

NORTH FULTON OFFICE MARKET

1ST QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- Cousins sold North Point Center East, a four-building, 542,000 SF office campus next to North Point Mall for \$92.3 Million Dollars (\$170/SF). The largest tenants in the park are Merrill Lynch Wealth Management and Medassets.
- Microsoft is rumored to be in talks with Hines and North American Properties as the lead tenant for the new 210K square foot spec building at Avalon. Microsoft has been in the market with a 50k SF requirement, a move that would replace it's longtime home at Sanctuary park.
- The network will serve the business community along Westside Parkway, from Old Milton Parkway to Haynes Bridge Road; Haynes Bridge Road to North Point Parkway; North Point Parkway to Mansell Road; and Mansell Road to Westside Parkway.
- Greater Atlanta Hotel LLC is planning a 111-room Aloft hotel at North Point Parkway and Mansell Road on 3.6 acres behind P.F. Chang's and the former Champs restaurant. The land deal closed on Feb 11 for \$1.1 million.
- North American Properties Starwood Capital is in the process of purchasing is putting much of its ATvalon development over Place 100 and the accompanying up for sale, setting the stage for one of the largest real estate transactions in metro Atlanta. The deal could potentially fetch close to \$500 million.

RECENT LEASING ACTIVITY

Company	Building	Space Size
Microsoft Corporation	The Falls at Sanctuary Park	47,420 (1 year extension)
Fischer Connector, Inc.	Founders Park II	47,132
Asbury Automotive Group	Founders Park I	19,624
N/A	NorthPoint Center East	22,422

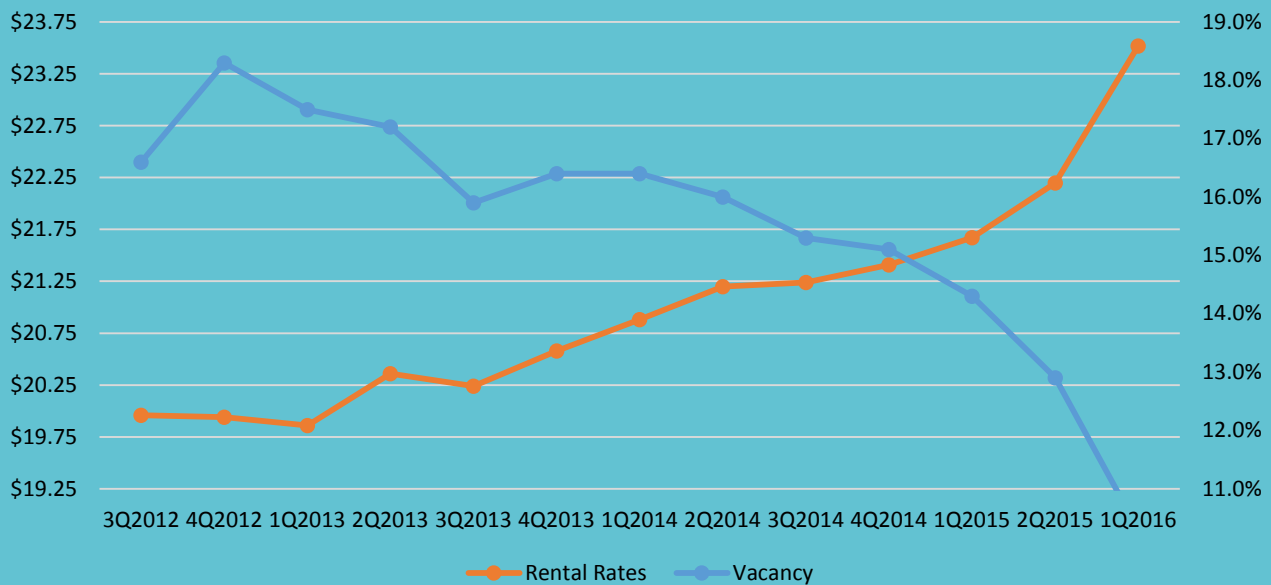
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	16,900,324 SF
Vacancy	10.3%
YTD Absorption	81,182 SF
Under Construction	0 SF
Quoted Rates	\$23,52 PSF

MARKET INDICATORS



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