

# NORTHWEST OFFICE MARKET

3RD QUARTER - 2015 ATLANTA

## *SUBMARKET HIGHLIGHTS*

- Cobb County is working on a plan to provide transit options for the new Braves stadium and nearby shopping amenities. While still in the early phases of planning, the service could cost as much as \$1.2 million a year to operate. If the plan is approved, the county hopes to have the shuttle up and running by the end of 2016.
- Lincoln National Corp is planning on adding hundreds of jobs in the metro Atlanta area and taking 100,000 SF of office space at RiverEdge Summit to accommodate the growth in workforce. RiverEdge Summit is one of the few large blocks of available space left in the Atlanta market.
- Riverwood 200 has made further progress in pre-leasing its 299,125 SF of available office space. The most recent deal was with Delta Community Credit Union, which pledged to take 79,000 SF, bringing the new project to 66% leased.
- After their original selection was scooped up by Lincoln National, United Healthcare is in talks to lease up to 100,000 SF at 2100 RiverEdge. United Healthcare currently has 100,000 SF of space at Ashford Green and would relocate early in 2016 when their current lease expires.
- Preliminary designs for the bridge spanning I-285 from the Galleria Office Park to the new Suntrust Park has been approved by the Cobb County Board of Commissioners. As of now, the bridge will span 1,100 feet from Circle 75 to Cobb Galleria Centre and will include a lane for pedestrians, a lane for shuttle buses, and possibly even a bike lane.
- Synovus Bank has confirmed that they will lease 4 floors (about 100,000 SF) in 1100 Overton Park, a new project being developed by TPA Group at Akers Mill Road and Cumberland Blvd. Synovus will consolidate about 300 employees into the new building, which is expected to deliver mid-2017.

## *RECENT LEASING ACTIVITY*

Company	Building	Space Size
Lincoln Financial	1500 Riveredge Parkway	108,121 SF
Ventiv Technology, Inc.	2250 Riverwood Parkway	17,460 SF
American Builders	2781 Windy Ridge Parkway	13,500 SF
The Access Group	103 Smokehill Lane	9,600 SF
Norsouth Companies	2000 Riveredge Parkway	7,260 SF

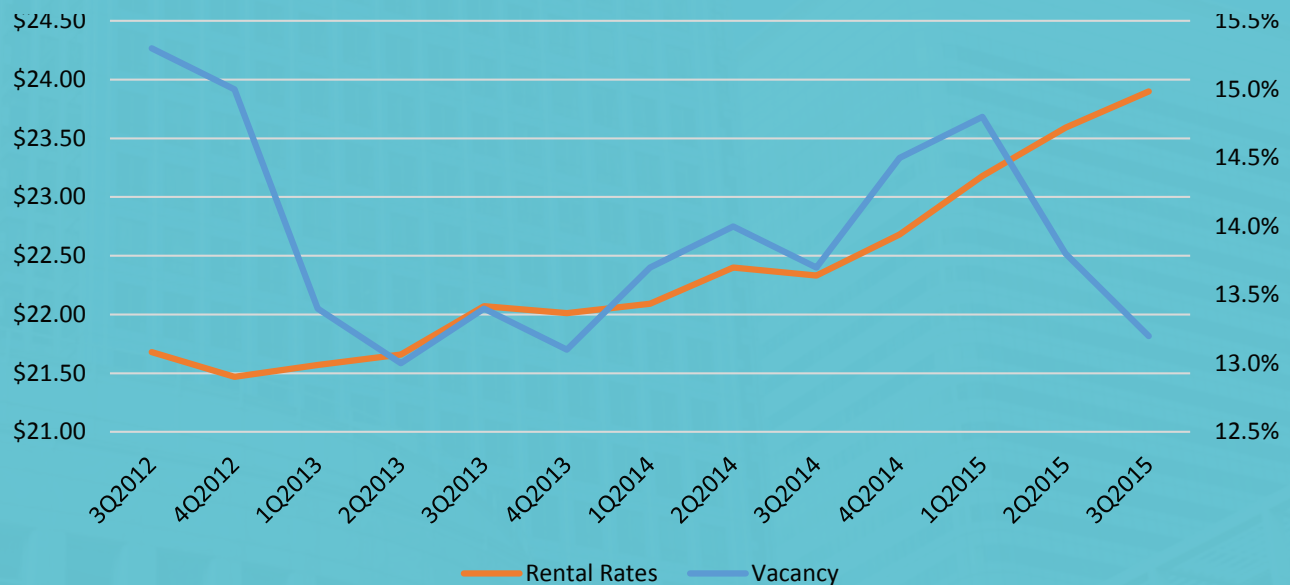
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## CLASS A OFFICE - MARKET INDICATORS

Total Inventory	17,928,273 SF
Vacancy	13.2%
YTD Absorption	244,450 SF
Under Construction	165,000 SF
Quoted Rates	\$23.90

## MARKET INDICATORS



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Areas of Specialization

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