



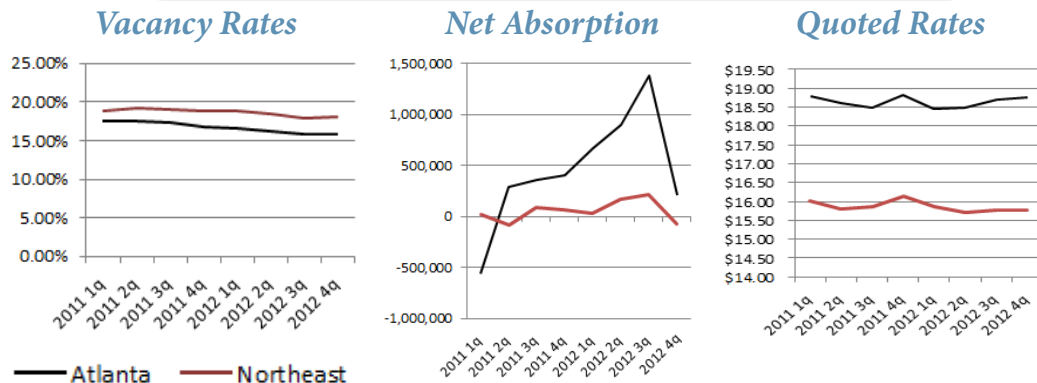
Northeast Submarket

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

2012 Year End Totals

	Northeast Submarket	Overall Atlanta
Buildings	3,101	15,234
RBA	37,529,006	298,912,453 SF
Total Vacancy	6,802,432	47,560,633 SF
Vacancy %	18.10%	15.90%
Absorption	-69,591	3175036
Rates	\$15.76	\$18.77 PSF

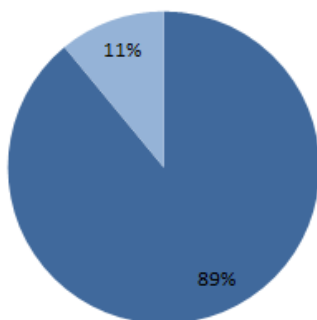
2 Year Comparison Graphs



Recent Notable Leases

Company	SF Leased	Location	Term
4P Therapeutics	7,200 SF	680 Engineering Drive	3 YR
Law Offices of Kenneth N Luther	6,940 SF	3885 Crestwood Parkway	3 YR
Chemica	2,584 SF	5300 Oakbrook Parkway	5 YR
WB Electric	2,400 SF	2810 Peachtree Industrial Blvd	3 YR

Absorption Stats



Percentage of Overall Atlanta Absorption

- Other Submarkets (3,072,486 SF)
- Northeast Submarket (347,179 SF)

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

