

MIDTOWN OFFICE MARKET

3RD QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- Interface is relocating its new headquarters to Midtown off of West Peachtree Street in order “to repurpose existing commercial space rather than build new, to serve as a catalyst for revitalization.” Interface is the world’s largest manufacturer of modular carpet. The new HQ will be located at 1280 West Peachtree St NW. They chose the site “to repurpose existing commercial space rather than build new, to serve as a catalyst for revitalization.” They’ll be a tenant in the Parkside Partners development, 16th Station.
- Star Metals building its new office space located at 1055 Howell Mill Road. Its strategic placement in the heart of Midtown serves to allow tenants to enjoy modern living/workspaces while being close to the “epicenter of Atlanta’s booming restaurant scene, high-end shops and everyday conveniences”. The property website describes Star Metals as being “designed to cater to the millennial, other professionals and progressive companies seeking an authentic workplace to recruit and retain Atlanta’s most talented, tech-savvy workforce”. The new building will feature 185,000 sq. ft. of office space, 30,000 sq. ft. of ground floor retail.

RECENT LEASING ACTIVITY

Company	Building	Space Size
Georgia Tech	Coda-Coda	289,000
Equifax	One Atlantic Center	100,000
Cox Enterprises Inc,	Ponce City Market - Main Building	34,078
Slater Hospitality Group	Ponce City Market - Main Building	31,574

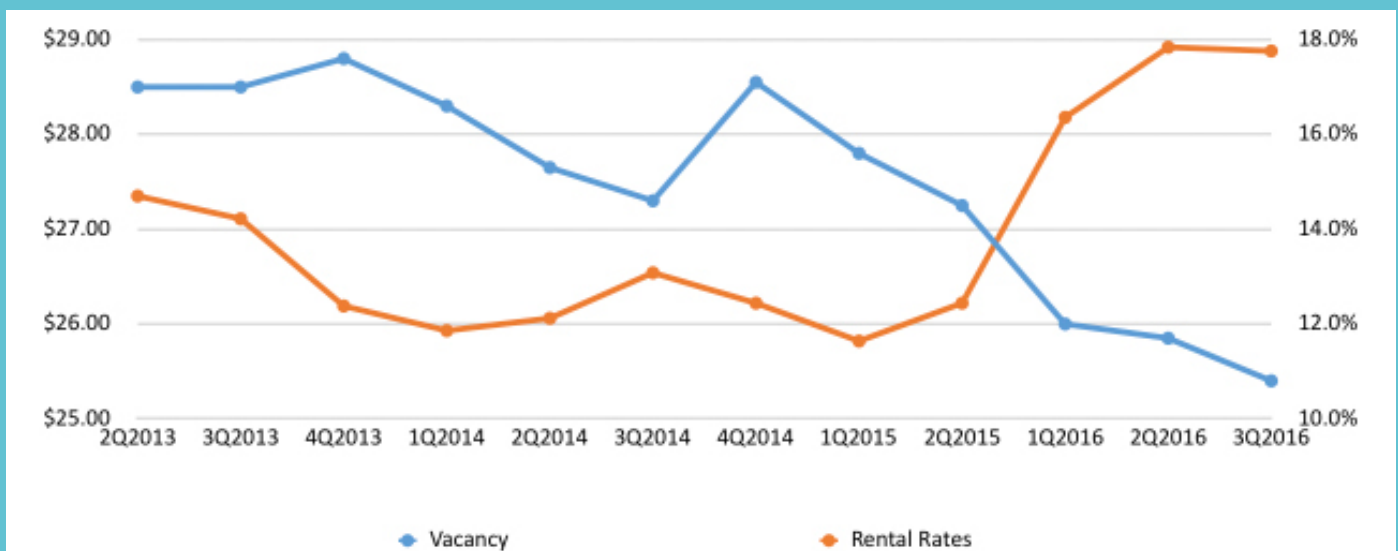
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	17,260,566 SF
Vacancy	10.8%
YTD Absorption	436,412 SF
Under Construction	699,873 SF
Quoted Rates	\$28.88

MARKET INDICATORS



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