



### SIGNIFICANT LEASE DEALS

Building	Tenant	Size (SF)	Submarket
Bank of America Plaza	Troutman Sanders, LLP	230,416	Downtown Atlanta
Bank of America Plaza	Anthem	148,192	Downtown Atlanta
Rhodes Building	N/A	120,523	Chamblee/Doraville

### SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
One Atlantic Center	\$318.1 M	1,100,312	Midtown Atlanta
191 Peachtree Tower (3 Properties)	\$267.5 M	1,361,465	Downtown Atlanta
Atlanta Financial Center (3 Properties)	\$222.5 M	914,744	Buckhead

### ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
Midtown Atlanta	4	1,385,000	1,037,160	74.9%	347,840
Northwest Atlanta	7	1,176,906	1,005,060	85.4%	171,846
Buckhead	5	745,212	147,906	19.8%	597,306
North Fulton	9	619,248	203,850	32.9%	415,398
Central Perimeter	3	595,402	240,402	40.4%	355,000
Northeast Atlanta	7	160,444	126,508	78.8%	33,936
South Atlanta	4	110,000	75,700	68.8%	34,300
Downtown Atlanta	1	61,000	17,080	28.0%	43,920
West Atlanta	1	40,000	40,000	100.0%	0
Northlake	2	37,500	30,000	80.0%	7,500
<b>Totals</b>	<b>43</b>	<b>4,930,712</b>	<b>2,923,666</b>	<b>59.3%</b>	<b>2,007,046</b>

#### VACANCY



**14.8%**

Over 31 million square feet of vacant office space

from previous qtr



from previous year

#### NET ABSORPTION



**1,063,105 SF**

Leasing activity was over 3.0 million square feet

from previous qtr



from previous year

#### AVERAGE RENTAL RATE



**\$23.35 PSF**

A 1.9% increase from the previous quarter (\$22.91)

from previous qtr



from previous year

#### AVERAGE SALE PRICE



**\$140.90 PSF (Q3)**

5.3 million square feet sold in Q3 (56 buildings)

from previous qtr



from previous year

#### DELIVERIES



**856,234 SF**

14 Buildings completed

from previous qtr



from previous year

#### UNDER CONSTRUCTION



**4,930,712 SF**

43 Buildings in progress

from previous qtr



from previous year

### LARGEST DELIVERIES

**Park Center - State Farm: 602,000 SF**

Central Perimeter | 74% Occupied | Delivered Q4'16

**2300 Defoor Hills Road NW: 60,760 SF**

Midtown Atlanta | 0% Occupied | Delivered Q4'16

### LARGEST UNDER CONSTRUCTION

**Coda: 760,000 SF**

Midtown Atlanta | 61% Pre-leased | Delivers Q1'19

**Three Alliance Center: 506,647 SF**

Buckhead | 27% 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	116	21,005,919	2,330,109	132,057	2,462,166	11.7%	61,158	92,929	745,212	\$32.26
Central Perimeter	242	28,740,167	3,977,228	465,148	4,442,376	15.5%	58,190	602,000	370,402	\$26.37
Downtown Atlanta	155	26,199,285	4,330,287	58,281	4,388,568	16.8%	83,805	0	61,000	\$23.95
Midtown Atlanta	144	21,401,421	2,384,174	52,358	2,436,532	11.4%	583,478	91,873	1,385,000	\$27.69
North Fulton	349	25,117,009	3,220,353	120,176	3,340,529	13.3%	54,578	65,689	595,218	\$22.86
Northeast Atlanta	478	22,660,999	4,875,906	130,921	5,006,827	22.1%	9,561	70,099	134,000	\$17.70
Northlake	367	17,918,658	2,127,418	132,152	2,259,570	12.6%	157,299	31,500	0	\$17.85
Northwest Atlanta	479	31,697,340	4,469,680	251,657	4,721,337	14.9%	304,832	87,110	1,176,906	\$22.38
South Atlanta	303	12,786,010	1,449,785	36,381	1,486,166	11.6%	(55,829)	0	110,000	\$17.99
West Atlanta	70	2,756,009	516,443	0	516,443	18.7%	(13,711)	0	40,000	\$21.19
<b>Totals</b>	<b>2,703</b>	<b>210,282,817</b>	<b>29,681,383</b>	<b>1,379,131</b>	<b>31,060,514</b>	<b>14.8%</b>	<b>1,243,361</b>	<b>1,041,200</b>	<b>4,617,738</b>	<b>\$23.35</b>

**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	16,422,133	1,877,875	117,348	1,995,223	12.1%	118,284	92,929	726,694	\$33.85
Central Perimeter	80	20,428,732	2,475,987	396,212	2,872,199	14.1%	(155,901)	602,000	355,000	\$27.99
Downtown Atlanta	26	14,012,770	2,640,120	58,281	2,698,401	19.3%	59,089	0	0	\$25.31
Midtown Atlanta	39	15,774,448	1,727,297	47,807	1,775,104	11.3%	568,374	60,760	1,368,000	\$29.24
North Fulton	104	14,539,642	1,858,615	87,591	1,946,206	13.4%	(141,177)	0	595,218	\$25.24
Northeast Atlanta	64	6,877,153	1,371,727	61,512	1,433,239	20.8%	110,715	0	84,000	\$21.08
Northlake	27	3,611,755	383,063	7,594	390,657	10.8%	(26,201)	0	0	\$21.02
Northwest Atlanta	73	15,224,620	1,855,500	197,409	2,052,909	13.5%	331,046	0	1,076,906	\$26.23
South Atlanta	23	1,636,208	233,434	13,172	246,606	15.1%	37,250	0	90,000	\$21.27
West Atlanta	1	71,500	7,524	0	7,524	10.5%	0	0	40,000	\$34.42
<b>Totals</b>	<b>490</b>	<b>108,598,961</b>	<b>14,431,142</b>	<b>986,926</b>	<b>15,418,068</b>	<b>14.2%</b>	<b>901,479</b>	<b>755,689</b>	<b>4,335,818</b>	<b>\$26.99</b>

**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	46	4,197,945	437,846	14,709	452,555	10.8%	15,490	0	18,518	\$24.42
Central Perimeter	125	7,474,150	1,390,833	68,936	1,459,769	19.5%	211,900	0	15,402	\$23.75
Downtown Atlanta	70	8,893,823	1,224,295	0	1,224,295	13.8%	20,523	0	61,000	\$19.34
Midtown Atlanta	81	4,936,690	644,534	4,551	649,085	13.1%	24,467	31,113	17,000	\$24.15
North Fulton	220	9,923,168	1,339,152	32,585	1,371,737	13.8%	182,145	65,689	0	\$18.20
Northeast Atlanta	349	14,111,389	3,378,335	67,229	3,445,564	24.4%	(124,360)	70,099	50,000	\$16.19
Northlake	252	11,538,437	1,631,316	119,168	1,750,484	15.2%	173,451	31,500	0	\$17.48
Northwest Atlanta	337	14,452,741	2,424,497	54,248	2,478,745	17.2%	(47,408)	87,110	100,000	\$18.45
South Atlanta	204	9,047,398	1,011,663	23,209	1,034,872	11.4%	(120,851)	0	20,000	\$17.99
West Atlanta	46	2,026,677	473,086	0	473,086	23.3%	(14,878)	0	0	\$21.20
<b>Totals</b>	<b>1,730</b>	<b>86,602,418</b>	<b>13,955,557</b>	<b>384,635</b>	<b>14,340,192</b>	<b>16.6%</b>	<b>320,479</b>	<b>285,511</b>	<b>281,920</b>	<b>\$19.00</b>

**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	14,388	0	14,388	3.7%	(72,616)	0	0	\$20.70
Central Perimeter	37	837,285	110,408	0	110,408	13.2%	2,191	0	0	\$14.20
Downtown Atlanta	59	3,292,692	465,872	0	465,872	14.1%	4,193	0	0	\$16.96
Midtown Atlanta	24	690,283	12,343	0	12,343	1.8%	(9,363)	0	0	\$17.80
North Fulton	25	654,199	22,586	0	22,586	3.5%	13,610	0	0	\$12.06
Northeast Atlanta	65	1,672,457	125,844	2,180	128,024	7.7%	23,206	0	0	\$13.02
Northlake	88	2,768,466	113,039	5,390	118,429	4.3%	10,049	0	0	\$12.47
Northwest Atlanta	69	2,019,979	189,683	0	189,683	9.4%	21,194	0	0	\$12.65
South Atlanta	76	2,102,404	204,688	0	204,688	9.7%	27,772	0	0	\$15.06
West Atlanta	23	657,832	35,833	0	35,833	5.4%	1,167	0	0	\$19.20
<b>Totals</b>	<b>483</b>	<b>15,081,438</b>	<b>1,294,684</b>	<b>7,570</b>	<b>1,302,254</b>	<b>8.6%</b>	<b>21,403</b>	<b>0</b>	<b>0</b>	<b>\$14.68</b>