

# 74,122 SF FOR LEASE



# 227

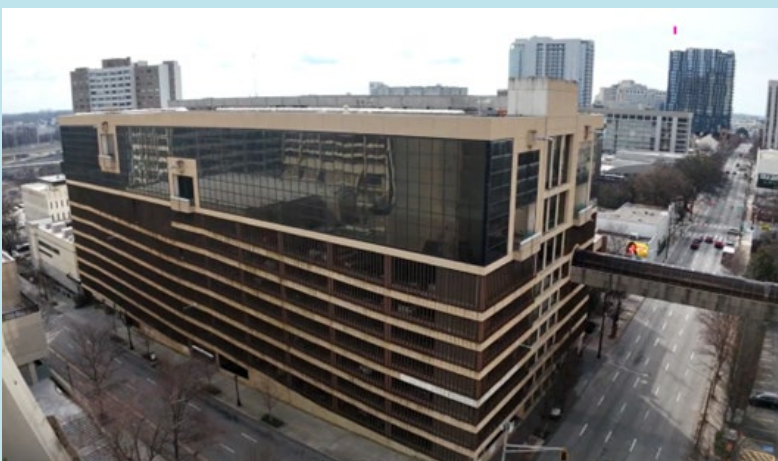
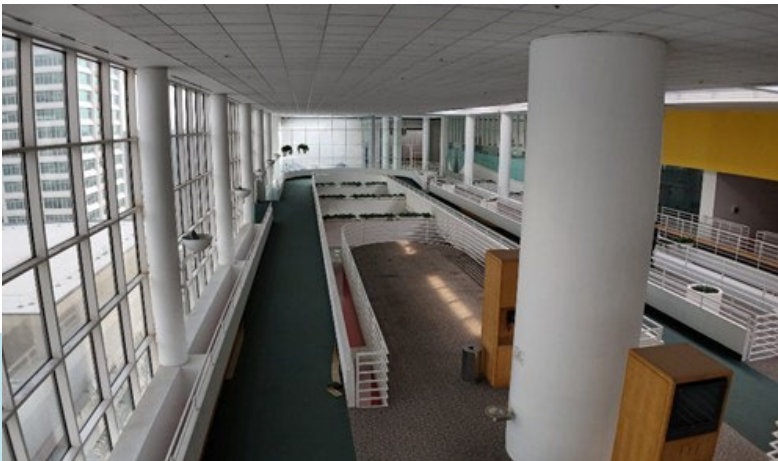
**COURTLAND STREET**

Atlanta, GA 30303



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS



- 74,122 SF
- Never formally offered to market for lease
- 966 parking spaces
- 16' and 25' clear heights
- Floor-to-ceiling glass windows
- MARTA direct covered access
- New ownership capital improvements:
  - New modernized elevators (Installing Q1 2027)
  - Modernized parking ticketing with license plate readers

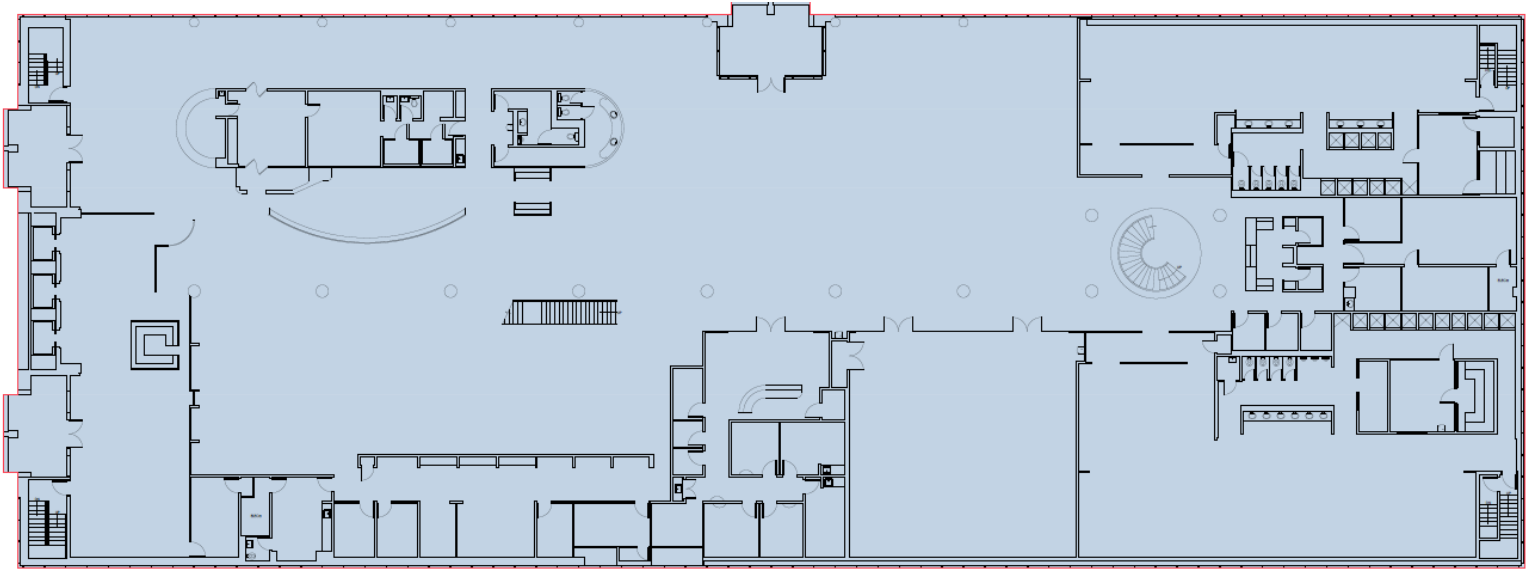
- Covered access to Peachtree Center Mall, the Hyatt, Hilton, Marriott hotels, America's Mart & the Atlanta Merchandise Mart
- Building signage available
- Full size basketball court
- Indoor track

[Click Here for Video Tour](#)

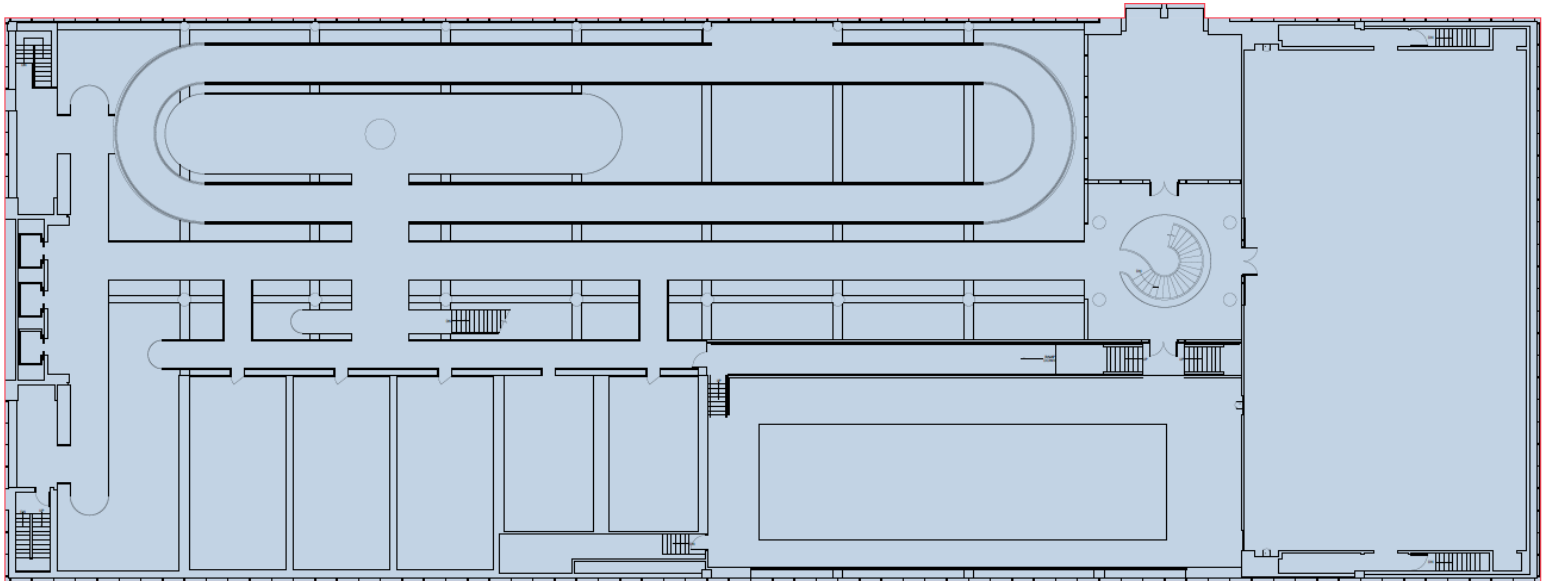
\*Square footage is subject to change. Ownership is actively working to get the space remeasured. *New ownership group willing to reconfigure space to accommodate a variety of uses beyond current Athletic Club use.*

# PROPERTY INTERIOR

## 9<sup>TH</sup> FLOOR



## 10<sup>TH</sup> FLOOR





**DEMOGRAPHICS 3 MILES**

**206,524**  
POPULATION

**\$113,004**  
AVG HOUSEHOLD INCOME

**59%**  
BACHELOR'S DEGREE OR HIGHER

**33.6**  
MEDIAN AGE

**98,781**  
HOUSING UNITS

**\$2.9B**  
CONSUMER SPENDING

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