

NORTHWEST OFFICE MARKET

3RD QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- While the Atlanta office market finished another quarter of modest activity overall, the Cumberland/Galleria submarket led all of Atlanta in Class A absorption with 449,000 square feet of space filled. The most notable third quarter moves included Genuine Parts' new 150,000 SF headquarters in Wildwood, Wellstar's 113,729 SF at Two Parkway Center and Aflac's new 100,000 SF IT department at 100 Galleria. The new Genuine Parts headquarters was the city's largest construction delivery for the third quarter.
- The 3400 Overton building is now for lease. Located near the new Suntrust Park, hoping to attract tenants with its on-site amenities and progressive design. The 52,000 SF building is expected to be completed in summer of 2017.
- The brand new 100 Encore Center, located between Cumberland Blvd. and Akers Mill Rd., is building a 14 story, 350,000 square foot office building, with plans to include a 250-room hotel, 35,000 square feet of retail, and 50 condo-units on site.
- Brasfield & Gorrie has purchased the 115,000 SF former Genuine Parts headquarters building in Circle 75, next to the Braves' ballpark and The Battery Atlanta. The seller was an affiliate of Pope & Land Enterprises. Brasfield & Gorrie was one of the first general contractors to land major hotel and office developments within Suntrust Park/ The Battery Atlanta project. They will gut the former Genuine Parts building, redesign it and turn the property into a showcase.

RECENT LEASING ACTIVITY

Company	Building	Space Size
HD Supply	Encore Center	222,000
First Data	1600 Terrell Mill Rd SE	62,385
Aflac	Galleria 100	46,978
GDS Associates	One Parkway Center	29,333

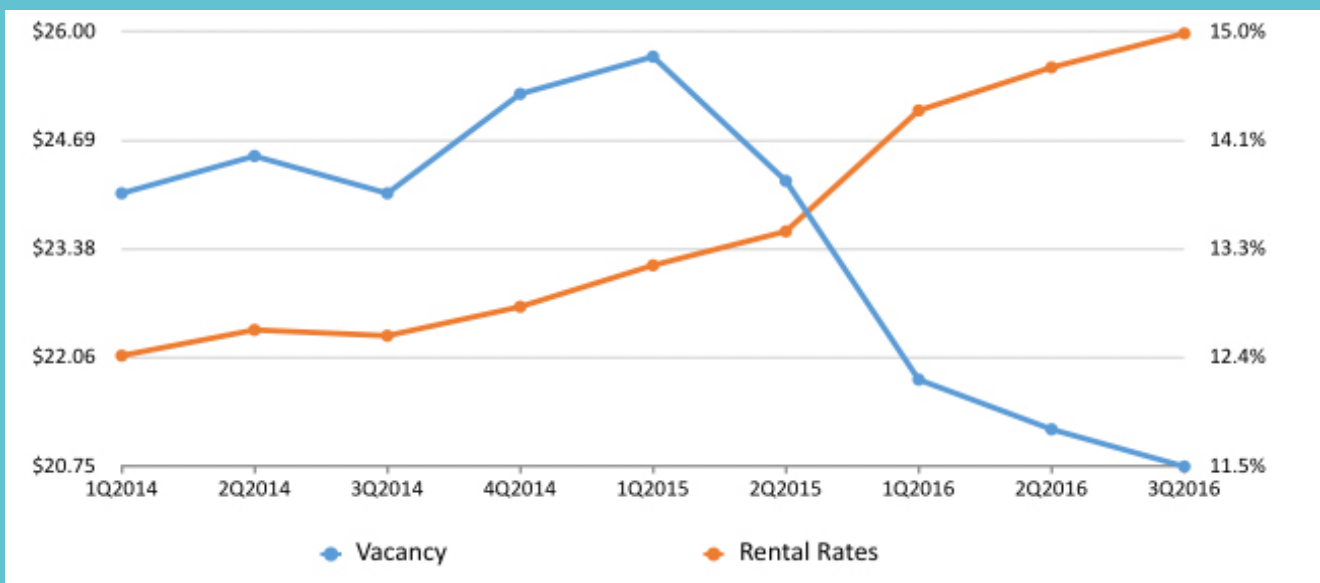
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	18,050,043 SF
Vacancy	11.5%
YTD Absorption	460,379 SF
Under Construction	150,000 SF
Quoted Rates	\$25.98

MARKET INDICATORS



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