

# FIVE POINTS CENTER

## A MIXED-USE BUILDING ON AN ENTIRE CITY BLOCK

15 Peachtree St/33 Pryor St, Atlanta, Georgia 30303



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Ackerman & Co.

Ackerman & Co. is pleased to exclusively present Five Points Center ("Property"), a mixed use development at Five Points in Downtown Atlanta, Georgia. This iconic property sits on approximately .82 acres and includes the entire city block bounded by Peachtree Street, Decatur Street, Pryor Street and Wall Street.

Five Points Center has 20 owners and 19 of the owners have executed an Exclusive Marketing Agreement to sell their combined 23/24ths interest in the Property. One owner has elected not to execute the Exclusive Marketing Agreement, but has expressed interest in selling if an acceptable offer is procured.

For additional information or to schedule a property tour, please contact:

**JOHN SPEROS**

Senior Vice President

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**PRINCIPAL**  
CONFIDENTIALITY AGREEMENT

**BROKER**  
CONFIDENTIALITY AGREEMENT



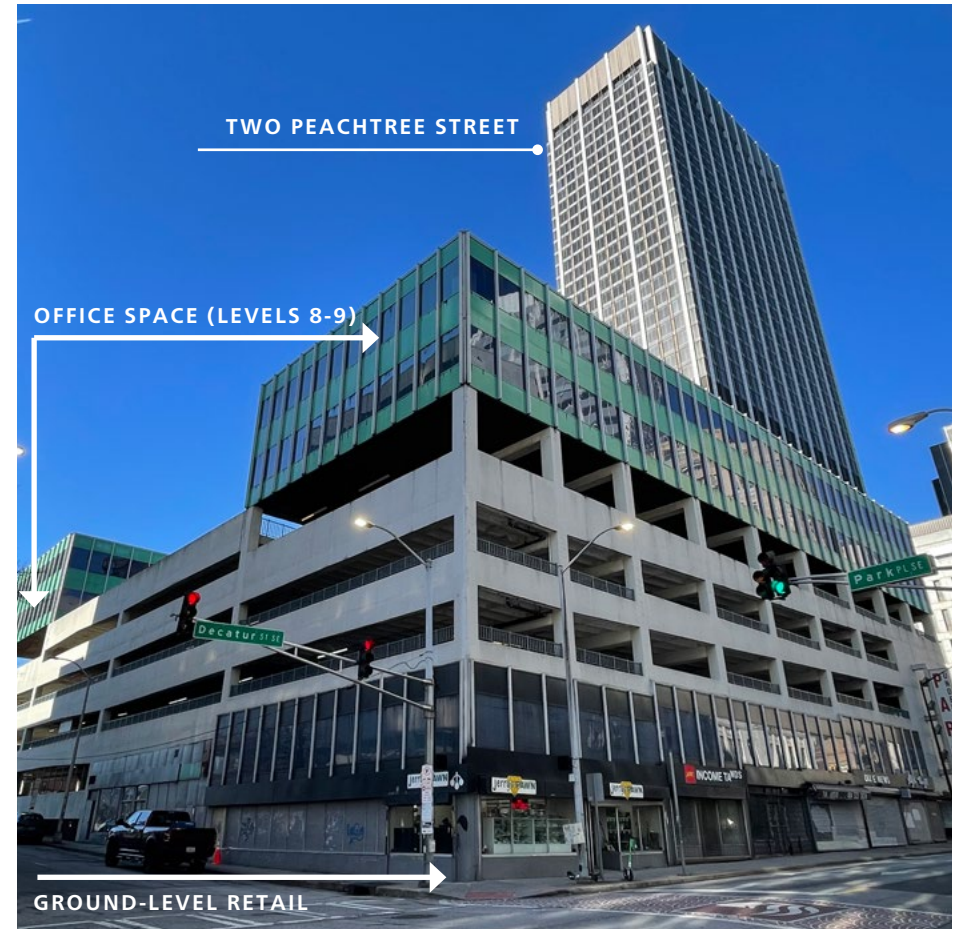
Ackerman & Co.

For a variety of reasons including COVID's impact of the use of office space and educational facilities and the State of Georgia vacating approximately 925,338 square feet of office space in Two Peachtree Street located directly across Peachtree Street from **Five Points Center** (Two Peachtree Street has no onsite parking), the parking revenue has decreased significantly from the 2019 level.

In addition to its iconic location for future redevelopment, **Five Points Center** offers a unique opportunity for the following reasons:

- As the area continues to redevelop, demand for parking will return and it is significantly less expensive to rent parking at \$110 to \$130 per space per month than pay a return on the cost of constructing a new parking space in a structured parking deck. Accordingly, the parking income should return to a more normal level over the next 24 months.
- Because **Five Points Center** is located in the Arts & Entertainment district as established by Central Atlanta Progress, the property is eligible for static and digital billboards. A lease has been negotiated with Orange Barrel Media that generates significant income for **Five Points Center**.
- As the area continues to improve, ground-level retail along Pryor Street and Decatur Street is beginning to thrive. There is ample opportunity to reposition the retail component of **Five Points Center** to increase income.
- **Five Points Center** has two levels of space containing approximately 42,000 square feet that was formally leased to First Atlanta Bank. The space is unique in its "U" shaped layout. We believe that there is some use for this space that can create additional income for **Five Points Center**.

Download and execute the appropriate Confidentiality Agreement to receive the complete **Five Points Center** offering memorandum.



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Five Points Center contains the following mix of uses:

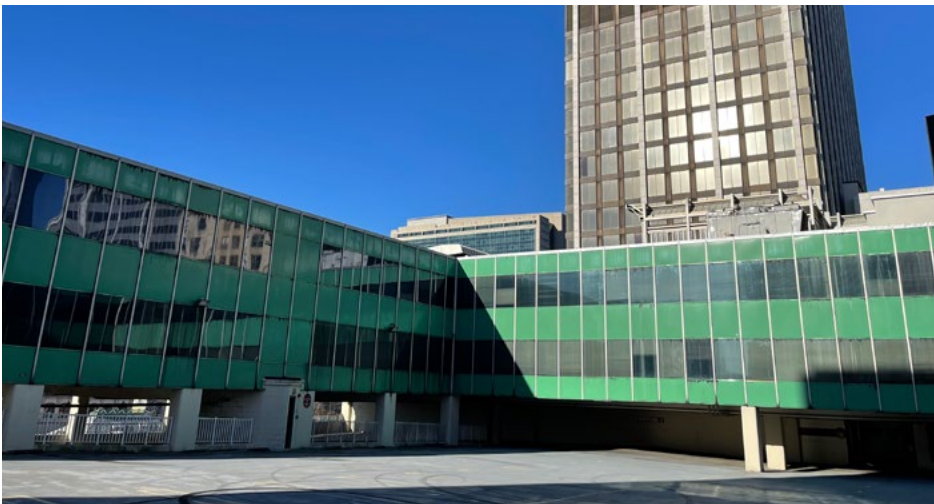
- 630 parking spaces in a seven level parking structure
- 11,426± SF of retail space and 11,326± SF 2nd level office space fronting on Decatur Street and Pryor Street
- 42,000± SF of office space on levels 8 and 9



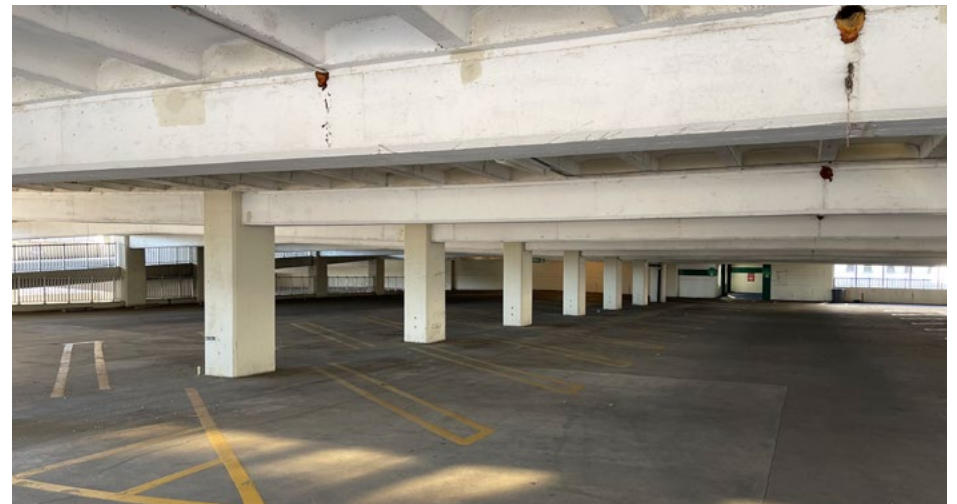
**STREET-LEVEL RETAIL**



**OFFICE INTERIOR**



**OFFICE SPACE**



**PARKING DECK**

**Five Points Center** is located at the epicenter of Downtown Atlanta at Five Points. Within ½ mile of **Five Points Center**, there is significant demand for all segments of real estate based in the existing generators listed below in ADDITION to demand to be created by development of the Gulch (Centennial Yards), Newport’s 222 Mitchell (Hotel Row) and other planned developments.

**ENTERTAINMENT VENUES**

- Mercedes Benz Stadium
- State Farm Arena
- Underground Atlanta

**EMPLOYMENT CENTERS**

- City of Atlanta Government
- State of Georgia Government
- Fulton County Government

**EDUCATIONAL/MEDICAL CENTERS**

- Georgia State University
- Grady Hospital

