



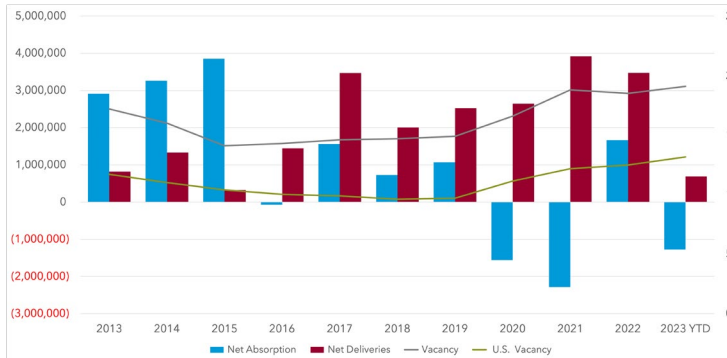
OFFICE MARKET OVERVIEW

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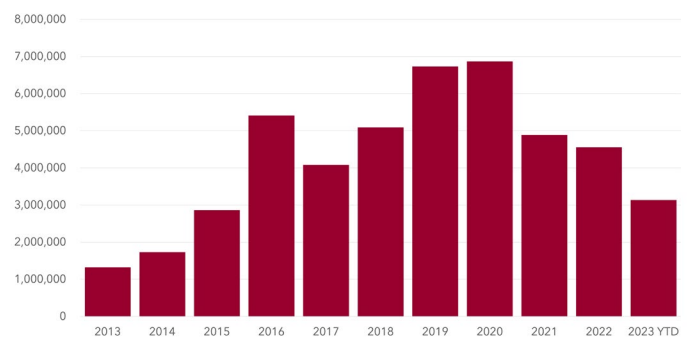
Atlanta's office market has hit a 12-year high at 19.1% vacancy at the end of Q2 2023. This time last year, companies absorbed 1.3 MSF, in stark contrast to this quarter's -1.6 MSF. While leasing activity increased from last quarter, tenants continue to evaluate their current footprints and determine future space requirements, leading to slow decision making. AT&T, a major player in Atlanta's office market, shed almost 500,000 SF in Q2 2023 as it announced its national real estate holdings consolidation plans. Landlords, however, persist with increasing asking rents, ending Q2 at \$30.34 PSF.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	(648,383)	2,322,843	1,666,507	1,509,888	2,267,017
▲ Vacancy Rate	19.1%	18.4%	18.5%	19.0%	18.4%
▲ Avg NNN Asking Rate PSF	\$30.34	\$30.11	\$29.96	\$30.02	\$29.61
▼ SF Under Construction	3,135,831	3,337,360	4,556,235	3,741,227	5,669,681
▼ Inventory SF	242,929,491	241,740,668	241,820,765	238,305,308	236,231,808

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1115 Howell Mill Road NW Atlanta, GA	40,000 SF	\$215,000,00 \$537.50 PSF	Armada Hoffler Properties, Inc. SJC Ventures	Class A
3005 Business Park Drive Norcross, GA	20,622 SF	\$4,865,000 \$235.91 PSF	DLS Properties Bowes Properties LLC	Class B
130 Technology Parkway Norcross, GA	29,734 SF	\$3,800,000 \$127.80 PSF	Corners D003 LLC Corus Group LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 Primerica Parkway Duluth, GA	344,476 SF	Office Properties Income Trust	Primerica Life Insurance Company (Renewal)	Finance & Insurance
1230 Peachtree Street NE Atlanta, GA	71,870 SF	Cousins Properties	Deloitte	Professional, Scientific & Technical Services
300 Galleria Parkway SE Atlanta, GA	70,455 SF*	Piedmont Office Realty Trust	OneDigital Borrower LLC	Finance & Insurance

*Combined (2 suites)

