

NORTHEAST OFFICE MARKET

1ST QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- Petco has signed units under construction as well. sign a deal for almost 200k SF at Braselton 85 Distribution Center, bringing the 440k SF facility to 100% occupancy. CBRE brokered the lease for Ackerman, giving the pet supply retailer about 700k SF of distribution space in the area.
- Ackerman, in conjunction with The Yates Group, has broken ground on an over 1M SF bulk cross-dock distribution facility off Broadway in Jackson County. Braselton Logistics Center will be one of few 1M SF projects, if not the only, to deliver in the next 12 months. Atlanta's industrial market is expanding and absorbed more than 15M SF in 2015. Overall, there is more than 12M SF of industrial space under construction in Atlanta.
- Pleasant Hill Square has sold at auction for \$16.4M. The property is anchored by Toys R Us, Staples and Jo-Ann Fabric & Craft but still has empty store-fronts. Brokers believe that the Duluth market is thriving due to a perceived improvement of the area. Atlanta Property Group has purchased Securities Centre for an undisclosed amount. The sale Williams-Sonoma will occupy a 1M price is estimated to be around \$90 million, or \$170 per square foot. SF distribution center in Braselton. This will help reduce freight costs and bring its supply chain closer to Southeast customers.
- Hillwood, a Fort Worth-based real estate investment and development firm, has purchased a 15 building distribution park with over 2.2M SF of industrial space. Hillwood now has over 4.7M SF of industrial space in the Atlanta market and has already started making some major improvements to its newest property, including landscaping, roof refurbishments, and improvements to empty spaces.

RECENT LEASING ACTIVITY

Company	Building	Space Size
Lendmark Financial Services	Huntcrest III	27,551
Century Communities	Governors Lake - Bldg 100	25,000
Covidien	Duluth Office Center - Central	21,420
Optum RX	Sugarloaf Business Center	21,047

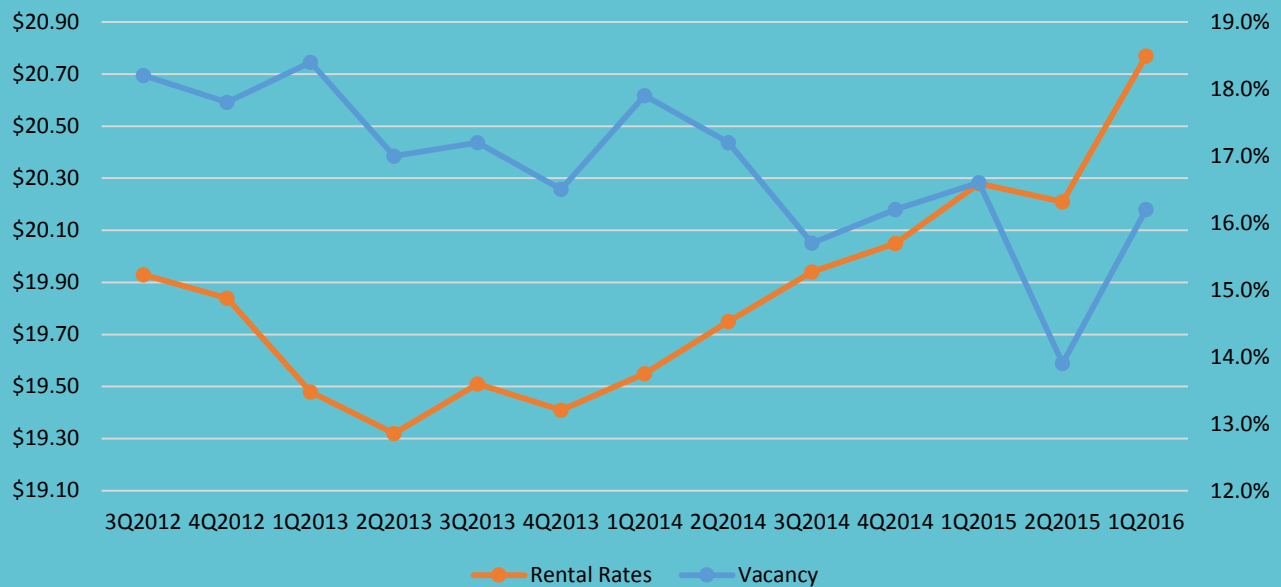
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	8,788,624 SF
Vacancy	16.2%
YTD Absorption	93,207 SF
Under Construction	0 SF
Quoted Rates	\$20.77 PSF

MARKET INDICATORS



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