

# NORTHLAKE OFFICE MARKET

3RD QUARTER - 2015 ATLANTA

## SUBMARKET HIGHLIGHTS

- 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.
- Atlanta-based Ridgeline Property Group is going spec on McCall Drive Distribution Center, a 365,640 SF warehouse project. The project, which is located at Interstates 85 and 285, hopes to begin construction in the next couple of months and deliver by the end of next summer.
- Amtrak has begun talks with Georgia transit officials to negotiate a new train station within the redevelopment of the former GM site. If Amtrak gets their way, they could relocate their current station from Brookwood on Peachtree Street to the redevelopment project, now being called Assembly. Amtrak would partner with Norfolk Southern and MARTA to make this concept a reality.
- The Integral Group, the team leading the former GM plant redevelopment, has released impressive renderings of what a new GE headquarters would look like on the site in an effort to push GE to relocate there. In terms of a Georgia relocation, GE is also considering Three Alliance in Buckhead as well as space at Atlantic Station in Midtown.
- MARTA has selected developers for the TODs at the Brookhaven/Oglethorpe and Chamblee rail stations. A JV between the Integral Group and Transwestern was selected for the Brookhaven/Oglethorpe station and is proposing 330 apartments, 25,000 SF of retail, and 117,600 SF of office space. The Chamblee station redevelopment will be led by JV team Pattillo Industrial Real Estate and Parkside Partners, which plan 13,000 SF of retail, 38,000 SF of office, and green space.
- JV Partners Connolly Investment & Development, Spruce Street Partners, and Terwilliger Pappas have begun demolition for their future Parkview on Peachtree project. The new mixed-use development will include 40,000 SF of street-front retail, 300+ apartment units, and about 15,000 SF of creative office space. Phase I of the project is expected to deliver in 2017.

## RECENT LEASING ACTIVITY

Company	Building	Space Size
ELS Educational Services	250 E Ponce de Leon Ave	13,440 SF
Ideas United LLC	200 Arizona Avenue NE	8,467 SF
Caring Works, Inc.	2785 Lawrenceville Highway	5,603 SF
Woodruff Medical	4052 Lavista Road	5,000 SF

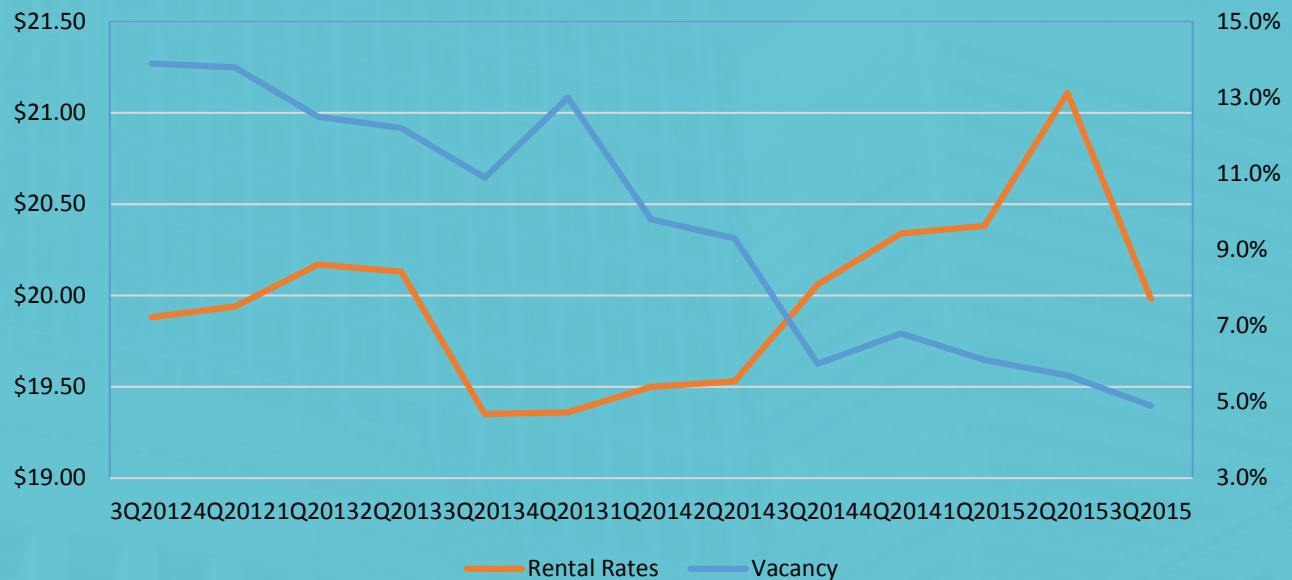
# NORTHLAKE OFFICE MARKET

3RD QUARTER - 2015 ATLANTA

## CLASS A OFFICE - MARKET INDICATORS

Total Inventory	4,240,487 SF
Vacancy	6.2%
YTD Absorption	26,590 SF
Under Construction	0 SF
Quoted Rates	\$20.11 PSF

## MARKET INDICATORS



WILDMOR REALTY INC.  
 Piedmont Center Three  
 3565 Piedmont Road, Suite 715  
 Atlanta, GA 30305  
 T (404) 467-2121  
 F (404) 941-3930

Areas of Specialization

- Corporate Services
- Brokerage Services
- Portfolio Management
- Corporate Disposition
- Incentive Negotiation

Practice Groups

- Media and Entertainment
- Law Practice
- Finance
- Mission Critical Facilities
- Healthcare
- Technology