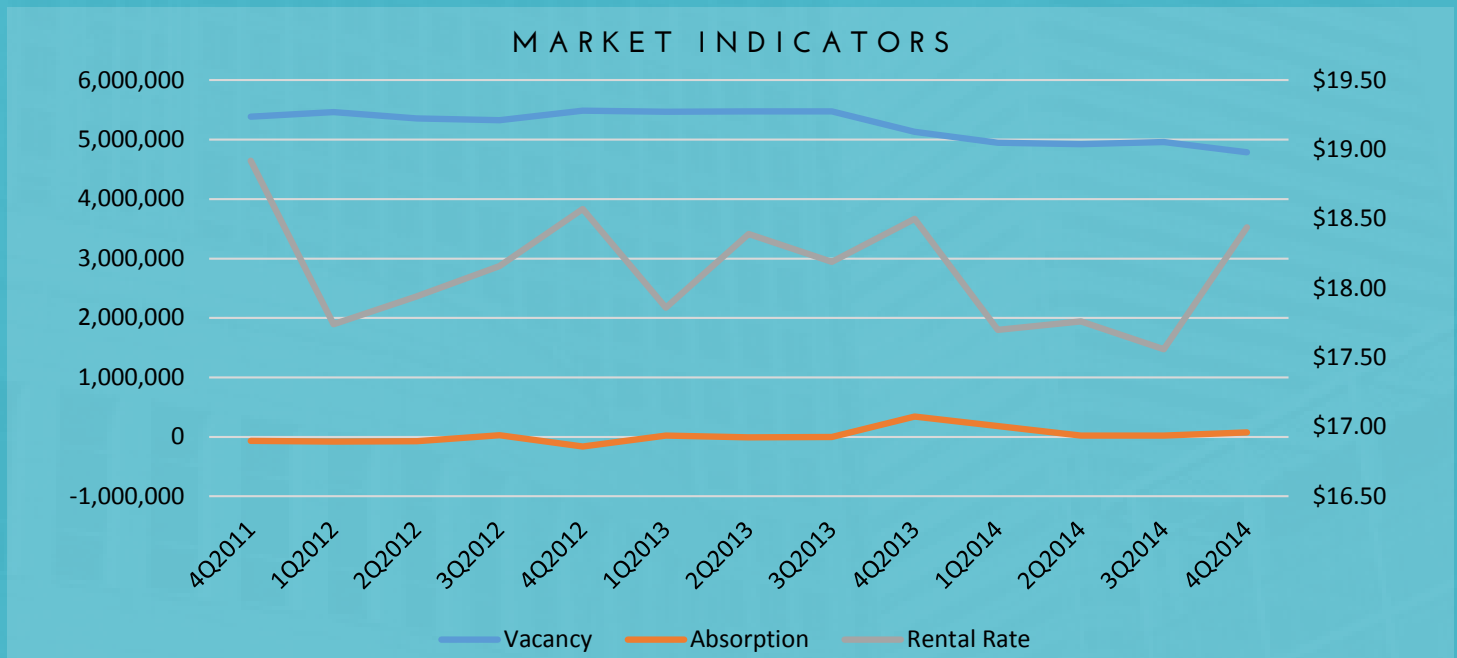


DOWNTOWN OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

MARKET INDICATORS	4Q2014	3Q2014	2Q2014	TOTAL MARKET
Existing Inventory	36,398,620 SF	36,398,620 SF	36,398,620 SF	303,577,453 SF
Vacancy	13.1%	13.3%	13.5%	14.2%
Net Absorption	72,601 SF	21,677 SF	21,057 SF	1,379,369 SF
Deliveries	0 SF	0 SF	0 SF	271,298 SF
Under Construction	0 SF	0 SF	0 SF	1,946,989 SF
Quoted Rates	\$18.44 PSF	\$17.56 PSF	\$17.76 PSF	\$19.47 PSF



DOWNTOWN OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
191 Peachtree St NE	123,766 SF	Deloitte Development
260 Peachtree St	12,341 SF	Hollowell, Foster & Harring PC
34 Peachtree St NW	8,242 SF	Adid

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