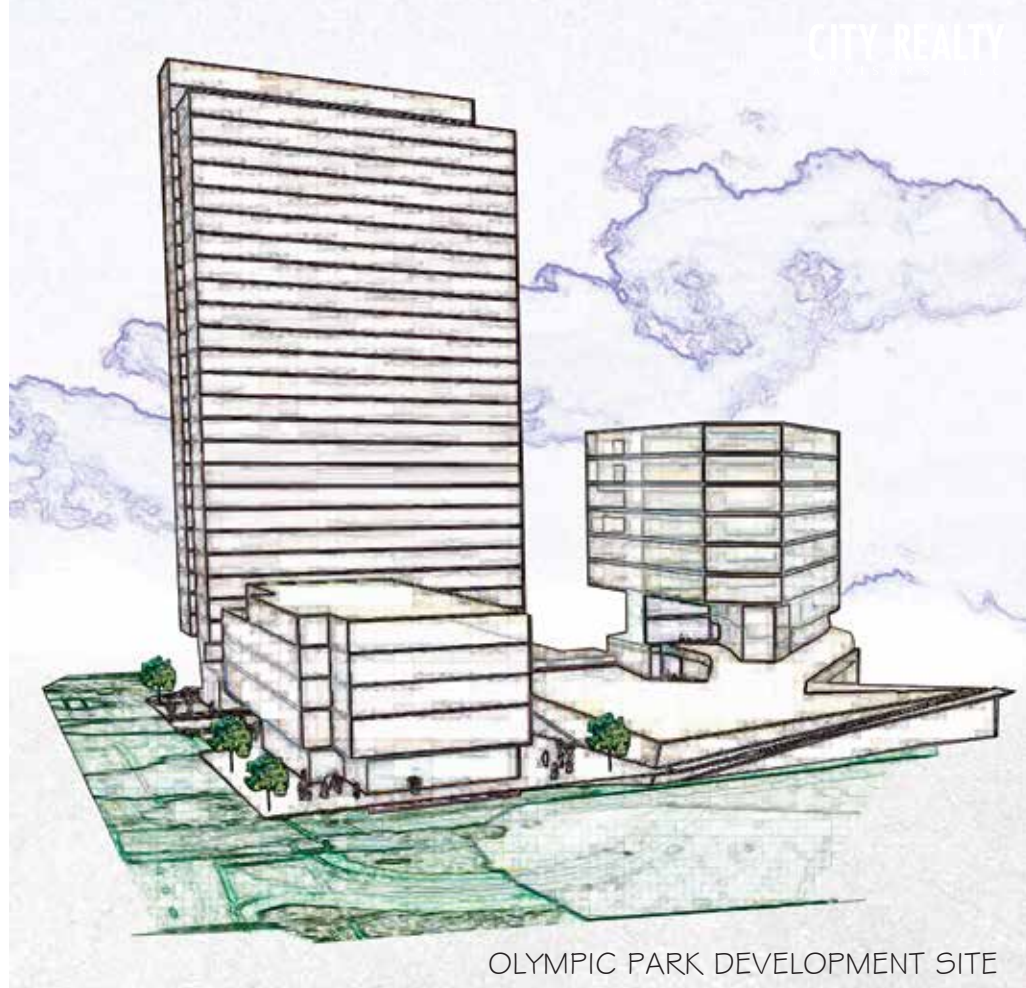


# OLYMPIC PARK DEVELOPMENT SITE

377 Centennial Olympic Park Drive - Atlanta, GA 30313

**377 Centennial Olympic Park Drive** offers a unique opportunity to develop a high-rise mixed use project directly 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: \$10.5 Million
- 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 physical 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
- Fantastic hotel, student housing, residential or mixed use site



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## OLYMPIC PARK DEVELOPMENT SITE

377 Centennial Olympic Park Drive - Atlanta, GA 30313

**SITE DESCRIPTION:**

377 Centennial Park Drive is a 102,691 sq. ft. site (2.36 acres) 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 physical site is unimproved (grass and parking) and generally slopes from east to west at elevations from 970 to 950 ft. The site includes a now vacated portion of Mills Street and an already existing traffic light. Full geotechnical schematic reports and a Phase 1 Environmental report are available. There are no known subsurface conditions that would impede development.

**FRONTAGES:**Centennial Olympic Park Drive **308.27 ft.**Ivan Allen Jr. Boulevard **148.00 ft.**Williams Street Ramp **332.42 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 **1.02 million sq. ft.**
- For Residential Uses (apartment, condos) the FAR is **10 times** net lot coverage or approximately **1.02 million sq. ft.**
- For Mixed Use: FAR is between **10 times** and **20 times coverage.**

There are no setback requirements, and no maximum building coverage.



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**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 2.36 contiguous acres 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, student housing, or a mixed use development.



# OLYMPIC PARK DEVELOPMENT SITE

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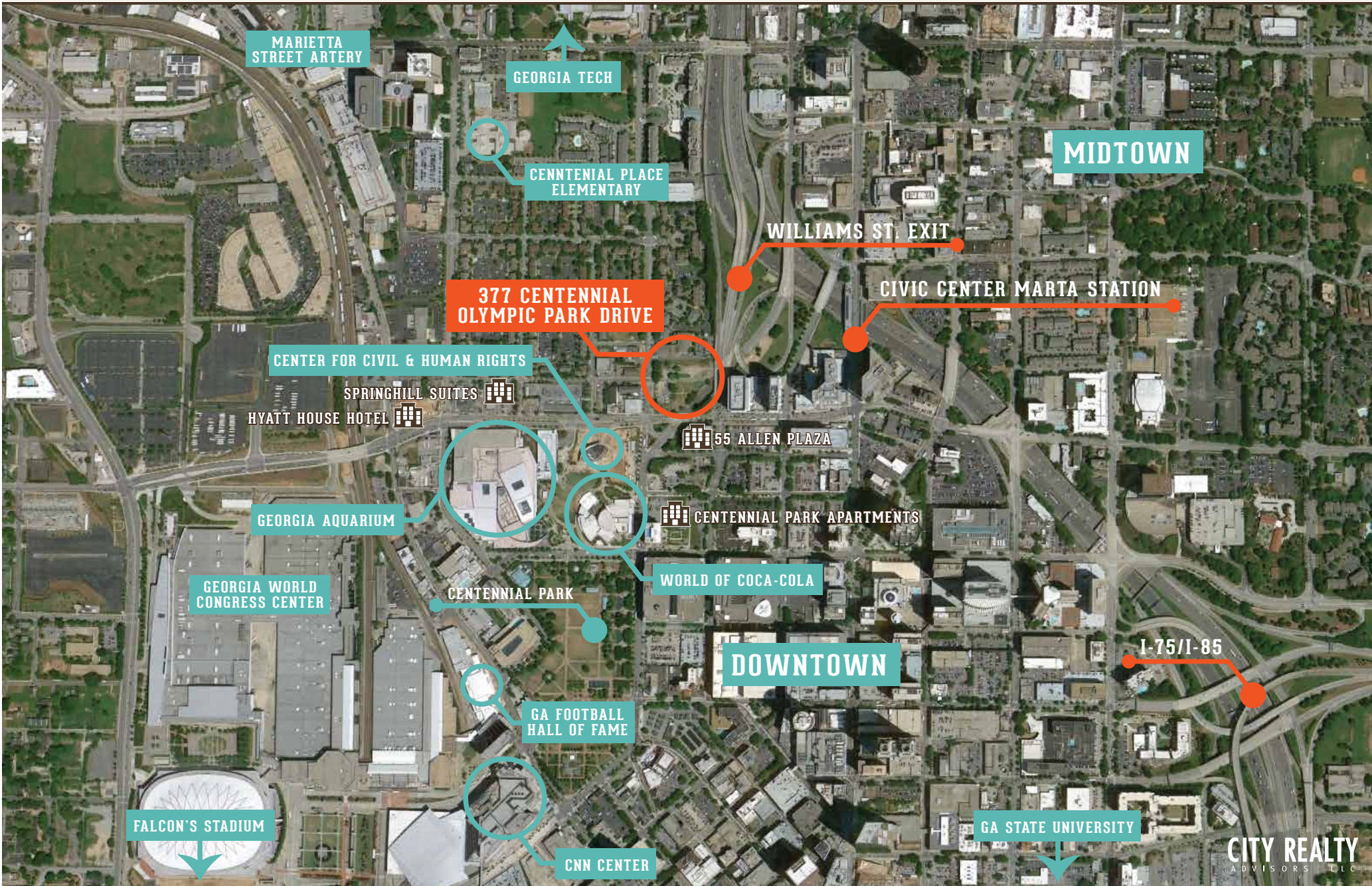
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CONTEXT AREA MAP



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