

NORTH FULTON OFFICE MARKET

2ND QUARTER - 2015 ATLANTA

SUBMARKET HIGHLIGHTS

- NCR Corp. is finalizing their plans to relocate from Gwinnett County to Alpharetta. The company is eyeing the office project across from the Avalon development on Old Milton Parkway. Last year, NCR moved some of its workforce to Midtown's Tech Square.
- The GDOT has opened up four more miles of flex lanes along GA 400 to help alleviate morning and afternoon traffic concerns. The northbound flex lanes will run from Abernathy to North Spring MARTA station, North Springs MARTA station to Northridge Road, and Old Milton Parkway to Windward Parkway. The Southbound flex lane will run from North Springs MARTA station to Abernathy Road.
- Microsoft, which has called Sanctuary Park in Alpharetta home for over a decade, has hit the market with a 50,000 SF RFP. While renewing at Sanctuary Park is still an option, the company is open to other options, including anchoring the Hines development across from Avalon.
- Courion is relocating their US headquarters from Massachusetts to Roswell, where it will add more than 100 jobs over the next 2 years.
- MetLife and Lincoln Property Group have tweaked their mixed-use development plans along GA 400, formerly known as Peridot. The project, which is now called Innovation, will include 751,500 SF of office space, 75,100 SF of retail space, 31,000 SF of restaurants, 414 apartments, 25 condos, and a 400-room hotel.

RECENT LEASING ACTIVITY

Company	Building	Space Size
Adex Corporation	1035 Windward Ridge	9,000 SF
Hudson Construction Co	1455 Old Alabama Road	6,304 SF
Tosoh	1720 Windward Concourse	5,595 SF
Roswell Pain & Weight Loss	1300 Upper Hembree Road	5,000 SF
Guardian Life Insurance	11300 Johns Creek Park-	4,854 SF

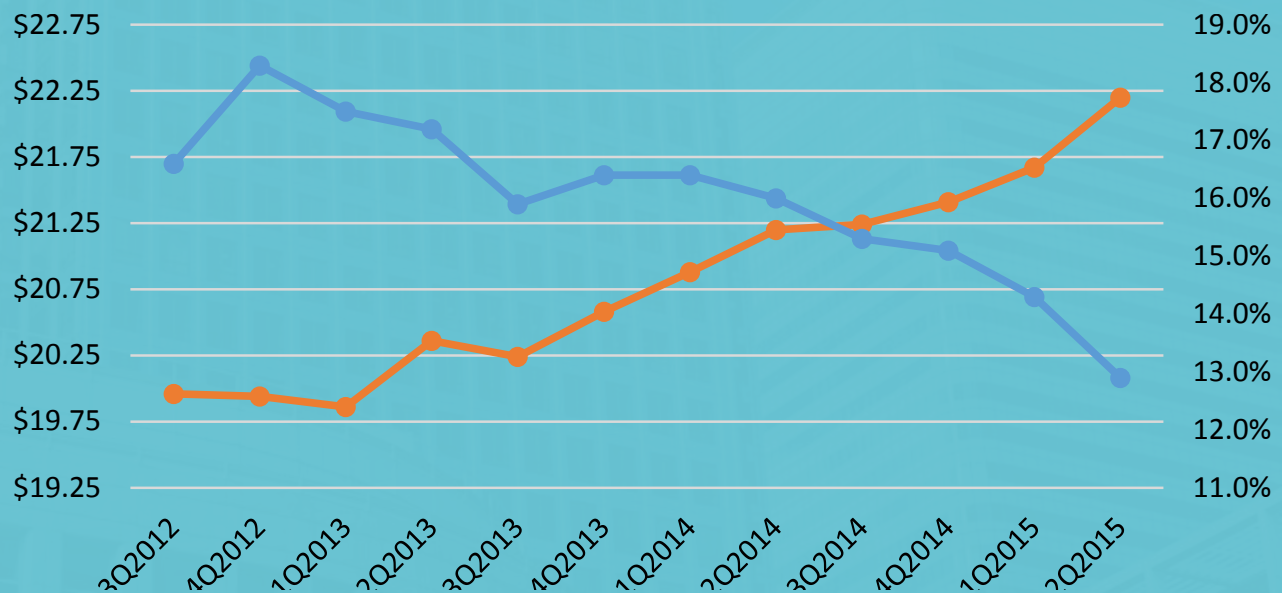
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	16,784,131 SF
Vacancy	12.9%
YTD Absorption	379,943 SF
Under Construction	0 SF
Quoted Rates	\$22.20

MARKET INDICATORS



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