



MIDTOWN'S MULTI-BILLION DOLLAR ROOM

1. Centery One (KKAI)
• Description: New construction mixed-use project, which will include up to 2.0 million square feet of office, retail and residential space. First phase will include a research center for the Yamaguchi initiative and the Advanced Technology Development Center (ATDC).
• Estimated Project Cost: \$375,000,000
• Developers: The University Financing Foundation, Inc., Kim King Associates, Inc. & Gateway Development Services
• Completion Date: July 2003

2. Centery Two
• Description: Continuation of Centery One
• Estimated Project Cost: Included in cost of Centery One
• Completion Date: Fall 2007

3. Future Centery
• Description: Approximately 1.5 million square feet of mixed-use space.
• Estimated Project Cost: Included in the cost of Centery One
• Developers: The University Financing Foundation, Inc., Kim King Associates, Inc. & Gateway Development Services
• Completion Date: July 2003 (First Phase)

4. MidCity Lofts
• Description: Loft condominium project, which includes 133 units that sold from the \$180's to the mid \$500's.
• Estimated Project Cost: \$30,000,000
• Developer: Kim King Associates, Inc.
• Completion Date: August 2002

5. Plaza Midtown/Publix
• Description: Mixed-use project, which will include 452 condos starting in the \$180's, as well as 70,000 square feet of retail space including a 35,000-square-foot Publix.
• Estimated Project Cost: \$100,000,000
• Developer: Darnall Corp. & Salig Enterprises Inc.
• Estimated Completion Date: July 2006

6. 905 Juniper
• Description: Mixed-use project, which will include 110 one- and two-bedroom condos, 3 walk-up townhouses and 4 two-story live-work units, as well as 2,000 square feet of retail space.
• Estimated Project Cost: \$30,000,000
• Developer: The Gallerstedt Group & Cousins Properties
• Estimated Completion Date: First Quarter 2006

7. Onyx
• Description: Mixed-use project, which will include 164 condos, 7 penthouses and 5,600 square feet of street-level retail space on 16 floors.
• Estimated Project Cost: TBD
• Developer: Mid-Atlanta Properties
• Estimated Completion Date: TBD

8. Fifth Street Bridge
• Description: A renovation project to turn the Fifth Street Bridge into a one-acre plaza with sidewalks, bike lanes, benches and greenery.
• Estimated Project Cost: \$10,300,000
• Developer: DOT
• Estimated Completion Date: September 2006

9. 100 Midtown Student Housing
• Description: Apartments
• Estimated Project Cost: \$10,000,000
• Developer: ANCO
• Estimated Completion Date: 2005

10. Georgia Tech Continuing and Executive Education Center / College of Management
• Description: New construction educational and retail arena, which includes a 250-room hotel and conference center, the university bookstore, additional retail space and the new home of the College of Management.
• Estimated Project Cost: \$148,000,000
• Owner: Georgia Institute of Technology
• Completion Date: April 2003

11. BellSouth Midtown Center
• Description: 1,045,000 square feet of office space in two buildings, as well as 35,000 square feet of retail and over 2,000 structured parking spaces.
• Estimated Project Cost: \$250,000,000
• Developers: BellSouth, Carter Associates
• Completion Date: February 2002 (First Phase)

12. The Biltmore and Biltmore House
• Description: Conversion of a former historic hotel to office and condominiums, which includes 250,000 square feet of office space and 66 condominium units that sold from the \$90's to the \$220's.
• Estimated Project Cost: \$40,000,000
• Developer: Novare Group
• Completion Date: April 1999

13. Cornerstone Village
• Description: Adaptive reuse of an existing office building and new construction condominium project, which includes 366 loft and conventional units as well as streetfront retail.
• Estimated Project Cost: \$140,000,000
• Developer: Post Properties, Inc.
• Completion Date: March 2000

14. Post Biltmore
• Description: Mid-rise apartment project, which includes 271 one- and two-bedroom units on 6 floors.
• Estimated Project Cost: \$35,000,000
• Developer: Post Properties, Inc.
• Completion Date: Late 2001

15. 805 Peachtree
• Description: Adaptive re-use conversion of an existing office building to loft condominiums, which includes 118 units on 6 floors that sell from the \$190's to over \$1 million.
• Estimated Project Cost: \$23,500,000
• Developer: Novare Group
• Completion Date: July 2000

16. Spire
• Description: New construction mixed-use project, which will include 393 one- and two-bedroom condos, as well as 21,500 square feet of retail space.
• Estimated Project Cost: \$110,000,000
• Developers: Novare Group & Wood Partners
• Developer: Loudermil/Rohlf LLC
• Completion Date: Sometime in 2005

17. Peachtree Lofts
• Description: Conversion of a former loft apartment project to condominiums, which included 210 units that sold from the \$70's to the \$270's.
• Estimated Project Cost: \$14,000,000
• Developer: Novare Group
• Completion Date: April 1999

18. Cotting Court
• Description: Mid-rise condominium project, which includes 62 units on 8 floors that sold from the \$250's to the high \$400's.
• Estimated Project Cost: \$15,000,000
• Developer: McRae & Stolz Ventures
• Completion Date: July 2001

19. Metropolis
• Description: High-rise condominium project, which includes 498 loft units in two towers of 20 floors, as well as 70,000 square feet of streetfront retail.
• Estimated Project Cost: \$38,000,000
• Developer: Wood Partners
• Completion Date: Early 2002

20. Alexan Ponce
• Description: Mid-rise apartment project, which includes 315 units in two buildings, as well as streetfront retail.
• Estimated Project Cost: \$38,000,000
• Developer: Trammell Crow Residential
• Completion Date: Mid 2002

21. The Dakota
• Description: Low-rise and mid-rise condominium project, which includes 180 units on 4 or 6 floors that sell from the \$170's to the high \$400's.
• Estimated Project Cost: \$25,000,000
• Developer: Wood Partners
• Completion Date: September 2000

22. 730 Peachtree Street
• Description: Renovation of an existing office building to Class A office space, which will include 212,000 square feet on 11 floors.
• Estimated Project Cost: \$21,500,000
• Developer: Lincoln Property Company
• Estimated Completion Date: September 2000

23. 33 Ponce
• Description: Adaptive re-use conversion of a parking garage into loft condominiums, which will include 20 units that sell from \$200,000 to \$300,000.
• Estimated Project Cost: \$3,500,000
• Developer: Novare Group
• Completion Date: January 2001

24. Crawford Long Hospital
• Description: Redevelopment of an existing hospital campus for Emory University, which includes a new 500,000 square foot diagnostic and treatment center and a medical office building on a total of 22 floors.
• Estimated Project Cost: \$270,000,000
• Developer: CousinsRichmond
• Completion Date: Mid 2003

25. The Highlands
• Description: New construction mixed-use project, which will include 282 apartment units and 9,000 square feet of retail space over two blocks and three buildings.
• Estimated Project Cost: \$37,000,000
• Developer: Highlands Residential
• Estimated Completion Date: December 2001

26. Parkside by Post
• Description: New construction mid-rise apartment project, which includes 188 loft and conventional units that rent from \$775 to \$2,600 per month as well as streetfront retail.
• Estimated Project Cost: \$28,000,000
• Developer: Post Properties, Inc.
• Completion Date: May 2000

27. Midtown Square
• Description: New construction mixed-use project, which will include up to 2 million square feet of office space, residential, retail and hotel space.
• Estimated Project Cost: \$400,000,000
• Developer: Dewberry Capital
• Estimated Completion Date: TBD

28. Federal Reserve Bank of Atlanta
• Description: New construction office building, which will be the regional headquarters of the bank.
• Owner: Federal Reserve Bank of Atlanta
• Completion Date: July 2001

29. Millennium in Midtown
• Description: Mixed-use project, which includes 400,000 square feet of office space on 13 floors and over 300 apartments.
• Estimated Project Cost: \$125,000,000
• Developers: Holder Properties and Post Properties, Inc.
• Completion Date: Early 2002

30. Symphony Center / 1180 Peachtree
• Description: 41-story office building with 670,000 square feet, 416 square feet occupied by Kim & Spalding, LLP.
• Estimated Project Cost: \$200,000,000
• Developer: Pose & Land Enterprises
• Estimated Completion Date: Mid 2006

31. Atlantic Center Plaza
• Description: Class A office building, which includes 500,000 square feet on 23 floors.
• Estimated Project Cost: \$94,000,000
• Developer: Trammell Crow Co.
• Completion Date: May 2001

32. Proscenium
• Description: Class A office building, which includes 527,000 square feet on 23 floors.
• Estimated Project Cost: \$94,000,000
• Developer: Trammell Crow Co.
• Completion Date: May 2001

33. Sterling at the Park
• Description: Mid-rise luxury apartment project, which includes 188 units that rent from \$725 to \$2,500 per month.
• Estimated Project Cost: \$28,500,000
• Developer: The Sterling Group
• Completion Date: Late 2001

34. Mayfair Renaissance
• Description: High-rise condominium project, which includes 296 units that sold from the \$120's to the \$700's.
• Estimated Project Cost: \$40,000,000
• Developer: Crescent Heights
• Completion Date: October 2001

35. Park Central
• Description: Conversion of a new high-rise apartment project to condominiums, which included 397 units that sold from the \$180's to the mid \$200's.
• Estimated Project Cost: \$52,800,000
• Developer: Focus Group
• Completion Date: August 1999

36. Lofts @ The Park
• Description: Mid-rise loft condominium project, which includes 52 units in two buildings that sold from the low \$200's to the high \$400's.
• Estimated Project Cost: \$12,000,000
• Developer: Springbok, LLC
• Completion Date: August 2001

37. Midtown Green/Midtown Blue
• Description: Enhancement of the public spaces of Midtown through environmental maintenance programs, as well as 247 public safety.
• Estimated Project Cost: \$150,000,000
• Developer: Midtown Alliance, Midtown Improvement District
• Completion Date: Ongoing

References: Midtown Alliance, published news accounts, marketing brochures, and estimates based on project scope. No representation is made by 866 WP, LLP, or its affiliates as to the accuracy or the completeness of this information contained herein.

NEARLY THREE BILLION IN NEW PROJECTS AND STILL COUNTING.