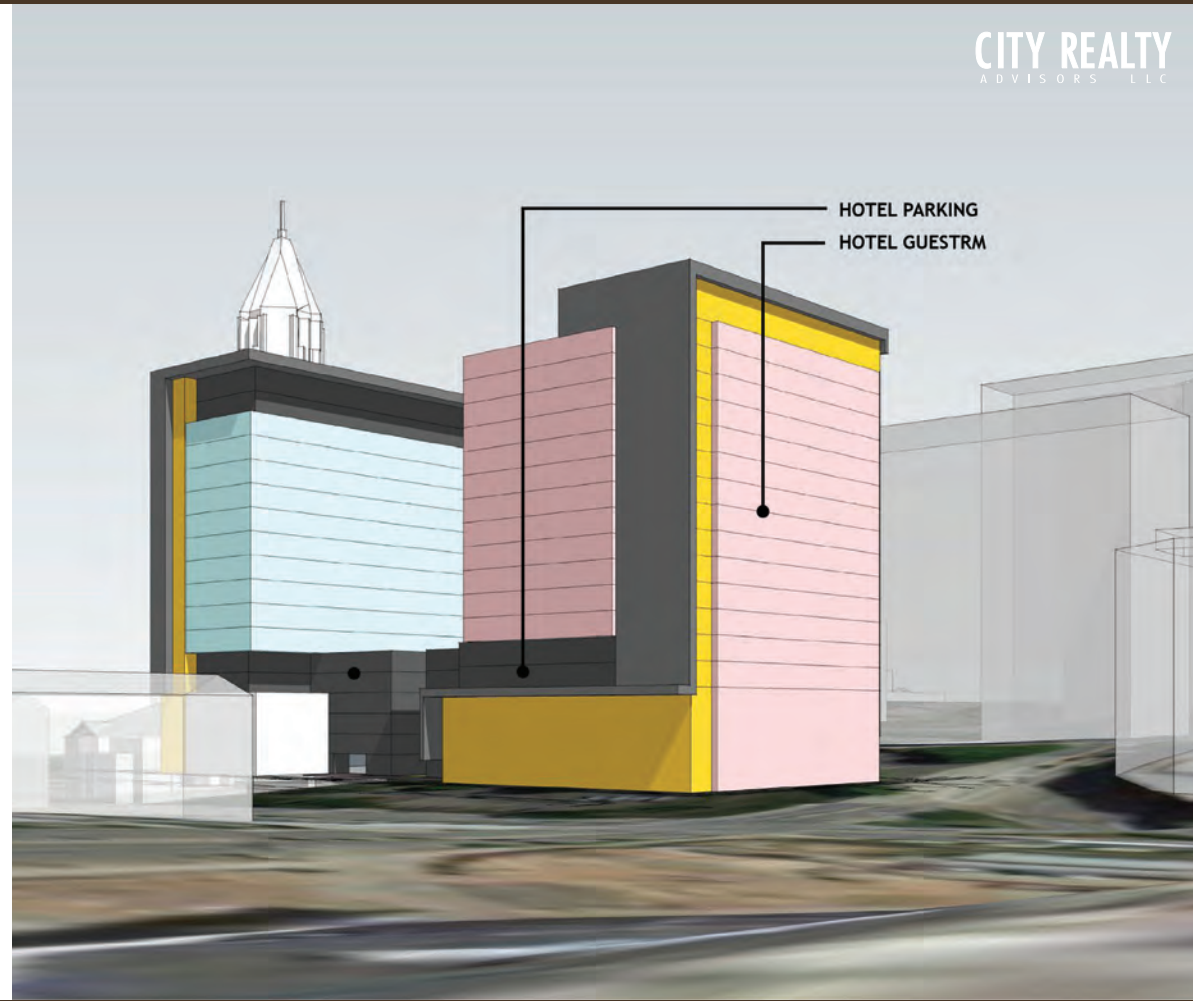


# HOTEL SITE

## Centennial Olympic Park

The pin corner 35,211 sq. ft. portion of 377 Centennial Olympic Park Drive offers a unique opportunity to develop a high-rise hotel across the street from the Center for Civil and Human Rights and within walking distance of the Georgia Aquarium, the World of Coca-Cola, the CNN Center, the new College Football Hall of Fame, and the Children's Museum, with incredible visibility from the Downtown Connector.

- Sale Price: Inquire
- Zoned SPI-1 SA5
- Bordered on the east by the Williams Street ramp from the I-75/85 Downtown Connector, on the south by Ivan Allen Boulevard, and on the west by Centennial Park Drive
- The 35,211 sq. ft. site is unimproved (grass and parking) and generally slopes from east to west at elevations from 970 to 950 ft
- Phase 1 Environmental report is available
- There are no known subsurface conditions that would impede development



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## FOR SALE

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# HOTEL SITE

## Centennial Olympic Park

**SITE DESCRIPTION:**

377 Centennial Park Drive is a 35,211 sq. ft. site north of Centennial Park in downtown Atlanta zoned SPI-1 SA5. The site is bounded on the east by the Williams Street ramp (off the I-75/85 Downtown Connector) on the south by Ivan Allen Boulevard, and on the west by Centennial Park Drive. The site sits directly north of Centennial House (a 101- unit Novare condo project) and directly west of 55 Allen Plaza, a 350,000 square foot office building that serves as Ernst & Young's southeastern headquarters and a W Hotel. The site is diagonally across the street from the new National Center for Civil and Human Rights, the World of Coca-Cola, and the Georgia Aquarium.

The 35,211 sq.ft. site is adjacent and separated by a 6,000 sq. ft. buffer from a 70,000 sq. ft. site currently under contract to the Kaplan companies who intend to build a 331 unit upscale apartment complex.

**FRONTAGES:**

Centennial Olympic Park Drive: **110 ft.**

Ivan Allen Jr. Boulevard: **150 ft.**

Williams Street Ramp: **130 ft.**

Northern Boundary alongside Kaplan Residential Development: **230 ft.**

**ZONING:**

**The site is zoned SPI-1 SA5** a specific high density zoning established to encourage activity at the street level around Centennial Olympic Park and to enhance the Park as a civic gathering place. Go to [www.cityrealty/properties/looking-to-buy](http://www.cityrealty/properties/looking-to-buy) for full zoning description.

Floor to Area Ratio's (FAR):

- For Non Residential Uses (including hotels) the FAR is **10 times** net lot area or approximately **240,000 sq. ft.**



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# HOTEL SITE

## Centennial Olympic Park

**SURROUNDING AREA:**

Within 500 yards of the site, three new developments are changing the landscape around Centennial Olympic Park. To the west of the site a Hyatt House hotel with 150 rooms just opened in July 2015 at Ivan Allen Jr Blvd and Luckie Street, and a 146-key Springhill Suites is under construction directly across from the Georgia Aquarium at Ivan Allen Jr Blvd and Venable St. Two blocks south of the site, Post Properties is developing the 407-unit Centennial Park Apartments which will bring hundreds of new residents to downtown.

There are several key tourist attractions, all within the four block area: Centennial Olympic Park, the recently completed Center for Civil and Human Rights, the Georgia Aquarium, the World of Coca-Cola, the CNN Center, and the new College Football Hall of Fame.



HYATT HOUSE



SPRINGHILL SUITES



CENTENNIAL PARK APARTMENTS

**HIGHEST & BEST USE:**

The opportunity to purchase 35,211 sq. ft. of land in the Downtown Centennial Park market is virtually non-existent, which puts 377 Centennial Olympic Park at the forefront as the top development opportunity for the entire downtown market.

With all the new development, the demand for street front retail has never been stronger. Given the walkability and current SPI zoning of this site, additional parking for retail use is not required. The activity of the surrounding area makes this site a prime location for a hotel.



# HOTEL SITE

## Centennial Olympic Park

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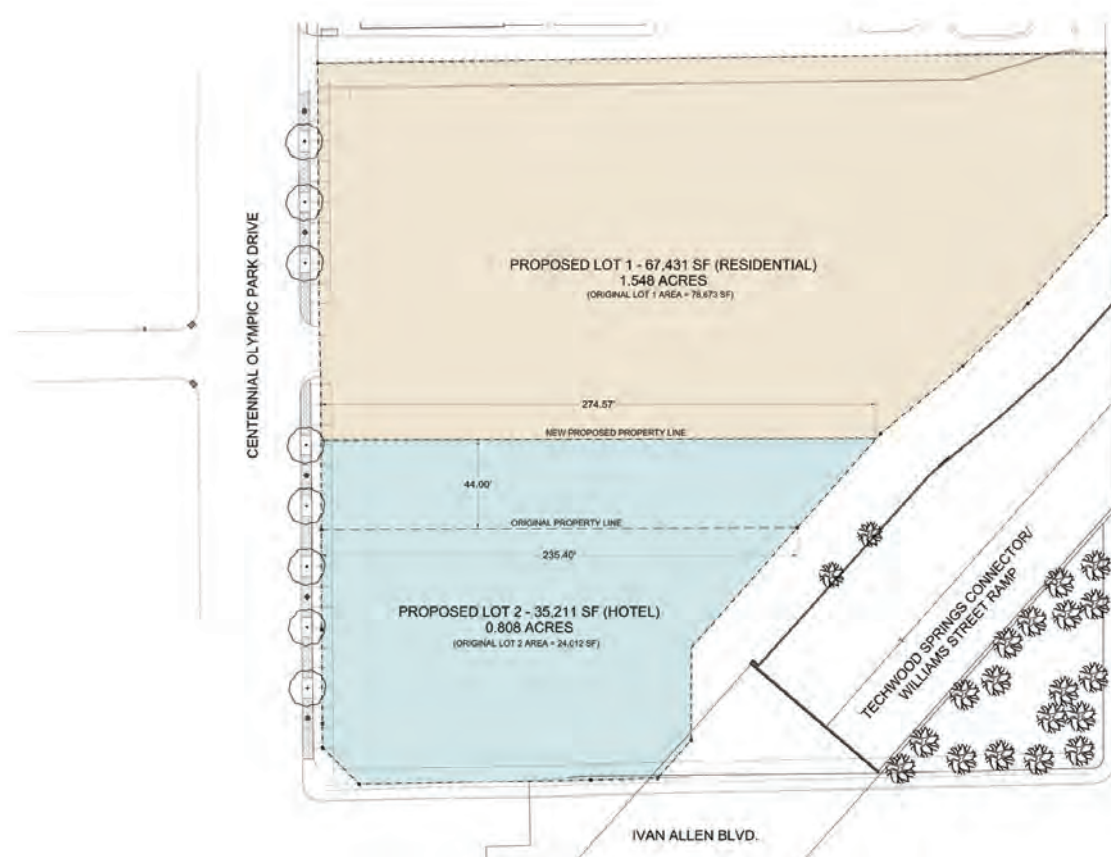
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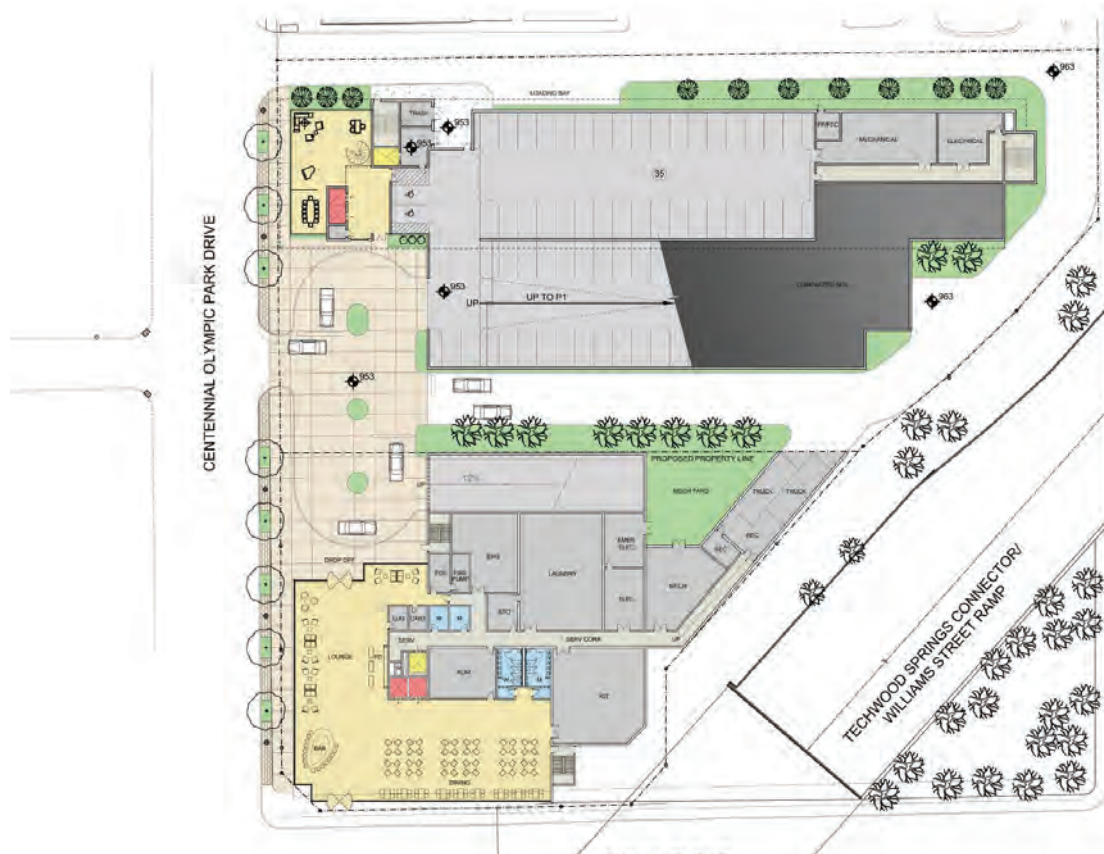
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# HOTEL SITE

## Centennial Olympic Park

SITE PLAN



1"=50'

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# HOTEL SITE

## Centennial Olympic Park

