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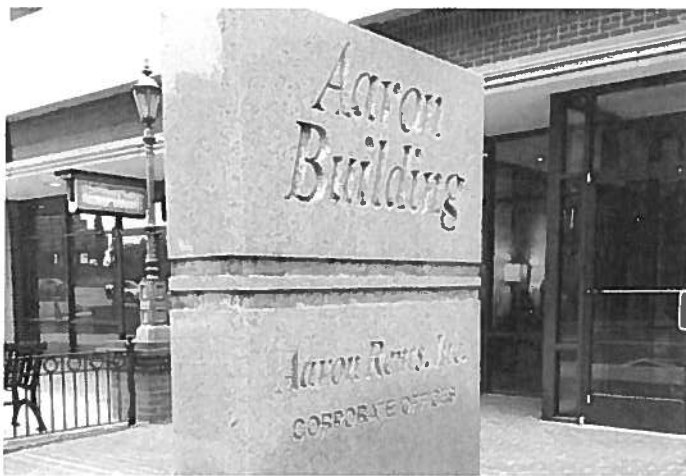
REAL ESTATE

Aaron's Leaving Buckhead After 50-Plus Years

October 6, 2015

ATLANTA

In what may be a **history-making move**, Atlanta-based Aaron's is **packing up its longtime Buckhead headquarters** to head to the Cumberland/Galleria submarket.



The furniture and electronic rental retailer is in talks to **ink a deal to move to the Atlanta Galleria Office Park** with Childress Klein as the landlord. Officials with Childress Klein did not return calls seeking comment, and The Wilbert Group's **Tony Wilbert**—who represents Aaron's—declined to comment. The deal means the company will leave its headquarters at 309 East Paces Ferry Rd (here) **for the first time in 55 years**. Aaron's announced earlier this year it would sell its Buckhead HQ building, but Tony says **no sale is imminent**.

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Hines, Morgan Stanley Grab Atlantic Station Retail Village For \$200M



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Third & Urban Moves Forward on Armour Yards



We caught up on some information on the **anticipated Armour Yards** development that Third & Urban is planning in conjunction with Morgan Stanley. Third & Urban's **Pierce Lancaster** (flanked by Colliers International's **Tosh Wolfe** and Brown Realty Advisors' **Taylor Brown** during last week's Future of Downtown event) says that **45k SF will deliver** in February and an **additional 100k SF** this coming summer. Then by late 2016, Pierce says they hope to **deliver an additional 100k SF of mixed-use loft office space**.

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Pierce, with JLL tapped as the leasing group, is seeing **"almost exclusively 10k SF and larger"** office prospects for the development. And it already has **concrete interest from four unidentified tenants** that could **encompass 75k SF**, he says. The developers have also filed permits with the City of Atlanta to start work on 255 Ottley Dr—right by SweetWater Brewery—that would be incorporated into the Armour Yards project, described as a **"West Coast-style loft-office campus"** that includes collaborative common areas, a **coffeehouse**, **live music venue**, **restaurant**, **fitness studio** and **bike rentals/storage**.

Gwinnett Place Plans Traffic Improvements

The Gwinnett Place **traffic squeeze will be greatly reduced in the next few years**, thanks to various transportation projects now in the works. Executive director **Joe Allen** tells us that the CID board of directors has identified traffic congestion as a priority. With **funding from the Gwinnett Board of Commissioners, State Road and Tollway Authority and the CID**, intersection improvement projects are moving forward with a focus on **Pleasant Hill at Club Drive and Gwinnett Place Drive** and **two intersections along Venture Drive**. A traffic



responsive system is now operational and the intersection improvement project at **Breckinridge Boulevard and Pleasant Hill** was just completed. For more information on our *Bisnow* partner, [click here](#).

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Publisher's Notebook: Political Real Estate

Frank Luntz has won fame as a pollster to **Newt Gingrich** and **Ross Perot**, a talking head on **Fox News**, and in the current campaign as the interviewer who solicited **Donald Trump's** views on John McCain. But he does more than focus groups and consulting: He's a **passionate historian** with **world-class memorabilia**—which he displays in his LA home, nestled in the hills near Brentwood. He invited us over recently for a look. Here's a **10-minute video** of him narrating some of his collection—for the sake of time we're showing you only half of it.

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