



SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)
Enterprise Technology Center	N/A	Central Perimeter	88,000
Technology Park (Bldg 30)	Constructconnect	Norcross/P'tree Corners	38,000
BB&T Tower	Ford & Harrison LLP	Midtown/Pershing Point	37,561

SIGNIFICANT BUILDING SALES

Building(s)	Price	Submarket	Size (SF)
180 Peachtree St NW	\$183.3 M	Downtown Atlanta	523,000
NSH Center Pointe (2 Properties)	\$156.0 M	Central Perimeter	348,741
Georgia Healthcare Portfolio (4 Properties)	\$112.1 M	Northwest Atlanta	289,024

ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
Midtown Atlanta	7	2,154,358	1,490,871	69.2%	663,487
Central Perimeter	3	1,250,250	895,000	71.6%	355,250
North Fulton	14	697,295	492,954	70.7%	204,341
Northwest Atlanta	2	258,000	240,000	93.0%	18,000
Downtown Atlanta	4	131,300	54,290	41.3%	77,010
Buckhead	1	129,099	49,058	38.0%	80,041
Northlake	3	123,000	67,470	54.9%	55,530
South Atlanta	4	103,600	38,000	36.7%	65,600
Northeast Atlanta	3	53,944	21,980	40.7%	31,964
Totals	41	4,900,846	3,349,623	68.3%	1,551,223

VACANCY



14.8%

Over 31.6 million square feet of vacant office space

from previous qtr
from previous year

NET ABSORPTION



665,068 SF

Leasing activity was 1.9 million square feet

from previous qtr
from previous year

AVERAGE RENTAL RATE



\$24.33 PSF

A 1.0% increase from the previous quarter (\$24.08)

from previous qtr
from previous year

AVERAGE SALE PRICE



\$185.78 (Q3)

4.0 Million square feet sold in Q3 (43 buildings)

from previous qtr
from previous year

DELIVERIES



422,408 SF

6 Buildings completed

from previous qtr
from previous year

UNDER CONSTRUCTION



4,900,846 SF

41 Buildings in progress

from previous qtr
from previous year

LARGEST DELIVERIES

One Ballpark Center: 260,000 SF

Northwest Atlanta | 100% Occupied | Delivered Q4'17

Stockyards Atlanta: 123,000 SF

Midtown Atlanta | 88% Occupied | Delivered Q4'17

LARGEST UNDER CONSTRUCTION

Coda: 760,000 SF

Midtown Atlanta | 59% Pre-leased | Delivers Q1'19

Park Center - State Farm Phase II: 670,000 SF

Central Perimeter | 100% Pre-leased | Delivers Q2'20

TOTAL ATLANTA OFFICE MARKET STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	121	21,756,017	2,954,204	159,913	3,114,117	14.3%	65,178	755,605	129,099	\$32.20
Central Perimeter	243	28,538,073	4,086,968	312,619	4,399,587	15.4%	(192,282)	15,402	1,025,250	\$26.84
Downtown Atlanta	154	26,086,283	3,875,956	125,452	4,001,408	15.3%	280,357	0	124,000	\$25.20
Midtown Atlanta	148	21,509,148	1,872,440	197,679	2,070,119	9.6%	225,713	140,000	2,140,671	\$32.68
North Fulton	358	25,705,541	3,258,666	231,797	3,490,463	13.6%	239,218	357,575	391,995	\$22.92
Northeast Atlanta	487	23,189,979	4,729,455	209,487	4,938,942	21.3%	49,379	91,553	47,944	\$17.99
Northlake	371	18,310,814	2,176,198	40,492	2,216,690	12.1%	48,935	72,689	93,000	\$20.06
Northwest Atlanta	492	33,407,188	5,036,309	282,004	5,318,313	15.9%	376,759	857,606	258,000	\$22.81
South Atlanta	315	13,022,153	1,449,942	119,243	1,569,185	12.1%	112,205	90,000	97,600	\$18.82
West Atlanta	74	2,765,052	540,914	0	540,914	19.6%	19,206	0	0	\$21.30
Totals	2,763	214,290,248	29,981,052	1,678,686	31,659,738	14.8%	1,224,668	2,380,430	4,307,559	\$24.33

CLASS "A" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	60	17,574,396	2,673,491	121,524	2,795,015	15.9%	71,095	737,087	129,099	\$33.25
Central Perimeter	79	20,200,470	2,598,853	300,337	2,899,190	14.4%	(125,978)	0	1,025,250	\$28.69
Downtown Atlanta	26	13,961,031	2,374,777	125,452	2,500,229	17.9%	239,406	0	0	\$26.21
Midtown Atlanta	41	15,839,540	1,473,916	180,694	1,654,610	10.4%	159,881	123,000	2,120,522	\$34.54
North Fulton	108	14,947,470	1,863,885	186,588	2,050,473	13.7%	213,872	357,575	327,154	\$25.41
Northeast Atlanta	67	7,182,735	1,457,934	49,123	1,507,057	21.0%	(70,126)	0	47,944	\$20.69
Northlake	27	3,621,141	351,507	19,446	370,953	10.2%	52,610	0	93,000	\$22.58
Northwest Atlanta	81	16,254,232	2,481,838	229,531	2,711,369	16.7%	331,567	857,606	222,000	\$26.38
South Atlanta	26	1,721,222	203,947	13,172	217,119	12.6%	119,487	90,000	77,600	\$24.48
West Atlanta	0	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	515	111,302,237	15,480,148	1,225,867	16,706,015	15.0%	991,814	2,165,268	4,042,569	\$27.94

CLASS "B" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	44	3,791,780	268,578	38,389	306,967	8.1%	(8,170)	18,518	0	\$23.89
Central Perimeter	128	7,561,804	1,377,880	12,282	1,390,162	18.4%	(32,848)	15,402	0	\$22.11
Downtown Atlanta	69	8,653,533	931,045	0	931,045	10.8%	(13,255)	0	124,000	\$22.26
Midtown Atlanta	82	4,941,125	336,650	16,985	353,635	7.2%	126,322	17,000	20,149	\$24.64
North Fulton	223	10,093,398	1,325,761	45,209	1,370,970	13.6%	67,694	0	64,841	\$19.60
Northeast Atlanta	353	14,270,220	3,132,889	132,957	3,265,846	22.9%	138,520	91,553	0	\$16.43
Northlake	255	11,901,190	1,745,730	12,756	1,758,486	14.8%	(5,846)	72,689	0	\$19.48
Northwest Atlanta	342	15,209,218	2,395,902	50,673	2,446,575	16.1%	72,658	0	36,000	\$19.53
South Atlanta	206	8,961,934	871,288	96,685	967,973	10.8%	113,090	0	20,000	\$17.88
West Atlanta	49	2,173,859	481,696	0	481,696	22.2%	10,291	0	0	\$21.39
Totals	1,751	87,558,061	12,867,419	405,936	13,273,355	15.2%	468,456	215,162	264,990	\$19.52

CLASS "C" STATISTICS

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Buckhead	17	389,841	12,135	0	12,135	3.1%	2,253	0	0	\$22.02
Central Perimeter	36	775,799	110,235	0	110,235	14.2%	(33,456)	0	0	\$16.08
Downtown Atlanta	59	3,471,719	570,134	0	570,134	16.4%	54,206	0	0	\$17.83
Midtown Atlanta	25	728,483	61,874	0	61,874	8.5%	(60,490)	0	0	\$25.80
North Fulton	27	664,673	69,020	0	69,020	10.4%	(42,348)	0	0	\$14.33
Northeast Atlanta	67	1,737,024	138,632	27,407	166,039	9.6%	(19,015)	0	0	\$12.29
Northlake	89	2,788,483	78,961	8,290	87,251	3.1%	2,171	0	0	\$17.06
Northwest Atlanta	69	1,943,738	158,569	1,800	160,369	8.3%	(27,466)	0	0	\$12.16
South Atlanta	83	2,338,997	374,707	9,386	384,093	16.4%	(120,372)	0	0	\$18.74
West Atlanta	25	591,193	59,218	0	59,218	10.0%	8,915	0	0	\$19.93
Totals	497	15,429,950	1,633,485	46,883	1,680,368	10.9%	(235,602)	0	0	\$16.43

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