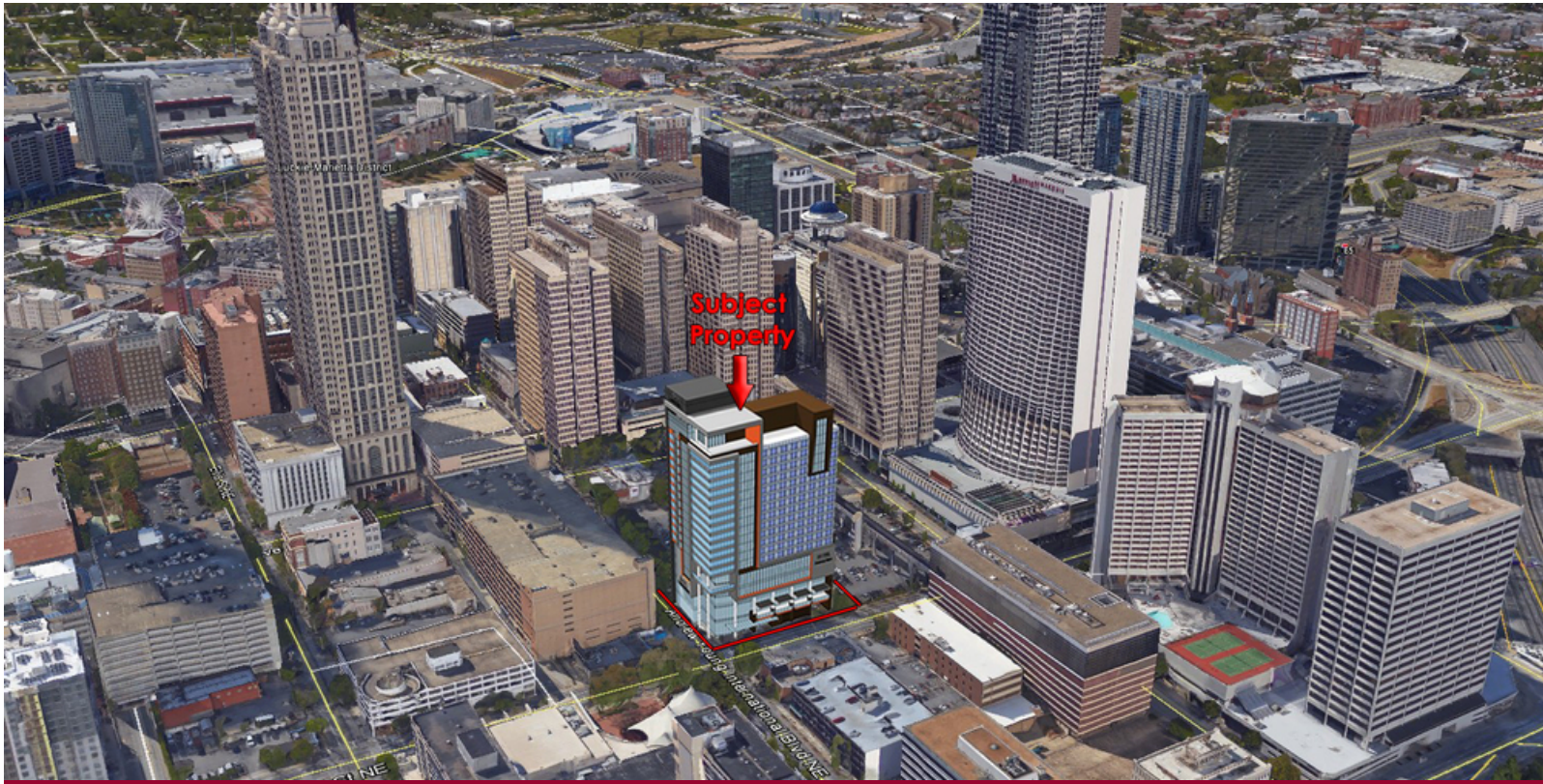


For Lease

INTERNATIONAL PLAZA: RETAIL/OFFICE/HOTEL

202 COURTLAND ST., ATLANTA, GA 30303

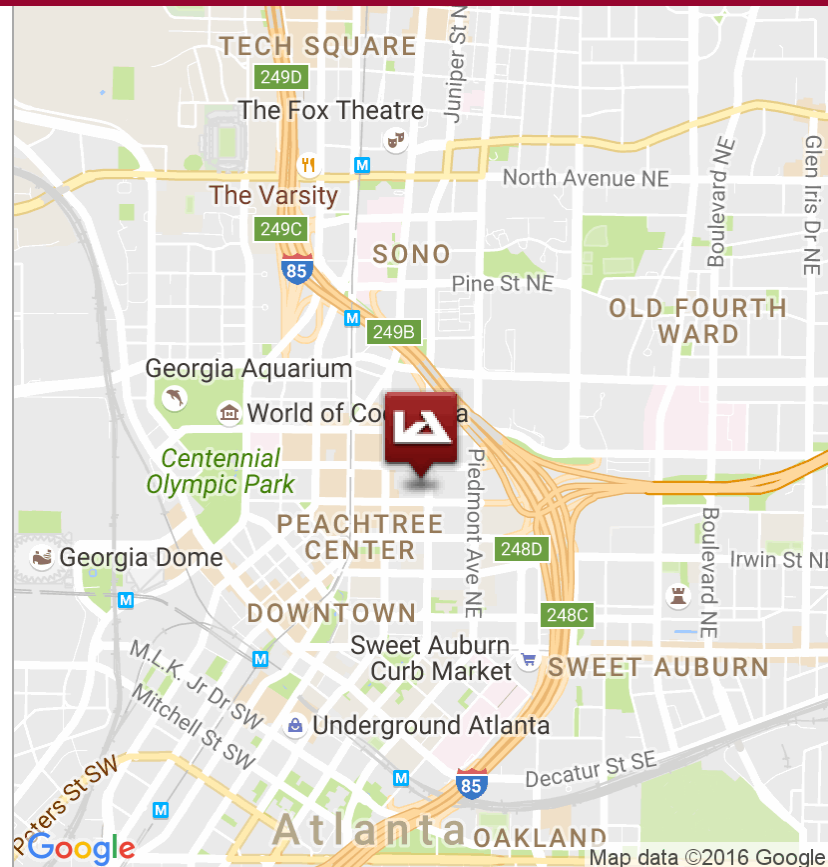


PROPERTY DESCRIPTION

International Plaza is a \$75 Million, 25 Story high rise that will have 50,000 SF of Restaurants, Retail, Health Club, Coffee Shop and Skybar Rooftop lounge.

PROPERTY HIGHLIGHTS

- Prime location to attract sports, convention, hotel, student and government business
- Dual branded luxury hotel with Skybar
- 50,000 Square Feet, 3 levels of commercial space
- Walk up street retail with valet parking
- Integrated parking deck
- High ceilings, back-lit and modern design



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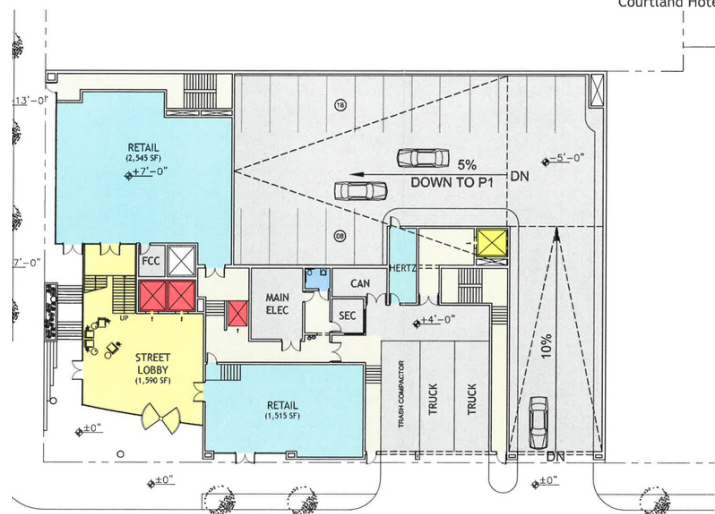
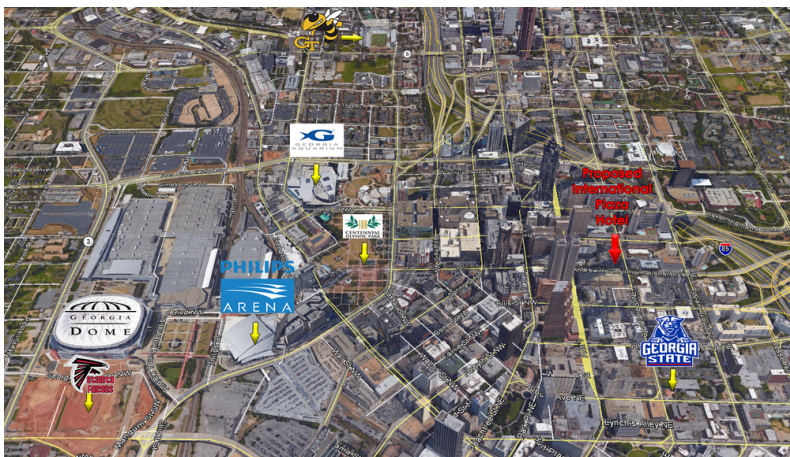
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Proposed Street Lobby Level Plan

Courtland Hotel - Atlanta, GA



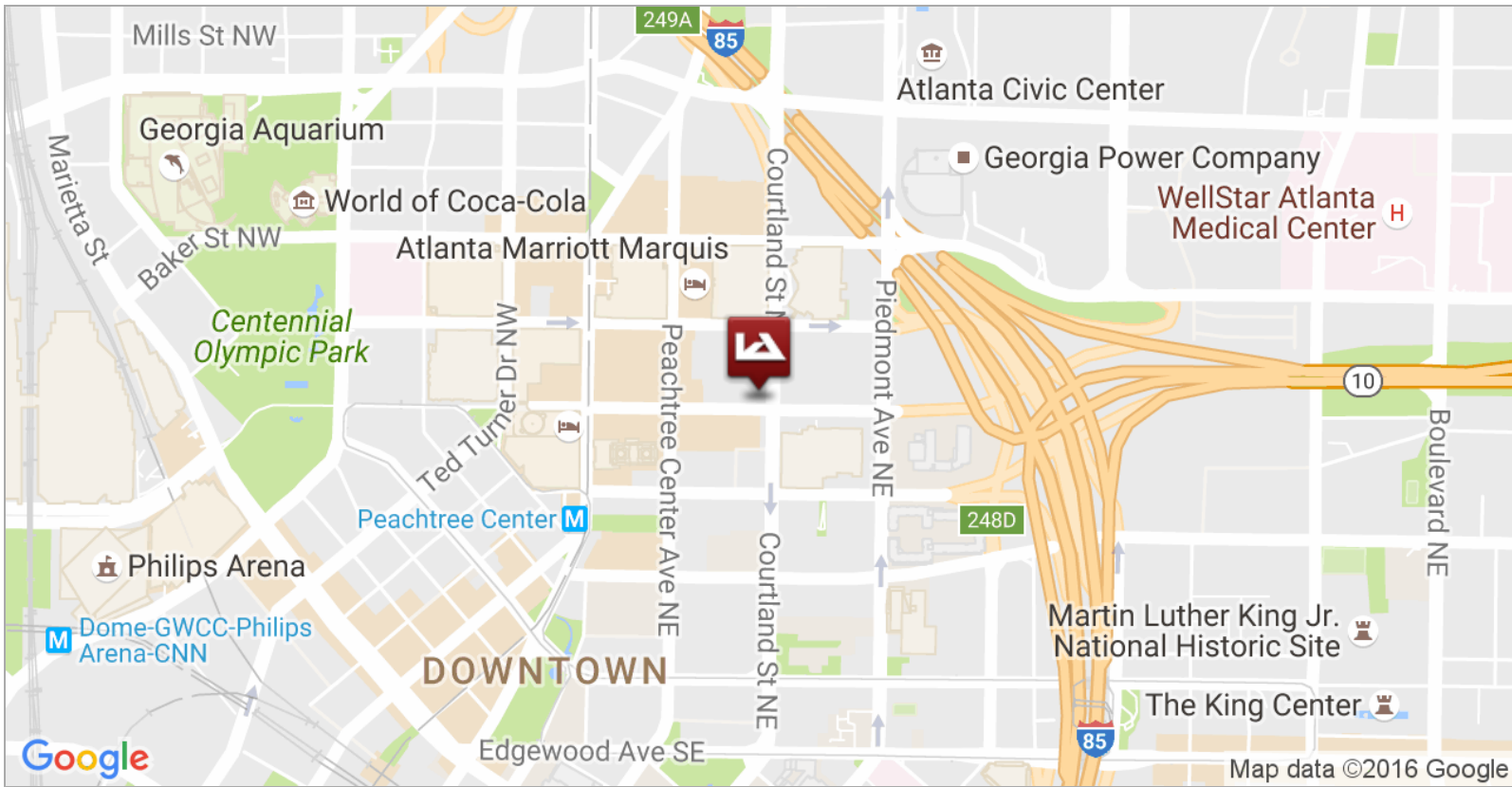
LOBBY STREET LEVEL (LEVEL 1)

23 VEHICLE SPACES

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For more information contact:

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mdahmer@lee-associates.com
D: 404.442.2940

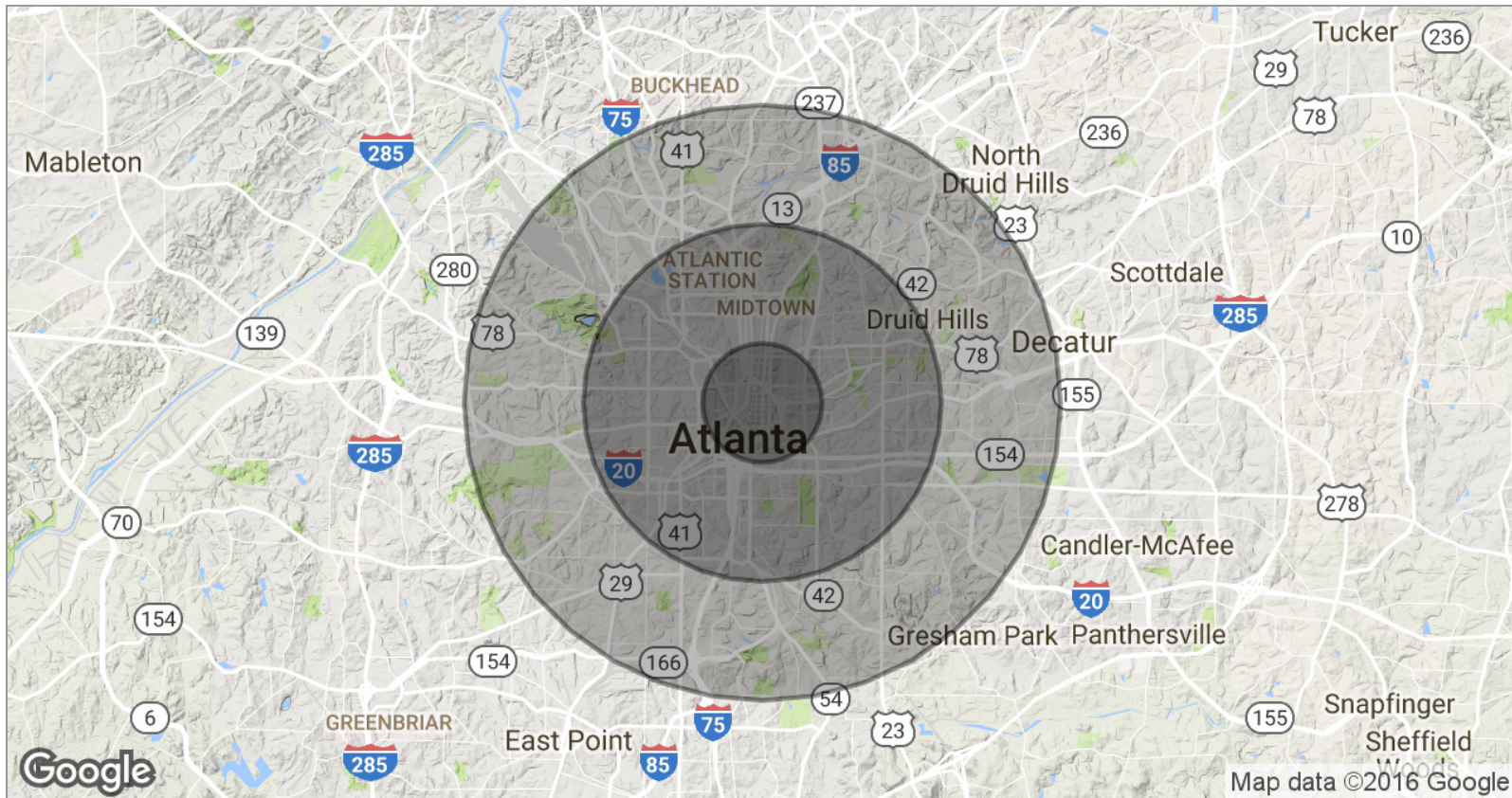
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COMMERCIAL REAL ESTATE SERVICES
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,892	157,043	326,415
MEDIAN AGE	34.3	31.6	33.1
MEDIAN AGE (MALE)	37.0	32.0	33.1
MEDIAN AGE (FEMALE)	31.6	31.4	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,036	68,621	139,957
# OF PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$53,839	\$74,575	\$78,366
AVERAGE HOUSE VALUE	\$226,530	\$356,075	\$354,256
RACE	1 MILE	3 MILES	5 MILES
% WHITE	34.2%	46.1%	44.1%
% BLACK	52.2%	43.7%	47.0%
% ASIAN	8.1%	5.8%	4.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.3%	0.3%
% OTHER	1.5%	1.5%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.7%	4.2%	5.0%

* Demographic data derived from 2010 US Census

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