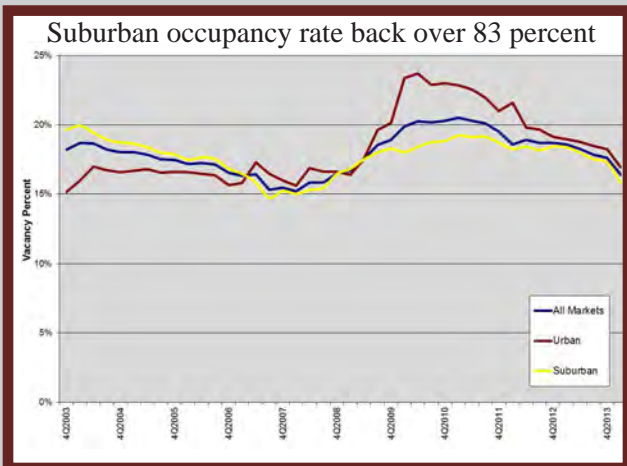
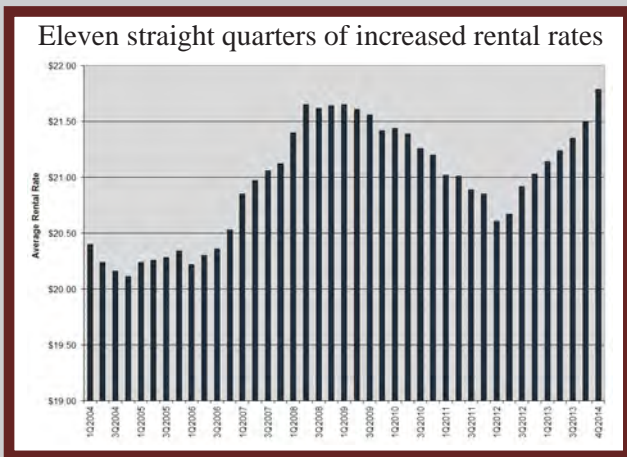
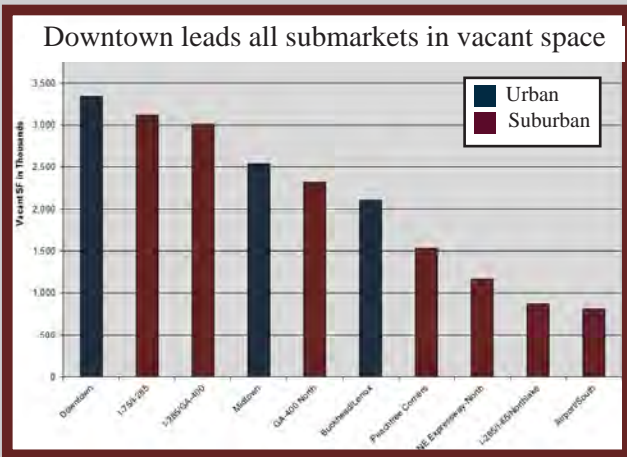


THE BOWERS DIGEST

METRO ATLANTA OFFICE MARKET ANALYSIS

Vol. 26, No. 1



“2014 absorption was the highest since 2007...”

“The average rental rate of \$21.79 per square foot is the highest rate recorded for the Atlanta office market.”

**REAL ESTATE TRENDS
YEAR-END 2014**

IN BRIEF: THE ATLANTA MARKET

The Atlanta Office Market had a banner calendar year in 2014 with 2,158,762 total square feet of positive absorption. In addition to this positive absorption, the final quarter of 2014 delivered 779,017 square feet of new office space with the openings of Ponce City Market, Buckhead Atlanta, and Avalon in Alpharetta. The majority of this new office space was pre-leased, which contributed to a strong fourth quarter positive absorption of 1,261,114 square feet.

Vacancy rates are down to 16.43%, the lowest since Third Quarter 2008. The improved office market and higher occupancy rates have increased average rental rates to \$21.79, our highest average rental rate ever achieved, primarily due to Class A major submarkets: Buckhead, Midtown, and GA-400/I-285 where Class A rental rates are in excess of \$30.00 per square foot in numerous buildings. Although a number of other submarkets are still favorable to users, rates in general are increasing moderately and concessions are diminishing as well.

The leading submarkets in fourth quarter absorption were Midtown (623,567 square feet), Buckhead/Lenox (183,337 square feet), Peachtree Corners (73,420 square feet), GA-400 North (67,341 square feet), and NE Expressway-North (44,148 square feet). The suburban markets are slightly outperforming the urban markets in absorption, although the urban markets have significantly higher average rates, at \$24.38 per square foot compared to \$20.16 per square foot for the suburbs. The submarkets with the highest occupancy levels are NE Expressway-South at 91.20%, Decatur at 91.17%, I-285/GA-400 at 86.74%, Buckhead/Lenox at 86.31%, and GA-400 North at 85.46%.

Infrastructure:

There are a number of significant infrastructural improvements underway in Atlanta to include the recent completion of on and off ramps at I-85 onto GA-400, ongoing airport road improvements at Camp Creek Parkway, and continuing development along the Atlanta BeltLine, which is considered Atlanta's number one infrastructural improvement in the nation according to some city planners. The BeltLine has helped spur major in-migration by Millennials and empty nesters who desire living near the BeltLine on both the Eastside in Virginia Highland and Inman Park and the Westside in West Midtown, whose locations are only approximately 1.5 miles from the Downtown/Midtown/Peachtree Street Corridor.

Other infrastructural improvements include the new GA-400/I-285 one billion dollar Interchange, which will commence construction in 2015 and is scheduled for completion in 2016. There is also roadwork and additional expressway ramps planned at the I-75/I-285 Interchange for the new Atlanta Braves Stadium relocation to Cobb Parkway. Clayton County voted in November to enter the MARTA transit system and pay a one cent sales tax for bus and rail transit. This will add a third county to the MARTA system, now serving Fulton and Dekalb. There is also a very good possibility Gwinnett County will chose to become a part of the MARTA Rapid Rail System as well.

There are ongoing plans for the expansion of Hartsfield Jackson International Airport, to include the possibility of adding a sixth runway. Porsche will also be moving their corporate headquarters to a new site in February on Airport Loop Road adjacent to the international terminal, which will also include a test track for driving Porches as well. In addition to Porsche's decision to relocate their headquarters, there are additional development efforts to create an Aerotropolis in and around the airport. Hartsfield Jackson International Airport is looking to participate in this airport growth

and commercial development by creating a commercial development site adjacent to the airport for a 300 room hotel, Class A office space, and a travel plaza located adjacent to the airport's domestic terminal.

Downtown's 2.1 mile Atlanta Streetcar opened in December and will run from the Auburn/Edgewood Avenue Historic District west to Centennial Olympic Park serving the surrounding venues to include the two major recently completed venues, the National Civil Rights Museum and the College Football Hall of Fame. Other major venues under construction include the \$1,400,000,000 Downtown Atlanta Falcons stadium scheduled to open in 2017 and the new \$622,000,000 Atlanta Braves baseball stadium, also scheduled to open in 2017. Other Downtown improvements include increased biking activity through the bike lanes opened on John Portman Boulevard and Ivan Allen Boulevard and elsewhere extending out to the BeltLine. Numerous Downtown and intown workers are already utilizing bicycle transportation for their daily work commutes.

Outlook:

The outlook for 2015 is quite positive. A solid 2014, combined with limited new office developments in the planning stages or under construction and increasing demand, occupancy rates will continue to dramatically improve and rental rates will also increase. The demand for new office space is also occurring with Tishman Speyer breaking ground on a 30 story 500,000 square foot new office tower, scheduled to deliver Mid-2016. The asking rental rate for this new development will be the highest in Atlanta at \$38 per rentable square foot and a projected construction cost of \$375 per square foot. There is a strong likelihood no new office developments will be delivering in 2015. State Farm will commence development on a new office complex in Perimeter Center, and Mercedes Benz will be building their new US Headquarters on the Glenridge Hall property on 12 acres; however, both of these developments will not deliver until the 2016-2017 timeframe.

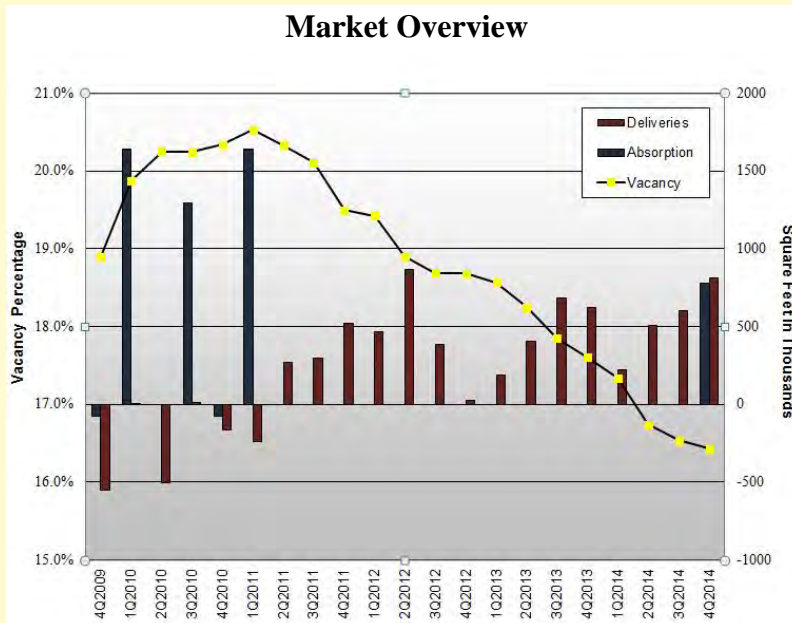
Our Central Business District is continuing to gain strength and favorable consideration

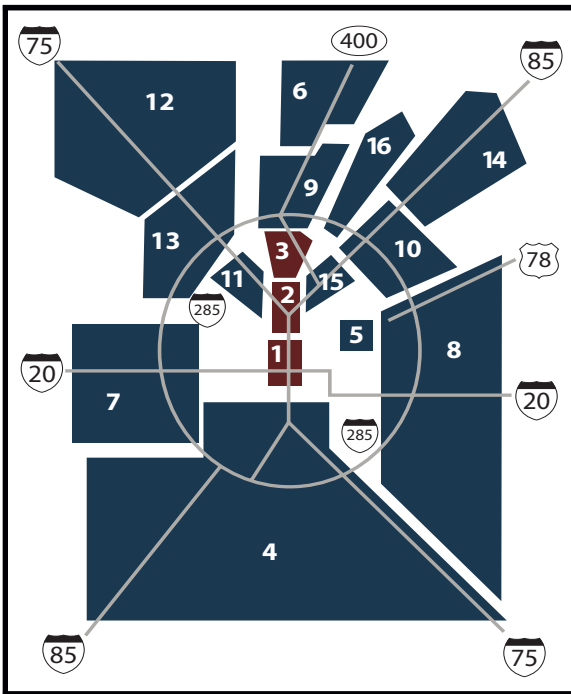
with infrastructural improvements and ongoing developments previously mentioned, the opening of the Atlanta Streetcar, landscaping and beautification upgrades at Woodruff Park and Centennial Olympic Park, and additional developments to include the construction of the 200,000 square foot Georgia State University Law School, the Ambling student housing development at Courtland and John Wesley Dobbs, the proposed Post Properties apartment development at Centennial Hill, the opening of the renovated Aloft Hotel on Baker Street, the new Hyatt House at Ivan Allen Boulevard and Luckie Street and the Atlanta Center Office Tower conversion to 324 apartments, located on Piedmont at Baker Street.

Although Atlanta has not rebounded as quickly as other major cities, Atlanta is poised for significant growth in 2015 due to a strong economy, lower taxes, a highly educated workforce, a favorable climate, and the advantages of the world's busiest airport. Rental rates will increase and occupancy is projected to be in the 84 - 85% range by year-end 2015. Metro Atlanta is doing extremely well with relocations as evidenced by State Farm's new regional hub, Mercedes Benz moving their US Headquarters to Atlanta, and Pulte Homes recently relocating to their new Buckhead headquarters from Detroit.

We wish everyone a great and prosperous 2015, and we believe 2015 will likely be our best year since the Great Recession.

Richard E. Bowers





Urban Corridor Submarkets

1. Downtown
2. Midtown
3. Buckhead/Lenox

Suburban Submarkets

4. Airport/South
5. Decatur
6. GA-400 North
7. I-20W/Greenbriar
8. I-285E/Stone Mountain
9. I-285/GA-400
10. I-285/I-85/Northlake
11. I-75 Corridor
12. I-75N/Marietta/Johnson Ferry
13. I-75/I-285
14. NE Expressway-North
15. NE Expressway-South
16. Peachtree Corners

THE ATLANTA OFFICE MARKET

	<u>4th Quarter 2014</u>	<u>4th Quarter 2013</u>
Year-End Absorption	2,158,762	1,897,546
4th Quarter Absorption	2,158,762	619,152
Total Existing Square Feet	135,349,066	135,409,999
Total Available Square Feet	22,238,538	23,833,398
Percent Of Total Space Vacant	16.43%	17.60%
Average Quoted Rental Rate	\$21.79	\$21.50
Space Delivered YTD - Square Feet*	779,017	0

* Excludes Net Losses

ATLANTA'S TOP FIVE RANKING SUBMARKETS

Absorption - 4th Quarter 2014:

Midtown	623,567
Buckhead/Lenox	183,337
Peachtree Corners	73,420
GA-400 North	67,641
NE Expressway-North	44,148

Total Available Square Feet:

Downtown	3,341,691
I-75/I-285	3,119,468
I-285/GA-400	3,011,743
Midtown	2,544,277
GA-400 North	2,318,637

Total Existing Square Feet:

I-285/GA-400	22,705,938
I-75/I-285	18,587,264
Downtown	16,338,416
GA-400 North	15,945,261
Midtown	15,475,997

Submarket Occupancy Rate:

NE Expressway-South	92.10%
Decatur	91.17%
I-285/GA-400	86.74%
Buckhead/Lenox	86.31%
GA-400 North	85.46%

Average Quoted Rental Rate:

Buckhead/Lenox	\$27.60
Midtown	\$25.95
I-75 Corridor	\$23.57
I-285/GA-400	\$23.17
Downtown	\$21.07

Average Class "A" Rental Rate:

I-75 Corridor	\$32.00
Buckhead/Lenox	\$29.48
Midtown	\$28.09
I-285/GA-400	\$25.15
Decatur	\$23.57

"We believe 2015 will likely be our best year since the Great Recession."

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ATLANTA MARKET TRENDS BY QUARTER

Quarter	Total Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	Delivered Qtr:	Delivered Ytd	Net Absorption			Average Rental Rate
						4 Qtr Total	Year To Date	Quarter	
4Q2014	135,349,066	22,238,538	16.43%	788,420	788,420	2,158,762	2,158,762	1,261,114	\$21.79
3Q2014	134,074,847	22,225,433	16.58%	0	0	1,842,460	1,144,954	317,460	\$21.70
2Q2014	133,979,605	22,447,651	16.75%	0	0	1,558,762	827,494	508,614	\$21.54
1Q2014	133,975,750	22,952,410	17.13%	0	0	1,454,501	318,880	318,880	\$21.67
4Q2013	135,409,999	23,833,938	17.60%	0	0	1,897,546	1,897,546	619,152	\$21.50
3Q2013	135,391,218	24,164,309	17.85%	0	0	1,303,584	1,278,394	683,692	\$21.35
2Q2013	135,221,299	24,678,082	18.25%	0	0	1,003,090	594,702	404,353	\$21.24
1Q2013	135,256,002	25,117,138	18.57%	0	0	1,466,308	190,349	190,349	\$21.14
4Q2012	135,465,599	25,309,557	18.68%	(8,835)	307,433	1,742,054	1,742,054	25,190	\$21.03
3Q2012	135,701,093	25,362,693	18.69%	127,043	316,268	2,229,071	1,714,273	383,198	\$20.91
2Q2012	135,574,050	25,618,848	18.90%	188,335	189,225	2,120,886	1,331,075	864,980	\$20.67
1Q2012	135,385,715	26,295,493	19.42%	890	890	1,479,655	466,095	466,095	\$20.61
4Q2011	135,384,825	26,686,726	19.71%	(17,615)	0	844,724	844,724	519,789	\$20.84
3Q2011	135,402,440	27,224,130	20.11%	0	0	184,350	324,935	297,530	\$20.89
2Q2011	135,402,440	27,521,660	20.33%	0	0	(100,857)	(27,405)	270,213	\$21.01
1Q2011	135,402,440	27,791,873	20.53%	0	0	(874,857)	(242,808)	(242,808)	\$21.02
4Q2010	135,357,440	27,549,065	20.35%	0	1,640,626	(626,015)	(626,015)	(140,585)	\$21.20
3Q2010	135,402,440	27,408,480	20.24%	0	1,640,626	(1,040,263)	(485,430)	12,313	\$21.26
2Q2010	135,402,440	27,420,793	20.25%	0	1,640,626	(1,364,227)	(497,743)	(503,777)	\$21.39
1Q2010	135,402,440	26,917,016	19.88%	1,640,626	1,640,626	(1,566,872)	6,034	6,034	\$21.44
4Q2009	133,761,814	25,282,424	18.90%	(76,233)	1,518,719	(1,947,045)	(1,947,045)	(554,833)	\$21.42
3Q2009	133,838,047	24,803,824	18.53%	1,295,143	1,594,952	(1,797,220)	(1,392,212)	(311,651)	\$21.56
2Q2009	132,542,904	23,197,030	17.50%	468,273	299,809	(1,552,421)	(1,080,561)	(706,422)	\$21.61
1Q2009	132,074,631	22,022,335	16.67%	(168,464)	(168,464)	(796,409)	(374,139)	(374,139)	\$21.65
4Q2008	132,243,095	21,816,660	16.50%	578,763	1,671,603	60,188	60,188	(405,008)	\$21.64
3Q2008	131,664,332	20,832,889	15.82%	(83,012)	1,092,840	456,974	465,196	(66,852)	\$21.62
2Q2008	131,747,344	20,849,049	15.83%	1,023,852	1,175,852	2,116,415	532,048	49,590	\$21.65

The Urban Corridor

The Urban Corridor, which consists of the Downtown, Midtown, and Buckhead submarkets, experienced 780,623 square feet of positive absorption for fourth quarter 2014, bringing the year end absorption total to 1,050,833 square feet. These in-town numbers are well above the 651,593 square feet of absorption the Urban Corridor experienced in 2013, and this marks the sixteenth consecutive quarter of positive absorption for the Urban Corridor. As a direct result of the last four years of absorption, the vacancy rate has declined from 22.86 percent to 16.93 percent, a change of 593 basis points. Despite this increase in positive absorption and occupancy rates, rental rates in the Urban Corridor remain steady at \$24.38 per square foot.

The delivery of 125,000 square feet at Buckhead Atlanta was the main driver of this submarket's absorption in the final quarter of 2014 with Buckhead experiencing positive absorption of 183,337 square feet. This absorption contributed to a continued rise in occupancy rates, which are up to 86.31%, an increase of 36 basis points from year end 2013. Buckhead has also continued to experience increased average rental rates, up to \$27.60 per square foot, an increase of 70 cents from third quarter and 95 cents year-over-year. Class "A" rental rates in Buckhead are continuing to rise as well, reaching \$29.48 per square foot, which is the second highest average Class "A" rental rate in Metro Atlanta behind the lone Class "A" property in the I-75 Corridor, The Forum. Look for this submarket to continue to thrive as the ongoing in-migration of businesses, workers, and young professionals who desire an urban pedestrian environment shows no sign of slowing down.

NOTABLE LEASE TRANSACTIONS SIGNED

<u>Lessee</u>	<u>Property</u>	<u>Size (SF)</u>
State Farm	3 Ravinia	192,000
Info Global Solutions	One Deerfield Centre	53,902
Allconnect	Lakeside Commons II	50,340
Benson Media	Meadows II	47,079
WorldPay US, Inc.	Atlantic Station	43,364
JDA Software	Mansell Overlook 300	40,796
GTRI	Atlanta Technology Center	33,626
GSU Foundation	Eleven Hundred Peachtree	35,928
RSUI Group	405 Windward Parkway	35,168
Serta	Two Alliance Center	33,151

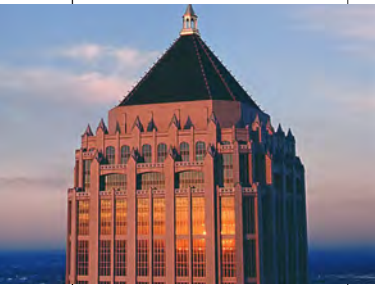
“Urban Corridor occupancy rates have jumped 2.22% from Year-End 2013”

OFFICE SPACE BY BUILDING CLASSIFICATION

	<u>Total Sq. Ft.</u>	<u>Vacant Sq. Ft.</u>	<u>Vacancy Rate</u>	<u>Net Absorption</u>		<u>Average Rental Rate</u>
				<u>4th Quarter</u>	<u>4 Qtr Total</u>	
Urban Corridor						
Class A	30,670,658	4,096,838	13.36%	931,210	1,290,317	\$28.14
Class B	14,053,183	3,098,753	22.05%	302,763	114,525	\$21.15
Class C	2,443,239	791,647	32.40%	(1,557)	(106,703)	\$15.70
Total	47,167,080	7,987,238	16.93%	1,232,416	1,298,139	\$25.59
Suburban						
Class A	48,837,783	6,493,130	13.19%	(67,660)	885,026	\$22.80
Class B	33,145,939	6,243,929	18.18%	(287,003)	(340,628)	\$17.43
Class C	6,198,264	1,514,241	24.43%	(36,027)	144,143	\$14.24
Total	88,181,986	14,251,300	15.84%	(390,690)	688,541	\$20.18
Total Market						
Class A	79,508,441	10,589,968	13.25%	863,550	2,175,343	\$24.96
Class B	47,199,122	9,342,682	19.35%	15,760	(226,103)	\$18.54
Class C	8,641,503	2,305,888	26.68%	(37,584)	37,440	\$14.65
Total	135,349,066	22,238,538	16.22%	841,726	1,986,680	\$22.06



ATLANTA OFFICE MARKET: COMPARISON BY SUBMARKETS



Urban

Downtown
Midtown
Buckhead/Lenox
Urban Totals

Suburban

Airport/South
Decatur
GA-400 North
I-20W/Greenbriar

I-285/GA-400
I-285/I-85/Northlake
I-285E/Stone Mtn
I-75 Corridor

I-75/I-285
I-75N/Marietta/JF
NE Expressway-North
NE Expressway-South
Peachtree Corners
Suburban Totals

Total/W. Averages

Total Market						
Total Sq. Ft.	Vacant Sq. Ft.	Occupancy Rate	Absorption This Qtr	Absorption YTD	Average Rental Rate	
16,338,416	3,341,691	79.55%	↑ (26,281)	(9,997) ↓	\$21.07	↑
15,475,997	2,544,277	83.56%	↑ 623,567	877,926 ↑	\$25.95	↓
15,352,667	2,101,270	86.31%	↑ 183,337	182,904 ↓	\$27.60	↑
47,167,080	7,987,238	83.07%	↑ 780,623	1,050,833 ↑	\$24.38	↓
3,046,939	806,998	73.51%	↓ 35,141	(64,146) ↓	\$16.50	↑
1,154,049	101,932	91.17%	↓ 17,478	(3,543) ↓	\$19.58	↓
15,945,261	2,318,637	86.46%	↑ 67,341	300,874 ↓	\$19.92	↑
313,609	95,977	69.40%	↑ (5,850)	1,879 ↑	\$13.87	↓
22,705,938	3,011,743	86.74%	↑ (60,567)	581,440 ↑	\$23.17	↑
4,298,545	875,104	79.64%	↓ (56,417)	(34,397) ↓	\$16.78	↓
271,007	82,699	69.48%	↑ (17,503)	(714,056) ↓	\$12.29	↓
1,127,333	210,641	81.32%	↑ (3,478)	(1,996) ↓	\$23.57	↑
18,587,264	3,119,468	83.22%	↑ (79,791)	(38,503) ↓	\$20.84	↑
3,158,977	556,589	82.38%	↑ 23,827	41,857 ↓	\$18.99	↑
4,934,125	1,165,812	76.37%	↑ 44,148	194,026 ↑	\$18.04	↑
4,677,125	369,324	92.10%	↑ (9,051)	162,197 ↑	\$18.53	↑
7,961,726	1,536,376	80.70%	↓ 73,420	(17,685) ↓	\$16.54	↓
88,181,986	14,251,300	83.84%	↑ 28,698	1,107,929 ↓	\$20.16	↑
135,349,066	22,238,538	83.57%	↑ 809,321	2,158,762 ↑	\$21.79	↑

Change from Year-End 2013: ↑ Increase ↓ Decrease No Change

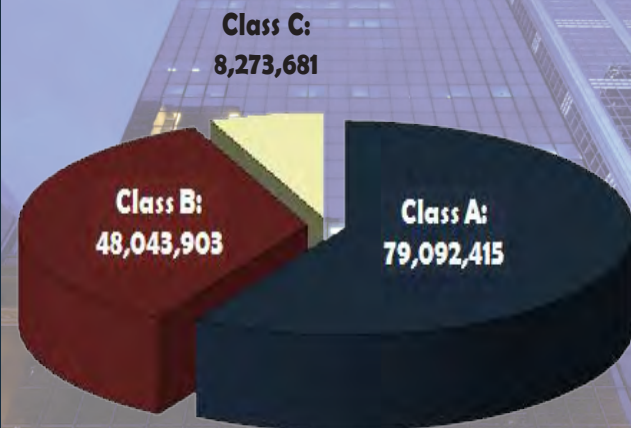
The Suburban Submarkets

At the conclusion of 2014, the suburban submarkets, which consist of the remaining thirteen submarkets, slightly outperformed their counterparts along the Urban Corridor. Despite lackluster positive absorption of only 28,698 square feet in the final quarter, year-end absorption for the suburbs totaled 1,107,929 square feet, a slight decrease from the 2013 total of 1,245,953 square feet. This brings the overall vacancy rate of the suburban submarkets to 16.16 percent, 110 basis points better than year-end 2013 and the lowest rate since third quarter 2009. In addition to improved occupancy from the suburban submarkets, the average rental rate has increased for thirteen straight quarters and currently sits at \$20.16 per square foot, 20 cents higher than at the conclusion of 2013.

While the majority of the suburban submarkets experienced negative absorption in the final quarter of 2014, the delivery of 96,885 square feet at Avalon in Alpharetta contributed to the GA-400 North submarket leading the way in the fourth quarter of 2014. Overall, the I-285/GA-400 submarket had the highest annual absorption of the suburban submarkets, posting 581,440 square feet of positive absorption. The GA-400 North, NE Expressway-North, and NE Expressway-South all experienced over 150,000 square feet of positive annual absorption as well.

The NE Expressway-South submarket experienced the largest year over year change in vacancy rate, with its vacancy rate falling 347 basis points from 11.37 to 7.90 percent. The suburban submarkets in total also experienced a decline in the vacancy rate of 85 basis points to 16.16 percent.

EXISTING SPACE BY CLASS



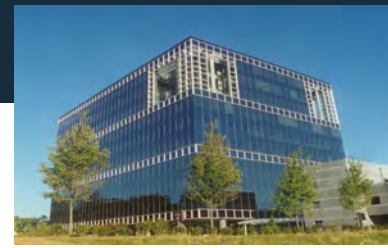
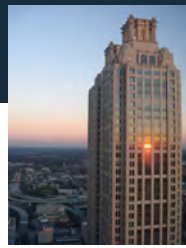
Class A			Class B			Class C		
Vacant Sq. Ft.	Occupancy Rate	Average Rental Rate	Vacant Sq. Ft.	Occupancy Rate	Average Rental Rate	Vacant Sq. Ft.	Occupancy Rate	Average Rental Rate
1,128,354	86.69%	\$23.17	1,590,001	74.20%	\$19.80	623,336	60.19%	\$14.50
1,771,229	84.31%	\$28.09	606,837	82.07%	\$20.49	166,211	74.62%	\$16.65
1,197,255	86.79%	\$29.48	901,915	83.60%	\$23.48	2,100	97.01%	\$21.31
4,096,838	86.64%	\$27.19	3,098,753	78.75%	\$21.15	791,647	77.96%	\$15.70
153,413	82.68%	\$19.46	354,477	82.68%	\$16.31	299,108	66.11%	\$13.80
23,930	94.09%	\$23.57	78,002	89.59%	\$17.43	-	-	-
1,438,887	87.96%	\$21.41	807,723	79.65%	\$15.23	-	100.00%	\$16.50
-	-	-	10,933	76.00%	\$23.50	85,004	68.27%	\$12.24
1,441,323	89.67%	\$24.98	1,215,682	80.99%	\$19.72	354,738	68.12%	\$13.78
30,740	81.49%	\$19.95	239,224	88.12%	\$17.41	262,235	85.08%	\$15.64
30,075	64.00%	\$14.50	-	100.00%	\$12.00	52,624	66.66%	\$11.63
114,692	47.00%	\$20.25	88,419	89.47%	\$21.12	7,530	90.00%	\$14.50
1,744,951	86.06%	\$22.87	1,214,217	80.30%	\$16.82	160,300	66.84%	\$13.69
229,606	84.74%	\$20.63	226,067	82.46%	\$17.42	100,916	67.10%	\$13.93
771,523	74.00%	\$19.45	393,780	75.60%	\$15.05	509	98.40%	\$16.00
23,116	93.93%	\$21.14	344,673	90.79%	\$18.50	1,535	99.67%	\$15.73
418,847	81.96%	\$19.23	927,827	81.39%	\$15.45	189,702	70.00%	\$12.55
6,421,103	86.58%	\$22.56	5,901,024	82.20%	\$17.25	1,514,241	75.57%	\$14.24
10,517,941	86.02%	\$24.25	8,999,777	80.93%	\$18.26	2,305,888	73.32%	\$14.65

"we anticipate continued office market improvements in both rental rates and occupancy for 2015..."

The I-285/GA-400 submarket, which is the largest Atlanta submarket with over 22.7 million square feet of existing office space, has been one of the most consistent top performers over the past two years. With absorption of 581,440 square feet this year, this submarket's occupancy rate has increased to 86.74 percent from 79.22 percent just twelve quarters ago. State Farm has contributed greatly to these numbers and has helped push up the average rental rate to \$23.17 per square foot, which is the third highest rental rate behind only Midtown and Buckhead. The second largest submarket, with nearly 19 million square feet of existing office space, is I-75/I-285, which has increased its occupancy 0.91 percent since year-end 2013 to 83.22 percent.

Overall Market

The ongoing economic recovery from the Great Recession continues to be reflected in increased absorption totals and occupancy rates in both the suburban and urban markets. Fourth quarter 2014 was highlighted by the openings of Ponce City Market in the Midtown submarket and Buckhead Atlanta in the Buckhead/Lenox submarket, as well as the opening of Avalon in the GA-400 submarket. Overall, the Atlanta office market posted 809,321 square feet of positive absorption for fourth quarter 2014, bringing the annual absorption total to 2,158,762 square feet, which is the most since 2007. This absorption increased the overall occupancy rate to 83.57 percent, with the urban and suburban submarket occupancy rates at 83.07 percent and 83.84 percent, respectively. Current occupancy is the highest occupancy rate Atlanta has seen in five years. The average rental rate of \$21.79 per square foot is the highest overall rate we have observed since we began tracking the Atlanta office market in 1989. The Class "A" occupancy rate is currently 86.77 percent, which is 320 basis points better than the overall average and at a level we haven't seen since well before the Great Recession. This statistic supports one of the major Atlanta office trends; companies upgrading to better space with more amenities while the Class A rental rates are still at favorable levels. As the Atlanta office market continues its recovery, we expect activity to increase in 2015, and we anticipate continued office market improvements in both rental rates and occupancy for 2015 and beyond thanks to an improving economy, continued job growth, and a number of large corporate relocations to metro Atlanta.



ANNUAL ABSORPTION AND VACANCY RATE BY SUBMARKET

	<u>4Q 2010</u>		<u>4Q 2011</u>		<u>4Q 2012</u>		<u>4Q 2013</u>		<u>4Q 2014</u>	
	<u>4 Qtrs. Absorption</u>	<u>Vacancy Rate</u>	<u>4 Qtrs. Absorption</u>	<u>Vacancy Rate</u>	<u>4 Qtrs. Absorption</u>	<u>Vacancy Rate</u>	<u>4 Qtrs. Absorption</u>	<u>Vacancy Rate</u>	<u>4 Qtrs. Absorption</u>	<u>Vacancy Rate</u>
Urban										
Downtown	(15,552)	18.62%	(135,849)	19.42%	(256,272)	21.74%	(310,876)	20.57%	482,499	20.16%
Midtown	(158,277)	23.52%	66,144	23.08%	447,233	19.78%	82,643	19.20%	385,430	16.62%
Buckhead/Lenox	(145,196)	27.25%	682,298	22.86%	1,074,342	15.62%	200,593	14.05%	482,499	13.69%
Urban Totals	(28,633)	22.98%	612,593	21.70%	1,265,303	19.18%	(27,640)	17.98%	1,050,833	16.93%
Suburban										
Airport/South	70,186	25.58%	132,268	22.61%	(109,540)	25.28%	(16,441)	25.07%	(64,164)	26.49%
Decatur	(69,498)	19.41%	54,150	14.04%	62,136	9.51%	1,427	9.38%	(3,543)	8.83%
GA-400 North	(55,765)	17.26%	(110,134)	16.37%	765	16.48%	442,754	13.75%	300,874	14.22%
I-20W/Greenbriar	(18,429)	32.33%	(2,183)	32.07%	(1,520)	32.56%	11,982	28.74%	1,879	30.60%
I-285/GA-400	(138,128)	18.42%	673,183	17.88%	267,090	17.08%	936,621	13.63%	581,440	13.26%
I-285/I-85/Northlake	(64,034)	15.06%	3,574	14.96%	(151,255)	18.95%	(178,579)	23.29%	(34,397)	14.73%
I-285E/Stone Mountain	2,215	13.47%	1,692	12.35%	7,746	22.56%	(8,283)	25.62%	(14,056)	30.52%
I-75 Corridor	(62,288)	11.45%	(49,314)	17.49%	(13,698)	18.71%	5,564	18.21%	(1,996)	18.68%
I-75/I-285	(251,656)	18.56%	(174,582)	19.89%	434,232	17.91%	(14,035)	16.37%	(38,503)	16.78%
I-75N/Marietta/JF	24,049	21.82%	86,992	20.14%	(3,589)	19.94%	114,756	17.01%	41,857	17.62%
NE Expressway-North	(37,524)	26.24%	(141,629)	29.10%	182,873	25.43%	(25,427)	25.98%	194,026	23.63%
NE Expressway-South	85,037	9.86%	42,951	8.87%	(109,751)	11.21%	112,561	8.81%	162,197	7.90%
Peachtree Corners	(81,547)	22.55%	141,432	19.69%	33,494	19.51%	(86,589)	20.62%	(17,685)	19.30%
Suburban Totals	(597,382)	18.94%	658,400	18.42%	598,983	17.98%	1,296,311	16.36%	1,107,929	15.84%
Total With Averages	(626,015)	20.35%	2,120,886	18.90%	1,003,090	18.25%	1,113,254	16.74%	2,158,762	16.22%

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