

Gratus Capital Properties Fund III LLC

c/o GCPF Management LLC

718 Washington Ave N,

Suite 400

Minneapolis, MN 55401

January 10, 2023

Securities Exchange Commission

***Re: Gratus Capital Properties Fund III LLC (the "Company")
Offering Statement on Form 1-A***

To whom it may concern:

On behalf of the Company, I respectfully request that the offering statement be declared qualified January 13, 2023 at 9:00 a.m. ET, or as soon thereafter as is reasonably practicable.

In making this request, the Company acknowledges the following:

- should the Securities and Exchange Commission (the "Commission") or the staff, acting pursuant to delegated authority, declare the filing qualified, it does not foreclose the Commission from taking any action with respect to the filing;
- the action of the Commission or the staff, acting pursuant to delegated authority, to declare the filing qualified does not relieve the Company from its full responsibility for the adequacy and accuracy of disclosure in the filing; and
- the Company may not assert staff comments and/or qualification as a defense in any proceeding initiated by the Commission or any person under the federal securities law of the United States.

Sincerely,

/s/ Jason Weimer

By: Jason Weimer

Manager of GCPF Management LLC

Manager

/s/ Robert Barlau

By: Robert Barlau

Manager of GCPF Management LLC

Manager