

DOWNTOWN OFFICE MARKET

2ND QUARTER - 2015 ATLANTA

SUBMARKET HIGHLIGHTS

- Progress continues on the new Falcons stadium as the elevated concrete decks and columns are being poured. The process of pouring the precast stadia bowl, which will house the upper and lower suites, has also begun.
- Sanctuary Residential has broken ground on 200 Edgewood, a \$33 million mixed-use development along the Atlanta Streetcar Route. The project will serve Georgia State students and Grady interns, and will include 144 student housing units and 12,000 square feet of retail space.
- Coca-Cola is moving another 500 employees out of Cobb County to their consolidated headquarters at SunTrust Plaza Garden Offices. Coca-Cola has already relocated 2,000 employees as part of their effort to consolidate their real estate footprint.
- Georgia State has broken ground on the first phase of their project with Corvias Campus Living, which calls for almost 4,000 new beds. Phase I of the project includes a 1,100 bed dormitory as well as a new dining hall.

RECENT LEASING ACTIVITY

Company	Building	Space Size
MACC	225 Peachtree Street NE	14,224 SF
Hope Atlanta	34 Peachtree Street NW	6,924 SF
Sign Army	448 Ralph David Aber-	2,612 SF

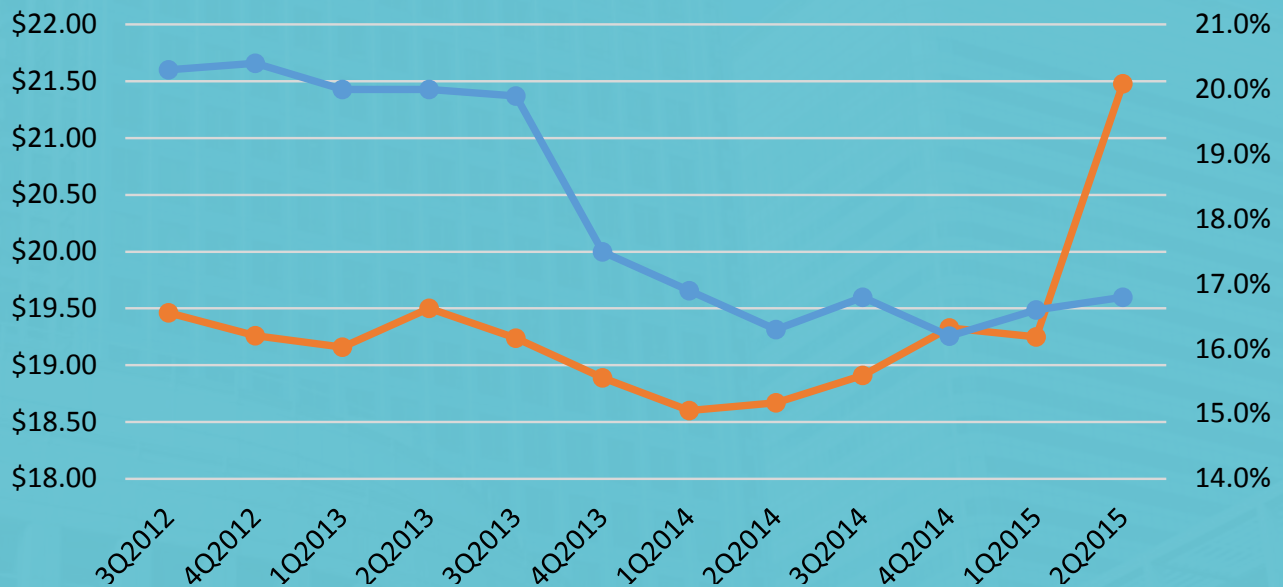
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	16,634,576 SF
Vacancy	16.8%
YTD Absorption	(56,486) SF
Under Construction	0 SF
Quoted Rates	\$21.48

MARKET INDICATORS



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