



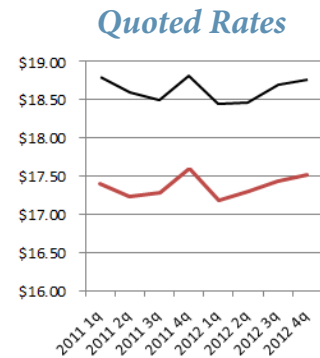
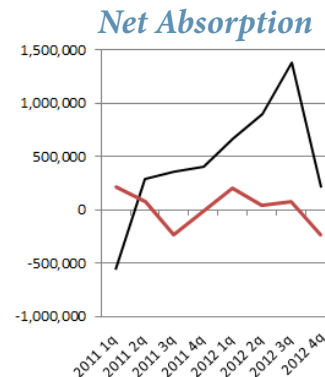
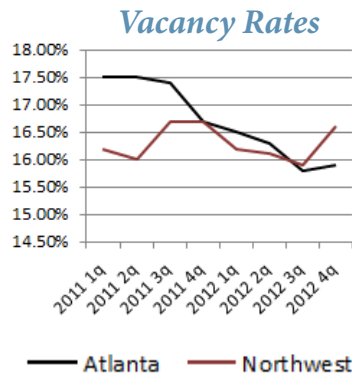
North Fulton Office Market

	4Q 2010	4Q 2011	4Q 2012
Vacancy	↑	↓	↓
Net Absorption	↑	↓	↓
Construction	↓	↑	↑
Rental Rate	↓	↓	↓

2012 Year End Totals

	North Fulton Office Submarket	Overall Atlanta
Buildings	1,799	15,234
RBA	35,704,769 SF	289,912,453 SF
Vacancy %	16.60%	15.90%
Absorption	87,948 SF	3,175,036 SF
Rates	\$17.51	\$18.77

2 Year Comparison Graphs



Largest Deliveries of 2012

Property	Size RBA	Class	Occupied
North Fulton Medical Plaza 2880 Old Alabama Rd	52,000 RBA	Class A office	52%
	10,000 RBA	Class B office	88%

Recent Leasing Activity

Tenant	Property Address	Size SF
eSecuritel Holdings	Georgia 400 Center II	30,000 SF
Contact at Once LLS	Royal Centre One	27,096 SF
Alliant Insurance	Stonebridge I	25,155 SF
City of Milton	Deerfield Prof. Center 100	23,809 SF

