



Northwest Submarket (Office)

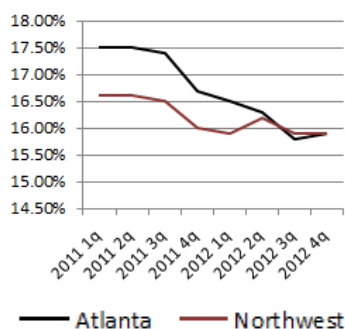
	4Q 2010	4Q 2011	4Q 2012
Vacancy	↑	↓	↓
Net Absorption	↓	↑	↑
Construction	↓	—	↑
Rental Rate	↓	↓	↑

2012 Year End Totals

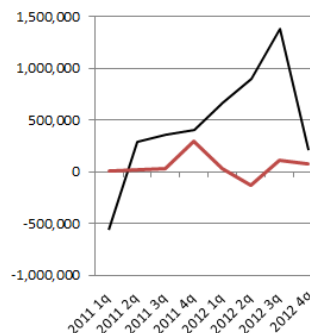
	Northwest Office Submarket	Overall Atlanta
Buildings	2,981	15,234
RBA	49,038,581 SF	289,912,453 SF
Vacancy %	15.90%	15.90%
Absorption	84,550 SF	3,175,036 SF
Rates	\$18.29	\$18.77

2 Year Comparison Graphs

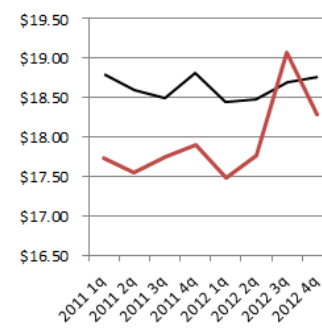
Vacancy Rates



Net Absorption



Quoted Rates



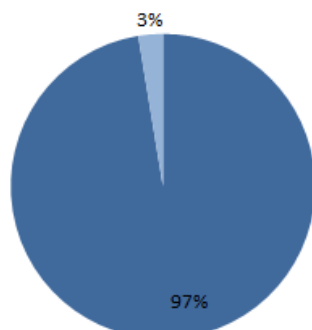
Largest Leases of 2012

Travelport	300 Galleria Pkwy SE	130,309 SF
Invista	175 Townpark Dr NW	49,038 SF
Ryla, Inc.	2120 Barrett Park Dr	48,500 SF
Undisclosed leasee	2700 Cumberland Pkwy	43,760 SF
First Option Mortgage and Lending	400 Interstate N Pkwy	40,000 SF
The Paradies Shop, Inc.	2849 Paces Ferry Rd S	38,053 SF

Most Recent Notable Leases

Travelport	300 Galleria	130,000 SF
Silverpop Systems	200 Galleria	85,137 SF
PowerPlan Consultants	300 Galleria	48,862 SF
Lincoln Financial Media	210 Interstate North	25,000 SF

Absorption Stats



Percentage of Overall Atlanta Absorption

- Other Submarkets (3,072,486 SF)
- Northwest Submarket (84,550 SF)

Total Atlanta Office Market (3,157,036 SF)

