

CENTRAL PERIMETER OFFICE MARKET

2ND QUARTER 2012 - ATLANTA



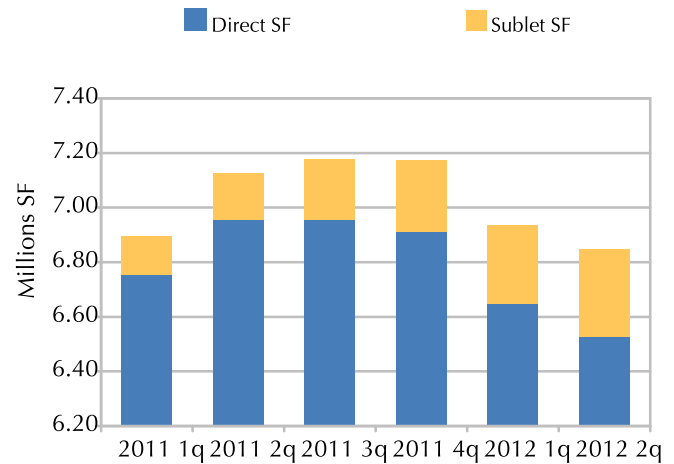
MARKET INDICATORS

	2Q2012	LAST QUARTER	2Q2011
Existing Inventory	33,521,194	33,221,194	33,205,194
Vacancy	20.4%	20.9%	21.5%
Net Absorption	388,348	254,190	(231,600)
Deliveries	300,000	16,000	0
Under Construction	300,000	600,000	616,000
Avg Rates	\$19.95	\$19.93	\$20.11

Source: CoStar

The submarket is experiencing the flight to quality as companies in Class B and C buildings relocate to Class A projects to take advantage of lower rental rates and a plethora of leasing concessions. The much anticipated Hammond half diamond interchange is open for business. Now the focus will be on the diverging the diamond interchange at I-285 and Ashford Dunwoody Road. Source: Dorey

HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



WILDMOR REALTY INC.
 3445 Peachtree Road NE
 Suite 1275
 Atlanta, GA 30326
 Tel: 404.467.2121
 Fax: 404.941.3930

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RECENT LEASING ACTIVITY IN THE MARKET

PROPERTY	SF	TENANT	TYPE
North Terraces	56,370	AFC Enterprises	New
North Terraces	50,000	Elekta	Relocation
Concourse Center One	100,000	Dell SecureWorks	Expansion
900 Ashwood Pkwy	94,000	Oldcastle	Consolidation
Hammond Exchange	60,000	CHEP	New

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