

DOWNTOWN ATLANTA OFFICE MARKET

3RD QUARTER 2012 - ATLANTA

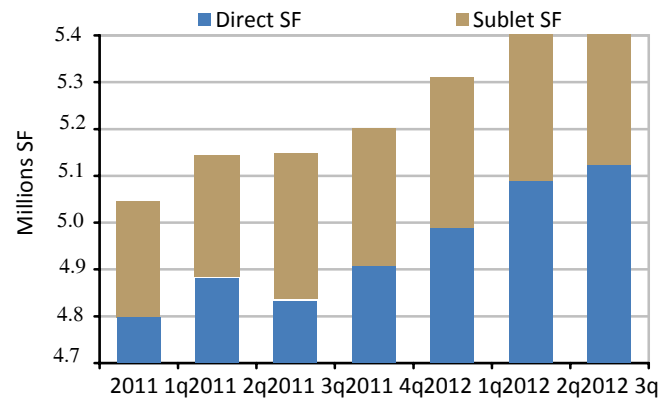


MARKET INDICATORS

	3Q2012	LAST QUARTER	3Q2011
Existing Inventory	36,383,407	36,383,407	36,383,407
Vacancy	14.9%	14.8%	14.1%
Net Absorption	(23,849)	(89,014)	(3,325)
Deliveries	0	0	0
Under Construction	0	0	0
Avg Rates	\$18.16	\$17.99	\$17.64

Source: CoStar

HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



Source: CoStar Property®

This is the first quarter in a year that has shown positive absorption, but vacancies are continuing to increase due to tenant relocation to other submarkets. Until professional service jobs return in full force, it's likely that the demand for office space in the Downtown submarket will continue at this level.

WILDMOR REALTY INC.
 3423 Peachtree Road NE
 Suite 100
 Atlanta, GA 30305
 T (404) 467-2121
 F (404) 941-3930

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
180 Peachtree Street	338,000	Carter Validus REIT	Sale
180 Spring Street	90,688	Government Trust Properties	Sale
Hurt Plaza	436,340	Boxer Property	Sale
100 Auburn Avenue	105,323	Georgia State University	Sale
100 Edgewood Avenue	30,000	YMCA	Lease
Centennial Tower	26,000	Esquire Solutions	Lease
Centennial Tower	25,000	US Census	Lease
Technology Ent. Park - 100	25,000	Georgia Tech	Lease

© 2012 Wildmor Realty, Inc., provides corporate real estate advisory services to office users and owners with a full spectrum of integrated real estate services including portfolio management, corporate services, corporate disposition, and tenant representation.

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. www.wildmorrealty.com