

CENTRAL PERIMETER OFFICE MARKET

2ND QUARTER - 2015 ATLANTA

SUBMARKET HIGHLIGHTS

- 4,332,547 SF of office space is under construction or proposed in this submarket. There are also 2,059 multi-family units under construction or proposed.
- The State Transportation Board has signed off on the \$1 billion overhaul of the GA 400 / I-285 interchange. The project will include two phases – the first will incorporate flyover bridges into the interchange, and the second phase will include collector-distributor lanes up GA 400 to Spaulding Drive.
- Piedmont Realty Trust is waiting for county approval to break ground on Glenridge Highlands III, a 300,000 SF office building that will overlook GA 400. If the project is approved, AON Insurance could relocate their offices to the new building from Piedmont Center North.
- Fairlead Commercial Real Estate has purchased Embassy Row, the four-building, 551,500 SF office project off Abernathy Road; the purchase price was not disclosed. Fairlead plans to pump \$10 million into renovating the property within its first year of ownership.
- Parkway Properties continues its exit of the Central Perimeter submarket with the sale of Peachtree Dunwoody Pavilion. Parkway sold the four-building complex, which totals 370,000 SF, to The Simpson Organization for \$53.9 million. Parkway sold its interest in Two Ravinia last year, leaving them with only 7000 Central Park in this submarket.

RECENT LEASING ACTIVITY

Company	Building	Space Size
OPTUM	Peachtree Dunwoody	57,933 SF
Maxim Healthcare	211 Perimeter Center	11,219 SF
Allure Global	6600 Peachtree Dun-	11,001 SF
Brooks McGuiness	5607 Glenridge Drive	8,206 SF
Sound Physicians	10 Glenlake Parkway	4,316 SF

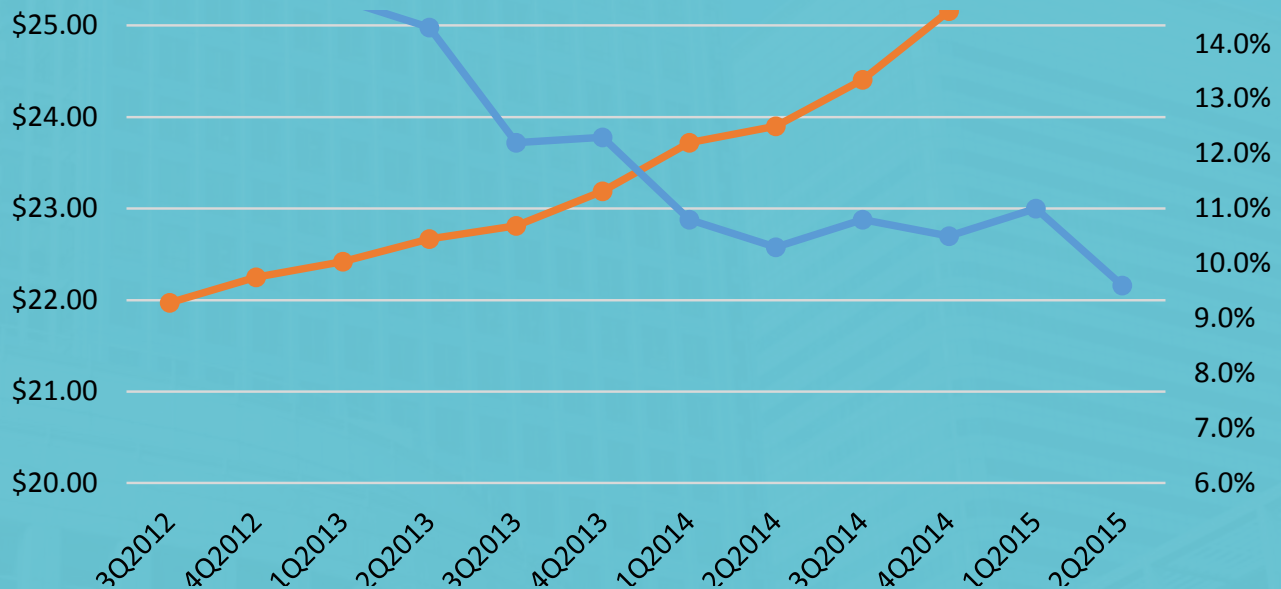
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	22,259,810 SF
Vacancy	9.6%
YTD Absorption	697,035 SF
Under Construction	585,000 SF
Quoted Rates	\$25.67

MARKET INDICATORS



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