

NORTHWEST OFFICE MARKET

3RD QUARTER 2012 - ATLANTA

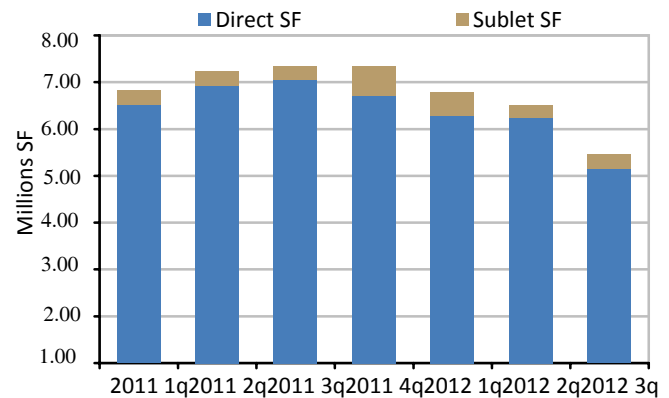


MARKET INDICATORS

	3Q2012	2Q2012	3Q2011
Existing Inventory	48,906,877	48,890,227	48,875,527
Vacancy	15.9%	16.2%	16.7%
Net Absorption	145,723	(109,855)	24,656
Deliveries	16,650	0	0
Under Construction	0	16,650	31,350
Avg Rates	\$19.07	\$17.75	\$17.74

Source: CoStar

HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



Source: CoStar Property®

Much of the absorption has been the result of expansions by existing tenants in the submarket. For example, Fresenius, Impact Partnership and GreenTree were the result of business expansions. Considerable development is being driven by the growth of KSU. Several sites that had been planned office have been rezoned and are under construction for Student Housing, to satisfy the increased demand for on-campus or near-campus student residential. Source: Dorey

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
Powers Ferry Landing East	392,885	KBS Realty	Sale
280 Interstate North Circle	124,273	Atlanta Property Group	Sale
Paces Cumberland	69,231	Atlanta Property Group	Sale
1945 The Exchange	65,880	Ohio National Life Insurance	Sale
300 Galleria	130,000	Travelport	Lease
4300 Wildwood	50,000	Hyundai	Lease
Overlook I	38,000	Paradies Shop	Lease
210 Interstate North	25,000	Lincoln Financial Media	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