

Best in Atlanta Real Estate

# 83-year-old building becomes hip new hotel

Rehab/Renovation Winner

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A few years ago, the [Glenn Hotel](#) faced the wrecking ball as Philips Arena and Turner Properties eyed its Marietta Street location as perfect for a parking lot and new office tower.

But thanks to the city council's refusal to lift a historic easement placed on the Glenn's limestone facade in the 1980s, that plan fell through, paving the way for it to be reborn as one of Atlanta's first boutique hotels.

"It took a lot of attention to detail and care to execute and develop, but we'd do it again in a heartbeat," said David Marvin, president of Atlanta-based [Legacy Property Group LLC](#), which developed the Glenn.

**For the innovative rebirth of an Atlanta landmark, the Glenn Hotel is the winner in the rehabilitation/renovation category of Atlanta Business Chronicle's Best in Atlanta Real Estate Awards.**

After the \$21 million renovation, the 10-story Glenn Hotel boasts 110 hotel rooms, 1,500 square feet of meeting space, a rooftop cocktail lounge with panoramic city views and the third U.S. location for Miami concept restaurant BED, which was featured in HBO's hit series "Sex and the City."

At BED, diners eat while reclining on Murphy beds, which fold up as the restaurant goes from dinner to breakfast.

The building's downtown location was a perfect fit for a boutique hotel for Marvin, whose firm Legacy has been a leader in developing numerous projects in the area, including a \$200 million mixed-use project, which includes the [Embassy Suites](#) and the condominium development Centennial Park West.

"We think that a boutique hotel belongs in the urban core and is ideally in a building that has a lot of character," Marvin said.

Originally built in 1923 as an office building, the Glenn Hotel was named after John Thomas Glenn, Atlanta's mayor from 1889-1891.

Intended to be part of a larger office complex that was never completed, the building traded hands several times during the years, was renovated in the early 1980s and then lay empty after being acquired by the Federal [Reserve Bank of Atlanta](#).

The Atlanta-Fulton County Recreation Authority, which owns Philips Arena, bought the Glenn in 1997.

Marvin said he credits finding the property to good luck.

When the Glenn went on the market in 2003, it was marketed for office or residential uses, so other hotel operators likely didn't know about it, Marvin said.