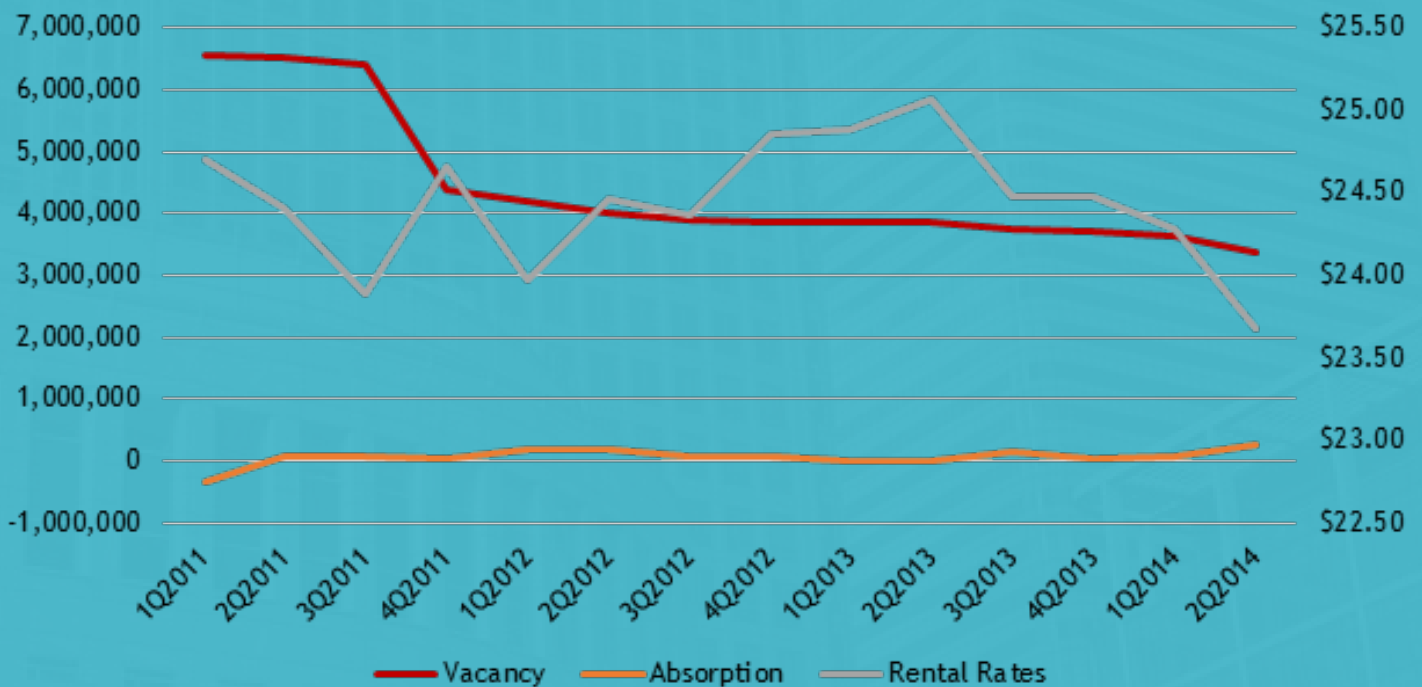


MIDTOWN OFFICE MARKET

2ND QUARTER - 2014 ATLANTA

	4Q2013	1Q2014	2Q2014	TOTAL MARKET
Existing Inventory	24,223,016 SF	24,223,016 SF	24,223,016 SF	302,386,362 SF
Vacancy	15.3%	14.9%	13.9%	14.4%
Net Absorption	30,840 SF	85,646 SF	345,406 SF	2,803,008 SF
Deliveries	0 SF	0 SF	0 SF	489,698 SF
Under Construction	487,034 SF	487,034 SF	487,034 SF	1,564,642 SF
Quoted Rates	\$24.48	\$24.28	\$23.67	\$18.75

MARKET INDICATORS
1Q2011 - 2Q2014



MIDTOWN OFFICE MARKET

2ND QUARTER - 2014 ATLANTA

WILDMOR REALTY INC.

Piedmont Center Three
3565 Piedmont Road, Suite 715
Atlanta, GA 30305
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F (404) 941-3930

Areas of Specialization

- Corporate Services
- Brokerage Services
- Portfolio Management
- Corporate Disposition
- Incentive Negotiation

Practice Groups

- Media and Entertainment
- Law Practice
- Finance
- Mission Critical Facilities
- Healthcare
- Technology

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
The Proscenium	64,910 SF	EarthLink
Two Midtown Plaza	46,222 SF	Purchasing Power
Centergy One	40,000 SF	Accenture Ltd.
Promenade	24,372 SF	Streamline Health
Promenade	24,328 SF	Cozen O'Connor
1100 Peachtree St	22,577 SF	Jackson Spalding
Regions Plaza	22,454 SF	Regions Bank

BREAKING NEWS

- Ponce City Market continues to draw interest from companies ranging from start-up incubators to publicly-traded corporate powerhouses.
- Vonage chooses to leave their current office, located at 1375 Peachtree, for 80,000 SF at Wildwood Plaza in Cobb County.
- The 98 14th Street project is in full swing as the lead development and architecture teams are scouting the market for potential partners in the development.
- There will be more than 15,000 multi-family units in the pipeline before the end of 2014 (Novare Group alone has three multi-family towers in the works).
- The Loudermilk Cos have proposed Midtown's first new condo tower since before the recession.
- Florida-based App-River has opened their Atlanta office in Regions Plaza.
- PinDrop Security has relocated their HQ to the Biltmore Hotel, where it's taken about 12k SF of space.