

Downtown Office Space for Sale or Lease

Historic Healey Building (Bounded by Walton, Forsyth and Poplar Streets)
57 Forsyth Street
Atlanta, GA 30303



The Healey Building, 57 Forsyth St., Atlanta, GA 30303

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PROPERTY SUMMARY

| | |
|------------------|--|
| PROPERTY ADDRESS | 57 Forsyth Street, Atlanta, GA 30303 |
| ZONING | SPI-1- Atlanta-Special Public Interests Located in the Opportunity Zone |
| PARCEL NUMBER | 14 007800121036 |
| SUBMARKET | CENTRAL BUSINESS DISTRICT |
| SIZE | 12,800 SF Plus 5,000+ SF Patio |
| 2020 TAXES | \$27,643.66 (City) \$7,862.12 (County) |
| SALES PRICE | \$3,050,000.00 |
| LEASE RATE | \$25.00/sf |

EXECUTIVE SUMMARY

JGRE is pleased to present this unique opportunity to purchase or lease a truly historic Atlanta building in the heart of the Georgia State University campus in the Fairlie Poplar District of downtown Atlanta. The building, bounded by Walton Street, Forsyth Street and Poplar Avenue, is adjacent to GA State University Rialto Theater for the Arts, The GSU School of Music, the Aderhold Learning Center, and close to numerous hotels, parks, restaurants and two MARTA rail stations.

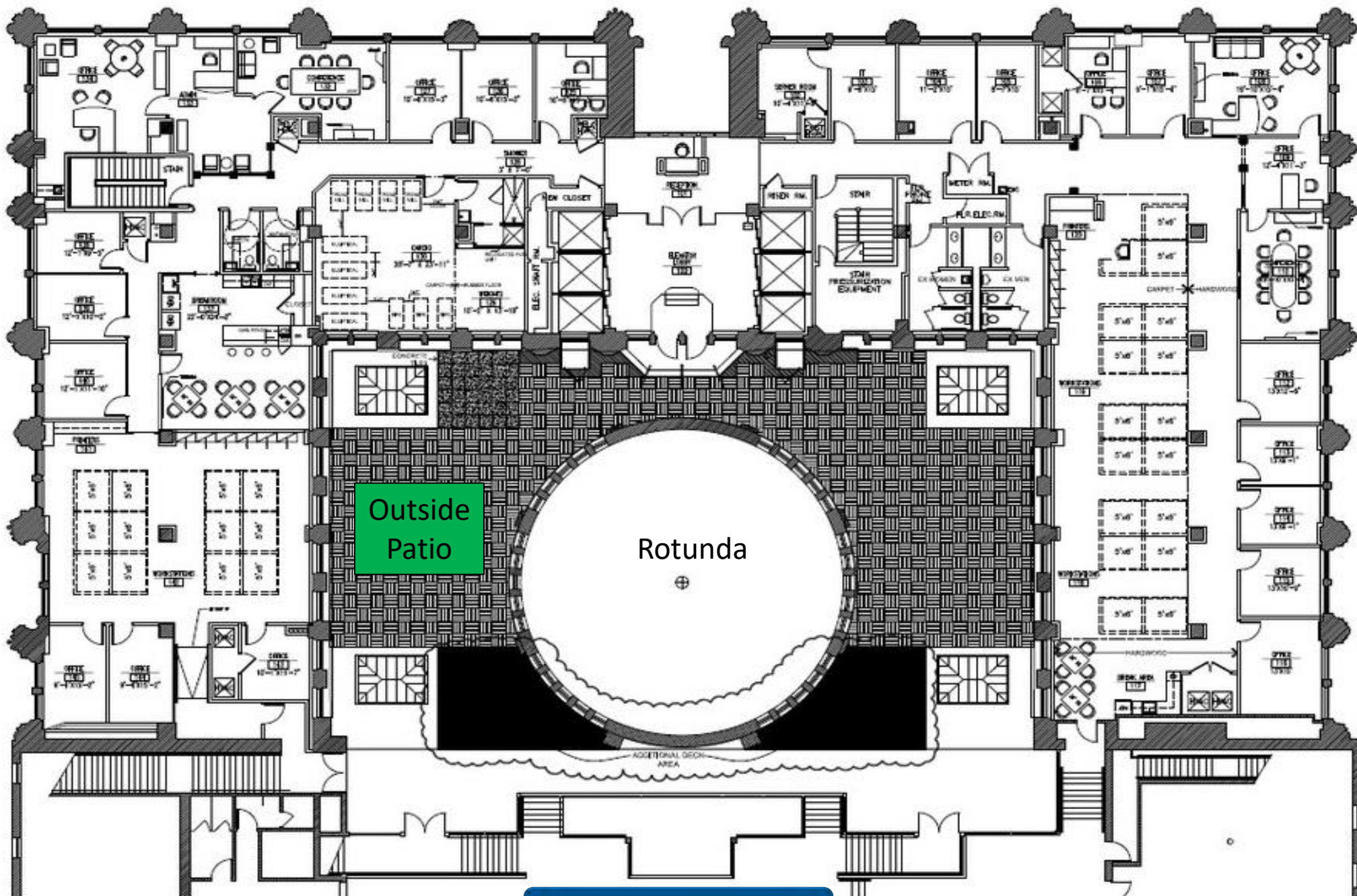


PROPERTY HISTORY: The **Healey Building**, at 57 Forsyth Street NW, in the Fairlie-Poplar district of Atlanta, was the last major "skyscraper" built during the first great burst of multi-story commercial construction preceding World War I. In fact, it was World War I, which led to the alteration of the original design, which called for twin towers connected by a rotunda. Only the west tower and rotunda were constructed before World War I broke out. The death in 1920 of William Healey forestalled continuation of the project after the war. According to Dr. Elizabeth Lyon in her National Register of Historic Places nomination, "The Healey Building has an elegance and high shouldered dignity which make it outstanding among its contemporaries." Those contemporaries include the Chandler, the Flatiron, the Thorton and Hurt Buildings among others. Although certainly distinctive for its physical appearance and location, the Healey Building is also associated with significant individuals in Atlanta history. Thomas G. Healey and his son William T. Healey were political and business leaders in the city - in the case of Thomas, dating back to pre-Civil War times.

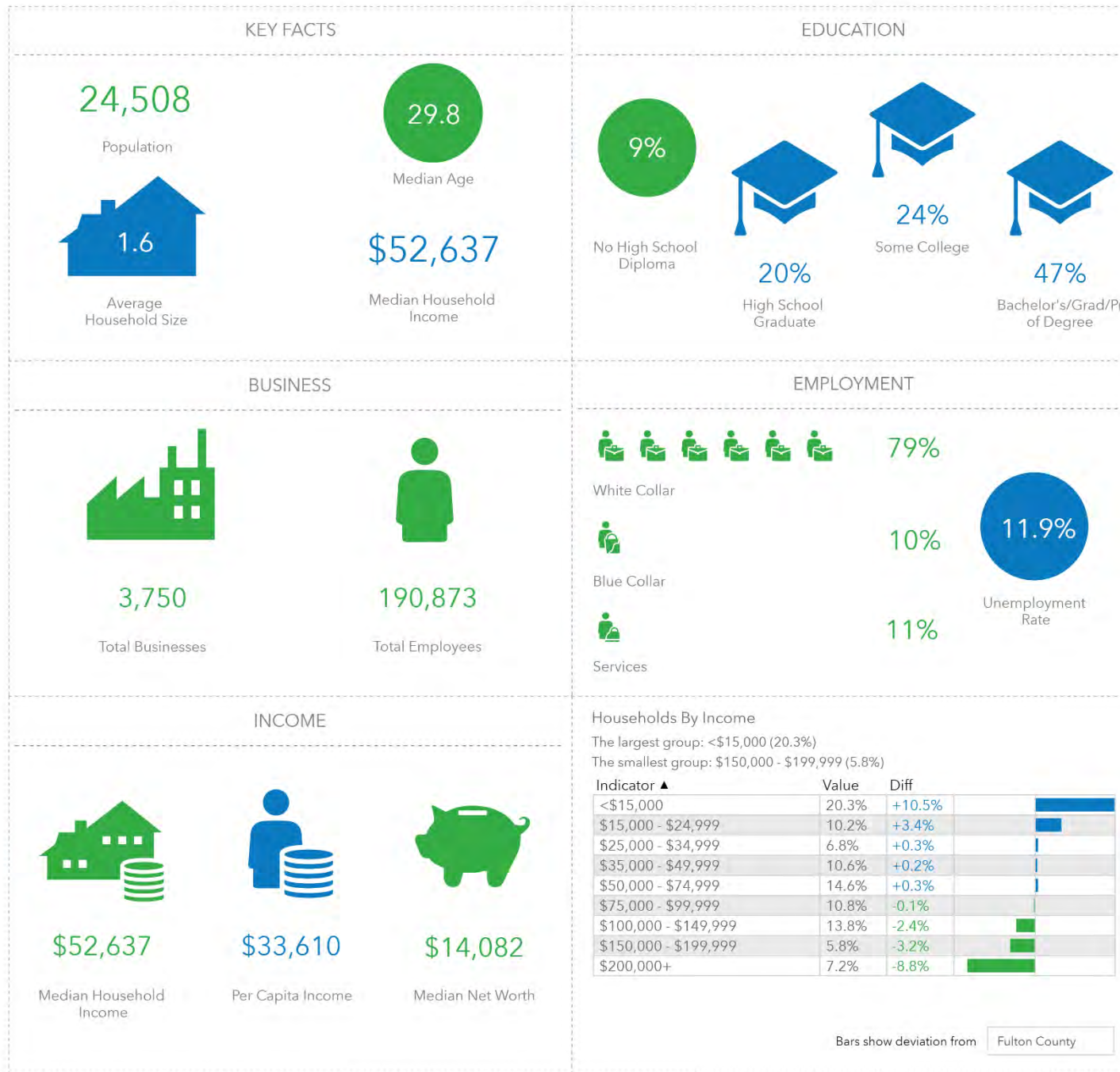


The Healey Building remained in the Healey family until 1972 when it was sold for \$3.2 million to Edward Elson and Morris Abram. In 1976, the building was named to the [National Register of Historic Places](#) (Ref #77000429). Five years later, German entrepreneur Guenter Kaussen purchased the structure. By 1985, only sixteen percent of the office space remained in use and the building was bought from Kaussen's estate for \$8 million by Healey Building Associates Ltd., a joint venture by the Dutch firm of Euram Resources and the Dutch bank Staal Bankers, N.V. In 1987, the Healey Building underwent an almost \$12 million renovation under the direction of the architectural firm of Stang and Newdow.





[Click Here to View Virtual Tour](#)



SPI-1 DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter, are the Regulations in the SPI-1 Downtown Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in [section 16-18A.003](#), except that all existing categories of historic protection designated pursuant to [Chapter 20](#) of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply.





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