

UNDERGROUND

2018 ———— RETAIL & WORKSPACE LEASING

A compelling force behind the growth of downtown Atlanta providing residents, entrepreneurs, and visitors with lively experiences, creative workspaces, and neighborhood essentials that help shape the community.



“When we looked at redeveloping Underground Atlanta and such a significant portion of South Downtown, we knew for us to succeed we must create community. One that will sustain the neighborhood, long-term.”

Scott Smith, WRS Development

DEVELOPMENT _____

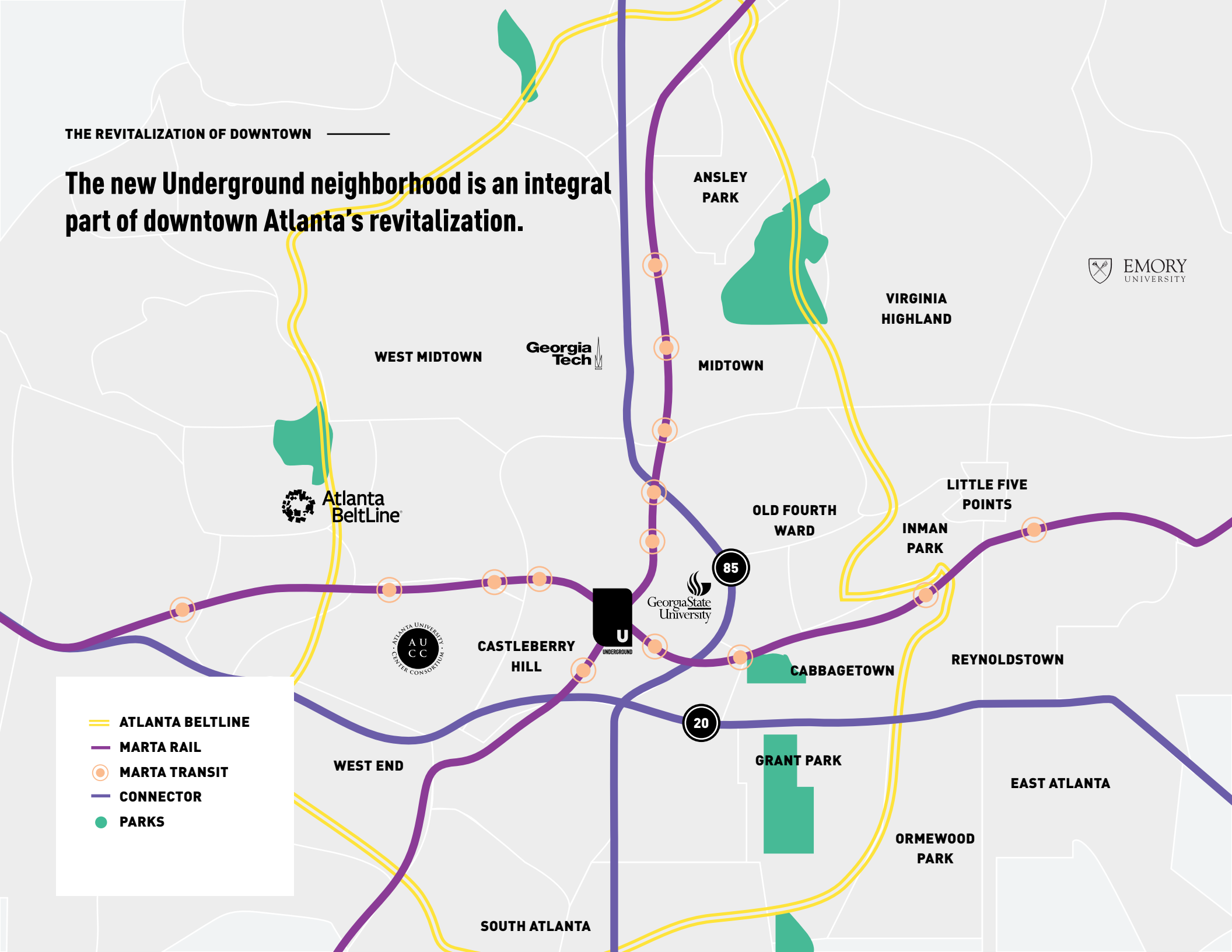
The new vision of Underground will transform the historic four block radius into a sustainable community where people can live, work, create, and dream.

Future



THE REVITALIZATION OF DOWNTOWN

The new Underground neighborhood is an integral part of downtown Atlanta's revitalization.



- ATLANTA BELTLINE
- MARTA RAIL
- MARTA TRANSIT
- CONNECTOR
- PARKS

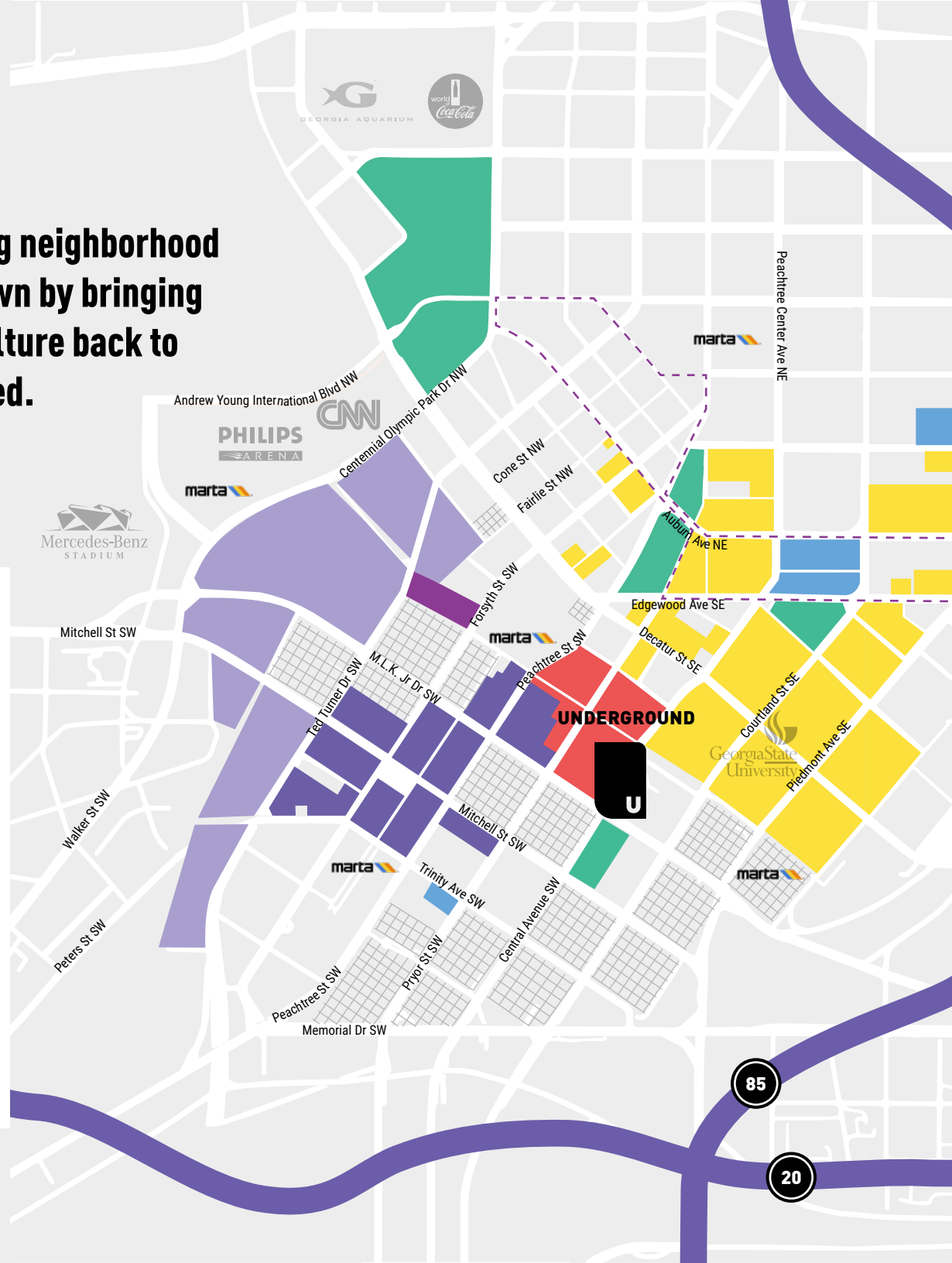
THE REVITALIZATION OF DOWNTOWN

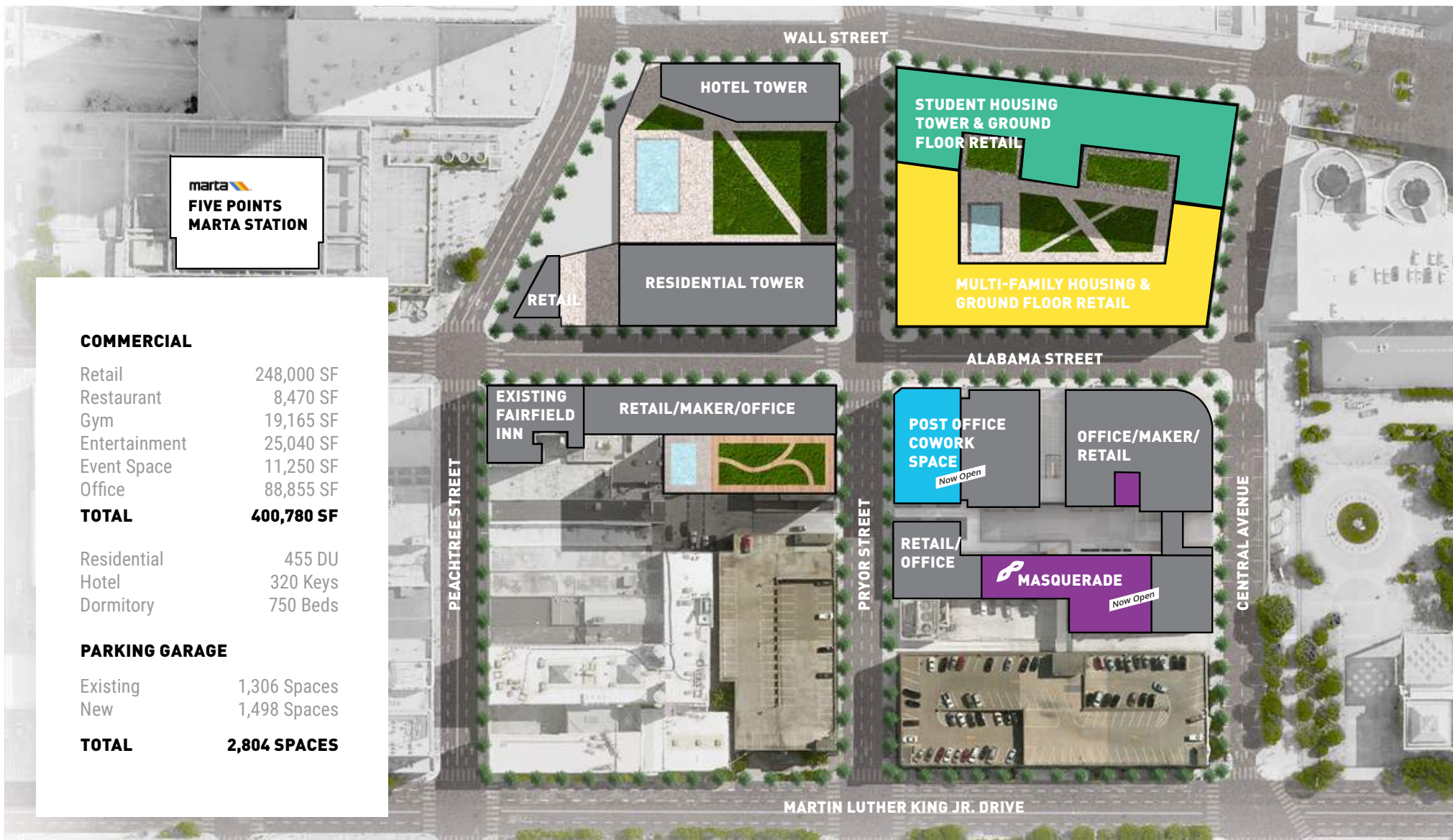
The groundwork for this forward-thinking neighborhood will enhance the social fabric of downtown by bringing living spaces, commerce, and vibrant culture back to where Atlanta's first mile was established.

CURRENT DEVELOPMENTS ESTIMATED COST

- **UNDERGROUND** **\$450 MILLION**
- **THE GULCH** **\$1 BILLION**
- **POPE & LAND** **\$35 MILLION**
- **NEWPORT** **\$500 MILLION**
- **NEW RESIDENTIAL DEVELOPMENTS**

- GA State University
- - Streetcar Route
- Government Buildings





01

NW Corner of Pryor & Upper Alabama

With a vision for higher density hotel, office, retail and additional housing, block 1 will be the last phase of the four-block transformation.

02

NE Corner of Pryor & Upper Alabama

220 student apartments and 184 affordable apartments on top of 150,000 sf of new retail. Delivering late 2020.

03

SE Corner of Central & Alabama

Here WRS will create a place, a 175,000 sf ecosystem that fosters creativity and supports Atlanta's growing community of makers and doers.

04

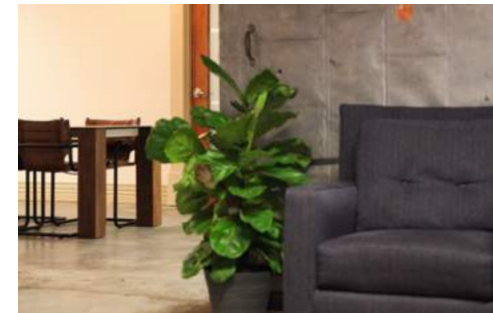
SW Corner of Pryor & Alabama

More than 40k square feet of retail storefronts line Upper Alabama to Peachtree Street and currently house many long-term Underground Atlanta tenants.

WORKSPACES

More than just great workspaces, Underground provides an atmosphere to inspire ideas.

- + Secured campus with historic buildings from 1880's to 1920's
- + Exposed brick walls & concrete floors
- + 16' - 22' ceilings
- + Large windows with lots of natural light
- + Private exterior patios
- + Office workspaces from 1k sf to 50k sf
- + Maker workspaces from 500 to 4k sf
- + Excellent loading
- + Direct connection to Five Points MARTA
- + Excellent highway access
- + Abundant parking



Space



CULTURE

26,000

Residents

34,000

Students

155,000

Daytime Workers

Largest job market in the Southeast.

11,540

Hotel Rooms

15 Million

Annual Visitors

500 Million

In annual F&B Sales

Source: Central Atlanta Progress



Community

Live — Work — Create — Dream

To follow updates on the transformation of Underground Atlanta visit
www.undergroundatl.com

DEVELOPMENT & LEASING

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