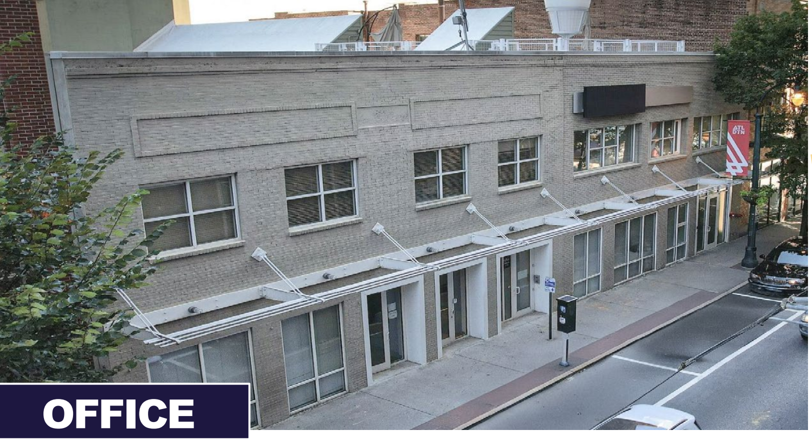
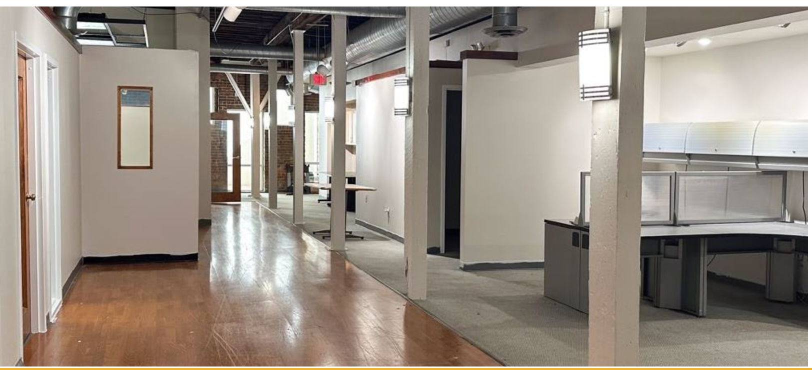


OFFICE

FOR SALE OR LEASE

20,033 SF

OWNER FINANCING AVAILABLE



HISTORIC DOWNTOWN BUILDING

119 – 121 Luckie Street, Atlanta, Georgia 30303

Iconic Opportunity in the Heart of Atlanta's Entertainment District

CUSHMAN & WAKEFIELD

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum ("Memorandum") is being delivered to you for the sole purpose of evaluating the possible investment in The Property located at **119–121 Luckie Street | Atlanta, GA 30303** (the "Building"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Prime Owner-Occupier & Investment Opportunity in Downtown Atlanta

Cushman & Wakefield is pleased to present **119–121 Luckie Street**, a 20,033 RSF historic building for sale in the heart of Downtown Atlanta. Positioned along Luckie Street close to major entertainment, dining, and cultural destinations, this asset offers investors a rare opportunity to acquire a well-located property with existing income and future upside.

Historic Downtown Asset

- Character-rich historic building with architectural appeal
- Prominent frontage along Luckie Street
- Strong presence within Atlanta's established urban core

Unmatched Location & Accessibility

- Steps from Centennial Yards, State Farm Arena, Mercedes-Benz Stadium, and other major attractions
- Surrounded by ongoing redevelopment and revitalization
- Walkable access to restaurants, entertainment, hospitality, and transit

Mixed-Use Flexibility

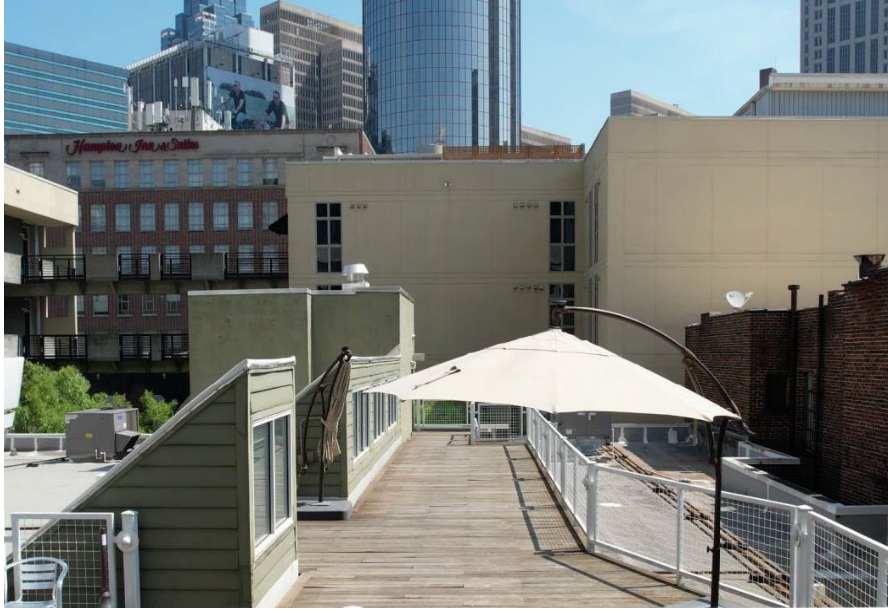
- Multiple floor configurations including street level, terrace level, upper floors, and roof amenity
- Suitable for retail, office, creative, hospitality, or adaptive reuse strategies
- Opportunity to re-lease or reposition future vacant space

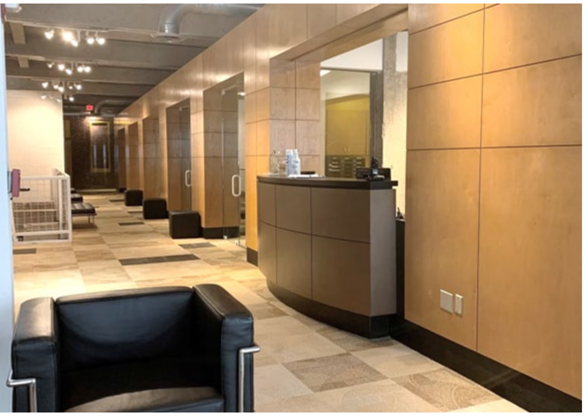
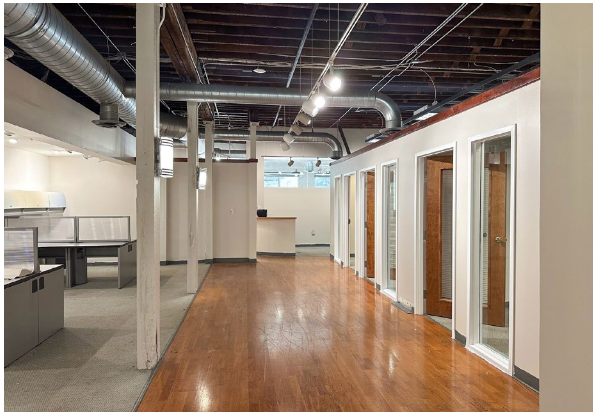
Building Size	20,033 RSF; 3 stories
Year Built	1910, renovated 1999
Land Area	0.19 AC
Parcel #	14-0078-0012-014-5
Occupancy	Owner occupier / investor
Available For Lease	2nd Floor: 7,513 SF Street Level: 3,774 SF Terrace Level: 3,800 SF **Total Available: 15,087 SF**

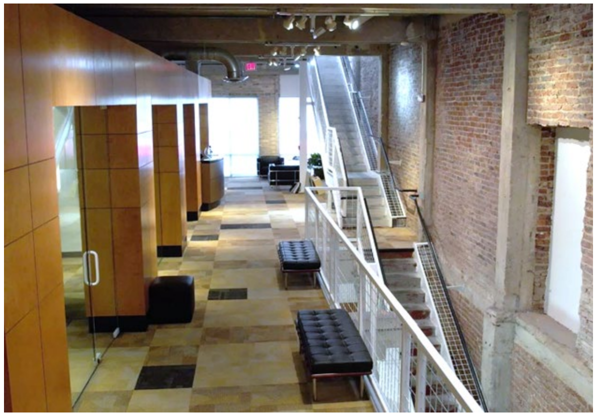
PRICING

OWNER FINANCING AVAILABLE

SALE PRICE	LEASE RATE
$4,006,600 ($200/SF)	**$24.00/SF** Full-Service "As-is", net of janitorial



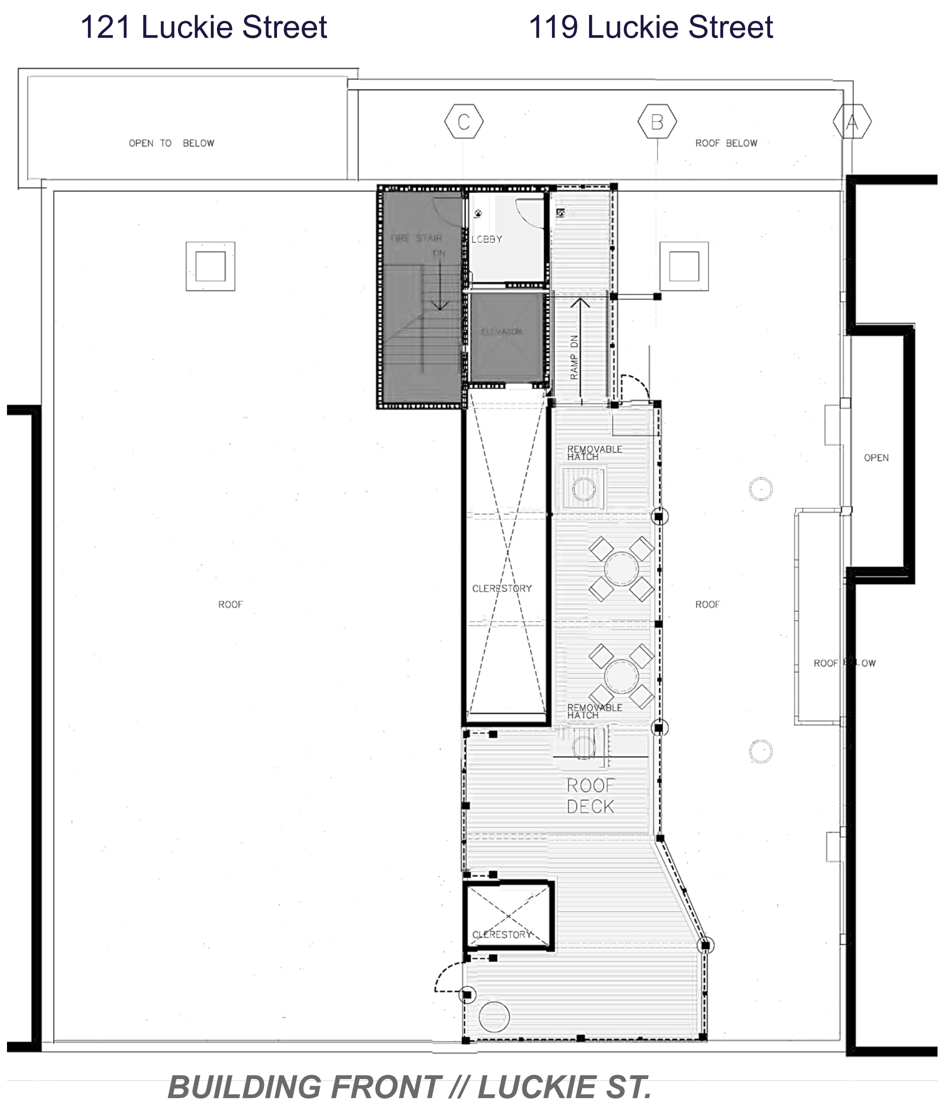



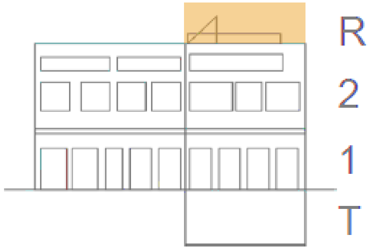
PROPERTY PHOTOS

119-121 Luckie Street

FLOOR PLAN

ROOF LEVEL - AMENITY

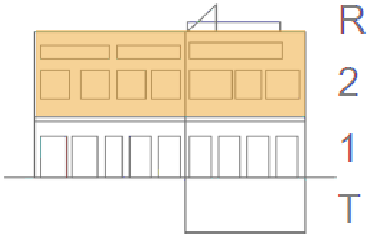


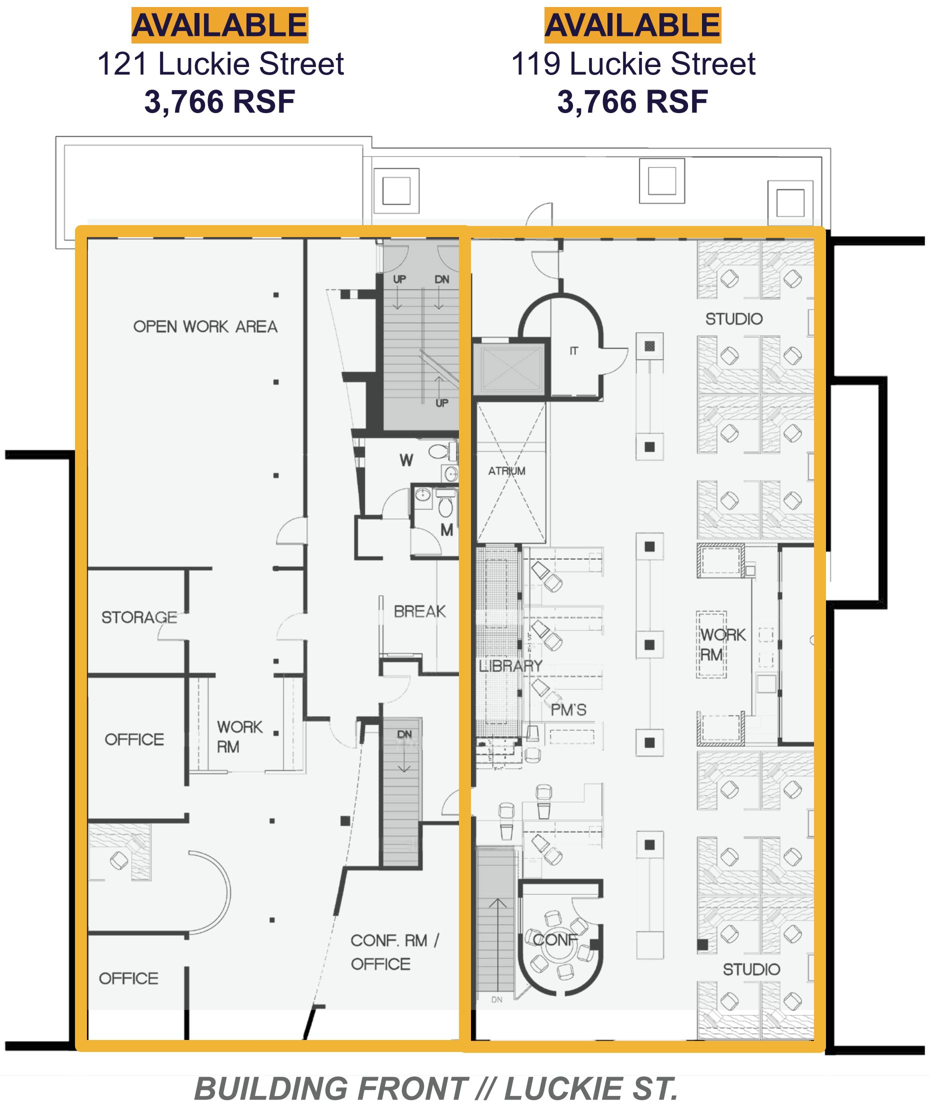


119-121 Luckie Street

FLOOR PLAN

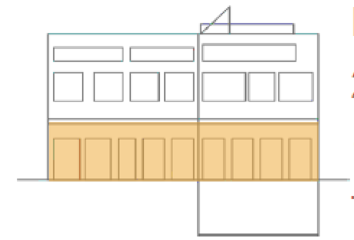
2ND FLOOR – 7,513 RSF



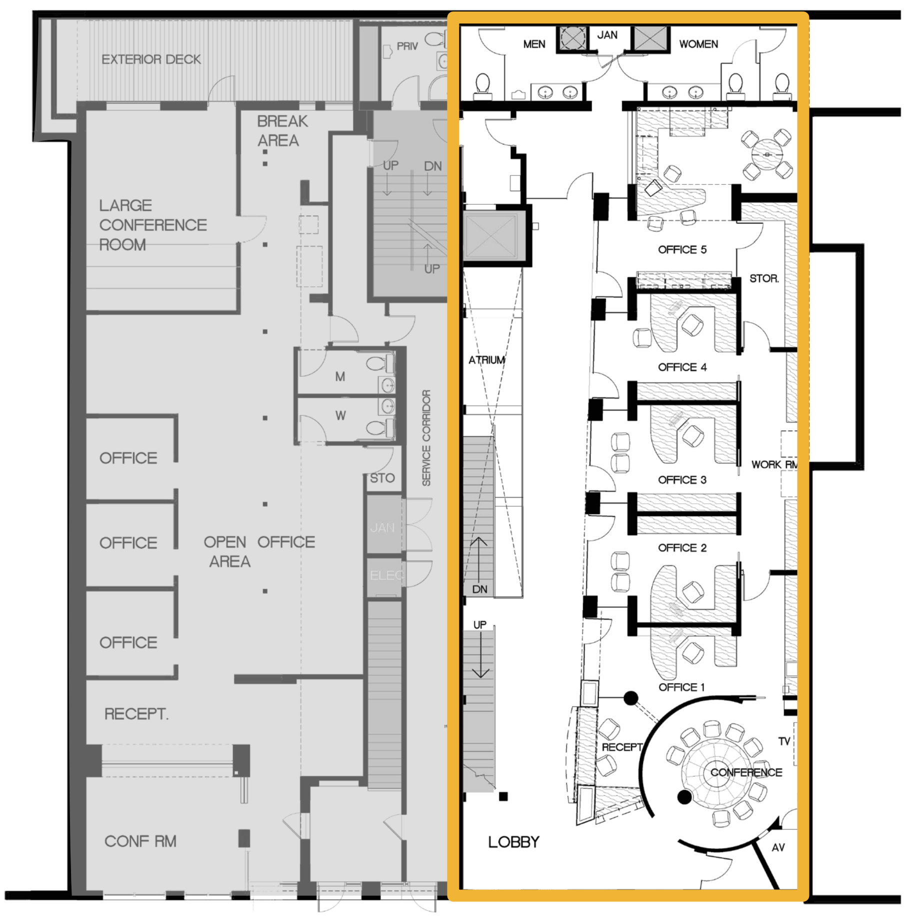


FLOOR PLAN

STREET LEVEL – 7,309 RSF (Ground)



LEASED	AVAILALE
121-100 Luckie Street	119-100 Luckie Street
3,309 RSF	**3,774 RSF**



BUILDING FRONT // LUCKIE ST.

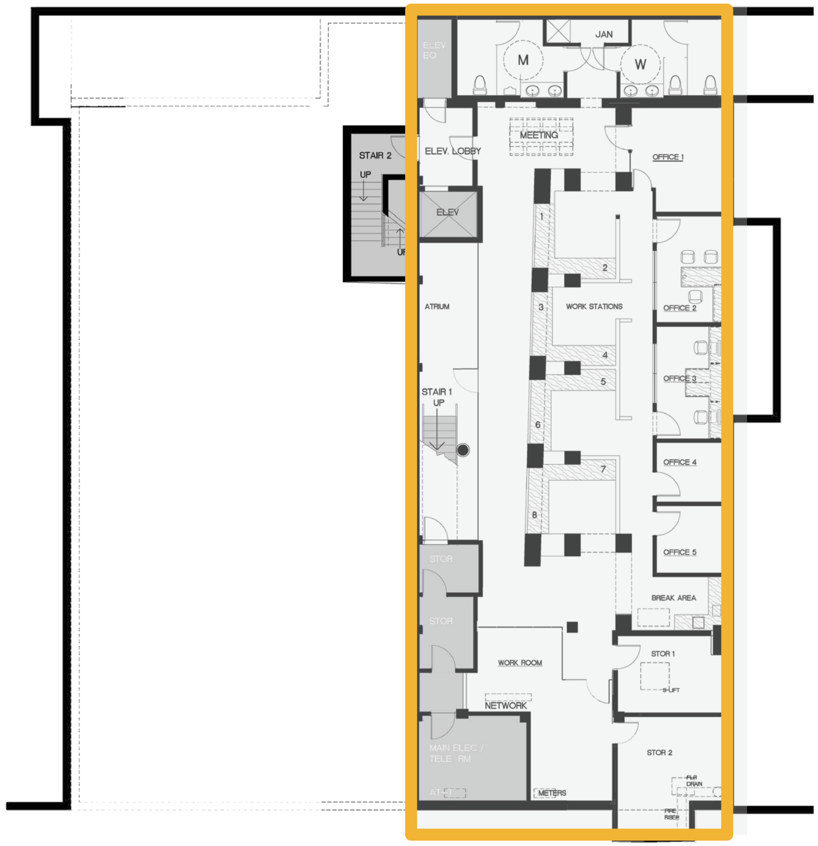
119-121 Luckie Street

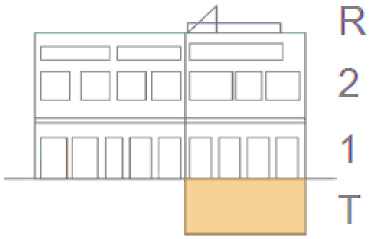
FLOOR PLAN

TERRACE LEVEL – 3,800 RSF (Ground)

121 Luckie Street

AVAILABLE
119 Luckie Street
3,800 RSF





BUILDING FRONT // LUCKIE ST.

WHY ATLANTA?
2026 FIFA WORLD CUP ECONOMIC IMPACT

A Once-in-a-Generation Economic Catalyst for Downtown Atlanta

Atlanta was a major beneficiary of the 2026 FIFA World Cup, attracting record tourism, fueling infrastructure investment, and elevating the city's global profile, with Downtown and the Mercedes-Benz Stadium district at the center of the activity.

Projected Economic Impact

- **$500M – $1B** in total economic impact projected for the Atlanta region
- **520,000+** visitors expected during the tournament
- 8 matches hosted at Mercedes-Benz Stadium, placing Downtown at the center of activity
- **4,000+ jobs** created, both temporary and permanent

Centennial Yards / The Gulch

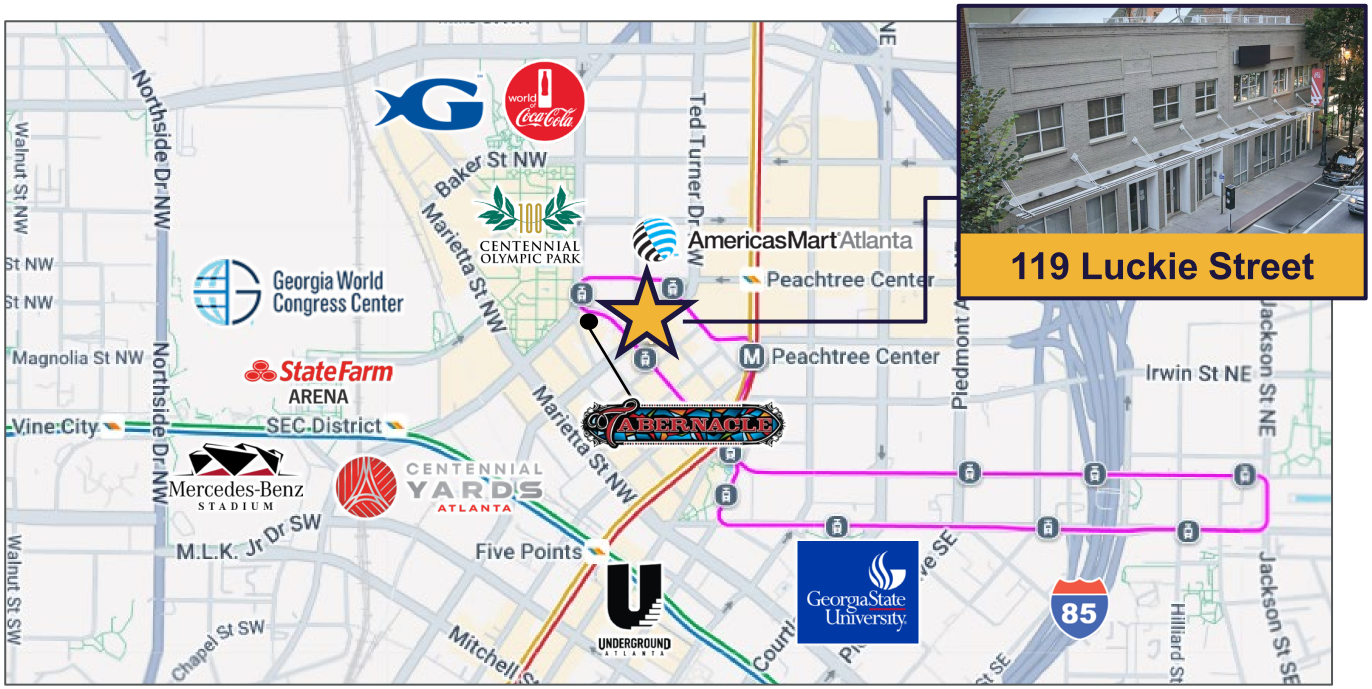
Centennial Yards is a $5 billion-plus, 50-acre mixed-use redevelopment transforming "The Gulch" in downtown Atlanta into a vibrant, walkable district. Located next to Mercedes-Benz Stadium, it will feature over 8 million square feet of residential, hotel, retail, and entertainment spaces, with major sections designed to be ready for the 2026 FIFA World Cup.

Major construction is underway with significant completion expected for 2026 and final completion by 2030–2031.

119 Luckie Street is ideally positioned in the heart of Downtown Atlanta's Fairlie-Poplar District, offering **exceptional walkability and access** to the city's premier amenities.

Located **steps from Centennial Olympic Park**, the property sits **within walking distance of major entertainment, cultural attractions, dining, and hotels**, including State Farm Arena, Mercedes-Benz Stadium, the Georgia Aquarium, and The Tabernacle.

With outstanding transit connectivity via **multiple nearby MARTA stations**, the Atlanta Streetcar, and **direct rail service to Hartsfield-Jackson International Airport**, the location provides **unmatched accessibility** for businesses seeking a vibrant, transit-oriented urban environment.



Mercedez-Benz Stadium	Centennial Yards	AmericasMart	State Farm Arena	Georgia World Congress Center
• 73,000+ person capacity • Home of NFL's Atlanta Falcons & MLS's Atlanta United FC • Set to host 8 FIFA World Cup 2026 matches	• 50-acre urban revitalization project • Entertainment, retail, hotel and multi-family development	• One of the largest permanent wholesale trade centers in the world (7M SF) • Host to 16 annual markets and tradeshows attracting retailers and designers nationally and globally	• 15,000+ person capacity • Home to the NBA's Atlanta Hawks	• 100+ events hosted with approximately 1M attendees in 2025

LOCATION HIGHLIGHTS

10+
Entertainment Venues

50+
Fast-casual dining options

20+
Upscale Restaurants

10+
First-class Hotel Accommodations

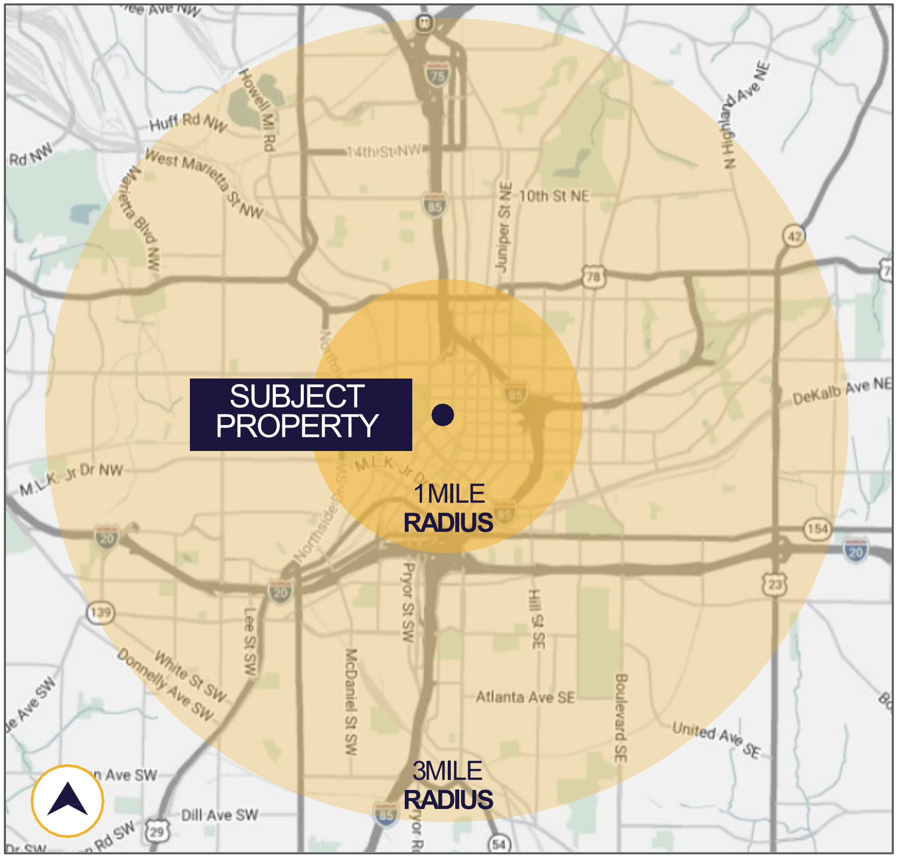
15+
Retail/Convenience Stores

98 Walk Score
Walker's Paradise

6 MARTA locations
(1-minute walk to Atlanta Streetcar)

2 Major Universities
(Georgia State & Georgia Tech)

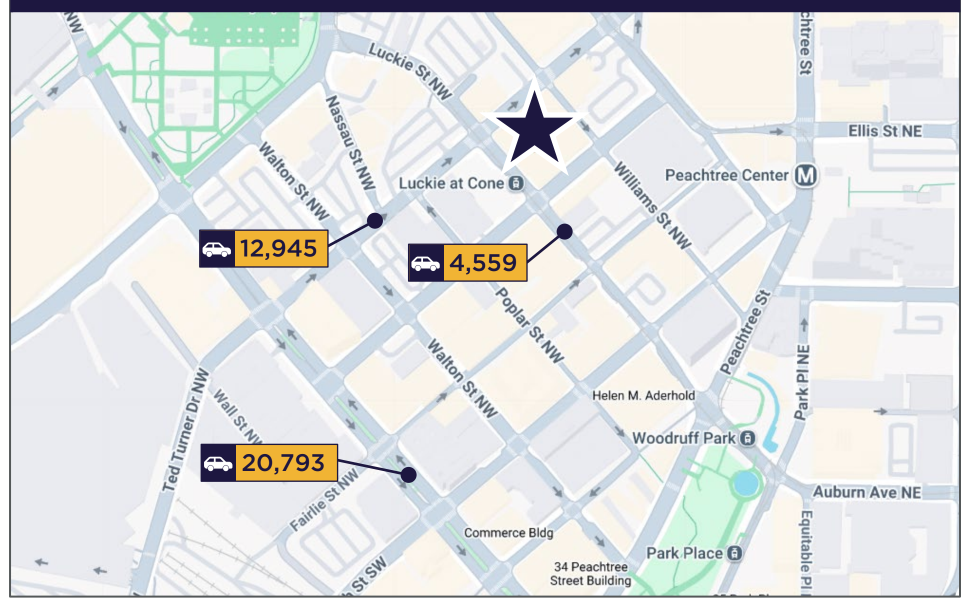
AREA DEMOGRAPHICS



2 MILES TO MIDTOWN	93 Walk Score WALKER'S PARADISE	10 MILES TO AIRPORT Hartsfield-Jackson International

26,886 POPULATION *Within 1 Miles*	**$90,018** AVG. INCOME *Within 1 Miles*	**$335,583** AVG. HOME VALUE *Within 1 Miles*	**31.7** AVG. AGE *Within 1 Miles*
193,373 POPULATION *Within 3 Miles*	**$122,737** AVG. INCOME *Within 3 Miles*	**$518,386** AVG. HOME VALUE *Within 3 Miles*	**34.7** AVG. AGE *Within 3 Miles*

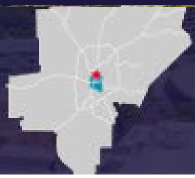
2024 TRAFFIC COUNT DATA (MPSI ESTIMATE)



ATLANTA SUBMARKET REPORT

Downtown Atlanta

Office Q2 2026



16.4M	32.9%	$31.65	34,282
Inventory	Overall Vacancy Rate	Direct Avg. Asking Rent	New Leasing Activity YTD

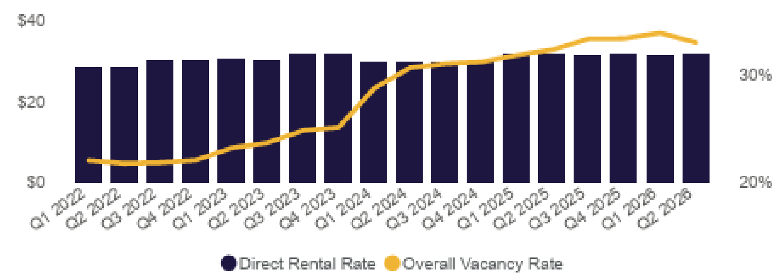
Submarket Overview

While Downtown's new leasing was down in Q2, quarterly renewal activity reached 87,546 square feet (sf), which brought the 2026 first-half total to 152,532 sf. The second quarter's performance was driven by GSA Passport Office's 30,453-sf renewal at 230 Peachtree Street and Habitat for Humanity's 25,646-sf recommitment to Peachtree Center North Tower.

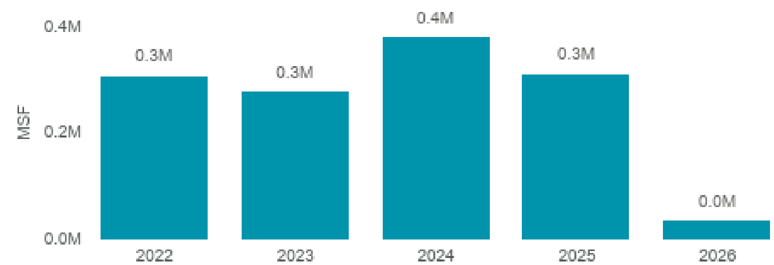
Overall vacancy in the submarket fell 90 basis points quarter-over-quarter (QOQ) to 32.9%— the first decline recorded since 2025. This dip was driven by strong occupancy gains, most notably at Bank of America Plaza where Eversheds Sutherland moved into 94,072 sf and Ogletree Deakins moved into its 24,422-sf space.

Downtown's direct asking rate remained stable, increasing a mere 0.2% QOQ and a 0.1% decline year-over-year to $31.65 per square foot. The submarket remained the most affordable in the CBD, offering a 20.5% discount over the CBD average.

OVERALL VACANCY RATE & DIRECT ASKING RENT



ANNUAL LEASING ACTIVITY



KEY LEASE TRANSACTIONS Q2 2026

Address	Tenant	Size (SF)	Lease Type
230 Peachtree Street	GSA - Passport Office	30,453	Renewal
235 Peachtree Street	Habitat for Humanity	25,646	Renewal
101 Marietta Street	YKK AP America	20,097	Renewal
55 Ivan Allen Jr. Blvd	Pond & Co.	4,327	Renewal

**Renewals not included in new leasing statistics*

CONTACT INFORMATION

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