

BUCKHEAD OFFICE MARKET

4TH QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- Sovereign Tower is getting a twin. Regent Partners and Batson-Cook are hoping to bring the two towers to the adjacent sites along what could eventually become PARK400. Like Sovereign, the proposed development would contain a mix of 60 condos and more than half-a-million square feet of office space. The second tower would include some 300 apartments and is being designed by Smallwood, Reynolds, Stewart, and Stewart.
- Children's Healthcare is building a new 300,000 SF facility where North Druid Hills Road meets Interstate 85 in Brookhaven. The new CHOA facility will fill the void left by the demolition of the Executive Park Motor Hotel.

RECENT SALE ACTIVITY

Address	Seller	Buyer	Sale Price	Price/SF
3290 Northside Pkwy	Cousins Forum LLC	3290 ATL Exchange	\$70,000,000	\$315.37
3343 Peachtree Rd	Atlanta Financial Center	USPO Atlanta LLC	\$222,500,000	\$221.31
3405 Piedmont Rd	CRP 3 Piedmont Road	TechRise Atlanta LLC	\$20,661,750	\$226.18

RECENT LEASING ACTIVITY

Company	Building	Space Size
Global Payments	Three Alliance Center	79,326
State Street Global Advisors, Inc.	Three Alliance Center	51,724
Rubicon Global Holdings	Atlanta Plaza One	38,886
General Electric Company	Prominence in Buckhead	34,988

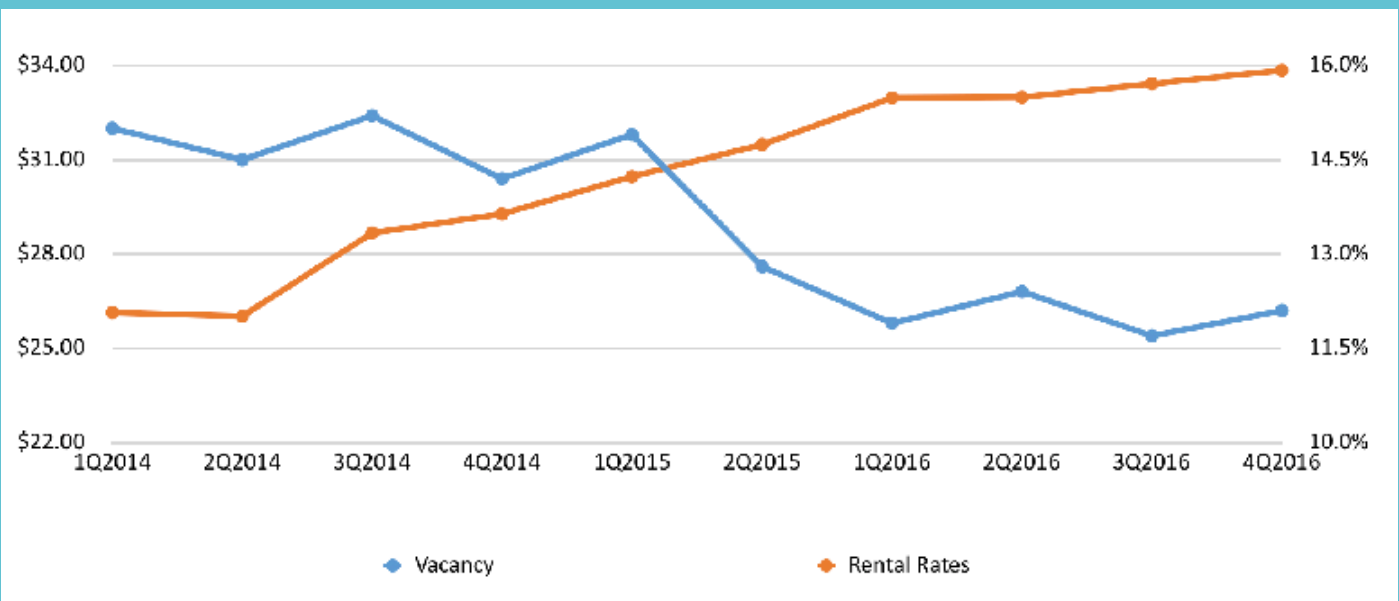
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	16,422,133 SF
Vacancy	12.1%
YTD Absorption	118,284 SF
Under Construction	726,694 SF
Quoted Rates	\$33.85 PSF

MARKET INDICATORS



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- Areas of Specialization
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 - Portfolio Management
 - Corporate Disposition
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 - Mission Critical Facilities
 - Healthcare
 - Technology