

NORTHWEST OFFICE MARKET

4TH QUARTER - 2016 ATLANTA

SUBMARKET HIGHLIGHTS

- HD Supply HQ is relocating to a nearly \$100 million headquarters at I-75 and Cumberland Boulevard. The 222,000 SF building gives HD Supply a much different setting, where its brand has more visibility over the interstate and more of its employees can “interact and collaborate spontaneously”. The building is meant to become a nexus where departments such as sales, merchandising and information technology can intersect. Greenstone properties is the developer, and they say it’s expected to be finished in February of 2018.
- Synovus, the second largest GA bank, leased 4 floors (100,000 sq ft) of a new Cobb County office building. The project, developed by TPA Group, will be called 1100 Overton, and rise over the Cumberland Galleria area at Akers Mill Road and Cumberland Boulevard. The site is next to Interstate 75 across from the new SunTrust Park. About 300 Atlanta-based employees will be housed at 1100 Overton, including Bank of North Georgia’s senior management team, a Bank of North Georgia branch, and Synovus’ specialty and investment bankers

RECENT SALE ACTIVITY

Address	Seller	Buyer	Sale Price	Price/SF
4480 N Cooper Lake Rd	Cooper Lake MOB Phase	Cooper Lake Road Partners LLC	\$3,000,000	\$211.00
3715 Northside Pkwy	AG APG Northcreek Property Owner LLC	GV R Northcreek Owner LLC	\$101,500,000	\$189.28
1720 Powers Ferry Rd SE	Decatur Properties V Inc	1720 Powers Ferry LLC	\$600,000	\$105.26
3301 Windy Ridge Pkwy	GPI Windy Ridge LP	Windy Ridge Partners LLC	\$15,000,000	\$140.84

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

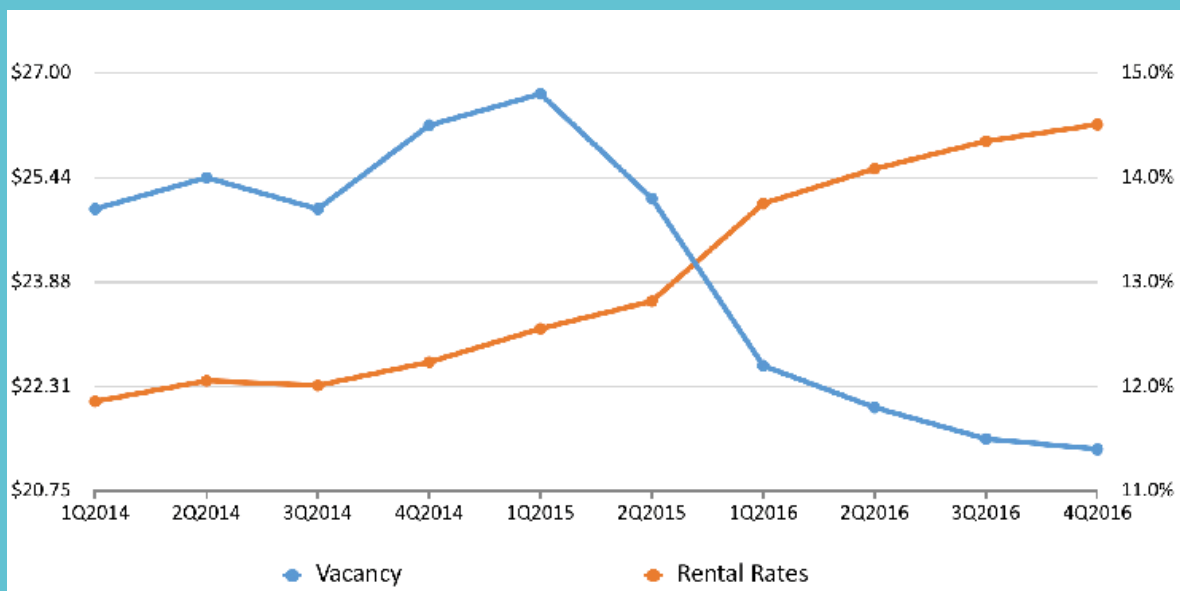
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	18,020,816 SF
Vacancy	11.4%
YTD Absorption	481,046 SF
Under Construction	150,000 SF
Quoted Rates	\$26.23 PSF

MARKET INDICATORS



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