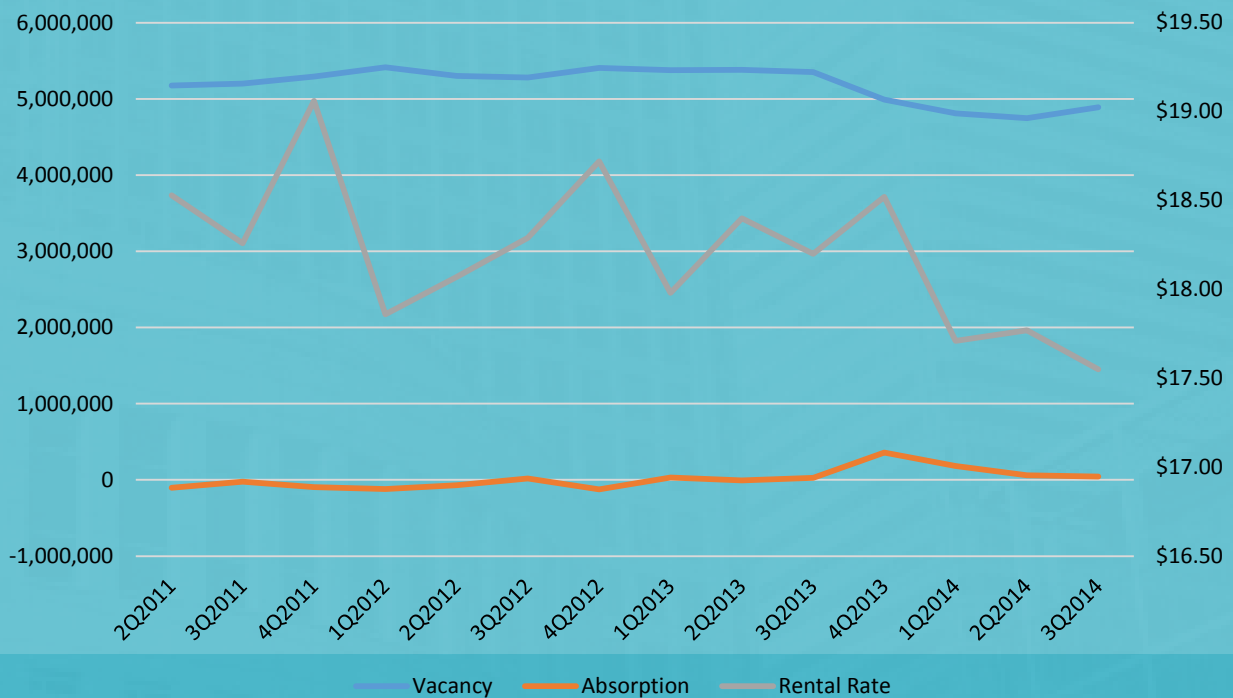


# DOWNTOWN OFFICE MARKET

3RD QUARTER - 2014 ATLANTA

	3Q2014	2Q2014	1Q2014	TOTAL MARKET
Existing Inventory	36,359,533 SF	36,359,533 SF	36,359,533 SF	302,789,080 SF
Vacancy	13.4%	13.6%	13.8%	14.3%
Net Absorption	43,893 SF	70,367 SF	181,123 SF	3,593,748 SF
Deliveries	0	0	0	659,698 SF
Under Construction	0	0	0	2,140,420 SF
Quoted Rates	\$17.55	\$17.76	\$17.70	\$19.01

MARKET INDICATOR



# DOWNTOWN OFFICE MARKET

3RD QUARTER - 2014 ATLANTA

WILDMOR REALTY INC.

Piedmont Center Three

3565 Piedmont Road, Suite 715

Atlanta, GA 30305

T (404) 467-2121

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
191 Peachtree	51,066 SF	Dixon Hughes Goodman
34 Peachtree Street NW	8,242 SF	Adid
621 North Avenue	5,733 SF	TourBuzz
191 Peachtree Street	3,972 SF	YieldQuest

## BREAKING NEWS

- Friendship Baptist Church and other community leaders are working with developers to revitalize the area surrounding the new Falcons stadium; the revitalization effort is being called "Downtown West," and hopes to rebuild the community through the construction of rec centers, daycare facilities, etc.
- A large portion of Ft. McPherson has been purchased by Tyler Perry to build his new movie studio and production office. Many community leaders have already objected to the deal, including a Democratic state senator, who say the deal with Perry negates the community-approved plan for future use of the property.
- Deloitte will develop an "iLab" for software development at 191 Peachtree
- The first phase of construction has begun on the long-awaited Path400.