

# CENTRAL PERIMETER OFFICE MARKET

3RD QUARTER 2012 - ATLANTA

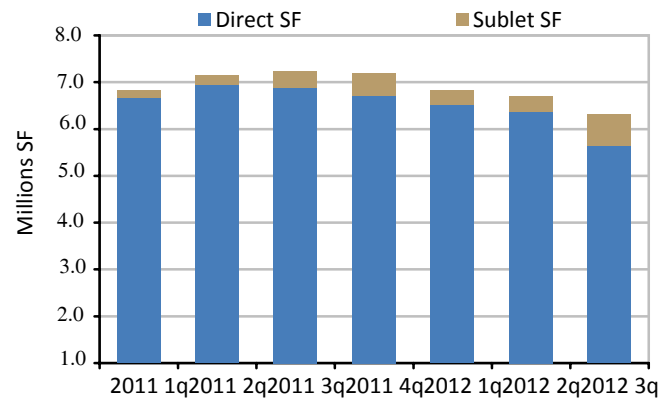


## MARKET INDICATORS

	3Q2012	LAST QUARTER	3Q2011
<b>Existing Inventory</b>	33,423,759	33,423,759	33,107,759
<b>Vacancy</b>	18.2%	20.3%	21.5%
<b>Net Absorption</b>	689,887	388,348	(48,428)
<b>Deliveries</b>	0	300,000	0
<b>Under Construction</b>	300,000	300,000	616,000
<b>Avg Rates</b>	\$19.79	\$19.95	\$19.93

Source: CoStar

## HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



Source: CoStar Property®

The Central Perimeter submarket has had the most space absorbed this year (over 1.3 million SF). The most significant rental and sale agreements were State Farm's move to 64 & 66 Perimeter Center East (lease) and Regent Partner's purchase of Concourse Corporate Center (sale).

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### Areas of Specialization

- Corporate Services
- Brokerage Services
- Portfolio Management
- Corporate Disposition

### Practice Groups

- Media + Entertainment
- Law + Finance
- Mission Critical Facilities
- Healthcare
- IT

## RECENT ACTIVITY IN THE MARKET

PROPERTY	SF	TENANT	TYPE
Concourse Corporate Center	2,103,399	Regent Partners/GEM Realty	Sale
1 Ravinia Drive	386,603	Franklin Street Properties	Sale
100 Ashford Center North	154,113	Parkway Properties	Sale
200 Ashford Center North	159,646	SDM Partners	Sale
6303 Barfield Road	289,000	IBM	Lease
1155 Perimeter Center	50,442	Aptean	Lease
5009 Roswell Road	36,000	Marc Properties	Lease
1455 Lincoln Parkway	18,852	Morrison Herschfield	Lease

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