



SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)	Comments
One Atlantic Center	Equifax	Midtown/Pershing Point	100,000	New Lease
Stockyards Atlanta	Fitzgerald & Co	Northside Dr/GA-Tech	46,000	New Lease
8000 Avalon	Microsoft Corp	N Fulton/Forsyth Co	43,000	New Lease

SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
Interstate North Office Park (11 Properties)	\$90.0M	974,772	Northwest Atlanta
Riveredge Summit (2 Buildings)	\$80.7M	457,131	Northwest Atlanta
Huntcrest (4 Properties)	\$61.2M	393,189	Northeast Atlanta

ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
Northwest Atlanta	10	1,367,906	1,090,329	79.7%	277,577
Central Perimeter	4	995,402	628,362	63.1%	367,040
Midtown Atlanta	5	711,885	585,640	82.3%	126,245
Buckhead	4	682,858	5,100	0.7%	677,758
North Fulton	7	405,240	83,883	20.7%	321,357
Northeast Atlanta	9	162,720	138,040	84.8%	24,680
West Atlanta	2	130,628	130,628	100.0%	0
Northlake	4	107,750	79,750	74.0%	28,000
Downtown Atlanta	2	77,241	18,910	24.5%	58,331
Totals	47	4,641,630	2,760,642	59.5%	1,880,988

VACANCY



14.7%

Over 30.7 million square feet of vacant office space

▼
from previous qtr
▼
from previous year

NET ABSORPTION



558,940 SF

Leasing activity was over 2.45 million square feet

▲
from previous qtr
▼
from previous year

AVERAGE RENTAL RATE



\$22.46 PSF

A 1.3% increase from the previous quarter (\$22.18)

▲
from previous qtr
▲
from previous year

AVERAGE SALE PRICE



\$137.55 PSF (Q1)

46 Buildings totaling 4,920,534 square feet

▼
from previous qtr
▼
from previous year

DELIVERIES



66,887 SF

3 Buildings completed

▼
from previous qtr
▼
from previous year

UNDER CONSTRUCTION



4,641,630 SF

47 Buildings in progress

▲
from previous qtr
▲
from previous year

LARGEST DELIVERIES

RiverStone Medical Plaza: 42,887 SF

Northeast Atlanta | 29% Occupied | Delivered 2Q'16

Forsyth Medical Plaza: 20,000 SF

North Fulton | 30% Occupied | Delivered 2Q'16

LARGEST UNDER CONSTRUCTION

Park Center - State Farm: 602,000 SF

Central Perimeter | 98% Pre-leased | Delivers 4Q'17

Three Alliance Center: 510,000 SF

Buckhead | 0% Pre-leased | Delivers 1Q'17

TOTAL ATLANTA OFFICE MARKET STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	116	21,087,185	2,339,755	89,643	2,429,398	11.5%	(22,776)	40,118	682,858	\$31.55
Central Perimeter	241	28,106,691	3,627,078	294,832	3,921,910	14.0%	(24,990)	0	972,402	\$25.19
Downtown Atlanta	153	25,888,881	4,117,085	28,875	4,145,960	16.0%	(144,400)	0	77,241	\$22.39
Midtown Atlanta	142	21,259,135	2,555,936	102,501	2,658,437	12.5%	375,275	0	704,465	\$27.29
North Fulton	346	25,050,214	3,033,217	107,867	3,141,084	12.5%	189,733	37,689	385,575	\$21.75
Northeast Atlanta	480	22,375,713	4,763,316	236,106	4,999,422	22.3%	(48,784)	42,887	126,000	\$17.05
Northlake	372	18,100,170	2,347,832	269,494	2,617,326	14.5%	5,822	0	65,750	\$17.62
Northwest Atlanta	476	31,867,405	4,426,048	256,491	4,682,539	14.7%	270,277	16,000	1,208,906	\$21.88
South Atlanta	302	12,751,243	1,549,216	25,359	1,574,575	12.3%	(68,255)	0	0	\$18.13
West Atlanta	70	2,884,584	560,821	0	560,821	19.4%	(7,949)	0	117,906	\$19.34
Totals	2,698	209,371,221	29,320,304	1,411,168	30,731,472	14.7%	523,953	136,694	4,341,103	\$22.46

CLASS "A" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	52	16,418,581	1,956,972	81,235	2,038,207	12.4%	(18,321)	40,118	682,858	\$32.99
Central Perimeter	78	19,670,238	2,071,774	234,608	2,306,382	11.7%	(223,714)	0	957,000	\$27.67
Downtown Atlanta	26	13,715,523	2,776,331	24,065	2,800,396	20.4%	(177,258)	0	0	\$23.53
Midtown Atlanta	38	15,688,573	1,918,049	98,710	2,016,759	12.9%	306,264	0	704,465	\$28.92
North Fulton	103	14,411,418	1,570,644	95,725	1,666,369	11.6%	129,655	0	357,575	\$23.69
Northeast Atlanta	64	6,872,527	1,292,723	92,879	1,385,602	20.2%	130,574	0	60,000	\$20.93
Northlake	27	3,609,159	385,080	150,000	535,080	14.8%	(20,248)	0	50,000	\$19.81
Northwest Atlanta	73	15,253,527	1,883,947	222,852	2,106,799	13.8%	235,388	0	1,054,906	\$25.57
South Atlanta	23	1,636,198	254,722	15,000	269,722	16.5%	14,134	0	0	\$19.83
West Atlanta	1	71,500	7,524	0	7,524	10.5%	0	0	0	\$34.42
Totals	485	107,347,244	14,117,766	1,015,074	15,132,840	14.1%	376,474	40,118	3,866,804	\$26.04

CLASS "B" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	47	4,282,763	367,243	8,408	375,651	8.8%	69,313	0	0	\$23.95
Central Perimeter	126	7,599,168	1,448,550	60,224	1,508,774	19.9%	192,879	0	15,402	\$21.54
Downtown Atlanta	70	8,927,960	909,850	4,810	914,660	10.2%	17,507	0	77,241	\$19.22
Midtown Atlanta	80	4,917,323	636,824	3,791	640,615	13.0%	67,094	0	0	\$23.31
North Fulton	218	9,984,597	1,433,505	12,142	1,445,647	14.5%	71,923	37,689	28,000	\$18.45
Northeast Atlanta	348	13,766,755	3,323,888	141,047	3,464,935	25.2%	(216,967)	42,887	66,000	\$15.38
Northlake	256	11,681,494	1,824,326	114,104	1,938,430	16.6%	28,854	0	15,750	\$17.13
Northwest Atlanta	336	14,626,928	2,380,772	32,272	2,413,044	16.5%	31,450	16,000	154,000	\$17.96
South Atlanta	204	9,033,628	1,054,936	10,359	1,065,295	11.8%	(97,255)	0	0	\$18.23
West Atlanta	46	2,071,939	468,064	0	468,064	22.6%	(9,856)	0	117,906	\$18.16
Totals	1,731	86,892,555	13,847,958	387,157	14,235,115	16.4%	154,942	96,576	474,299	\$18.29

CLASS "C" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	17	385,841	15,540	0	15,540	4.0%	(73,768)	0	0	\$19.99
Central Perimeter	37	837,285	106,754	0	106,754	12.8%	5,845	0	0	\$14.54
Downtown Atlanta	57	3,245,398	430,904	0	430,904	13.3%	15,351	0	0	\$16.44
Midtown Atlanta	24	653,239	1,063	0	1,063	0.2%	1,917	0	0	\$18.85
North Fulton	25	654,199	29,068	0	29,068	4.4%	(11,845)	0	0	\$10.53
Northeast Atlanta	68	1,736,431	146,705	2,180	148,885	8.6%	37,609	0	0	\$12.21
Northlake	89	2,809,517	138,426	5,390	143,816	5.1%	(2,784)	0	0	\$13.83
Northwest Atlanta	67	1,986,950	161,329	1,367	162,696	8.2%	3,439	0	0	\$13.08
South Atlanta	75	2,081,417	239,558	0	239,558	11.5%	14,866	0	0	\$15.42
West Atlanta	23	741,145	85,233	0	85,233	11.5%	1,907	0	0	\$19.75
Totals	482	15,131,422	1,354,580	8,937	1,363,517	9.0%	(7,463)	0	0	\$14.83