

# Atlanta Office Development Pipeline Midyear 2017

**11**

Buildings over 100,000 SF  
Under Construction

**3.8 M**

SF Under Construction

**1.2 M**

SF Under  
Construction Available

**69%**

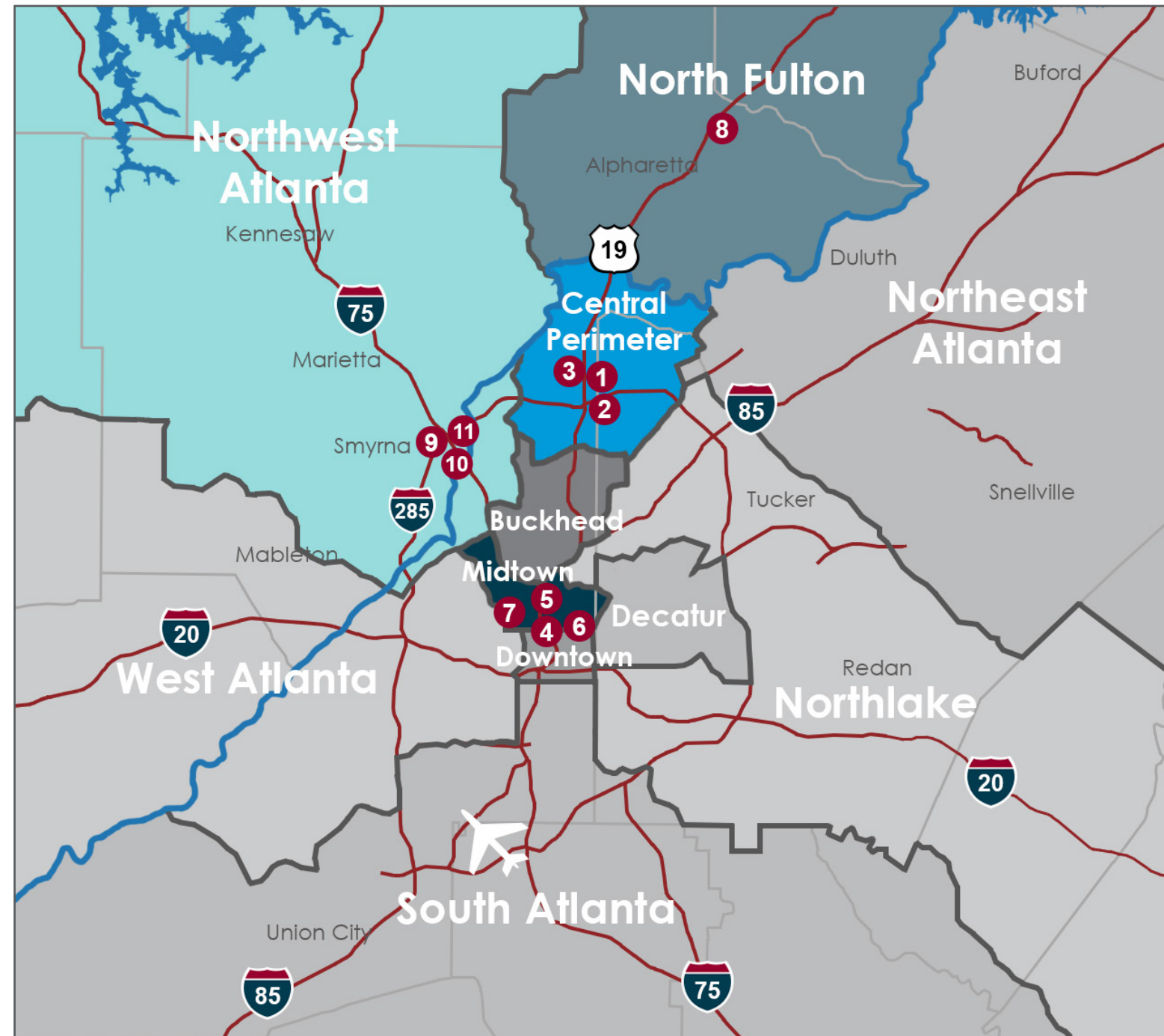
SF Under  
Construction leased



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	#	Project Name & Location	Developer	Rentable Bldg. Area	Direct Available Space	Percent Leased	Est. Completion
Central Perimeter	1	Park Center II - State Farm 240 Perimeter Center Pky NE	KDC Real Estate Development & Investments	670,000 SF	0 SF	100%	Q2 - 2020
	2	4004 Perimeter Summit 4004 Summit Blvd	Seven Oaks Company, LLC	355,250 SF	355,250 SF	0%	Q3 - 2017
	3	Future Mercedes-Benz HQ Abernathy Rd @ Glenridge Dr	Skanska	225,000 SF	0 SF	100%	Q1 - 2018
Midtown	4	Coda 771 Spring St	Portman Holdings, LLC	760,000 SF	299,000 SF	61%	Q1 - 2019
	5	NCR Corp. Headquarters 864 Spring St	Cousins Properties Incorporated	485,000 SF	0 SF	100%	Q1 - 2018
	6	725 Ponce de Leon Ave NE	New City, LLC	430,000 SF	343,270 SF	20%	Q1 - 2019
	7	Stockyards Atlanta 926-976 Brady Ave NW	Westbridge Partners	123,000 SF	15,160 SF	88%	Q3 - 2017
NF	8	3 Edison Dr	TPA Group, LLC	107,643 SF	107,643 SF	0%	Q3 - 2017
Northwest	9	One Ballpark Center - Comcast 1 Ballpark Ctr SE	Pope & Land Real Estate	260,000 SF	0 SF	100%	Q4 - 2017
	10	Encore Center - HD Supply 0 Cumberland Blvd	Greenstone Properties, Inc.	222,000 SF	0 SF	100%	Q1 - 2018
	11	3400 Overton	TPA Group, LLC	172,906 SF	63,831 SF	63%	Q3 - 2017
<b>Totals</b>				<b>3,810,799 SF</b>	<b>1,184,154 SF</b>	<b>69%</b>	



The Lee & Associates Atlanta Office Development Pipeline compiles market data by using a third-party database for the proprietary analysis of over 15,000 office properties in the Atlanta Metropolitan Area. Information contained herein is deemed to be accurate, but is not guaranteed.

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# Delivered Projects 2017

	#	Project Name	Location	SF	Direct Available Space	Percent Leased
Buckhead	1	Three Alliance	3500 Lenox Rd NE	506,647 SF	174,780 SF	66%
	2	The 309	309 East Paces Ferry Rd	104,885 SF	55,621 SF	47%
Northwest	3	Riverwood 200	3300 Riverwood Pkwy	300,000 SF	58,078 SF	81%
North Fulton	4	8000 Avalon	2660 Old Milton Pkwy	228,182 SF	82,908 SF	64%
Totals				1,139,714 SF	371,387 SF	67%

## Atlanta Development

### Current Development

11

total projects under construction, totaling 3.18 M SF

1.2 M

SF available

69%

of current development is leased

### 2017 Completed Development

4

buildings delivered YTD 2017, totaling 1.1 M SF

371,387

SF available

67%

of product is leased

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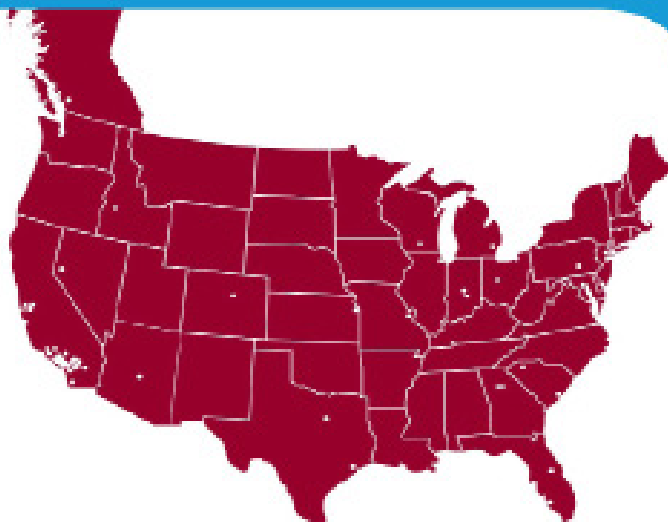
## LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

### INTERNATIONAL ORGANIZATION, LOCAL OWNERSHIP

Established in 1979, Lee & Associates has expanded across the nation and North America with offices that are individually owned by the shareholders of that office, thus encouraging an entrepreneurial spirit and allowing more freedom and creativity to make real estate transactions work.

### EXPLOSIVE GROWTH

Since its inception there has been an explosive growth of Lee & Associates offices throughout the country and now in Vancouver, British Columbia, making it one of the largest and fastest growing commercial real estate organizations in North America.



### About Lee & Associates

In 2010, our Atlanta office joined Lee & Associates, the largest broker-owned commercial real estate sales organizations in the U.S. As a local office of this highly respected national firm, the Atlanta team capitalizes on Lee's stellar reputation to continue its paradigm of establishing long-term, client-driven relationships to develop customized solutions for every client's specific real estate requirement.