



SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)	Comments
Perimeter Center	Atlanta Journal & Const.	Central Perimeter	127,823	Renewal
Three Alliance Center	Global Payments	Upper Buckhead	79,326	New Lease
Corporate Centre II	Change Healthcare	N Fulton/Forsyth Co	69,552	New Lease

SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
Sanctuary Park (13 Properties)	\$265.0 M	1,577,608	North Fulton
Northwinds (7 Properties)	\$186.9 M	1,037,678	North Fulton
Ten 10th Street	\$150.5 M	421,417	Midtown Atlanta

ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
Northwest Atlanta	9	1,191,406	988,229	82.9%	203,177
Central Perimeter	3	972,402	605,362	62.3%	367,040
Buckhead	5	736,582	107,063	14.5%	629,519
Midtown Atlanta	5	707,472	581,159	82.1%	126,313
North Fulton	9	481,395	163,599	34.0%	317,796
Northlake	4	277,435	196,816	70.9%	80,619
Northeast Atlanta	8	168,040	146,083	86.9%	21,957
South Atlanta	2	70,000	60,100	85.9%	9,900
Downtown Atlanta	1	61,000	17,080	28.0%	43,920
West Atlanta	1	12,722	12,722	100.0%	0
Totals	47	4,678,454	2,878,213	61.5%	1,800,241

VACANCY



14.8%

Over 31 million square feet of vacant office space

from previous qtr

from previous year

NET ABSORPTION



35,084 SF

Leasing activity was over 2.4 million square feet

from previous qtr

from previous year

AVERAGE RENTAL RATE



\$22.91 PSF

A 1.8% increase from the previous quarter (\$22.50)

from previous qtr

from previous year

AVERAGE SALE PRICE



\$117.97 PSF (Q2)

40 Buildings totaling 4,424,208 square feet in Q2

from previous qtr

from previous year

DELIVERIES



284,236 SF

8 Buildings completed

from previous qtr

from previous year

UNDER CONSTRUCTION



4,678,454 SF

47 Buildings in progress

from previous qtr

from previous year

LARGEST DELIVERIES

Genuine Parts: 150,000 SF

Northwest Atlanta | 100% Occupied | Delivered Q3'16

165 Ottley Drive NE: 52,811 SF

Buckhead | 16% Occupied | Delivered Q3'16

LARGEST UNDER CONSTRUCTION

Park Center - State Farm: 602,000 SF

Central Perimeter | 98% Pre-leased | Delivers Q4'17

Three Alliance Center: 506,647 SF

Buckhead | 17% Pre-leased | Delivers Q1'17

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	117	21,140,162	2,256,902	123,937	2,380,839	11.3%	113,460	92,929	736,582	\$31.96
Central Perimeter	241	28,134,567	3,781,004	452,511	4,233,515	15.0%	(336,005)	0	972,402	\$26.10
Downtown Atlanta	155	25,946,063	4,121,033	37,511	4,158,544	16.0%	(106,835)	0	61,000	\$23.18
Midtown Atlanta	140	21,193,124	2,381,655	119,852	2,501,507	11.8%	507,132	0	699,873	\$27.66
North Fulton	346	25,016,983	3,343,231	106,475	3,449,706	13.8%	(102,267)	37,689	455,575	\$22.42
Northeast Atlanta	478	22,417,590	4,772,780	246,634	5,019,414	22.4%	13,190	43,099	137,000	\$17.35
Northlake	366	17,931,048	2,301,955	134,352	2,436,307	13.6%	12,060	0	247,435	\$17.57
Northwest Atlanta	474	31,620,656	4,449,115	306,525	4,755,640	15.0%	205,820	46,000	1,178,906	\$22.32
South Atlanta	304	12,811,400	1,510,532	30,101	1,540,633	12.0%	(85,600)	0	70,000	\$17.88
West Atlanta	71	2,783,338	546,935	6,558	553,493	19.9%	(4,321)	0	0	\$21.08
Totals	2,692	208,994,931	29,465,142	1,564,456	31,029,598	14.8%	216,634	219,717	4,558,773	\$22.91

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	53	16,471,392	1,810,688	110,228	1,920,916	11.7%	163,566	92,929	718,064	\$33.42
Central Perimeter	79	19,826,732	2,305,067	356,207	2,661,274	13.4%	(533,058)	0	957,000	\$27.94
Downtown Atlanta	26	13,763,720	2,827,070	34,195	2,861,265	20.8%	(195,478)	0	0	\$24.38
Midtown Atlanta	38	15,655,566	1,754,137	107,401	1,861,538	11.9%	436,412	0	699,873	\$28.88
North Fulton	102	14,394,054	1,797,626	84,644	1,882,270	13.1%	(147,496)	0	357,575	\$24.48
Northeast Atlanta	64	6,872,818	1,320,394	103,407	1,423,801	20.7%	116,912	0	60,000	\$21.14
Northlake	27	3,611,755	378,361	9,794	388,155	10.7%	(28,124)	0	151,066	\$20.12
Northwest Atlanta	73	15,253,847	1,880,949	198,809	2,079,758	13.6%	310,379	0	1,054,906	\$25.98
South Atlanta	23	1,636,198	253,103	15,000	268,103	16.4%	15,753	0	70,000	\$20.61
West Atlanta	1	71,500	7,524	0	7,524	10.5%	0	0	0	\$34.42
Totals	486	107,557,582	14,334,919	1,019,685	15,354,604	14.3%	138,866	92,929	4,068,484	\$26.50

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	4,282,929	430,260	13,709	443,969	10.4%	24,076	0	18,518	\$24.23
Central Perimeter	125	7,470,550	1,362,919	93,849	1,456,768	19.5%	199,927	0	15,402	\$23.55
Downtown Atlanta	70	8,893,823	848,168	3,316	851,484	9.6%	73,183	0	61,000	\$18.91
Midtown Atlanta	80	4,939,549	626,455	12,451	638,906	12.9%	68,803	0	0	\$24.86
North Fulton	219	9,968,730	1,499,518	21,831	1,521,349	15.3%	55,120	37,689	98,000	\$18.82
Northeast Atlanta	349	13,868,315	3,306,534	141,047	3,447,581	24.9%	(138,920)	43,099	77,000	\$15.59
Northlake	250	11,506,937	1,789,777	119,168	1,908,945	16.6%	49,367	0	96,369	\$17.16
Northwest Atlanta	333	14,366,593	2,408,161	45,331	2,453,492	17.1%	(48,304)	46,000	124,000	\$18.26
South Atlanta	205	9,066,293	1,060,022	15,101	1,075,123	11.9%	(131,957)	0	0	\$17.85
West Atlanta	47	2,054,006	472,938	6,558	479,496	23.3%	(20,488)	0	0	\$21.34
Totals	1,725	86,417,725	13,804,752	472,361	14,277,113	16.5%	130,807	126,788	490,289	\$18.73

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	15,954	0	15,954	4.1%	(74,182)	0	0	\$20.70
Central Perimeter	37	837,285	113,018	2,455	115,473	13.8%	(2,874)	0	0	\$14.07
Downtown Atlanta	59	3,288,520	445,795	0	445,795	13.6%	15,460	0	0	\$16.63
Midtown Atlanta	22	598,009	1,063	0	1,063	0.2%	1,917	0	0	\$18.57
North Fulton	25	654,199	46,087	0	46,087	7.0%	(9,891)	0	0	\$12.20
Northeast Atlanta	65	1,676,457	145,852	2,180	148,032	8.8%	35,198	0	0	\$14.37
Northlake	89	2,812,356	133,817	5,390	139,207	4.9%	(9,183)	0	0	\$13.64
Northwest Atlanta	68	2,000,216	160,005	62,385	222,390	11.1%	(56,255)	0	0	\$12.82
South Atlanta	76	2,108,909	197,407	0	197,407	9.4%	30,604	0	0	\$14.83
West Atlanta	23	657,832	66,473	0	66,473	10.1%	16,167	0	0	\$17.76
Totals	481	15,019,624	1,325,471	72,410	1,397,881	9.3%	(53,039)	0	0	\$14.97