

NORTH FULTON OFFICE MARKET

4TH QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- RocaPoint Partners has begun site work on a major mixed-use project called Halycon in South Forsyth at Georgia 400 and McFarland Pkwy. The development will be anchored by 360,000 square feet of office and retail space on 135 acres, and also include 450 luxury apartment units, 240 single-family detached and townhome residences, and two limited service hotels. The highlight of the project is its abundance of greenspace and link to a 9.6-mile paved recreational trail known as Big Creek Greenway. The developer hopes to focus more on the nature aspect of the project rather than the commercial side of it. The first construction phase of Halycon is expected in 2017.
- A large mixed-use project by the development team of Fuqua Development and TPA Group is planned at Georgia 400 and Haynes Bridge Rd. The 62-acre project includes 500,500 square feet of office; 78,800 square feet of retail; 36,800 square feet of restaurants; and 500 residential units.

RECENT SALE ACTIVITY

Address	Seller	Buyer	Sale Price	Price/SF
11175 Cicero Dr	Talcott III 200 Milton	Adventus Us Realty #13 LP	\$28,500,000	\$186.27
11695 Johns Creek Pkwy	Piedmont Operating Partnership LPLLC	TSO Johns Crossing LP	\$14,000,000	\$139.87
30000 Mill Creek Ave	Talcott III 100 Milton Park LLC	Adventus Us Realty #13 LP	\$28,500,000	\$175.92
3440 Preston Ridge Rd	BRE/COH GA LLC	Preston Ridge IV Partners LLC	\$27,500,000	\$182.94
1720 Windward Concourse	TR Windward Concourse LLC	ROC III Fairlead Park at Windward Concourse	\$28,500,000	\$141.36

RECENT LEASING ACTIVITY

Company	Building	Space Size
Change Healthcare	Corporate Centre Two	69,552
Microsoft Corporation	The Falla at Sanctuary Park	47,420
Microsoft Corporation	8000 Avalon	43,094
Nolan Transportation Group	Founders Park II	42,486

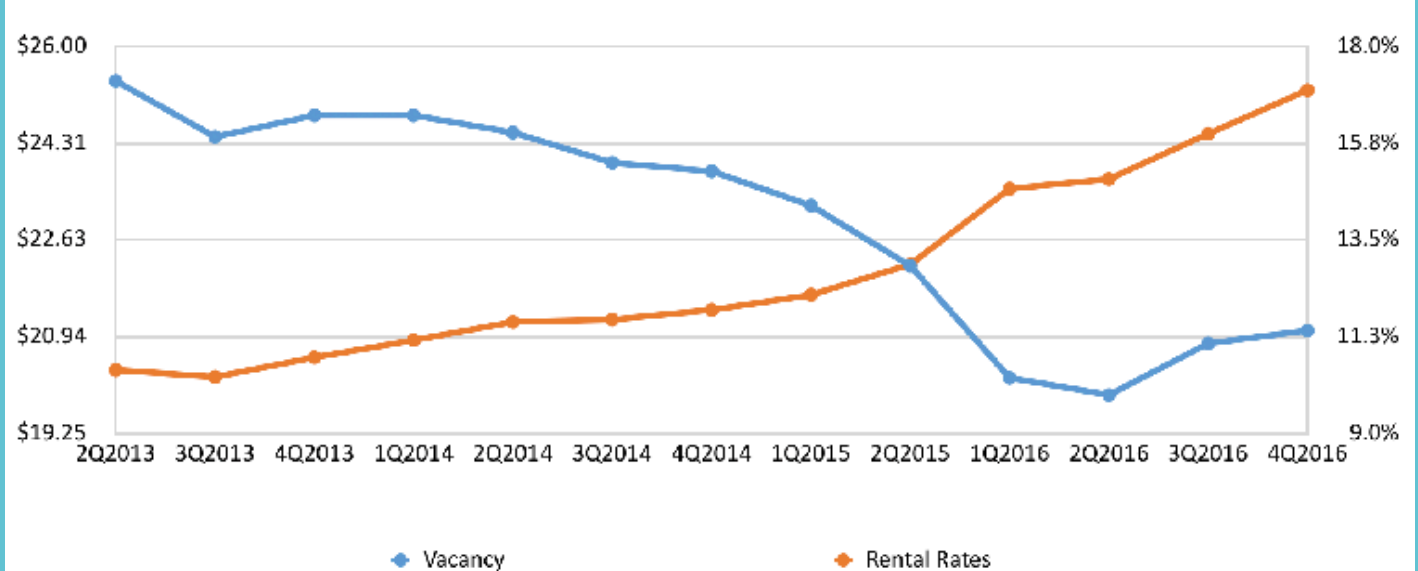
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	17,031,526 SF
Vacancy	11.4%
YTD Absorption	(141,177) SF
Under Construction	595,218 SF
Quoted Rates	\$25.24

MARKET INDICATORS



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