

# MIDTOWN OFFICE MARKET

4TH QUARTER - 2016 ATLANTA

## SUBMARKET HIGHLIGHTS

- Selig Enterprises has launched a new division known as Selig Development Corp. The first development will be a \$400 million 3.5 acre mixed-use project located at 1105 W. Peachtree St. in Midtown Atlanta. The building will be 645,000 sq ft of Class A office space and construction will begin mid-2017. The office portion is expected to be ready for occupancy beginning in the fourth quarter of 2019.
- The Atlanta Humane Society is selling their prized West Midtown property which they have owned since the 1930s. The property is 0.29 acres at the intersection of 10th Street and Howell Mill Road. Funds from the sale, AHS officials said, would help facilitate the opening of an animal hospital on the southwest side. AHS would also explore using proceeds to build a new facility elsewhere in West Midtown
- Georgia Tech has issued a request for proposals, asking developers to bring a mixed-use project to a university-owned tract of desirable real estate on a white-hot thoroughfare. Tech officials are looking for help in bring residences, office space, retail, and possibly even a hotel to the 11.5-acre site at the southeastern corner of 14th Street and Howell Mill Road.

## RECENT SALE ACTIVITY

Address	Seller	Buyer	Sale Price	Price/SF
1201 W Peachtree St	Hines One Atlantic Center	AC Property Owner LP	\$30,000,000	\$27.26

## RECENT LEASING ACTIVITY

Company	Building	Space Size
Honeywell	715 Peachtree	62,467
Equifax	One Atlantic Center	100,000
WeWork	100 Colony Square	41,231
Slater Hospitality Group	Ponce City Market - Main Building	31,574

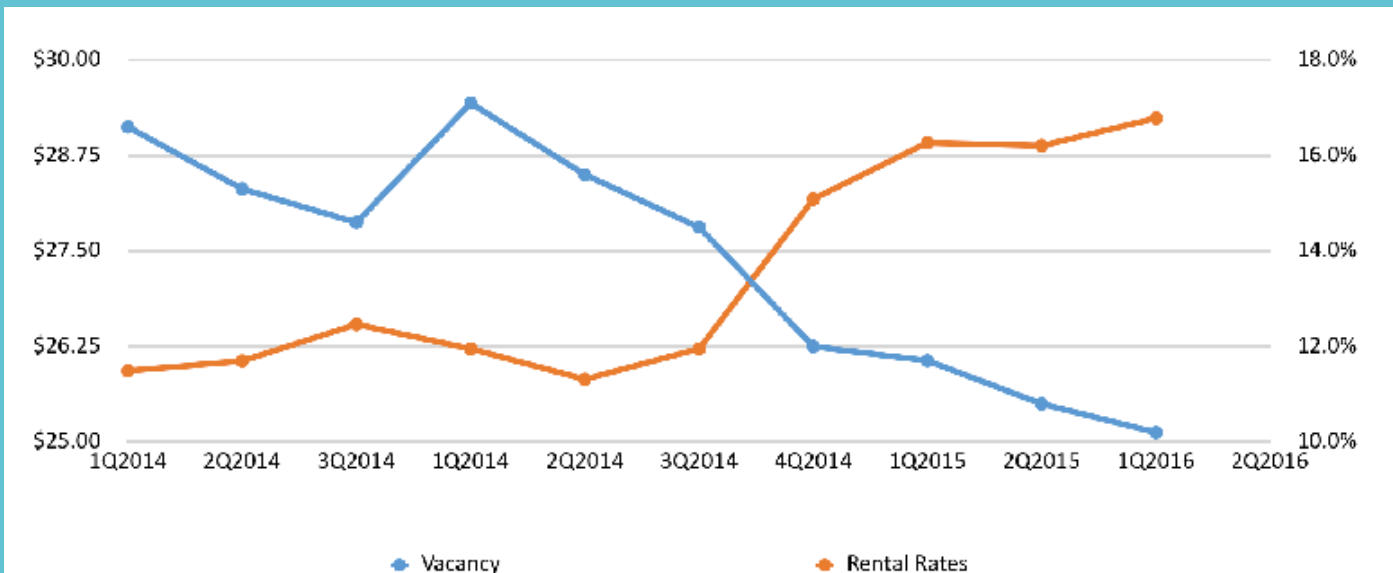
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## CLASS A OFFICE - MARKET INDICATORS

Total Inventory	17,379,448 SF
Vacancy	10.2%
YTD Absorption	568,374 SF
Under Construction	1,368,000 SF
Quoted Rates	\$29.24 PSF

## MARKET INDICATORS



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