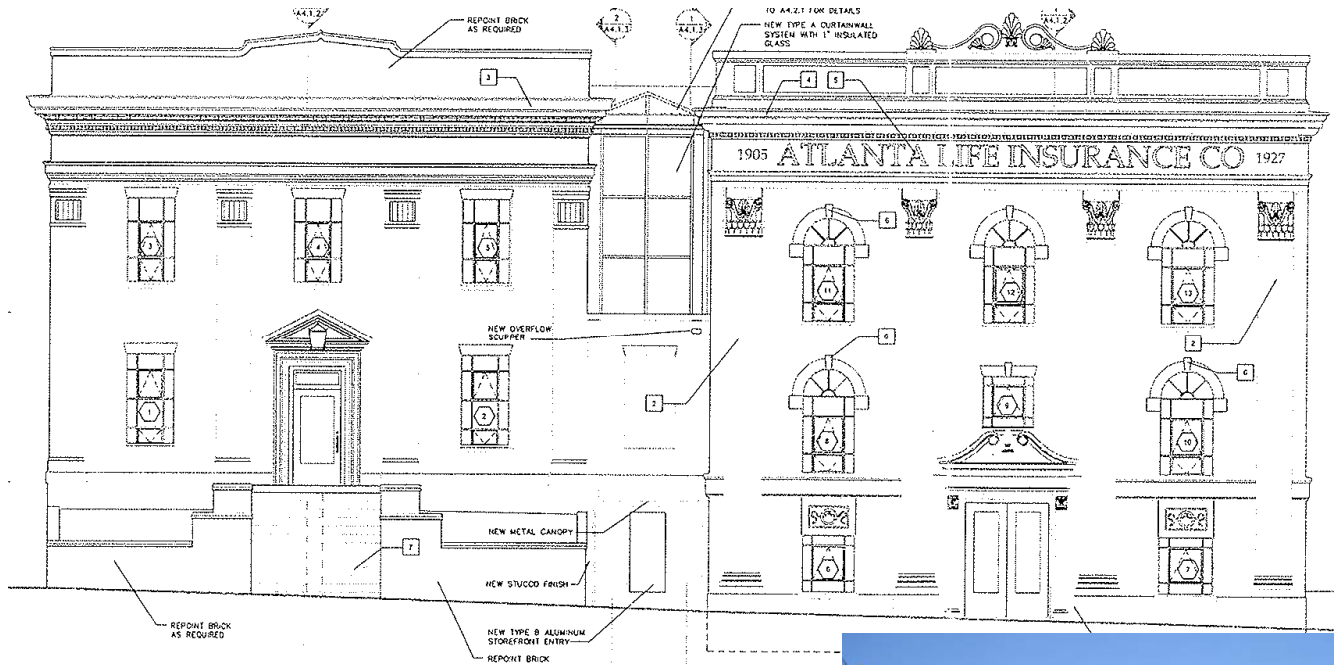




HISTORIC OFFICE BUILDING AVAILABLE

HERNDON PLAZA
142 & 148 AUBURN AVENUE
ATLANTA, GA 30303



+/- 23,075 SF Office/Retail Space

[+/- 6,962 SF Annex Building & +/- 16,113 Atlanta Life Building]

PROPERTY ATTRIBUTES

- Historic building originally built and owned by Alonzo Herndon in 1936
- Beautiful Neo-Classical style architecture
- Adjacent to Atlanta's Central Business District, Georgia State University and the new 2000 bed Georgia State Dormitory
- Centerpiece of Auburn Avenue's office and financial corridor
- Excellent opportunity single tenant space ranging from 8,400 sf to 16,000 sf
- Completely renovated to include quality woodwork, high ceilings and granite flooring
- Late 2009 delivery



CONTACT

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(404) 815-1819

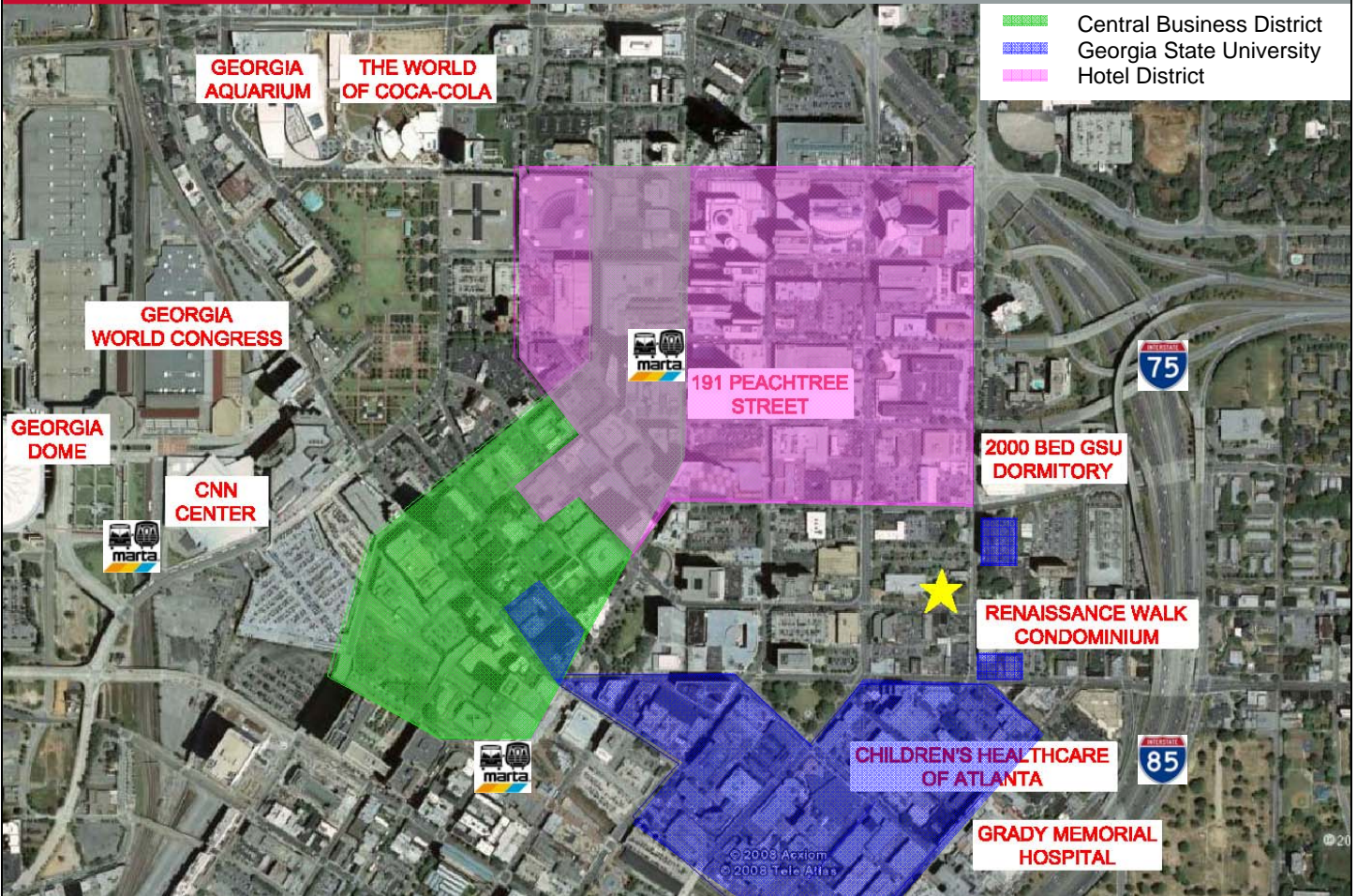
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REAL ESTATE SERVICES COMPANY



HISTORIC OFFICE BUILDING AVAILABLE

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ATLANTA, GA 30303



DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile | Households | 1 Mile | 3 Mile | 5 Mile |
|-------------------|--------|---------|---------|-------------------------|-----------|-----------|-----------|
| 2012 Projection: | 29,654 | 195,135 | 387,453 | 2012 Projection: | 14,428 | 83,848 | 159,715 |
| 2007: | 26,086 | 177,375 | 360,622 | Growth 2000-2007: | 41.11% | 25.95% | 17.36% |
| Growth 2000-2007: | 30.86% | 20.71% | 14.82% | 2007 Avg HH Income: | \$44,979 | \$62,226 | \$66,966 |
| Average Age: | 35.70 | 34.60 | 35.20 | 2007 Med Housing Value: | \$212,463 | \$255,189 | \$223,830 |
| 2007 Workers : | 9,682 | 72,778 | 152,054 | 2007 Housing Units: | 14,767 | 89,365 | 172,002 |

Daytime Employment

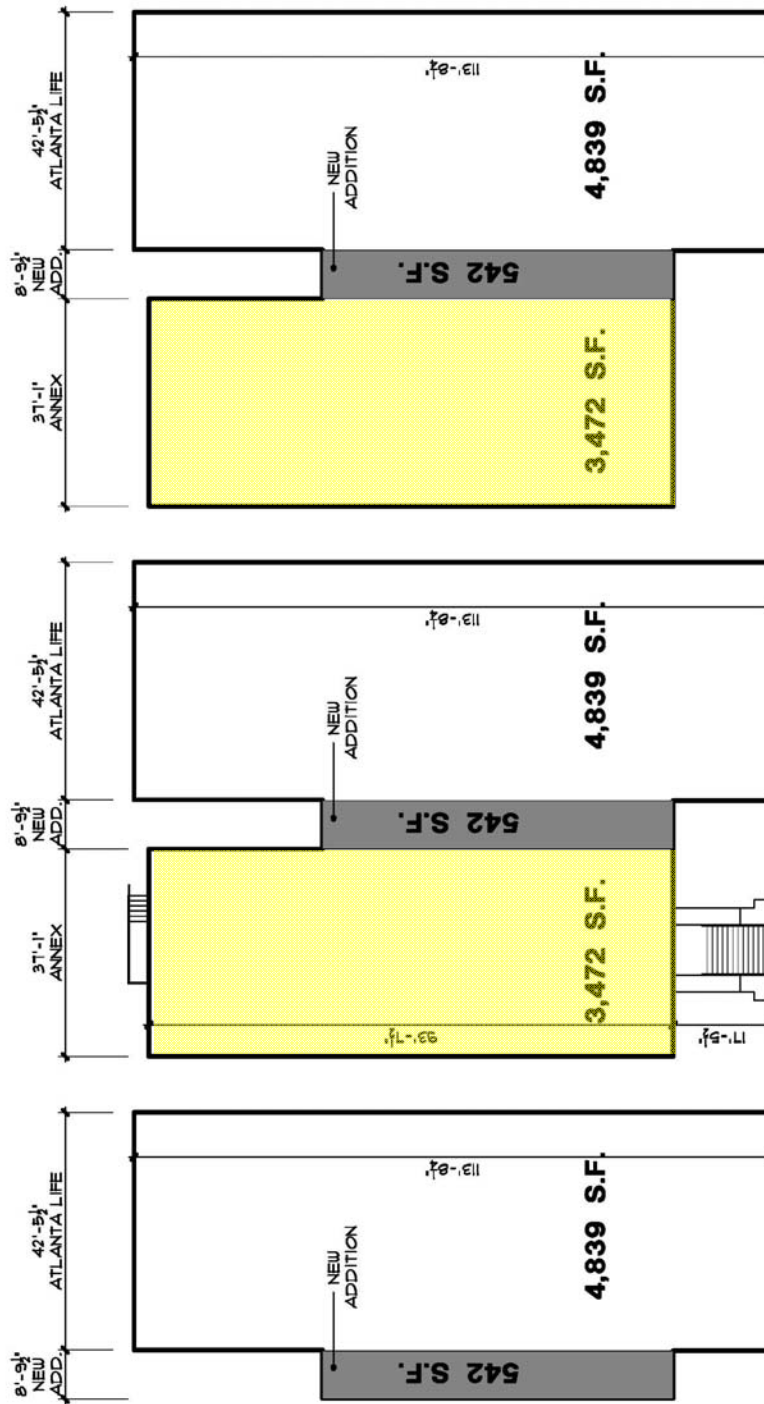
Daytime Population 140,385

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HERNDON PLAZA
142 & 148 AUBURN AVENUE
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BASEMENT FLOOR PLAN

SCALE: 1"=20' TOTAL AREA =5,381 S.F.

1ST. FLOOR PLAN

SCALE: 1"=20' TOTAL AREA =8,853 S.F.

2ND. FLOOR PLAN

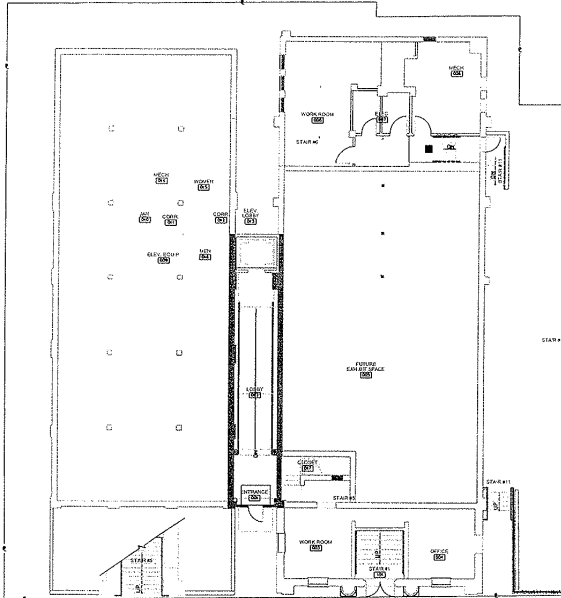
SCALE: 1"=20' TOTAL AREA =8,853 S.F.

| | | |
|---|-----------------------|--------------------|
|  | New Addition | 1,626 S.F. |
|  | Annex Building | 6,944 S.F. |
|  | Atlanta Life Building | 14,517 S.F. |
| | Total | 23,087 S.F. |

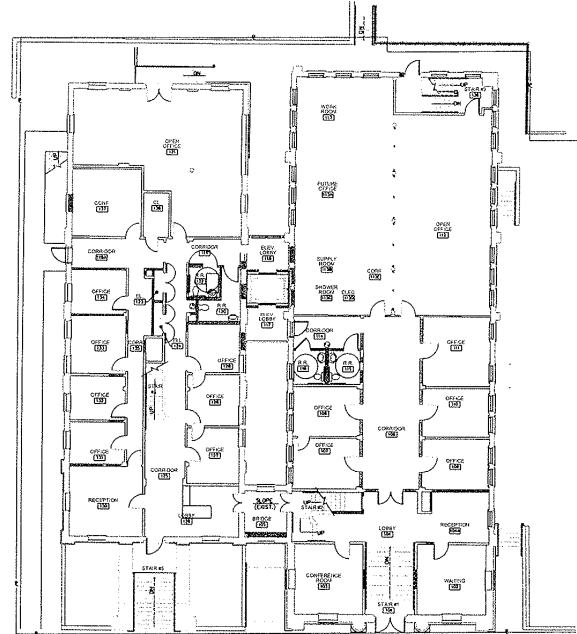


HISTORIC OFFICE BUILDING AVAILABLE

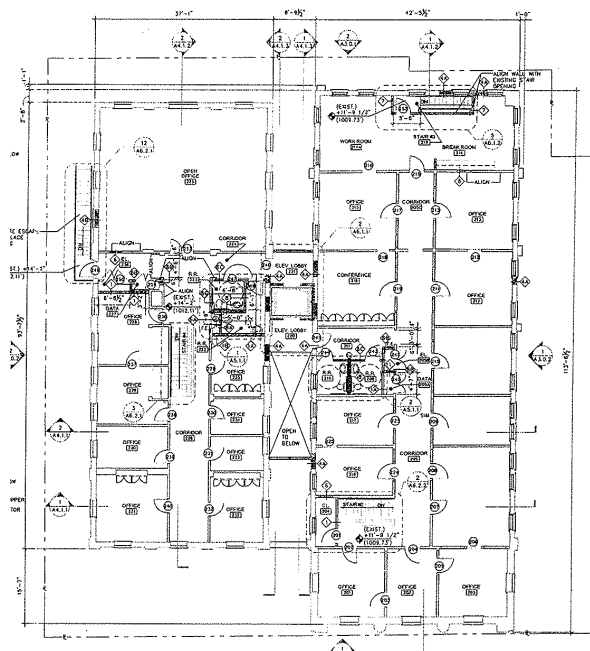
HERNDON PLAZA
142 & 148 AUBURN AVENUE
ATLANTA, GA 30303



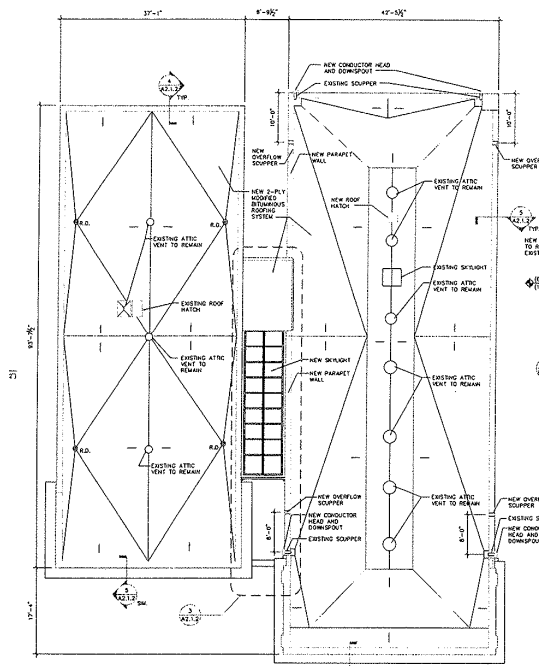
GROUND FLOOR FINISH PLAN



FIRST FLOOR FINISH PLAN



SECOND FLOOR PARTITION PLAN



ROOF PLAN

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