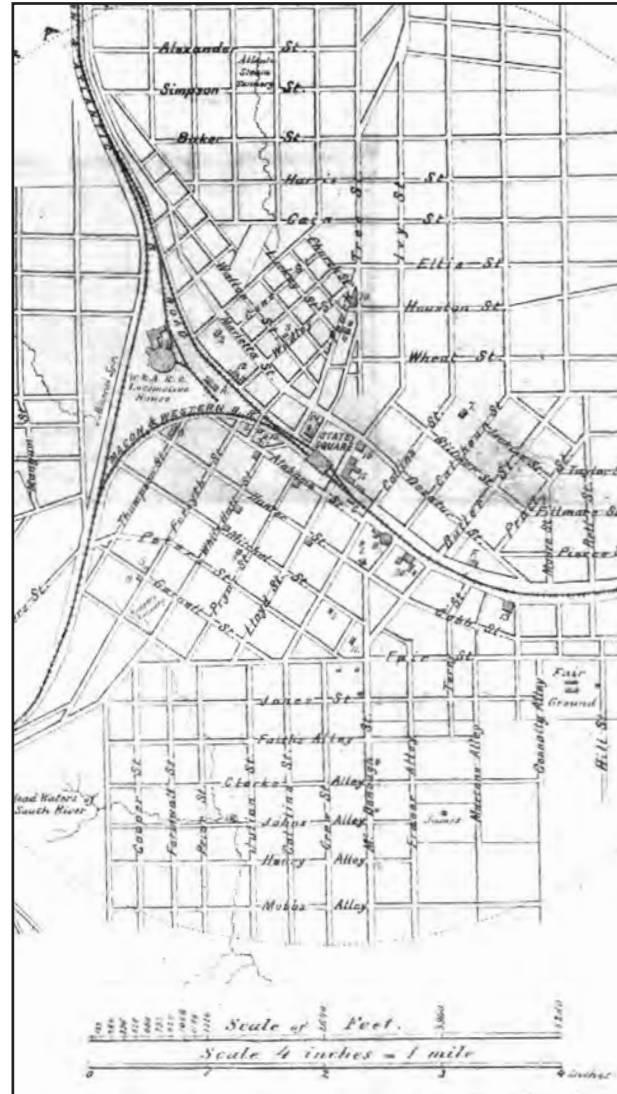


222
MITCHELL

A BRIEF HISTORY OF ATLANTA AND SOUTH DWNTN



THE BEGINNING 1836-1864

1836
Georgia general assembly votes to build the Western & Atlantic Railroad to link the port of Savannah and the Midwest. The terminal point is named "Terminus".

1847
The town of Atlanta is incorporated as a city.

1864
General Sherman captures Atlanta and begins his march to the sea, leaving Atlanta burned, barren, and bankrupt.

EARLY TIMES 1868-1920

1868
Atlanta is named state capital of Georgia.

1886
The first Coca-Cola is sold at Jacob's Pharmacy in Five Points.

1920's
The completion of concrete viaducts over the rail lines in South Downtown coincides with Prohibition. Former street-level businesses are now underground and become speakeasies.

TO THE LATE 60'S 1929-1969

1929
City Hall is built. Martin Luther King Jr. is born.

1960
Civil Rights sit-ins take place at lunch counters across downtown, leading to desegregated lunch counters the following year. Martin Luther King Jr. is arrested for participating.

1969
"Underground Atlanta", boasting restaurants, bars, nightclubs and live music venues in the old below-grade storefronts, opens to much fanfare. The success doesn't last and it closes in 1980.

PRESENT DAY NEW BEGINNINGS

1991
Rich's closes a large fashion store on Alabama Street, further quieting the once beating heart of Atlanta.

2016
Newport begins investing in the revitalization of the historic South Dwntn neighborhood. In partnership with nearby developments happening at Underground Atlanta and Centennial Yards, the neighborhood will soon thrive again.



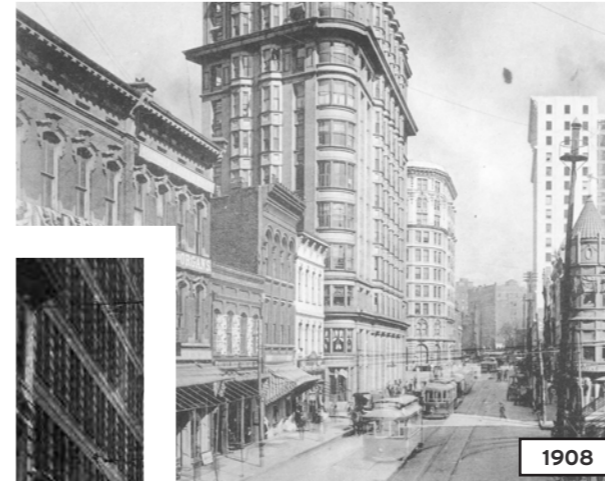
1875



1939



CIRCA 1980



1908



1967



CIRCA 2015



1913



HOTEL ROW CIRCA 1970

ATLANTA GROWTH + CHANGE

1ST

*Cost of Living Amongst
The 10 Largest Metro
Areas In The United States*

"We chose South Downtown because it's a fast-growing community with tremendous upside, a lot like our company. As lobbyists, we rely on having close proximity to the halls of power, and we're excited that Newport is bringing retail and restaurants within walking distance of the state capital."

*Howard Franklin,
Managing Partner, Ohio River South*

15M

*Annual Attendance at Conventions,
Concerts, Sporting Events, and
Attractions Downtown*

50%

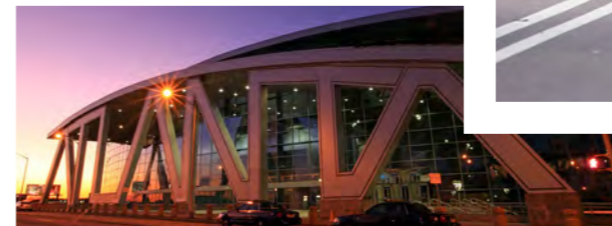
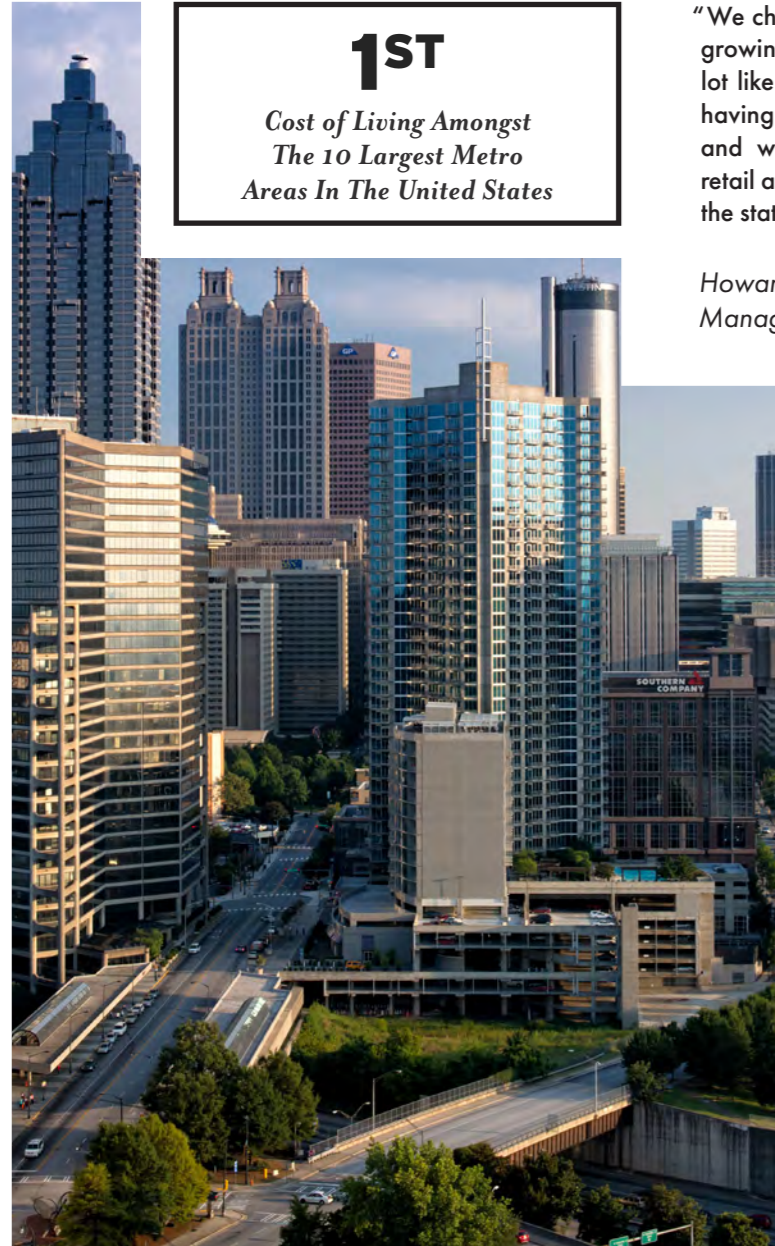
*Population Growth
Expected Between
2020-2050*

53M

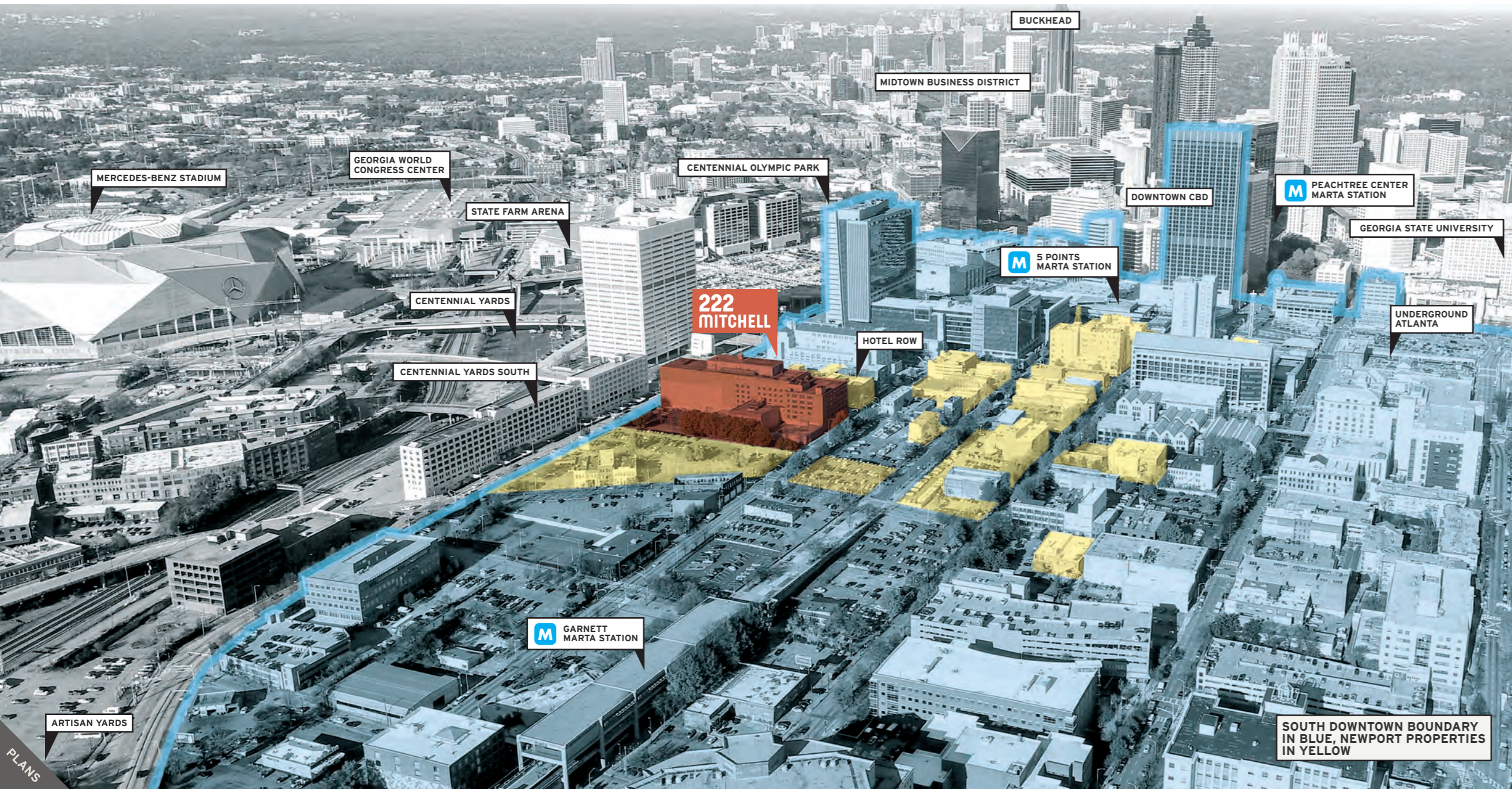
Annual Downtown Visitors

4TH

Fastest-growing Metro Area



SURROUNDED BY OPPORTUNITY



The Georgia World Congress Center is the third largest convention center in the US and hosts more than 1 million visitors a year.

CENTENNIAL OLYMPIC PARK

Centennial Olympic Park is a 22-acre public park, originally built for the 1996 Summer Olympics. It is now home to popular attractions such as the Georgia Aquarium, the world of Coca-Cola, College Football Hall of Fame, and the Center for Civil and Human Rights.



State Farm Arena hosts nearly 200 events and 2 million guests annually.



Mercedes-Benz Stadium is home to the Atlanta Falcons, Atlanta United, Peach Bowl, Celebration Bowl, Chick-fil-A Kickoff Game, and the 2026 FIFA World Cup. It also hosts other events and concerts each year.



Five Points MARTA station, the main hub the MARTA train system, is located in South Dwn. It provides easy transportation to the airport, the Downtown and Midtown Business Districts, Buckhead, and other important parts of the city.

Other exciting development efforts, within and adjacent to South Dwn, include Underground Atlanta, Artisan Yards and Centennial Yards.

A NEIGHBORHOOD DRIVING REGIONAL CHANGE

200,000

Daytime Office Workers

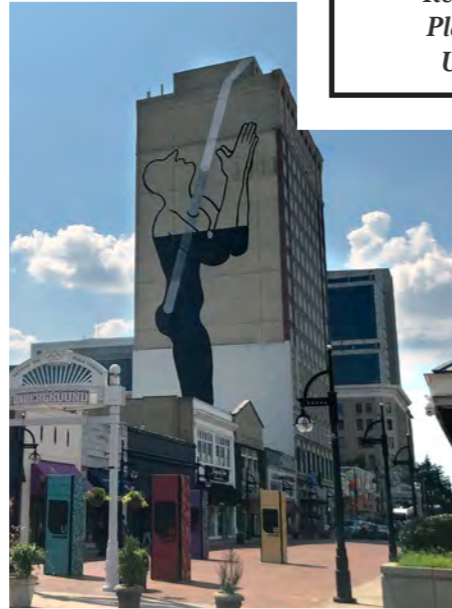


Strategically located between two MARTA transit stations and a short walk to Mercedes-Benz Stadium, Georgia World Congress Center, State Farm Arena, City Hall, and the State Capitol, South Downtown Atlanta is poised to be one of the most sought-after neighborhoods in the country.



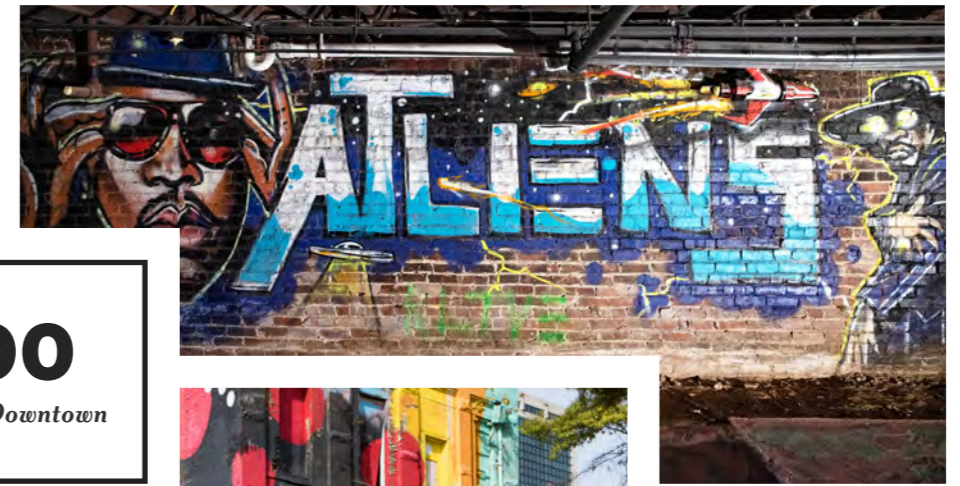
\$9B+

*Real Estate Investment
Planned Or Currently
Under Construction*



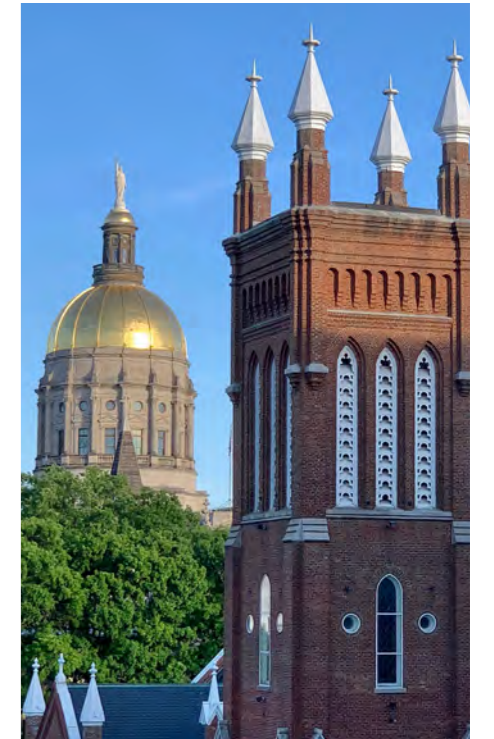
65,000

Students in and Near Downtown



28,075

Downtown Residents



SOUTH DOWNTOWN ACCESS & NEIGHBORS

The South Downtown neighborhood is served by three MARTA train stations, including the central hub Five Points station, Garnett station and Georgia State station.

The airport is approximately a 12-minute train trip from Garnett station. Alternately, the drive to the airport via I-85 takes about 15 - 20 minutes from South Downtown.

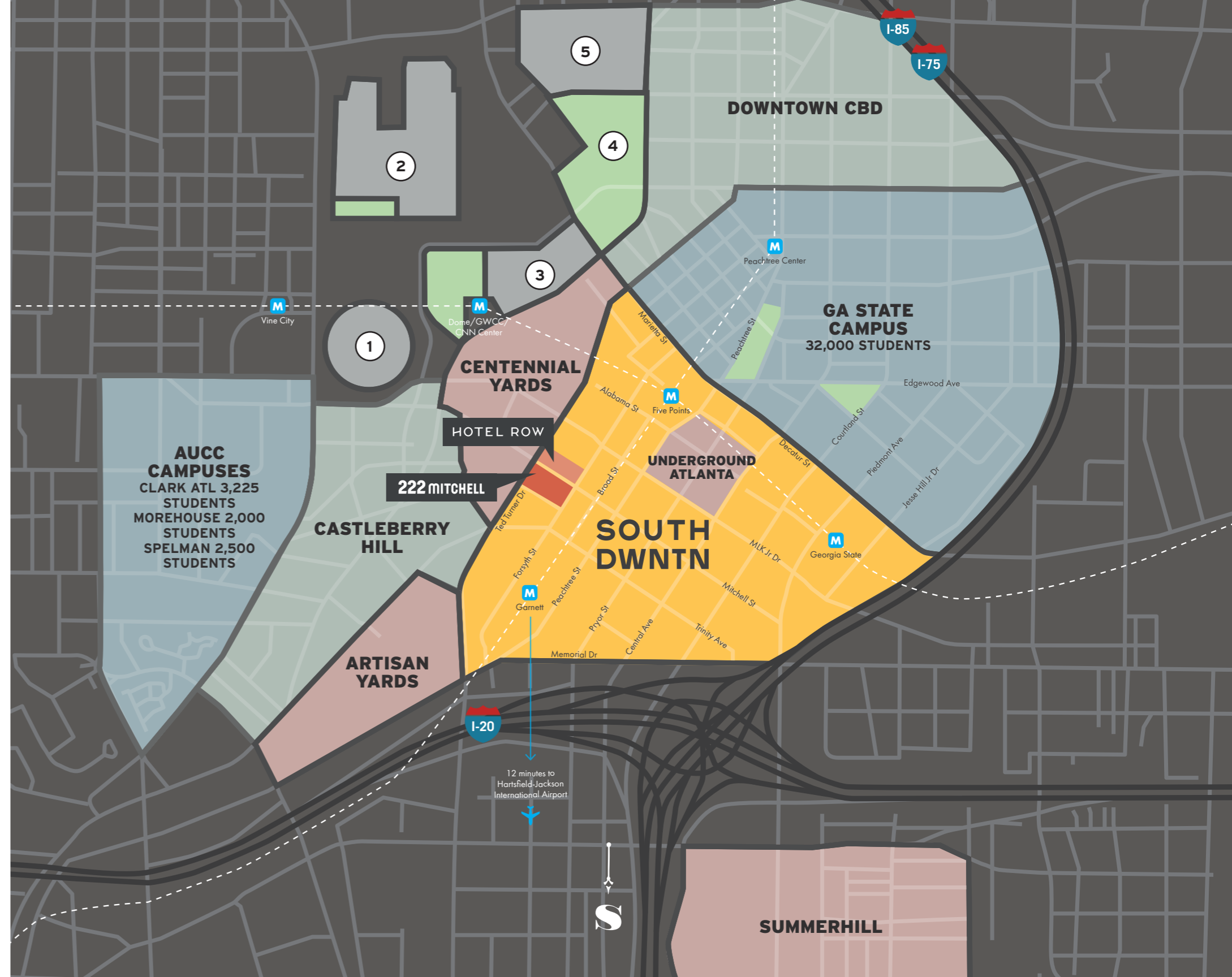
For those approaching South Downtown from the north on I-75/I-85, exit 248A provides the main entry point from the Downtown Connector. For those traveling along I-20, exit 56B is a few blocks from the neighborhood.

Neighboring developments Centennial Yards, Underground Atlanta, Summerhill and Artisan Yards will transform approximately 152 acres into residential, student housing, hotel, retail and office space.

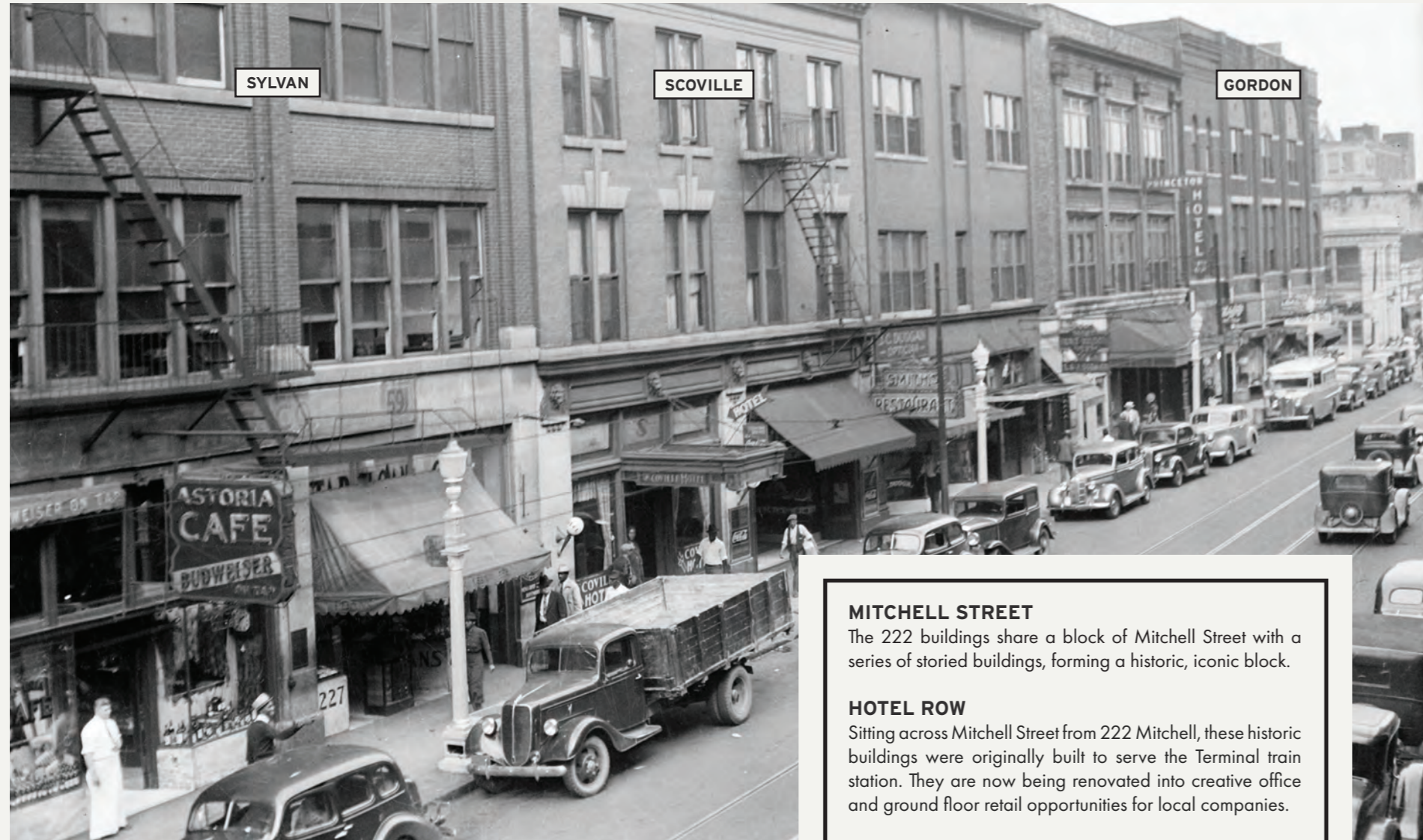
The Georgia State University Campus and the AUCC (Atlanta University Center Consortium) Campuses combined serve approximately 40,000 students downtown daily.

Castleberry Hill is an established residential area with a high concentration of art studios and galleries.

- SOUTH DOWNTOWN
 - DEVELOPMENTS
 - NEIGHBORHOODS
 - UNIVERSITIES
 - PARKS
 - MARTA STATIONS
- ① MERCEDES-BENZ STADIUM
 - ② GEORGIA WORLD CONGRESS CENTER
 - ③ STATE FARM ARENA
 - ④ CENTENNIAL OLYMPIC PARK
 - ⑤ CENTENNIAL OLYMPIC PARK ATTRACTIONS



HISTORIC HOTEL ROW: AN ICONIC DOWNTOWN BLOCK



SYLVAN

SCOVILLE

GORDON

MITCHELL STREET

The 222 buildings share a block of Mitchell Street with a series of storied buildings, forming a historic, iconic block.

HOTEL ROW

Sitting across Mitchell Street from 222 Mitchell, these historic buildings were originally built to serve the Terminal train station. They are now being renovated into creative office and ground floor retail opportunities for local companies.

The two sides of the street are distinctly different, providing the canvas for one of the most historic, iconic blocks in the city.

SYLVAN

Retail units ranging from 840 - 2,370 sf. for local restaurants and 5 floors of 41,000+ sf. of creative office space.

GORDON

Five ground floor retail units ranging from 980 - 1,420 sf. for local restaurants and retail. 18 owned boutique condos above.



SCOVILLE

Formerly the Scoville Hotel, this building still holds all of its original character - marble lobby floors, ornate hallways, exposed brick walls. Positioned as build-to-suit opportunity.

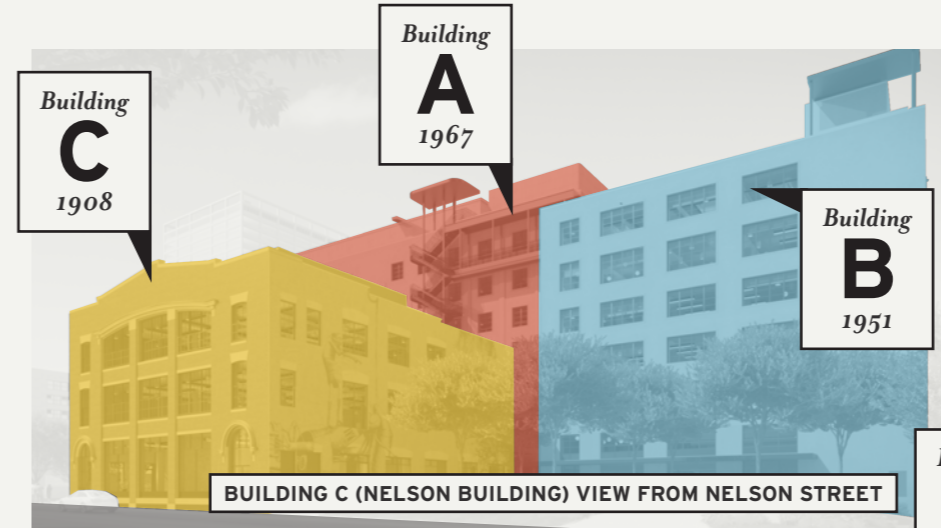
222 MITCHELL OPEN FOR ATLANTA, SINCE 1908



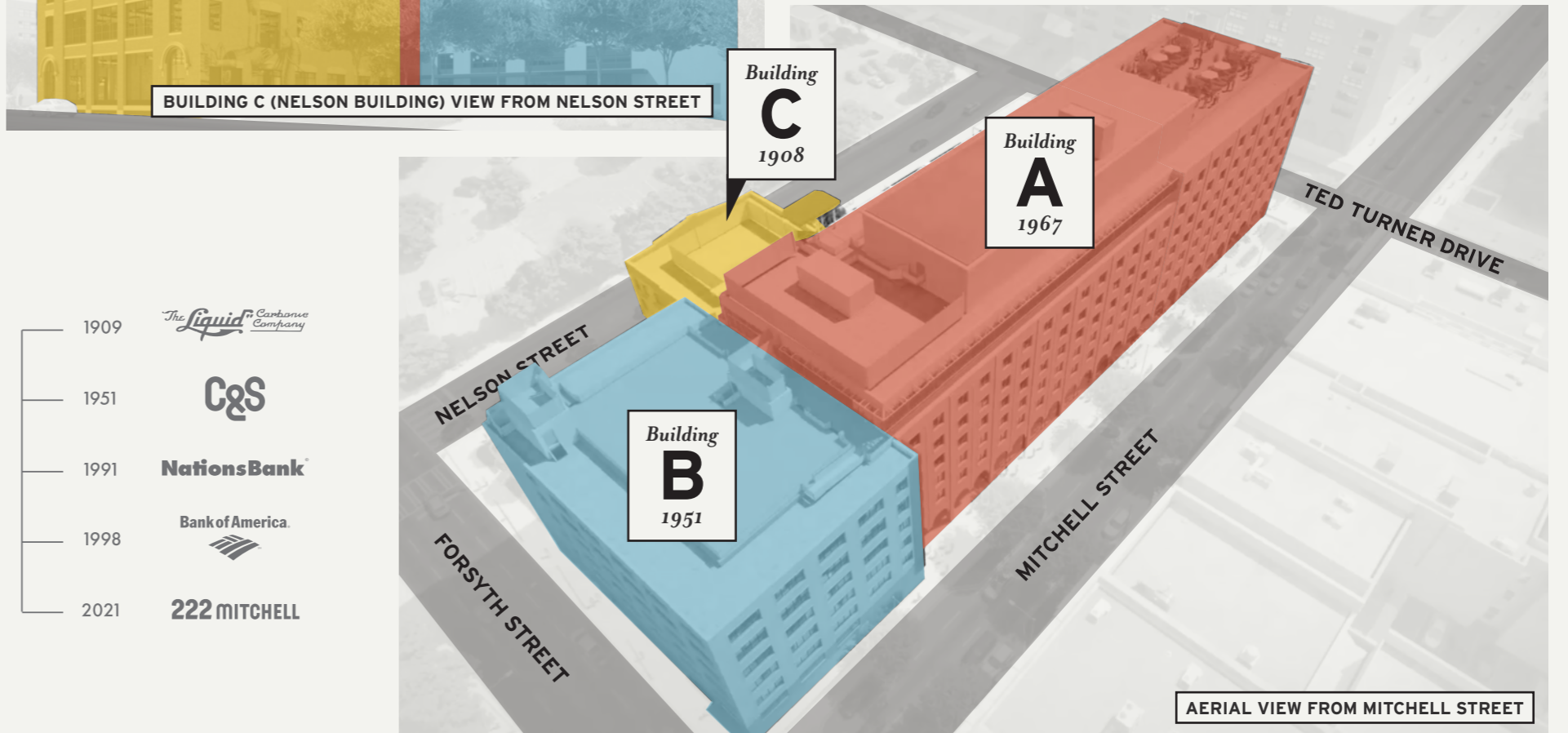
A RICH HISTORY

222 Mitchell Street is composed of three historic structures, built in various stages up to 1970. Building C, also known as the Nelson Building was built in 1908 for the Liquid Carbonic Company. At the time it boasted the largest freight elevator in the US.

All three buildings eventually housed operations of different banking entities, beginning with the Citizen + Southern Bank. Building B was built in 1951 and still contains the vault and security deposit boxes. The largest of the three buildings (A) has a helipad with a single elevator shaft that helped secure the transfer of cash.



222 Mitchell Street's three structures will soon house Atlanta's most sought-after Class A office space, diverse shopping and entertainment options and a welcoming pocket park.



- 1909 *The Liquid Carbonic Company*
- 1951 **C&S**
- 1991 **NationsBank**
- 1998 **Bank of America**
- 2021 **222 MITCHELL**

222 MITCHELL RENDERINGS



MITCHELL STREET LOOKING WEST

PLANS



222

GoodFood

FISHES

WINE

WORLD TIME ZONES

MITCHELL STREET LOOKING SOUTHEAST



NELSON STREET LOOKING NORTHEAST



NELSON STREET LOOKING NORTH

222 MITCHELL TRANSFORMATION

Adaptive re-use of three historic buildings, celebrating cast-in-place concrete structures and mid-century design

Complete MEP replacement with Class A systems for modern needs

Parking deck removed to create public pocket park and outdoor amenity space

Retail-lined lobby entryways creating shopping experience from Mitchell Street to Nelson Street through original bank teller drive-thru

Glass storefront replacing closed brick arches, highlighted unique building architecture and creating vibrancy along Mitchell Street

Buildings refitted with historic replica windows retaining original character

Additional 16 ft wide windows added to the south and east walls of Building A

Bank vault in Building B to be highlighted as key feature of restaurant, honoring site's banking history

Best of mid-century and modern, featuring terrazzo floors, rich wood finishes and glass details

Rooftop mechanical room retrofitted as full-service restaurant with large terrace over-looking Castleberry Hill and Mercedes-Benz stadium.



MITCHELL STREET LOOKING EAST



222 MITCHELL

RETAIL PASSAGE FROM MITCHELL STREET

222 MITCHELL VARIETY & FLEXIBILITY

330,600

Total SF.

252,000+ SF.

Of Class A Office

78,500+ SF.

*Of Ground Floor, Basement
and Rooftop Retail*

1,900 SF.-8,700 SF.

Restaurant and Retail Opportunities

13,000 SF.

Rooftop Restaurant and Patio

15,000 SF.

Event Space with Outdoor Patio

Large, Flexible Floorplates Up To

51,500 SF.

Across All 3 Buildings

177,000 SF.

Building A

59,000 SF.

Building B

15,500 SF.

Building C

PARKING RATIOS

Retail: 1.8/1,000 SF.

Office: 1.5/1,000 SF.



ROOFTOP RESTAURANT SPACE



OFFICE SPACE

PLANS

222 MITCHELL ATTRACTIONS & AMENITIES

More than 25+ local and regional restaurant/retail spaces within 2 walking blocks

Ride-share friendly pick up and drop off locations

On-site public pocket park

95 space secured bike storage alongside showers and locker rooms

3 separate elevator lobbies with 9 passenger elevators, 1 service elevator and destination system, providing brand opportunities and access control

700+ parking spaces within 2 block radius

Convenient walking distance to MARTA and Mercedes-Benz Stadium

Centrally located lobby cafe, connected to retail passage and Building A lobby offering informal meeting space

Dedicated office attendant for tenants and guests

24/7 security

Electric car charging stations

6,700+ sf. amenity space with board room, meeting room and 30+ person conference and training room

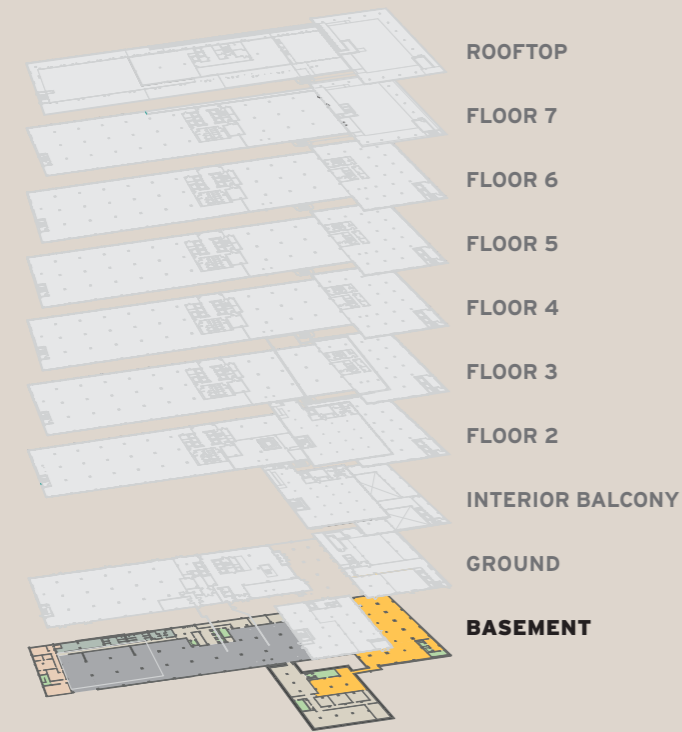
Two rooftop restaurants, offering indoor and outdoor spaces

Basement gym offering for workers and neighbors



- NEARBY RESTAURANTS**
- 1 HOW CRISPY 2 PIZZA CLEMENTINE 3 PINS MECHANICAL CO.
 - 4 ELLIOTT STREET PUB 5 NO MAS CANTINA 6 OLD LADY GANG
 - 7 NORTH BROAD STREET = ROSA'S PIZZA, DUA VIETNAMESE, MOE'S, BIG DAVE'S CHEESESTEAKS AND MORE

222 MITCHELL BASEMENT



BUILDING A



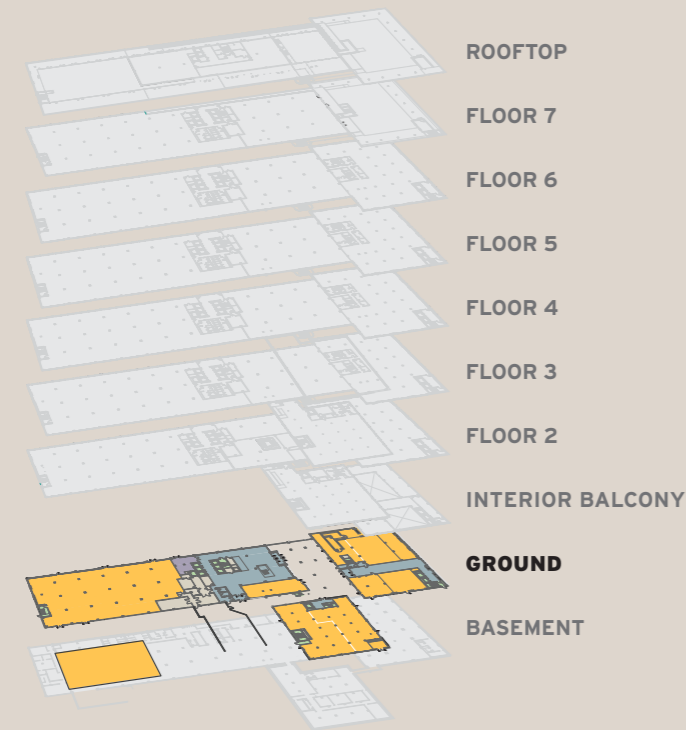
BUILDING B

12,095
sf

BUILDING C

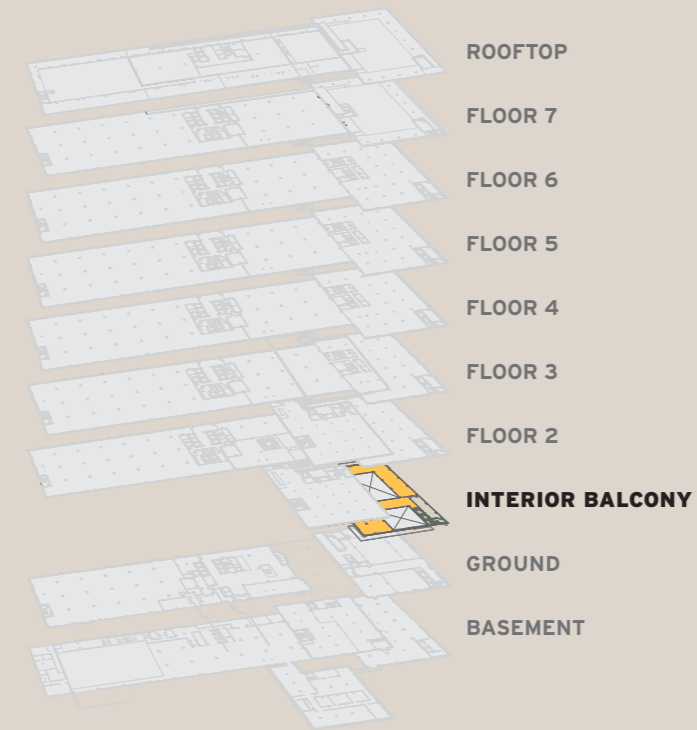
- FITNESS RETAIL
- BIKE STORAGE/ SHOWERS
- BUILDING MANAGEMENT
- PARKING
- ELEVATOR/ STAIR

222 MITCHELL GROUND FLOOR



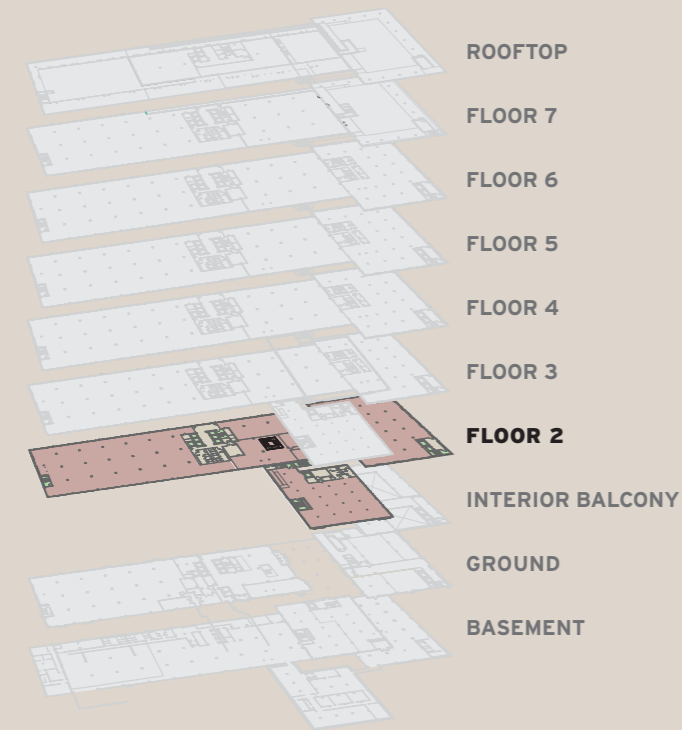
- RETAIL
- OFFICE LOBBY
- ELEVATOR/ STAIR
- PENTHOUSE LOBBY
- ENTRY POINTS

222 MITCHELL INTERIOR BALCONY



■ RETAIL ■ ELEVATOR/ STAIR

222 MITCHELL FLOOR 2

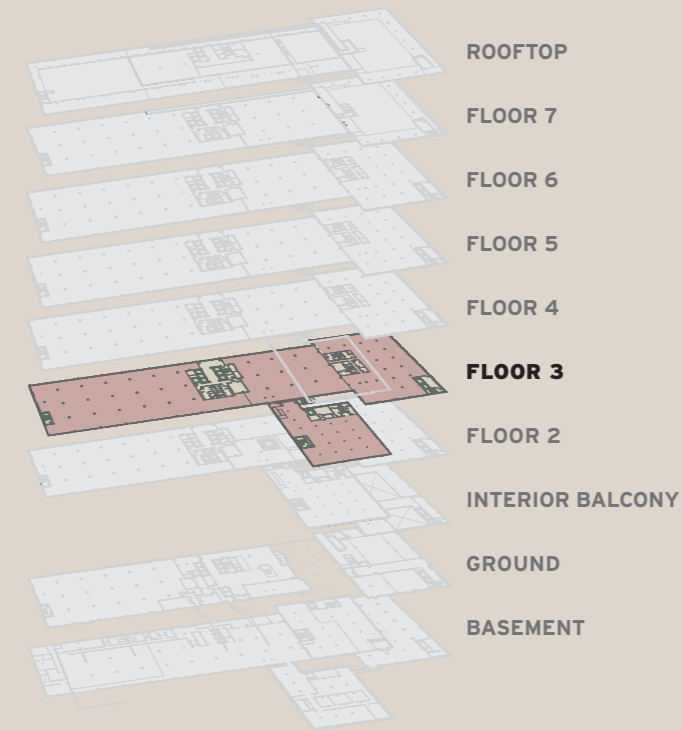


BUILDING A



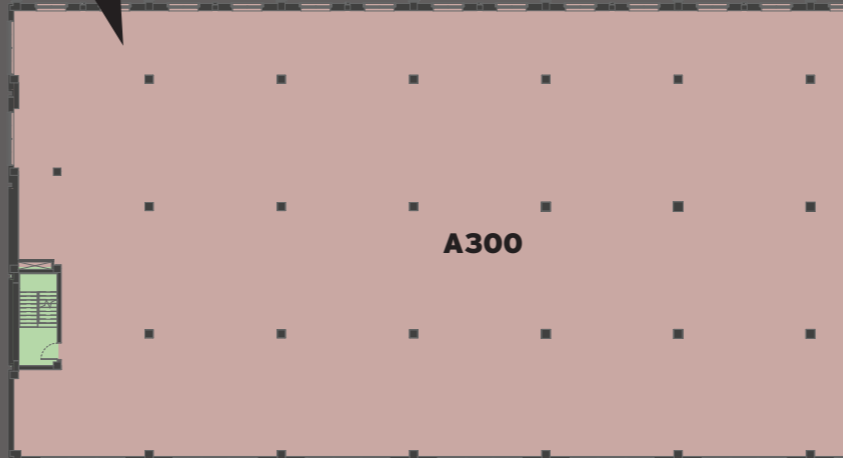
OFFICE ELEVATOR/ STAIR

222 MITCHELL FLOOR 3



BUILDING A

20,174
sf



11,622
sf



BUILDING B

11,829
sf

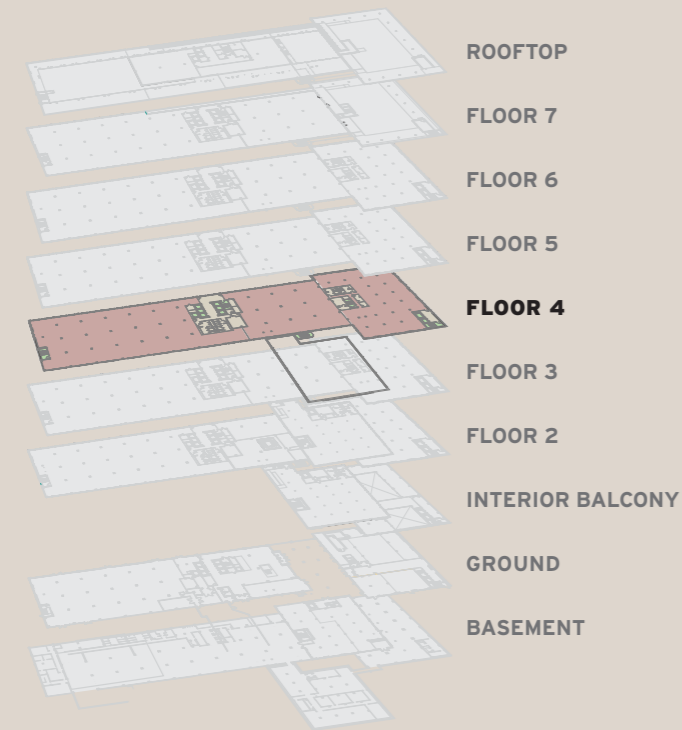


7,883
sf

BUILDING C

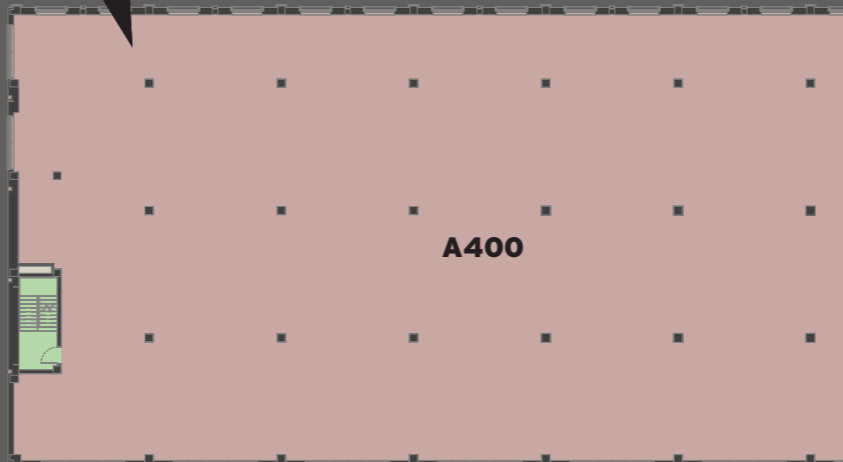
OFFICE ELEVATOR/ STAIR

222 MITCHELL FLOOR 4



BUILDING A

20,175
sf



A400

11,572
sf



A401

BUILDING B

11,829
sf

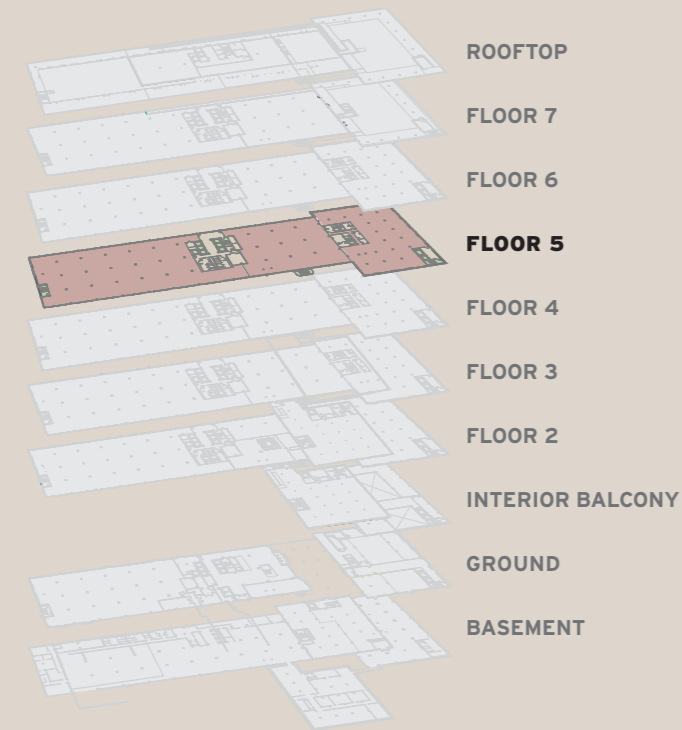


B400

OFFICE

ELEVATOR/ STAIR

222 MITCHELL FLOOR 5



BUILDING A

20,175
sf



BUILDING B

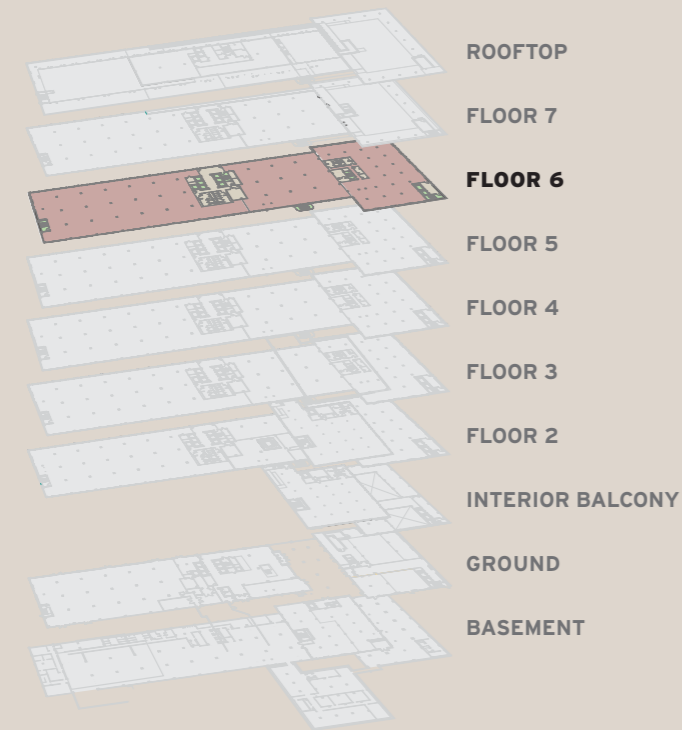
11,829
sf



OFFICE

ELEVATOR/ STAIR

222 MITCHELL FLOOR 6



ROOFTOP

FLOOR 7

FLOOR 6

FLOOR 5

FLOOR 4

FLOOR 3

FLOOR 2

INTERIOR BALCONY

GROUND

BASEMENT

BUILDING A

20,175
sf

A600

11,572
sf

A601

BUILDING B

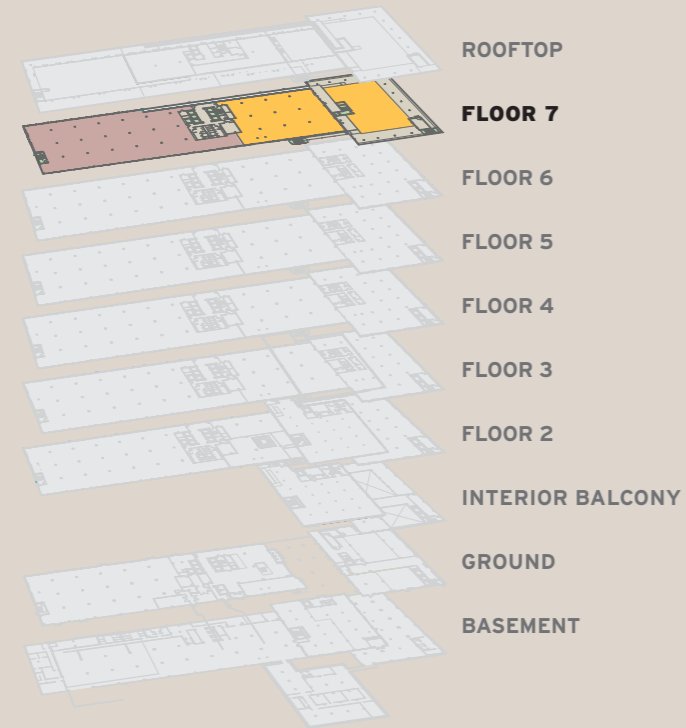
11,829
sf

B600

OFFICE

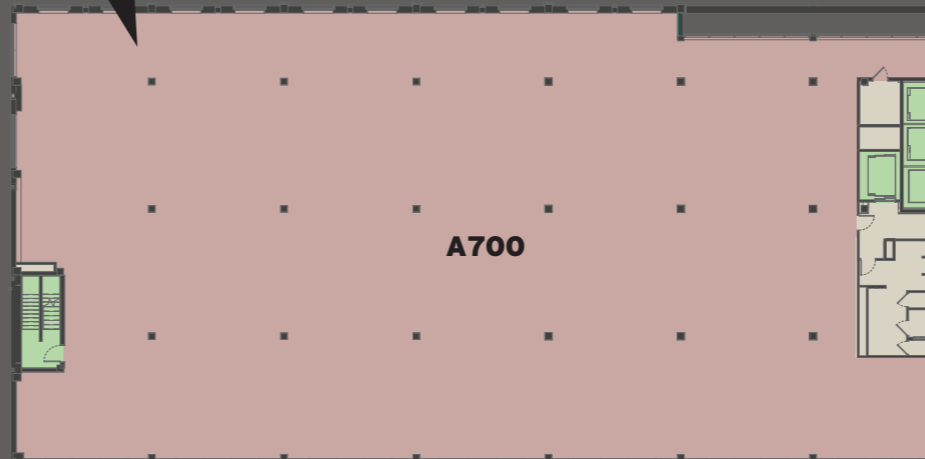
ELEVATOR/ STAIR

222 MITCHELL FLOOR 7

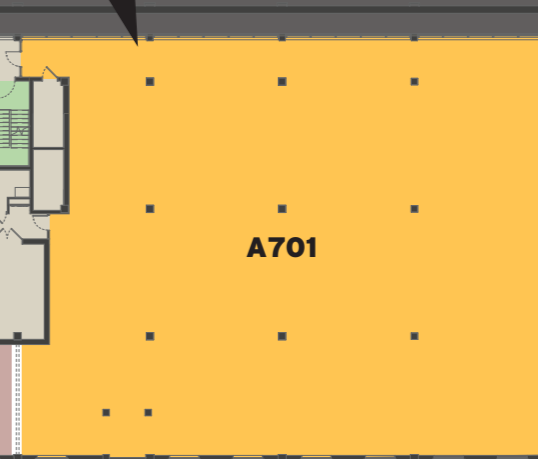


BUILDING A

18,942
sf

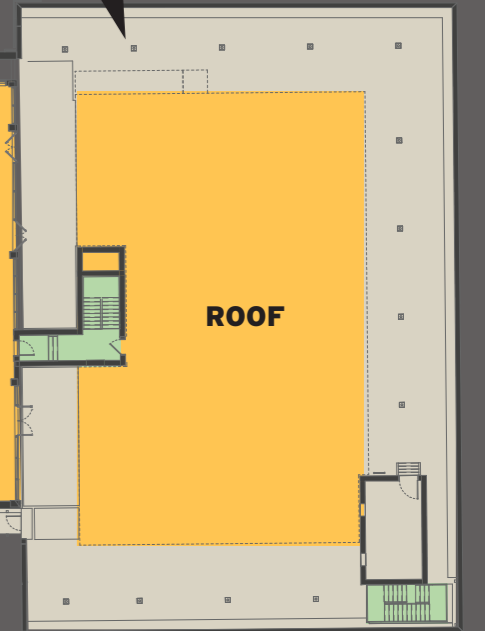


9,157
sf



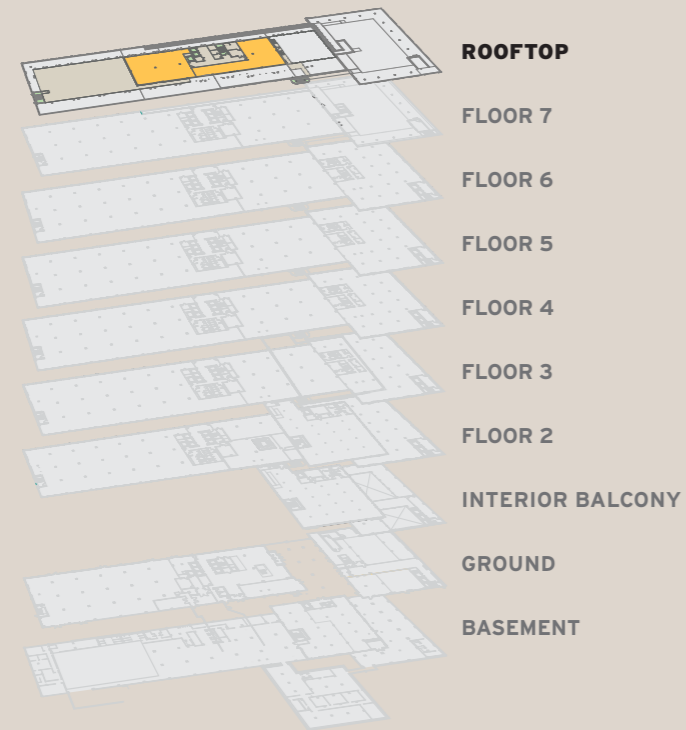
BUILDING B

6,386
sf



OFFICE RETAIL ELEVATOR/ STAIR

222 MITCHELL ROOFTOP



BUILDING A



■ RETAIL ■ ELEVATOR/ STAIR

Be a part of
SOUTH DOWNTOWN



**SOUTH
DWNTN**

For more information, please contact:

LAWRENCE GELLERSTEDT, IV
lg@southsource.com
404-895-2899

JOHN NEAL SCOTT
jns@southsource.com
404-218-1691



A NEIGHBORHOOD DEVELOPMENT BY
newport

www.southdwntn.com