



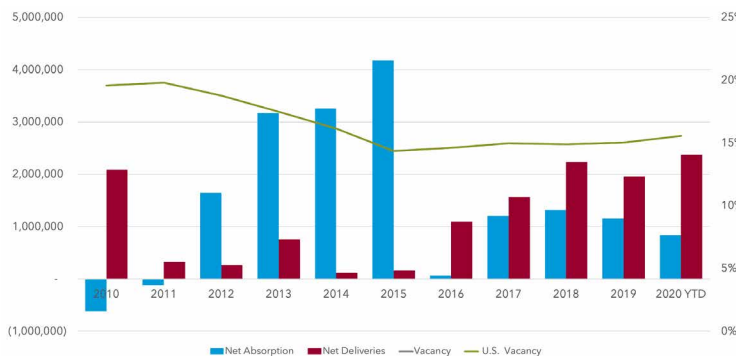
OFFICE MARKET OVERVIEW

JOHN DECOUTO, CCIM, MCR.H, *Executive Vice President/Principal*

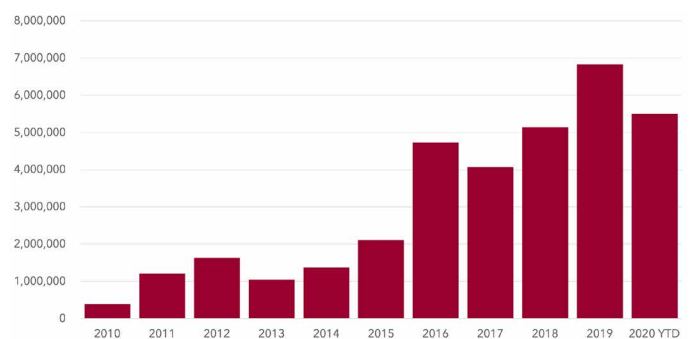
While the Atlanta office market had major tenant occupancies in Q3, it was the silent majority of smaller tenants of 15,000 SF or less vacating their office space which attributed to the negative 667,094 SF of net absorption. Vacancy continued to trend upward, ending Q3 at 15.6%. Office sublease availability has increased 42% since this time last year (Q3 2019) as tenants vacated their office space and choose to work from home amid the coronavirus pandemic. In Q3, industry giant Macy's put their 107,712 SF new technology hub space back on the market for sublease. Even with the major growth of 42% year-over-year, sublease availability was only 8% of all Atlanta's sublease availability at the end of Q3.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▼ Net Absorption	(667,094) SF	114,873 SF	1,390,339 SF	739,727 SF	(146,104) SF
▲ Vacancy Rate	15.6%	15.2%	15.1%	15.0%	15.2%
▲ Avg NNN Asking Rate	\$28.34 PSF	\$28.21 PSF	\$27.78 PSF	\$27.39 PSF	\$27.19 PSF
▲ Under Construction	5,501,140 SF	5,408,473 SF	5,335,370 SF	6,834,429 SF	6,650,485 SF
▲ Inventory	225,792,503 SF	225,681,520 SF	225,193,887 SF	223,415,822 SF	222,996,379 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1700 Corporate Dr Norcross, GA	92,046 SF	\$11,372,668 \$124.00 PSF	CIP Real Estate Westmount Realty Capital	Class B
4165 Shackleford Rd Norcross, GA	57,085 SF	\$7,468,728 \$131.00 PSF	CIP Real Estate Westmount Realty Capital	Class B
4145 Shackleford Rd Norcross, GA	41,321 SF	\$6,546,806.00 \$159.00 PSF	CIP Real Estate Westmount Realty Capital	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
760 Ralph McGill Blvd NE Atlanta, GA	300,000 SF	New City, LLC	Mailchimp	Computer Programming
5565 Glenridge Connector Atlanta, GA	171,269 SF	Piedmont Office Realty	Deluxe Corp	Services
4004 Summit Blvd Atlanta, GA	60,000 SF	State Street Global Advisors	Rooms To Go	Retailer

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