

# MIDTOWN ATLANTA OFFICE MARKET

3RD QUARTER 2012 - ATLANTA

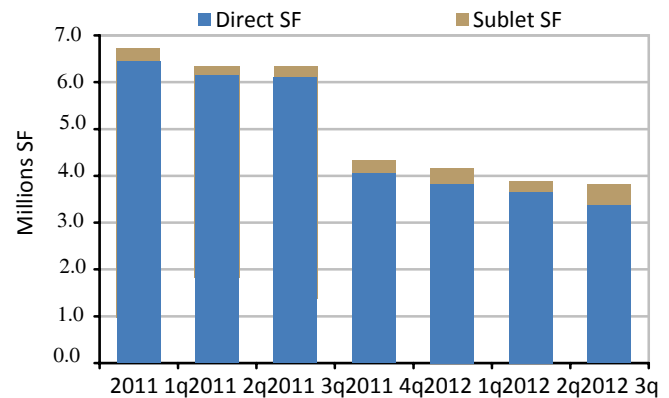


## MARKET INDICATORS

	3Q2012	LAST QUARTER	3Q2011
<b>Existing Inventory</b>	24,312,108	24,312,108	24,312,108
<b>Vacancy</b>	15.7%	16.2%	24.3%
<b>Net Absorption</b>	115,745	177,985	96,942
<b>Deliveries</b>	0	0	0
<b>Under Construction</b>	450,000	450,000	0
<b>Avg Rates</b>	\$23.98	\$24.10	\$22.49

Source: CoStar

## HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



Source: CoStar Property®

Office absorption total 126,634 SF this quarter (3rd highest number in the Atlanta market). For the year, the only submarket to post higher absorption rates is the Central Perimeter market. The biggest moves were PriceWaterhouseCooper and Alston & Bird, which moved spaces within the submarket (each now leases less space than before). This quarter showed a decrease in leasing activity, which will probably result in lower absorption numbers in the coming months.

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

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### Practice Groups

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## RECENT ACTIVITY IN THE MARKET

PROPERTY	SF	TENANT	TYPE
Promenade II	774,344	Cousins Properties	Sale
Ten Peachtree Place	258,917	Prudential Real Estate	Sale
201 17th Street	349,402	CNRA Investors	Sale
855 Peachtree Street	17,346	Shops at Viewpoint LLC	Sale
171 17th Street	49,000	Burr & Foreman	Lease
999 Peachtree	30,713	Oxford Industries	Lease
1180 Peachtree	14,413	Legacy Property Group	Lease
1100 Peachtree Street	12,076	MJ Brunner Inc	Lease

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