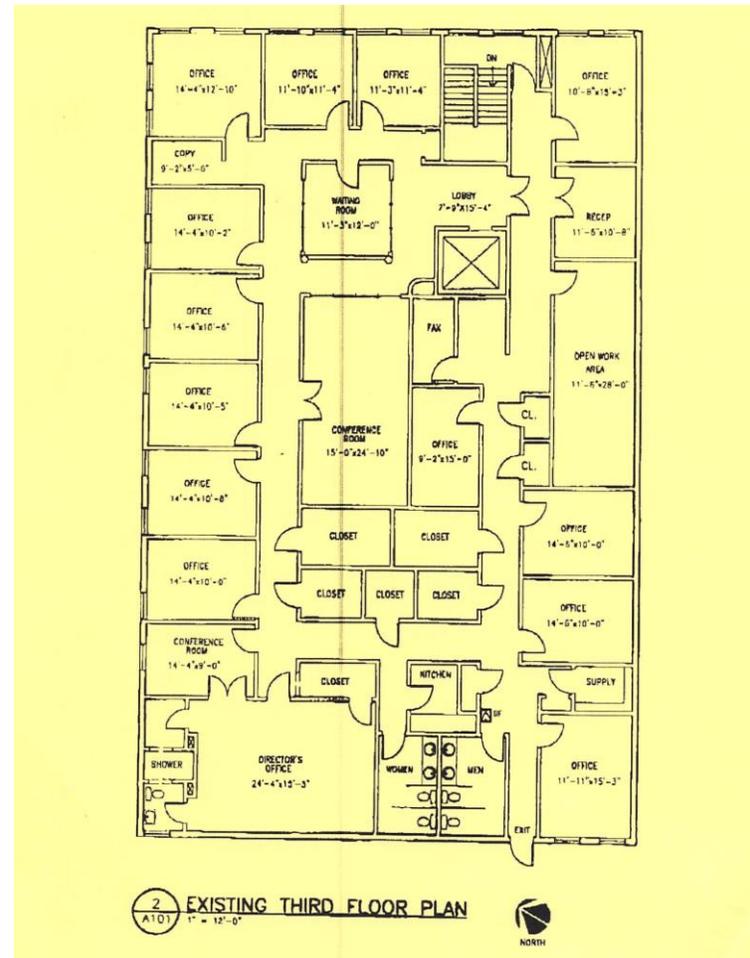
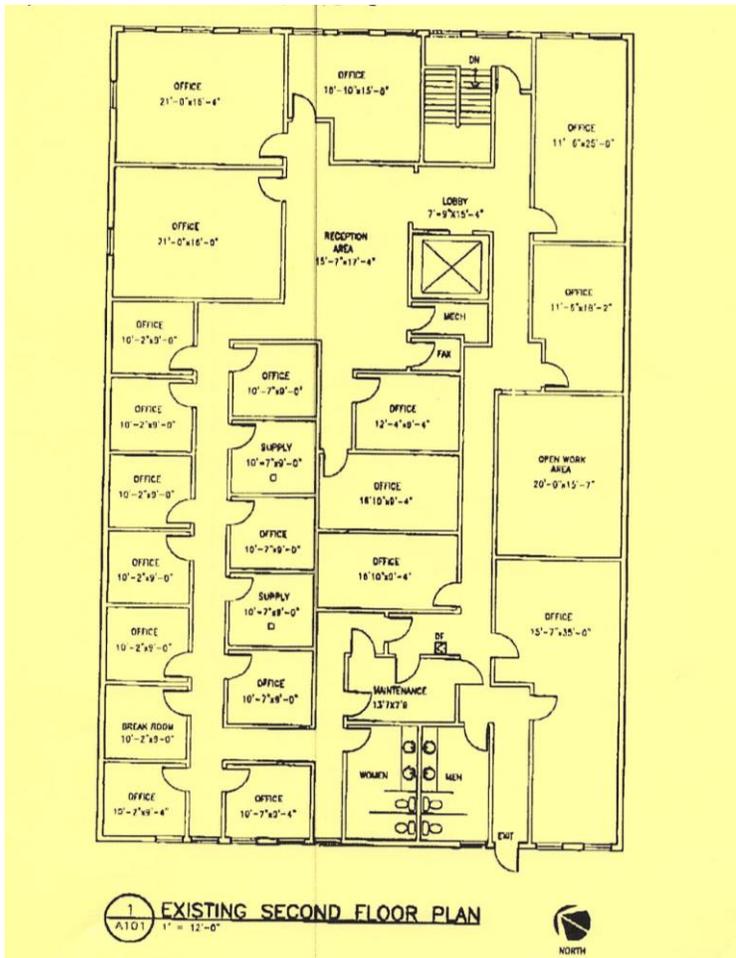
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Floor Plans



Downtown Developments

Central Atlanta Progress' December 2017 master plan includes the following six idealistic initiatives:

- Go big with the small stuff to humanize downtown:** The plan's recommendations seek to maintain focus on the day-to-day experience of downtown and create a welcoming experience for everyone.
- Uncover, celebrate, and preserve downtown's heritage to ensure that new growth does not overwrite Atlanta's history:** The plan's recommendations offer ideas for integrating local history and creativity as part of the everyday experience in downtown.
- Grow downtown neighborhoods tailored to meet the needs of residents:** The plan envisions that downtown will evolve and grow as a collection of unique neighborhoods.
- Reinforce downtown's role as the entrepreneurial and economic center of the region:** The plan's recommendations seek to further establish downtown as home to small businesses, start-ups, the arts, and innovative research.
- Restore the forest in the center of the city to improve air and water quality, create shade, and add beauty downtown:** The plan's recommendations seek to integrate ecology and play into the center of Atlanta and embrace a healthier future for downtown's people and places.
- Offer real choice in transportation to reduce traffic congestion and reliance on automobiles and create space for increased activity:** The plan's recommendations seek to redesign the street network, uncover a connected, walkable downtown, and encourage travel by multiple modes.