

## SUBMARKET NEWS

- Atlanta-based Aaron's is leaving its Buckhead headquarters to head to the Cumberland/Galleria submarket. The furniture and electronic rental retailer is in talks to ink a deal to move to the Atlanta Galleria Office Park with Childress Klein as the landlord.

- The Cumberland Community Improvement District has issued a request for qualifications for a company to create a \$5 million "Urban Gateway Park" south of SunTrust Park. The RFQ issued March 17 seeks qualified consulting firms to work on rehabilitating the southernmost unit of the Chattahoochee River National Recreation Area (CRNRA), known as the Paces Mill/Palisades Unit, in south Cobb County, GA.

- Construction will begin this year on more than 2 miles of Beltline-esque trails in Cobb County. According to the AJC, the \$6.2-million project will be largely funded by GDOT, with the Cumberland Community Improvement District chipping in nearly \$1.3 million and the county contributing around \$400,000. The new segments will add to 3.6 miles of already-existing trails along the Chattahoochee River and will provide linkage to paths leading out to Kennesaw Mountain and the Silver Comet Trail.

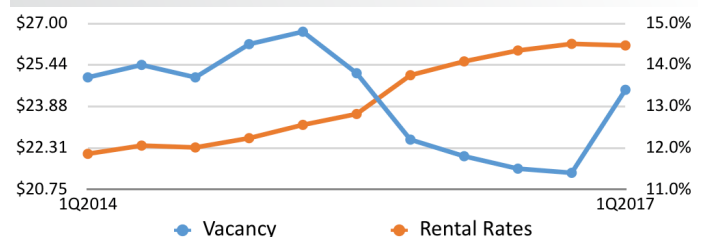
- A new co-working space will open this spring at The Battery. "Spaces" aims to appeal to baseball-loving professionals who want to be part of the major mixed-use project, which sits just OTP. The website for the new offices touts "the exciting energy of the stadium and The Battery's vibrant ambiance," as well as proximity to the "reborned Coca-Cola Roxy Theatre, an iconic venue where you can wind down from a hard day's work and enjoy a concert or comedy show."

Summary Statistics Class A	Q1 2017	Q4 2016	Change from prior period
Total Inventory (Millions of Square Feet)	18.1	18.02	▲
Rental Rate	\$26.17	\$26.23	—
Vacancy	13.4%	11.4%	▲
Net Absorption (SF)	(364,027)	481,046	▼
Construction (Millions of Square Feet)	1.06	1.07	—

Summary Statistics Class B	Q1 2017	Q4 2016	Change from prior period
Total Inventory (Millions of Square Feet)	22.1	21.7	▲
Rental Rate	\$18.14	\$17.80	▲
Vacancy	13.4%	14.1%	▼
Net Absorption (SF)	130,639	(134,900)	▲
Construction (SF)	39,000	100,000	▼

### Market Indicators

Rental Rate vs. Vacancy - 3 Year Trend



## NOTABLE LEASING ACTIVITY

TENANT	PROPERTY	SIZE (SF)
Pep Boy's	108 Town Park Dr NW	17,068
Wellstar Medical Group	Wellstar Medical	10,700

## NOTABLE SALES ACTIVITY

PROPERTY	SALE PRICE	PRICE/SF	BUYER	SELLER
100 Galleria Pky SE	\$67,849,533	\$164.59	Childress Klein	State Teachers Retirement System of Ohio
150 Interstate N Pky SE	\$10,825,000	\$177.46	Brookhill Corp.	Rubenstein Partners, L.P.
1945 The Exchange SE	\$7,450,000	\$111.41	Mangus Properties	Cone Middour Partners
2141 Powers Ferry Rd SE	\$2,400,000	\$64.10	Cornerpoint Partners	Bronner Brothers

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