

# CENTRAL PERIMETER OFFICE MARKET

4TH QUARTER - 2016 ATLANTA

## SUBMARKET HIGHLIGHTS

- The 285/400 redevelopment is underway. It is designed to help reduce traffic congestion and enhance safety in the area near the I-285/SR 400 interchange in metro Atlanta. Developers plan to add new flyover ramps, new collector-distributor lanes and other facilities to aid east-west travel along I-285 and north-south travel along SR 400. It will improve 4.3 miles of I-285 from west of Roswell Road to east of Ashford Dunwoody Road and 6.2 miles along SR 400 from the Glenridge Connector to Spalding Drive. This project is expected to be completed in 2020 and will generate cost savings of approximately \$300 million. Major construction is planned to begin in February 2017.
- 4004 Perimeter Summit is planned to be a 16-story, 355,000 SF Class A office tower with 25,000 RSF and up to 8 corner offices per floor. It will be ready for occupancy in early 4Q 2017. It is located in the award-winning, 83-acre, Perimeter Summit master-planned park.

## RECENT SALE ACTIVITY

Address	Seller	Buyer	Sale Price	Price/SF
900 Ashwood Pkwy	JPMCC 2005 LDP2 Office 900 LP	900 Atlanta Office LLC	\$27,656,000	\$134.66
3 Ravinia Dr	SPUS6 Three Ravinia LP	POP 3 Ravinia LLC	\$210,100,000	\$258.18

## RECENT LEASING ACTIVITY

Company	Building	Space Size
Weather Co	1001 Perimeter Summit	92,272
ABM Industries	Ashford Perimeter	37,088
Wells Fargo Capital Finance	500 NorthPark	26,973
Kaufman Tire	Three Glenlake	25,353

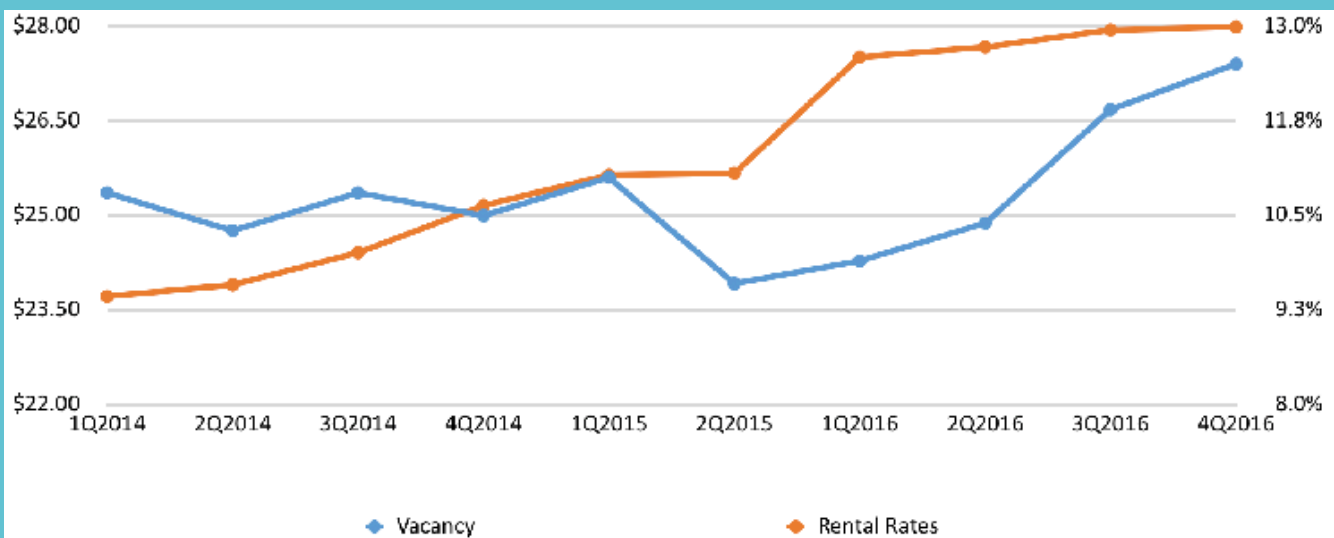
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## CLASS A OFFICE - MARKET INDICATORS

Total Inventory	23,010,131 SF
Vacancy	12.5%
YTD Absorption	(155,901) SF
Under Construction	580,000 SF
Quoted Rates	\$27.99 PSF

## MARKET INDICATORS



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