

FULL BUILDING OWNER/USER OPPORTUNITY



1640 PHOENIX BOULEVARD
COLLEGE PARK, GA 30349

NEWMARK



BUILDING SUMMARY

Building Area

49,577 SF

OPEX Estimate

\$3.40 PSF

Lot Size

4.93 Acres

Construction Type

Masonry

Parking Ratio

5/1,000 SF

Building Class

B

INVESTMENT ADVISORS

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INVESTMENT HIGHLIGHTS



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BACKUP GENERATOR ON SITE



DOMINANT PARKING RATIO OF 5 / 1,000 SF



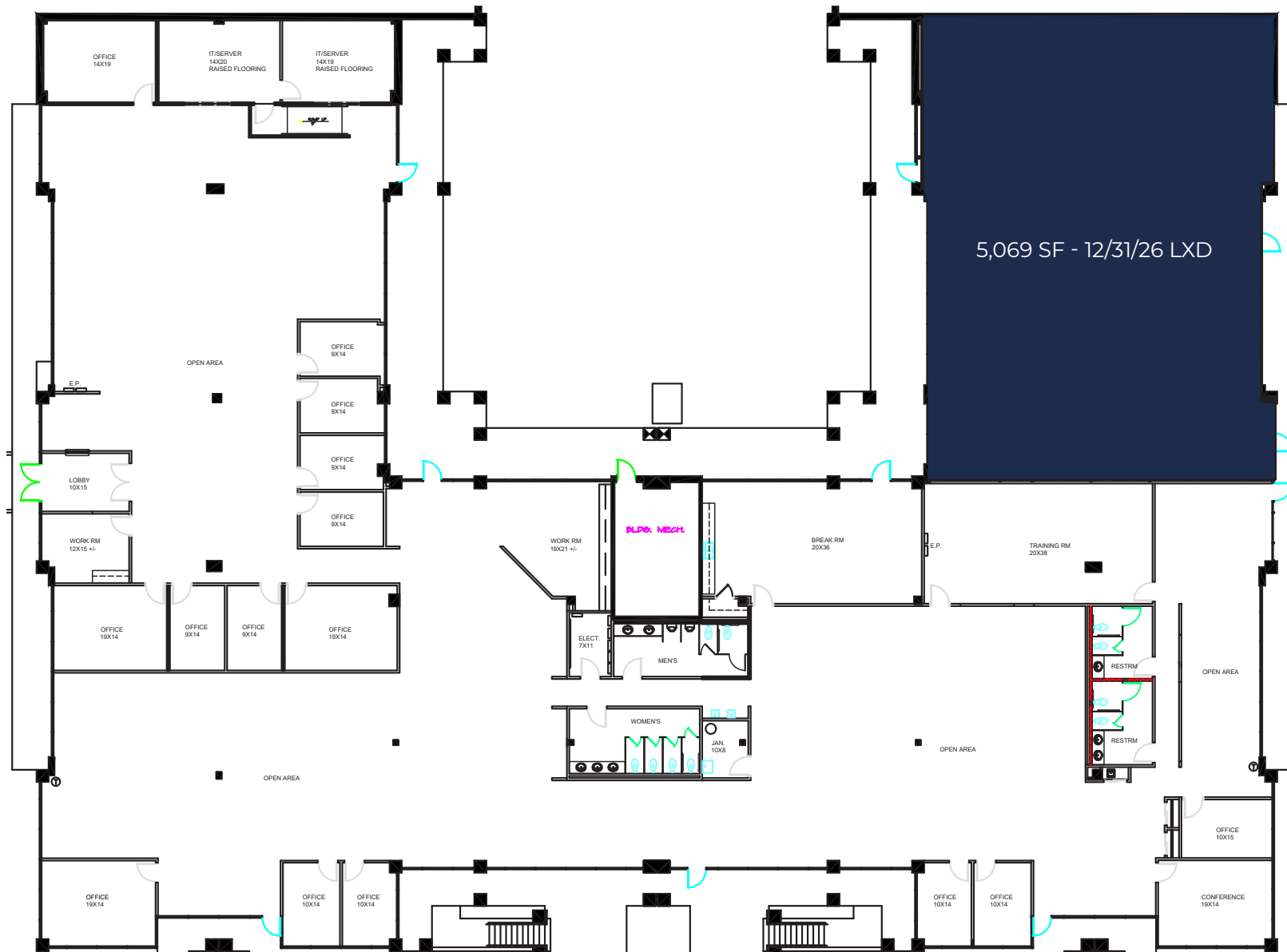
SINGLE STORY FUNCTIONALITY – NO COMMON AREAS TO MAINTAIN, DIRECT WALK UP ACCESS, AND MORE EFFICIENT LAYOUTS COMPARED TO MULTISTORY PRODUCT



DIRECT ACCESS TO 285 & MARTA PUBLIC TRANSPORTATION

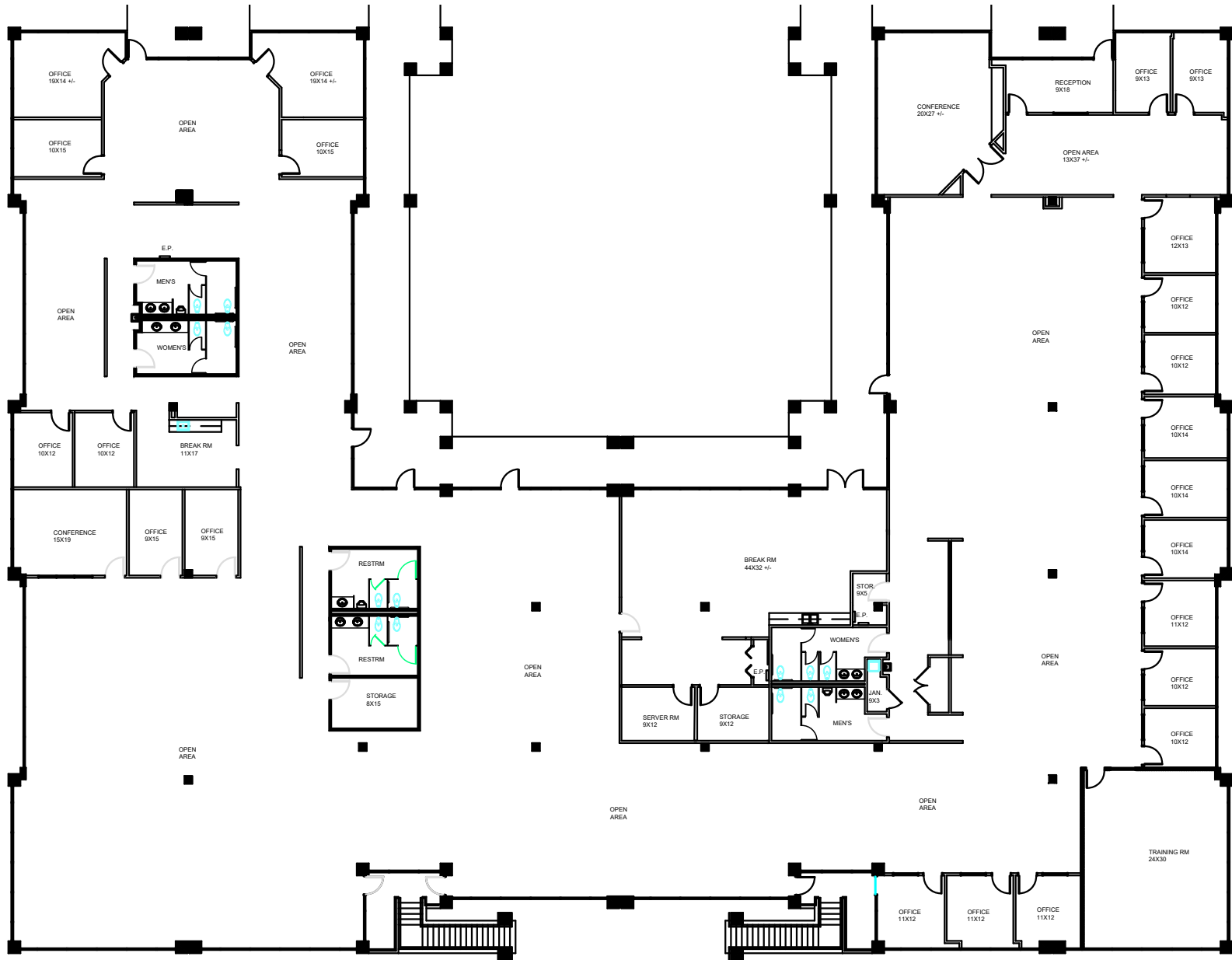
1ST FLOOR

24,355 SF



2ND FLOOR

25,222 RSF



THE NEIGHBORHOOD

 **Hartsfield-Jackson**
Atlanta International Airport®

INTERSTATE
285



**1640 PHOENIX
BOULEVARD**

Somersby Apartments
244 Units
Delivered in 2024
97% Occupied



INCREDIBLE LOCATION WITH EXCELLENT CONNECTIVITY

 **Hartsfield-Jackson**
Atlanta International Airport®

1640 Phoenix Blvd

location benefits from close proximity to major transportation hubs, including Atlanta Hartsfield-Jackson International Airport, MARTA and interstate access.

1 mi



THE BUSIEST AIRPORT IN THE WORLD

Hartsfield-Jackson Atlanta International Airport is the busiest passenger airport in the world and has driven significant economic development in the surrounding area. The Atlanta Airport also boasts a significant and growing cargo presence as the world of e-commerce grows.

ECONOMIC ENGINE OF THE SOUTHEAST

#14

LARGEST CARGO
AIRPORT IN THE US

685K

METRICS TONS OF
AIR CARGO IN 2021

104K

JOBS CREATED
FROM AIR CARGO

\$15.2B

REVENUE CREATED
FOR THE STATE OF
GEORGIA

- Busiest passenger airport in the world since 1998
- Busiest operation airport in the world since 2005
- Is the largest employment center in Georgia with over 63,000 employees
- Has a direct economic impact of \$82 billion annually
- 2,500 daily flights
- Average daily traveler volume is estimated at 300,000 passengers
- Operational hub and global corporate HQ for the world's largest airline - Delta Airlines
- Maintains more than two million square feet of on airport cargo handling space

\$6 BILLION AIRPORT EXPANSION UNDERWAY



UPGRADED
DOMESTIC
TERMINAL DESIGN



FIFTEEN
NEW GATES



A POTENTIAL
SIXTH RUNWAY



EXPANSION OF
PARKING GARAGES



AN 11-STORY
FOUR STAR HOTEL

GREATER ATLANTA MARKET OVERVIEW

The market reported 2.2 million SF of positive absorption in the second quarter of 2023, bringing year-to-date totals to 4.5 million SF. Overall rental rates grew 6.6% year over year to \$6.66/SF, keeping asking rents elevated but easing from an all-time high of \$7.00/SF at year-end 2022. Construction pipeline remains strong with 4.2 million SF of deliveries as of the end of the second quarter of 2023, with another 32.3 million SF under construction. Following yearly supply outpacing demand for the first time since the pandemic, as of the end of the second quarter of 2023, vacancy increased by 60 basis points year over year to 4.9%.

COMPANIES HEADQUARTERED IN ATLANTA



DELTA

newell



Southern Company



Atlanta reported significant population growth over the last 5 years, propelling the market's ranking to #4 in the nation. During this time, the market averaged a growth of 142 people per day. Population growth is projected to remain strong in the market with a growth of 392,316 people by 2030 or an average 134 people per day.

6.2M

Population Base
in the Atlanta MSA

#4

Metro for Best
Business Climate
Among Large
Metros

8th

Largest U.S. Metro
by Population

6.3%

5-year Population
Growth Projection

NEWMARK



For additional diligence items or to setup a tour, contact the deal team:

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Newmark (“Advisor”) serves as the exclusive advisor in connection with the solicitation of offers for the purchase of 1640 PHOENIX BLVD (the “Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property or used in the construction or maintenance of the building(s) at the Property.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Advisor or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.