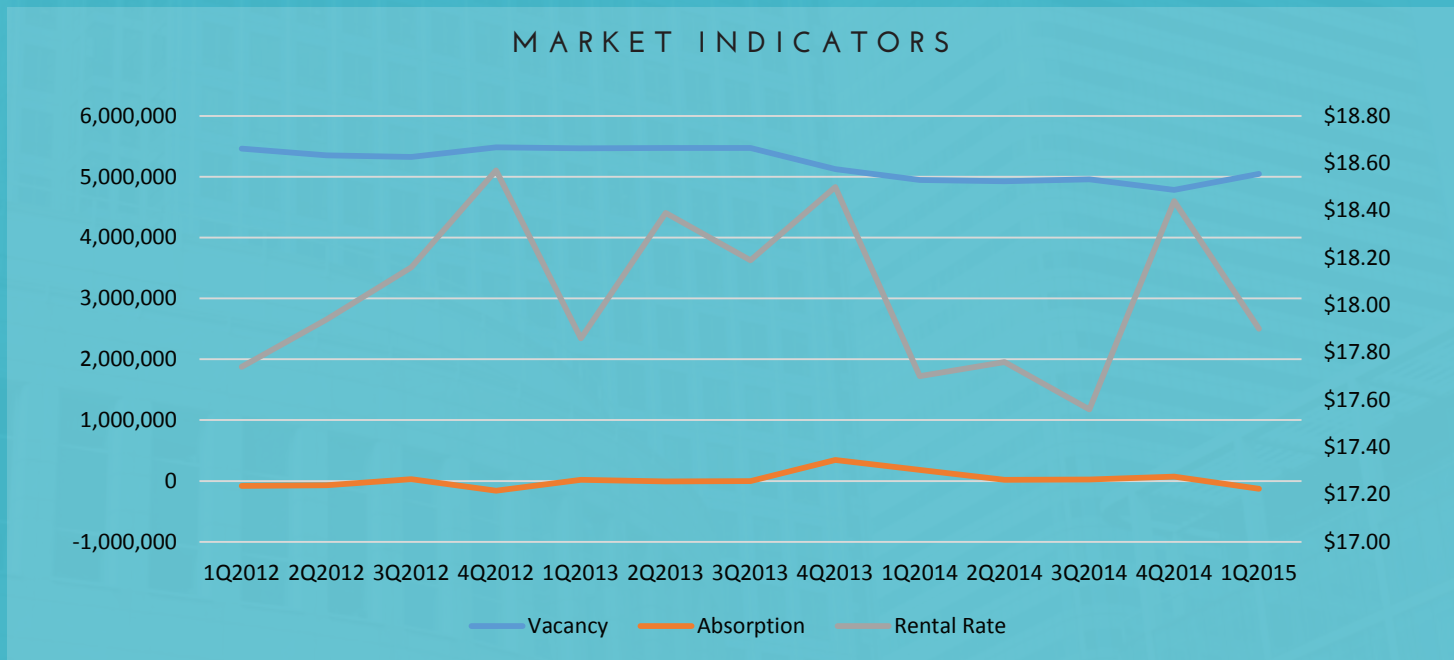


DOWNTOWN OFFICE MARKET

1ST QUARTER - 2015 ATLANTA

MARKET INDICATORS	1Q2015	4Q2014	3Q2014	TOTAL MARKET
Existing Inventory	36,386,176 SF	36,386,176 SF	36,386,176 SF	303,886,062 SF
Vacancy	13.9%	13.5%	13.5%	14.1%
Net Absorption	(127,713) SF	8,685 SF	21,900 SF	703,081 SF
Deliveries	0 SF	0 SF	0 SF	212,800 SF
Under Construction	0 SF	0 SF	0 SF	1,774,433 SF
Quoted Rates	\$17.90 PSF	\$18.48 PSF	\$17.59 PSF	\$19.45 PSF



DOWNTOWN OFFICE MARKET

1ST QUARTER - 2015 ATLANTA

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
55 Marietta St NW	10,443 SF	Southern FiberNet Corp.
34 Peachtree St NW	6,882 SF	BI Incorporated
501 Pulliam St SW	4,000 SF	The Democratic Party of Georgia
60 Walton St NW	3,500 SF	KME-60 Walton LLC
448 Ralph David Abernathy	2,612 SF	The Head Space

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