

NORTHWEST OFFICE MARKET

2ND QUARTER 2012 - ATLANTA



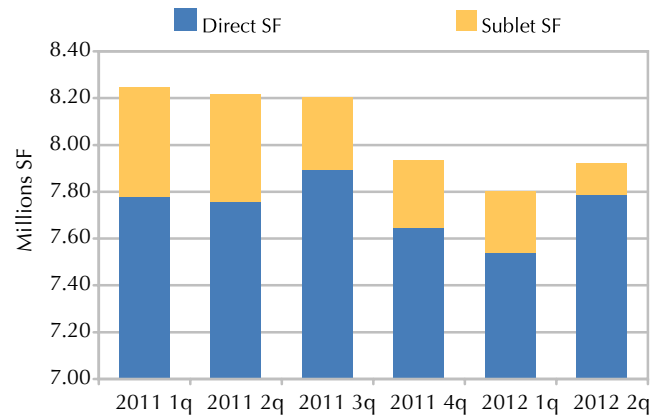
MARKET INDICATORS

	2Q2012	LAST QUARTER	2Q2011
Existing Inventory	48,935,870	48,935,870	48,921,170
Vacancy	16.2%	15.9%	16.9%
Net Absorption	(120,297)	130,882	26,608
Deliveries	0	0	0
Under Construction	16,650SF	16,650SF	16,650SF
Avg Rates	\$17.75	\$17.48	\$17.54

Source: CoStar

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

HISTORICAL VACANT SPACE ANALYSIS, ALL CLASSES



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RECENT LEASING ACTIVITY IN THE MARKET

PROPERTY	SF	TENANT	TYPE
TownPark	40,000	Kaiser Permanente	Expansion
Chastain Meadows	80,000	Home Depot	Development
One Barrett Lakes	13,000	Riskconnect	New
Two Barrett Lakes	7,000	Crace, Galvis & McGrath	New
Barrett Business Center	10,000	Trans.com	New
Barrett Business Center	7,500	Fresenius	Expansion
TownPark	13,000	Impact Partnership	Expansion
TownPark	11,000	GreenTree Servicing	Expansion

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