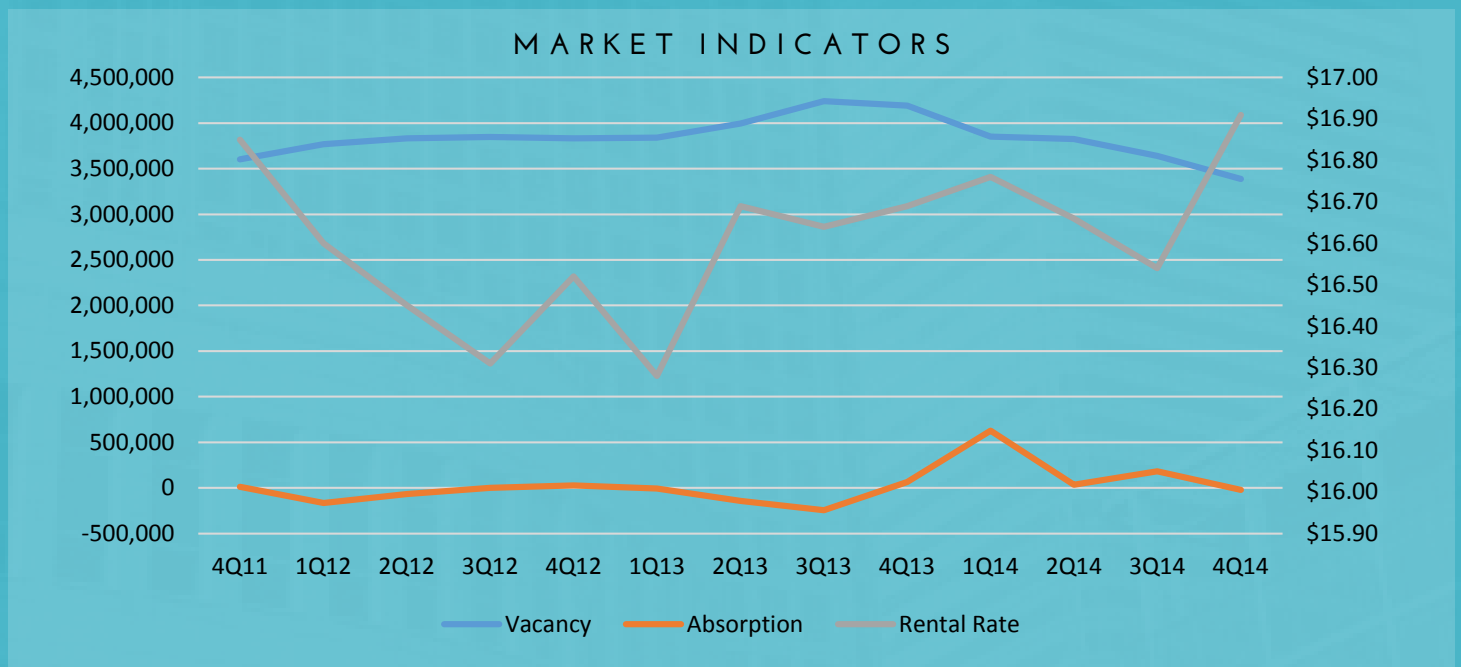


NORTHLAKE OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

MARKET INDICATORS	4Q2014	3Q2014	2Q2014	TOTAL MARKET
Existing Inventory	30,697,120 SF	30,972,466 SF	30,972,466 SF	303,577,453 SF
Vacancy	11.0%	11.8%	12.4%	14.2%
Net Absorption	(21,259 SF)	183,955 SF	34,909 SF	1,379,369 SF
Deliveries	0 SF	0 SF	6,985 SF	271,298 SF
Under Construction	35,189 SF	35,189 SF	35,189 SF	1,946,989 SF
Quoted Rates	\$16.91 PSF	\$16.54 PSF	\$16.66 PSF	\$19.47 PSF



NORTHLAKE OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
250 E Ponce de Leon Ave	39,900 SF	Service Central Technologies
2296 Henderson Mill Rd	6,377 SF	Veterans Association

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