

CUSHMAN &
WAKEFIELD

~~\$5,480,000~~

\$4,950,000



FOR LEASE / SALE

20,033 SF Historic Downtown Building

119-121 LUCKIE ST.

ATLANTA, GA 30303

Click to view
the space



1180 Peachtree Street NE Suite 3100
Atlanta, GA 30309
+1 404 875 1000

cushmanwakefield.com

FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA



The Legacy
835 Bed Student Housing



119-121 Luckie



Centennial Olympic Park

AmericasMart

119-121 Luckie St.

Multiple Hotels

The Tabernacle



Surrounding Developments



State of Development 2023

- In the works
- Progress in 2023
- Under Construction
- Recently Completed
- Large Projects

- 1. The Mix**
Just blocks away from campus on Piedmont Ave., The Mix features nearly 700 beds for students, and hosts 8,200 SF of retail.
Delivered: 2020
- 2. Reflections**
The new student housing facility is wrapping up construction and will feature 742 beds.
Expected: 2023
- 3. Grady Expansion**
The \$80,000 SF Center for Advanced Surgical Services expands the hospital's surgery capacity by 25% and clinical capacity by 45% over current volumes.
Delivering: 2023
- 4. Ascent Peachtree**
The 345-unit residential project with affordable housing atop an existing parking deck has beat expectations on leasing activity and holds an 85% occupancy rate.
Delivered: Q4 2021
- 5. UMC Church Housing**
Atlanta's First United Methodist has partnered with Evergreen Real Estate Group to develop two mixed-income towers consisting of 320 units.
Delivering: 2025
- 6. Hurt Park**
Hurt Park just completed a dramatic facelift and restoration.
Completed: 2022
- 7. The Stitch**
An ambitious project to cap The Connector with new buildings and parks, designed to connect Downtown and Midtown.
Expected: Phase I 2028
- 8. The Mart on Peachtree**
A complete facelift and rework of the Peachtree-facing side of The Mart with new retail opportunities and lobby activation.
Delivering: 2023
- 9. Publix in Summerhill**
50,000 SF right in the middle of a food desert.
Opening: 2023
- 10. Carter's Summerhill**
Carter plans to make Summerhill a full service neighborhood by adding apartments, townhomes, a hotel, student housing, retail, and build-to-suit office to the already successful restaurants.
Phase I Expected: 2023
- 11. GSU Convocation Center**
The \$85.2M facility will provide indoor space for a variety of large gatherings, including commencements and indoor concerts.
Delivered: Late 2022
- 12. 34 Peachtree**
Lalani Ventures is looking to rework the bottom two floors of the dormant office building in a similar fashion to The Mart.
- 13. Underground Atlanta**
Purchased in 2020, the downtown retail center is expected to receive large new renovations with formal plans still being evaluated.
Expected: TBA
- 14. The Grant Building**
Just before the end of 2022, it was announced new ownership will attempt an office to residential conversion of the historic TheDowntown building.
Expected: TBA

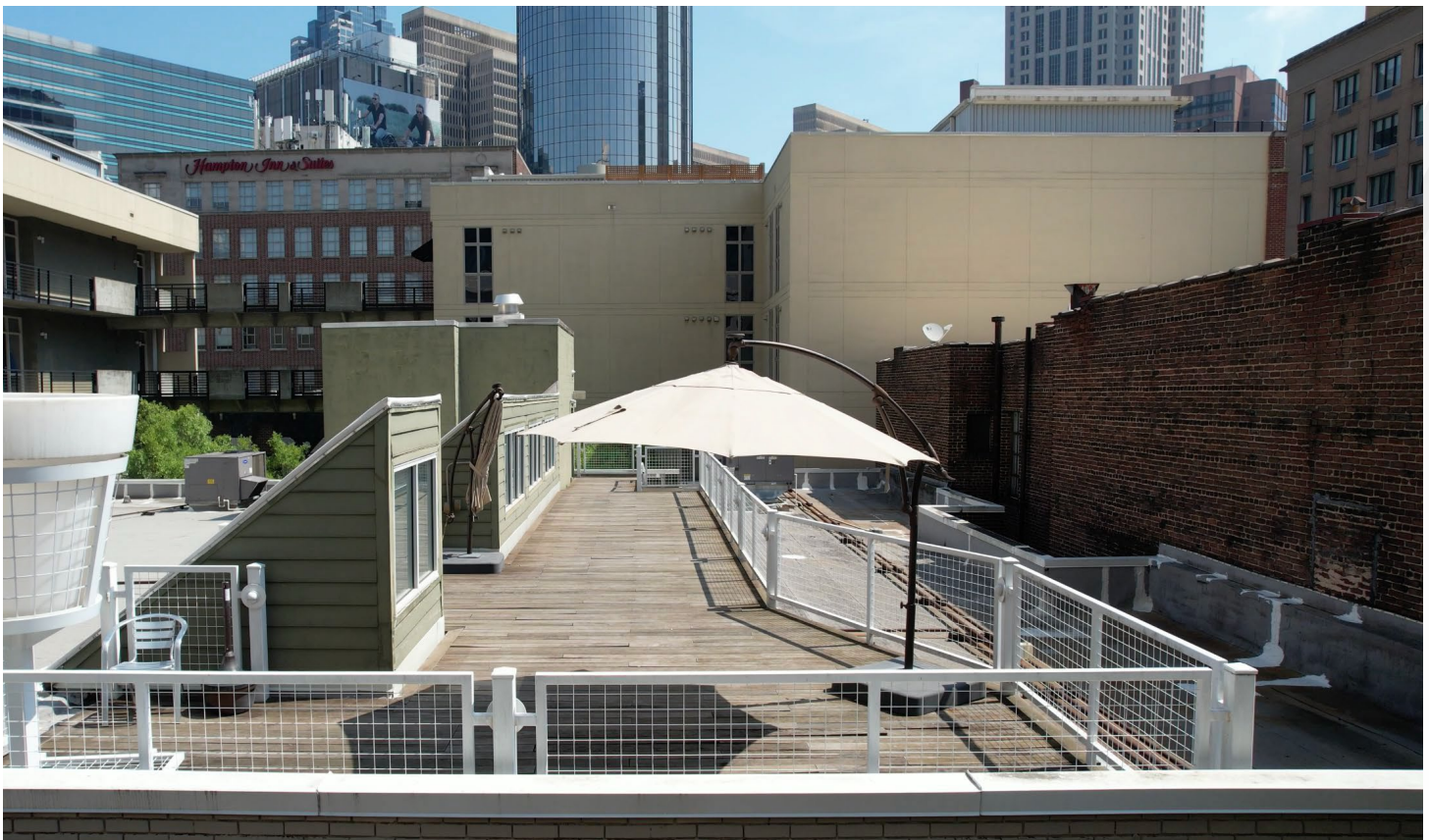
119-121 Luckie St.

- 15. Two Peachtree**
The sleeping giant once housed 700,000 SF of State and Federal government jobs has been acquired by Invest Atlanta to become affordable housing.
Expected: TBA
- 16. Metropolitan Atlanta**
GSU Housing - Construction is underway on a 32-story student housing tower. 835 beds across 265 units, with ground-level retail space.
Expected: Q3 2023
- 17. 250 Williams St.**
The 1,000,000 SF office building is slowly being reimaged by a foreign investment group, and was sold July 2021 for \$285M.
Expected: 2024
- 18. Trinity Flats**
Steadily progressing, the churches of Capitol Hill have unified to bring 218 apartment units to a vacant lot adjacent to the capitol.
Expected: 2024
- 19. Teachers' Village**
Featuring 438 housing units marketed towards teachers, the high-rise will have 26,000 SF of retail and senior living units.
Expected: 2024
- 20. Five Points MARTA**
The flagship station has received over \$200M in funding for a refresh.
Construction to begin in 2024

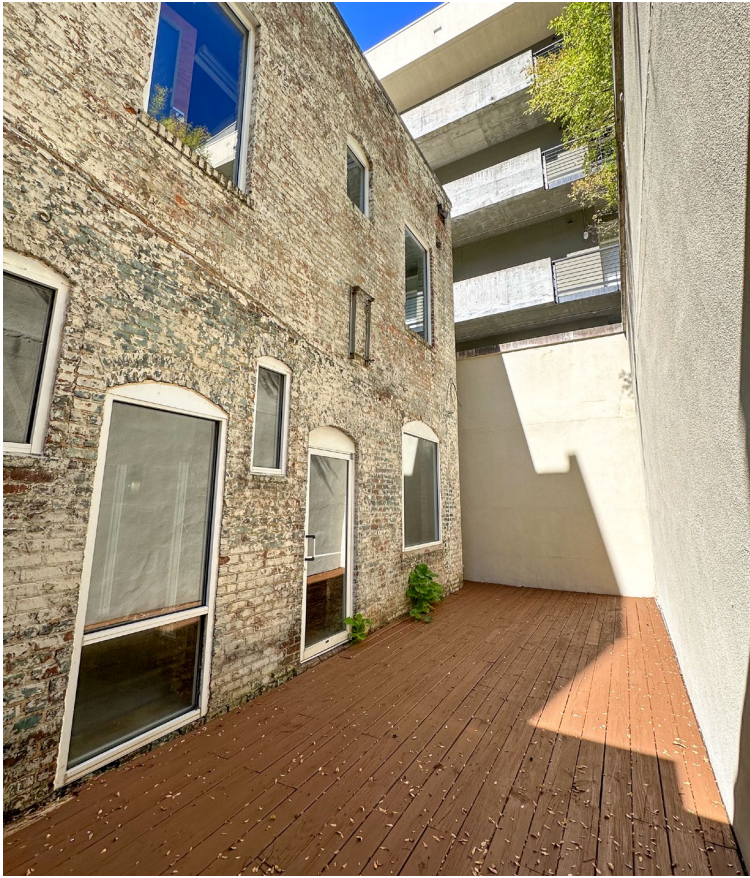
- 21. Margaritaville**
The new \$105M 22-story timeshare resort will host 212 units, and a Margaritaville restaurant with a bar.
Opening: Q2 2022
- 22. Civil Rights Museum**
The first addition since opening in 2014, the 24,000 SF expansion will consist of an innovation lab and training space.
Expected: 2023
- 23. Constitution Building**
Pope & Land plans to bring housing, adaptive reuse office, and retail to the Downtown staple.
Expected: 2024
- 24. South Downtown**
The large-scale plan to revitalize the southern end of Downtown is currently under LOI to change hands. The 8-years-in-the-making project consists of new construction and renovations to existing historic structures.
- 25. CNN Center Rework**
CP Group purchased the HQ with the plans of reworking the building to compliment the surrounding developments.
Expected: TBA
- 26. Centennial Yards**
Previously known as "The Gulch", this 50 acres of former rail-yards will transform into potentially 12M SF of mixed-use space.
- 27. Reverb Hotel + Residential**
Brand-new, 195-room 11-floor hotel perfectly situated across the street from Mercedes Benz Stadium + a surrounding apartment addition.
Opened: 2021, 2023
- 28. Signia Hotel**
The skyline addition will feature close to 1,000 hotel rooms and close to 75,000 SF of meeting space.
Completing: 2023

CUSHMAN & WAKEFIELD
 Created and researched by:
Tim Wright
 Tenant Representative
 770-990-6180
 tim.j.wright@cushwake.com

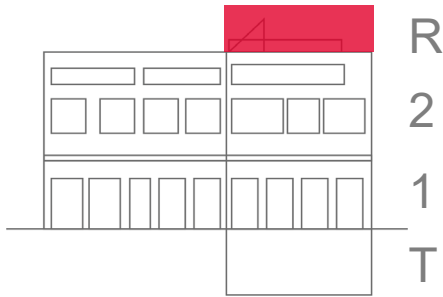
FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA



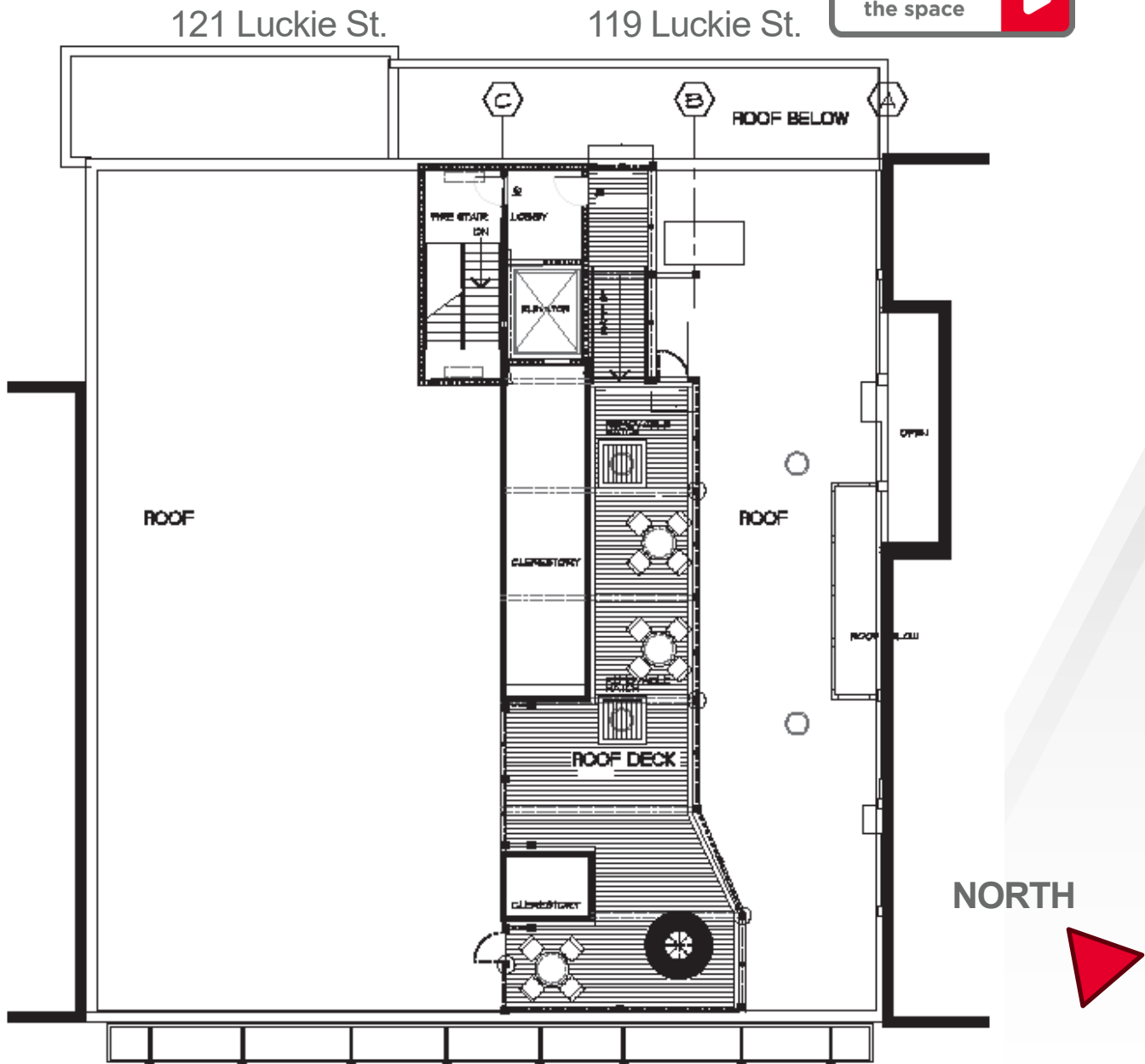
FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA



FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA

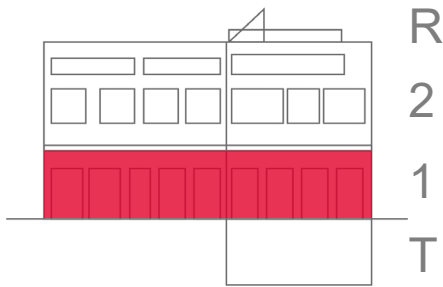


ROOF LEVEL *Amenity*



BUILDING FRONT // LUCKIE ST.

FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA



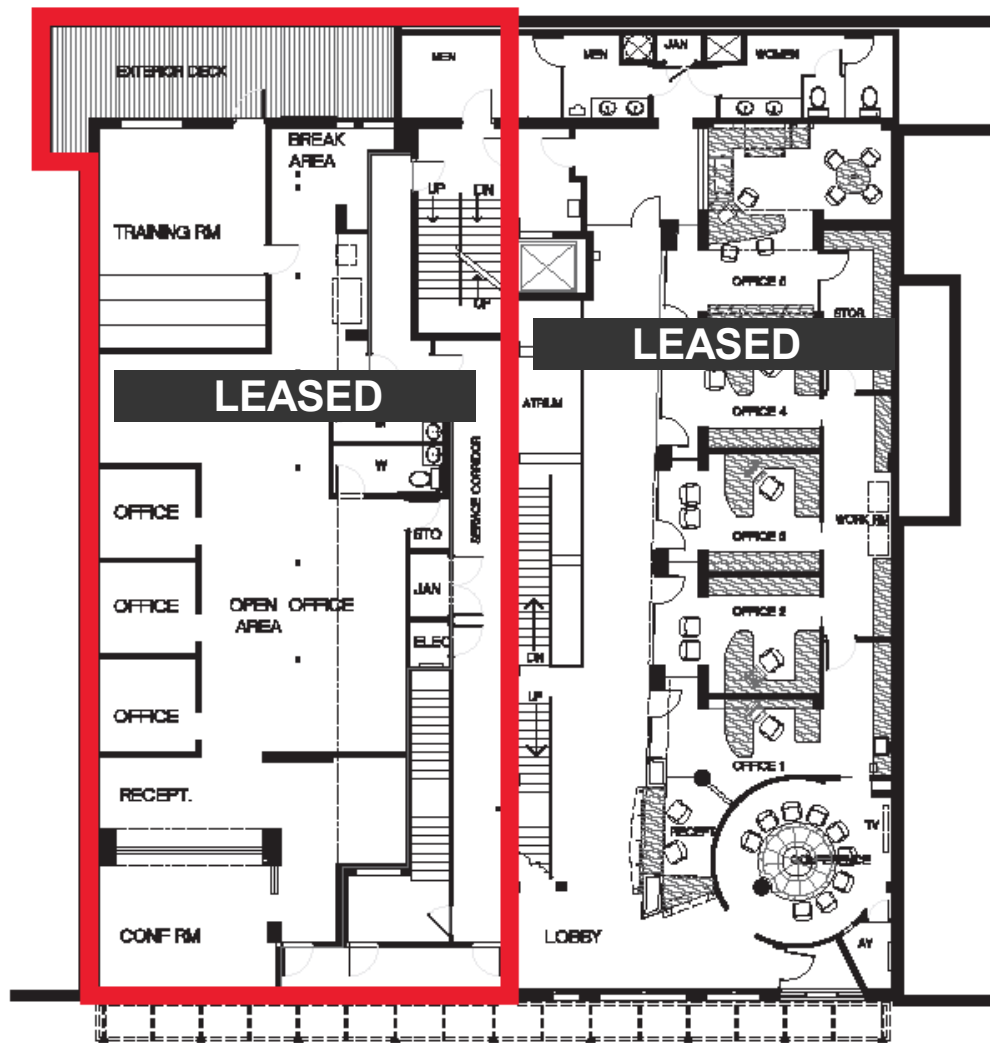
STREET LEVEL

**1st Floor
(Ground)**



121 Luckie St.

119 Luckie St.

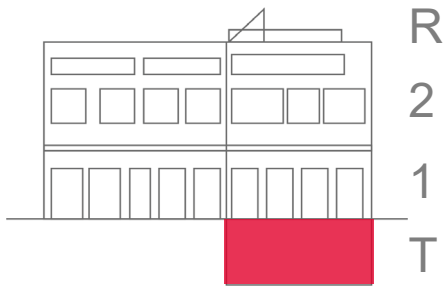


3,309 RSF

3,774 RSF

BUILDING FRONT // LUCKIE ST.

FOR LEASE / SALE
119-121 Luckie St., Atlanta, GA



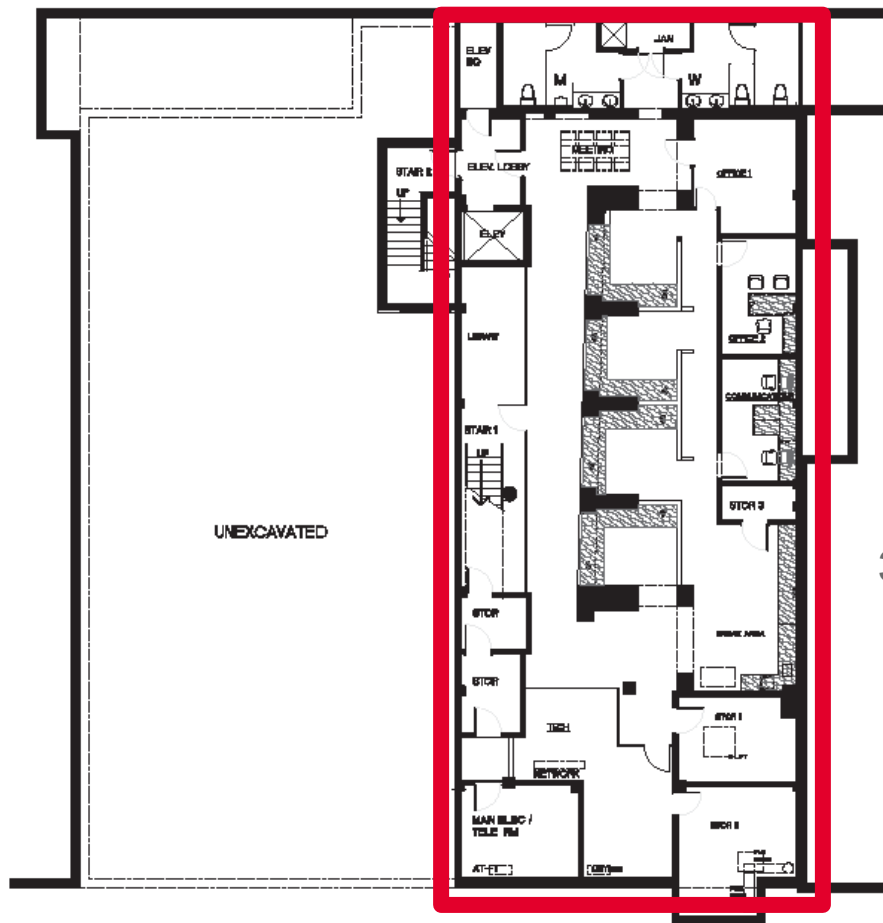
Terrace

TERRACE LEVEL
3,800 RSF
Available



121 Luckie St.

119 Luckie St.



3,800 RSF

NORTH

For more information, please contact:

Tim Wright
Senior Associate
+1 404 460 8300
tim.j.wright@cushwake.com

BUILDING FRONT // LUCKIE ST.

1180 Peachtree Street NE Suite 3100
Atlanta, GA 30309
+1 404 875 1000

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.