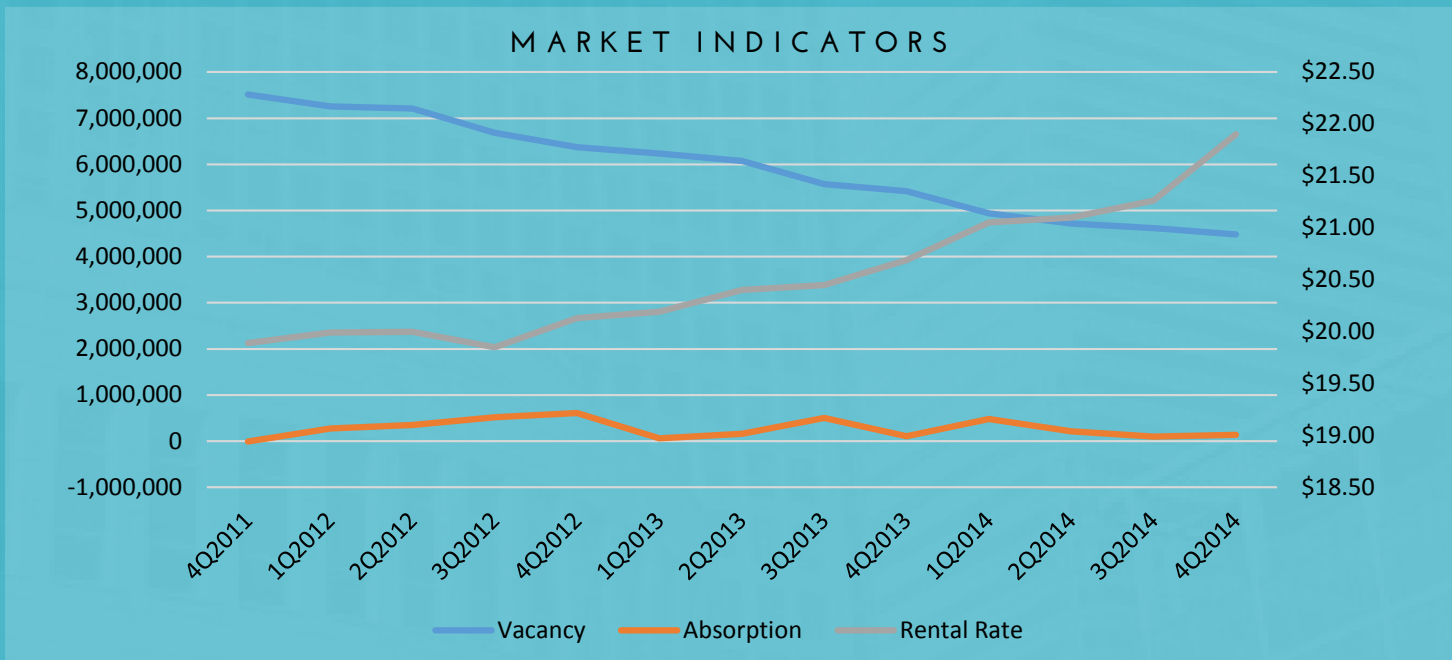


CENTRAL PERIMETER OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

MARKET INDICATORS	4Q2014	3Q2014	2Q2014	TOTAL MARKET
Existing Inventory	33,736,068 SF	33,736,068 SF	33,736,068 SF	303,577,453 SF
Vacancy	13.3%	13.7%	14.0%	14.2%
Net Absorption	141,171 SF	98,905 SF	214,572 SF	1,379,369 SF
Deliveries	0 SF	0 SF	0 SF	271,298 SF
Under Construction	1,163,000 SF	578,000 SF	578,000 SF	1,946,989 SF
Quoted Rates	\$21.90 PSF	\$21.26 PSF	\$21.10 PSF	\$19.47 PSF



CENTRAL PERIMETER OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
3495 Piedmont Rd NE	12,795 SF	Turner Construction
3399 Peachtree Rd	20,339 SF	Time
3475 Piedmont Rd NE	4,446 SF	EnablePath LLC
3390 Peachtree Rd	3,392 SF	VCP Atlanta

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