



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
1200 Peachtree St	Midtown	370,000	Norfolk Southern Co.
1105 W. Peachtree St NW	Midtown	161,292	Confidential
101 Marietta St. NW	Downtown	100,300	WeWork

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
1200 Peachtree St	\$82,000,000	\$222.00	370,000	Cousins Properties
Midtown	Sale/Leaseback	9.75%	Class A	Norfolk Southern
3535 Piedmont Rd, NE	\$58,000,000	\$193.00	300,454	The Adent Companies
Buckhead	Investment	5.0%	Class A	Lone Star Funds
2100 Riveredge Pkwy NW	\$45,225,000	\$171.00	264,320	River Edge, Inc.
Northwest	Investment	-	Class A	Mainstreet Capital Ptnrs

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
756 W. Peachtree St.	Midtown	670,000	Portman Holdings
3900 Motors Industrial Wy	Northlake	210,000	Integral Group
4310 Sky Train Way	South Atlanta	48,108	Grove Street Ptnrs

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
240 Perimeter Center Pk Bldg 2	Central Perimeter	670,000	Q4 2019
240 Perimeter Center Pk Bldg 3	Central Perimeter	429,200	Q1 2021
725 Ponce de Leon Ave	Midtown	370,931	Q2 2019

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	14.6%	\$26.06	391,398	219,877,614	4,997,652
Q4 2018	14.6%	\$26.00	719,890	219,344,967	5,348,677
Q3 2018	14.7%	\$25.67	(234,003)	218,734,087	4,897,192
Q2 2018	14.5%	\$24.95	(86,602)	218,649,701	3,720,193
Q1 2018	14.3%	\$24.77	981,246	218,151,275	3,864,978

 **NET ABSORPTION SF**
391,398

 **VACANCY**
14.6%
32,131,687 SF

 **AVG. ASKING RATE PSF**
\$26.06

 **DELIVERIES**
790,454
4 Buildings

 **UNDER CONSTRUCTION**
4,997,652
32 Buildings

JOHN DECOUTO, CCIM, MCR.H
Senior Managing Director

Overall vacancy remained the same in Q1 of 2019 at 14.6% with a positive net absorption of 391,398 SF due to larger tenants moving into new space. Average asking rents for classes A, B, and C rose to \$26.06 PSF. There was 4,997,652 SF under construction at the beginning of 2019 and a total of 790,454 SF of delivered office product. Of the 5M SF under construction, 16 buildings were over 100,000 SF and 56% pre-leased.