

# CENTRAL PERIMETER OFFICE MARKET

3RD QUARTER - 2016 ATLANTA

## SUBMARKET HIGHLIGHTS

- State Farm employees are finally ready to move into this 2.2 million square foot office building, located in Dunwoody off of Hammond Dr. and Perimeter Center Pkwy. This 2.2 million square foot project has been the largest corporate office project in metro Atlanta history. Over the next several years, project developer KDC Real Estate Development will add another 1.6 million square feet to the campus, where State Farm will eventually house 8,000 employees. Plan to aid the traffic that is expected to be brought with the development by adding a direct link to the Dunwoody MARTA station from the first 600,000-square-foot building to open on the site
- Located at the corner of Abernathy & Barfield Road, the development of the 225,000 square foot Mercedes-Benz headquarters is starting to take way, and is expected to be completed in early 2018. The development is located on the south side of a 12 acre slice of Glenridge Hall property. The north side is being used for development of Aria, another multi-use development. CEO Steve Cannon has said that “the Sandy Springs location will help the company tap into the Millennial talent who want to live in-town, while also being close to executive-level housing in Buckhead and the northern Atlanta suburbs.”

## RECENT LEASING ACTIVITY

Company	Building	Space Size
Atlanta Journal & Constitution	Perimeter Center	127,823
ABM Industries	Ashford Perimeter	37,088
Wells Fargo Capital Finance	500 NorthPark	26,973
Kaufman Tlre	Three Glenlake	25,353

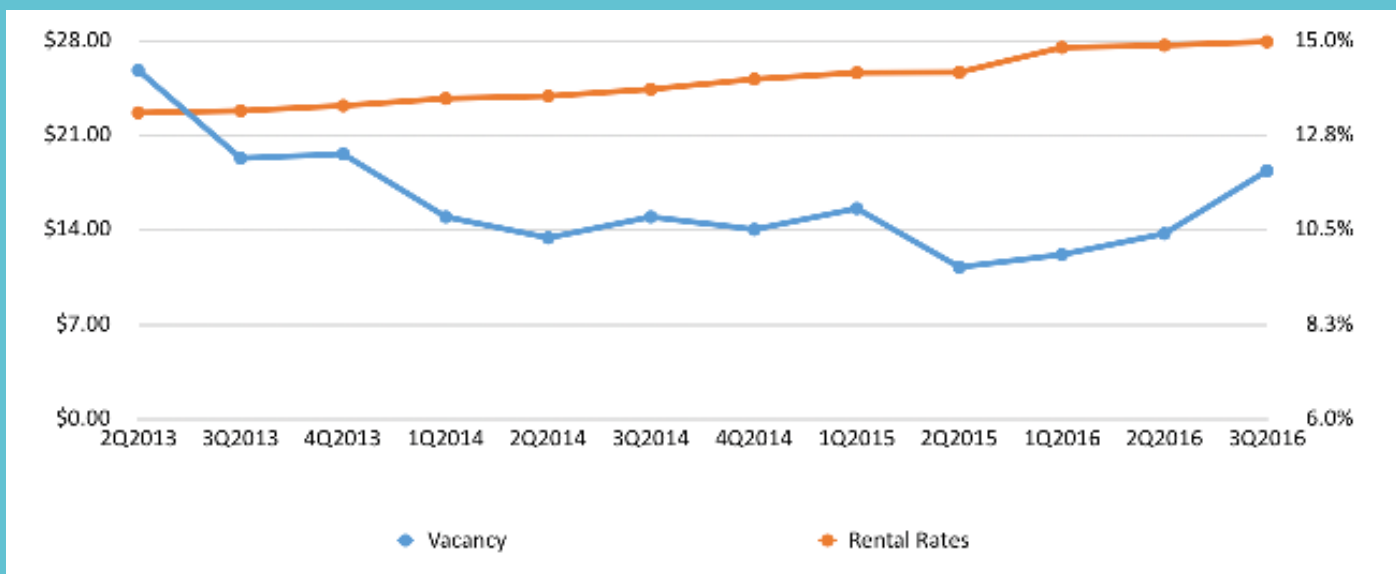
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## CLASS A OFFICE - MARKET INDICATORS

Total Inventory	22,408,131 SF
Vacancy	11.9%
YTD Absorption	(533,058) SF
Under Construction	957,000 SF
Quoted Rates	\$27.94 PSF

## MARKET INDICATORS



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