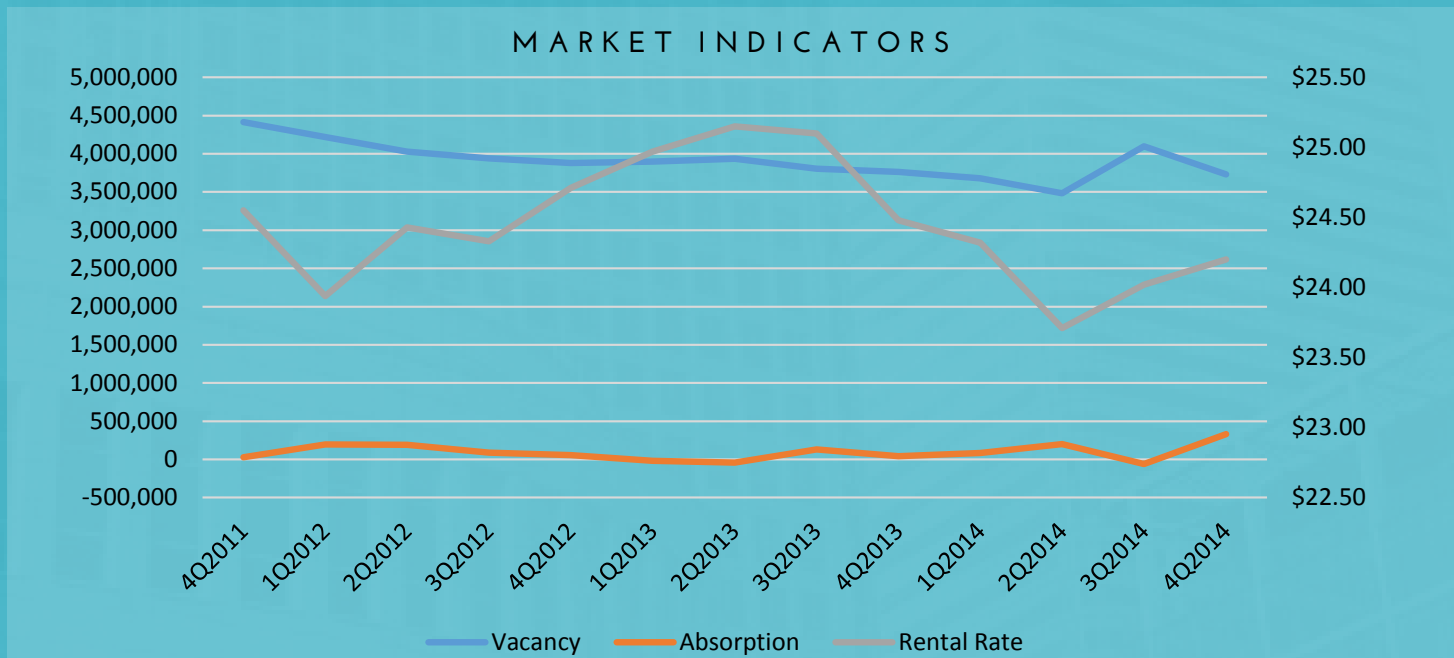


MIDTOWN OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

MARKET INDICATORS	4Q2014	3Q2014	2Q2014	TOTAL MARKET
Existing Inventory	24,791,222 SF	24,791,222 SF	24,234,100 SF	303,577,453 SF
Vacancy	15.2%	16.5%	14.4%	14.2%
Net Absorption	328,850 SF	(60,338 SF)	199,057 SF	1,379,369 SF
Deliveries	0 SF	557,122 SF	3,615 SF	271,298 SF
Under Construction	0 SF	0 SF	557,122 SF	1,946,989 SF
Quoted Rates	\$24.20 PSF	\$24.02 PSF	\$23.71 PSF	\$19.47 PSF



MIDTOWN OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
10 10th Street	65,188 SF	Jacobs Engineering Group
1230 Peachtree St	35,395 SF	Frazier & Deeter
1575 Northside Drive	33,262 SF	GTRI
1230 Peachtree St	14,605 SF	Frazier & Deeter

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