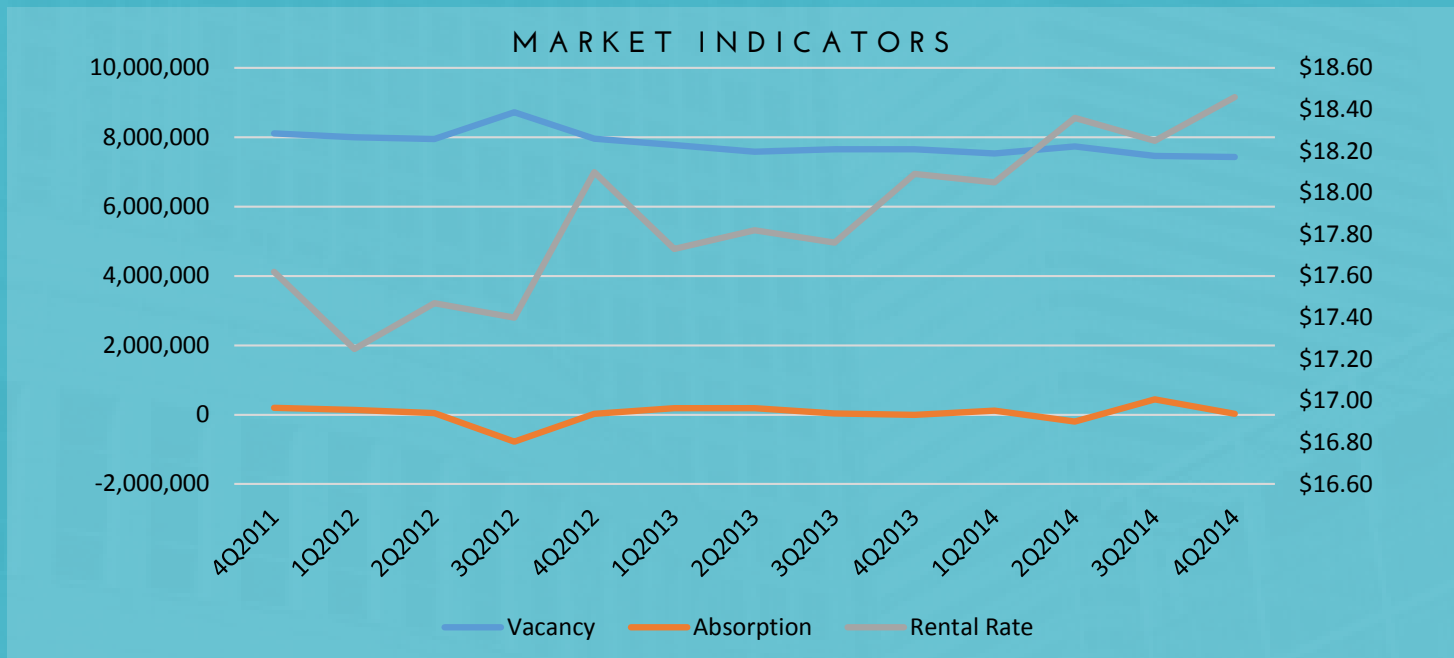


# NORTHWEST OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

MARKET INDICATORS	4Q2014	3Q2014	2Q2014	TOTAL MARKET
Existing Inventory	48,927,618 SF	48,927,618 SF	48,757,618 SF	303,577,453 SF
Vacancy	15.2%	15.3%	15.9%	14.2%
Net Absorption	31,255 SF	444,864 SF	(195,787 SF)	1,379,369 SF
Deliveries	0 SF	170,000 SF	5,280 SF	271,298 SF
Under Construction	0 SF	0 SF	170,000 SF	1,946,989 SF
Quoted Rates	\$18.46 PSF	\$18.25 PSF	\$18.36 PSF	\$19.47 PSF



# NORTHWEST OFFICE MARKET

4TH QUARTER - 2014 ATLANTA

## RECENT LEASING ACTIVITY

PROPERTY	SF	TENANT
1500 Riveredge Pkwy	33,578 SF	Allconnect Inc.
112 Townpark Drive	17,659 SF	Home Bridge
175 Townpark Drive	16,711 SF	AVS Underwriting
277 S Fairground St	16,200 SF	State Properties

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F (404) 941-3930

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Renegotiation / Restructuring  
Sublease / Disposition Services  
Merger / Integration Services  
Build-to-Suit / Design Services  
Property Acquisition / Disposition  
Broker Opinion of Value  
Developer Bid

### ECONOMIC INCENTIVE

Tax Abatements  
Cash Grants  
Training Grants  
Sales Tax Rebates  
Utility Rate Concessions  
Recruiting, Screening, Training  
Aid Fast Track Permitting  
Competition Analysis / Restrictions

### PORTFOLIO MANAGEMENT

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Economic Incentive and Tax Strategies  
Multi-site Roll Out Planning  
M&A Evaluation  
Consolidation Strategies  
City & Regional Planning

### PROJECT MANAGEMENT

Site Assessment  
Design Process Management  
Competitive Bidding / GC and Vendor Management  
Scheduling and Budgeting  
Management of Adds / Moves / Changes  
Installation Oversight  
Lease Language Review