

NORTHEAST OFFICE MARKET

3RD QUARTER - 2015 ATLANTA

SUBMARKET HIGHLIGHTS

- Fiserv's former campus in Peachtree Corners is about to go into default and special servicer control. In the past two years, Fiserv has relocated their campus to Midtown and Alpharetta. Now, Fiserv has been left to deal with a struggling Northeast office market, which is posting rents almost \$10 PSF less than the \$25 PSF they are the currently paying for the complex.
- It appears as though Gwinnett is softening to the idea of expanding MARTA rail into the county according to a recent poll by the Chamber of Commerce. While nothing has been finalized, it appears as though Gwinnett's link to MARTA could come via the GM plant redevelopment in Doraville. The Integral Group purchased the 165 acre site last year and is planning an enormous, mixed-use TOD.
- The Harlem Globetrotters organization will relocate their headquarters from Phoenix, AZ to Norcross' Technology Park by the end of next summer. Herschend Family Entertainment Group, which purchased the legendary basketball team in 2013, has ties to Atlanta through Stone Mountain Park.
- Gwinnett Place could be getting a much-needed makeover in coming years, according to the Gwinnett Place Community Improvement District. The organization has recently released the master plans for ACTivate Gwinnett Place, a project that will create a trail network for pedestrians and bikers, infrastructure improvements that invite mixed-use developments, and stormwater management solutions.
- Walton Development and Management has pitched its enormous, 160 acre mixed-use project to the Gwinnett County Commissioners and is awaiting their comments on the proposed development. Being called Gateway to Gwinnett, Walton hopes to develop 1.1 million SF of office space, 265,000 SF of retail space, and lots of green space on the site.
- Gwinnett County officials have given The Walton Group of Cos approval of a nearly 1.1 million SF office park along GA 316. The 160-acre project, being called Sugarloaf Crossing, will also include between 250,000 and 275,000 SF of retail space. The project will need approval from the Gwinnett County Commissioners before it can break ground.

RECENT LEASING ACTIVITY

Company	Building	Space Size
Bay Area Credit	4145 Shackleford Road	14,974 SF
Walk Thru Bible Ministries	5550 Triangle Parkway	9,386 SF
Texas Instruments	3885 Crestwood Parkway	7,365 SF
Metso	3237 Satellite Boulevard	5,391 SF
JY Associates	3700 Crestwood Parkway	4,984 SF

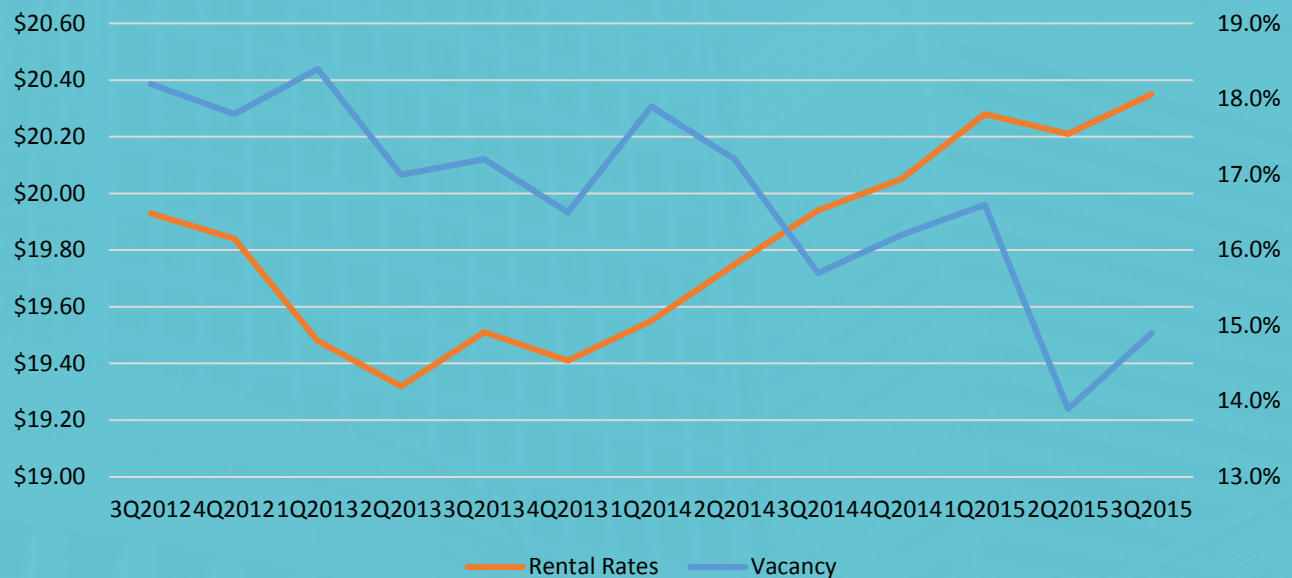
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CLASS A OFFICE - MARKET INDICATORS

Total Inventory	8,794,875 SF
Vacancy	14.9%
YTD Absorption	75,340 SF
Under Construction	0 SF
Quoted Rates	\$20.35 PSF

MARKET INDICATORS



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