



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
4280 Briarcliff Rd NE	Northlake	224,000	Emory Healthcare
5600 Glenridge Dr NE	Central Perimeter	138,142	AT&T Wireless
6600 Peachtree Dunwoody	Central Perimeter	112,367	The Art Institutes

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
3225 Dumberland Blvd SE Northwest	\$44,500,000 Investment	\$204.00 -	218,519 Class A	Crocker Partners James Campbell Company
621 North Ave Downtown	\$34,500,000 Investment	\$425.00 -	81,153 Class B	Jamestown, LP Smith Dalia Architects
3015 Windward Plaza Dr North Fulton	\$25,192,975 Investment	\$173.00 -	145,917 Class A	Noro Management, Inc. Americas Capital Ptnrs

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
771 Spring St	Midtown	760,000	Portman Holdings
725 Ponce de Leon Ave NE	Buckhead	370,931	New City, LLC
2555 Northwinds Pky	Midtown	267,000	Jackson Healthcare


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
650 W. Peachtree St	Midtown	750,000	Q3 2021
240 Perimeter Ctr Pkwy	Central Perimeter	670,000	Q1 2020
1105 W. Peachtree St	Atlanta	664,184	Q3 2021

TOTAL OFFICE MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	15.0%	\$27.26	646,266	222,763,051	6,959,650
Q3 2019	15.1%	\$27.11	(62,679)	222,360,164	6,675,633
Q2 2019	15.0%	\$26.70	492,990	222,093,315	6,761,870
Q1 2019	15.0%	\$25.94	134,988	221,606,668	4,863,417
Q4 2018	14.7%	\$25.88	831,371	220,921,639	5,053,794

 **646,266** NET ABSORPTION SF

 **15.0%** VACANCY 33,423,968 SF

 **\$27.26** AVG. ASKING RATE PSF GROSS

 **491,552** DELIVERIES 8 Buildings

 **6,959,650** UNDER CONSTRUCTION 40 Buildings

JOHN DECOUTO, Sr. Managing Dir.

The beginning of the 2010 decade for Atlanta's office market began with negative annual net absorption and an ever growing vacancy rate. However, as the decade came to a close, the market ended with record climbing rental rates and a rapidly growing development market. Absorption was an impressive 646,266 SF in Q4 2019, bringing total absorption for 2019 to 1.2M SF. Development activity reached 6.9M SF under construction. Midtown continues to control development and market activity, quoting asking rents of \$39.14 PSF.