



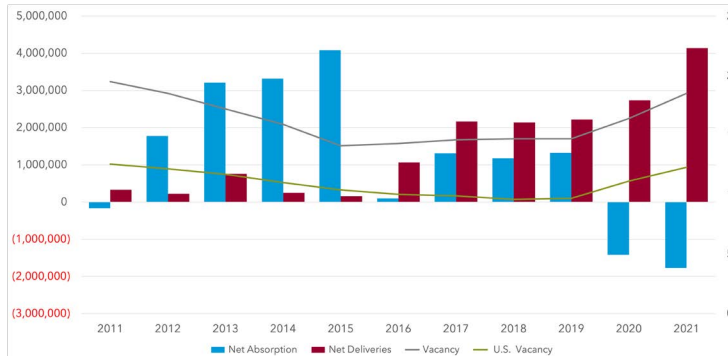
OFFICE MARKET OVERVIEW

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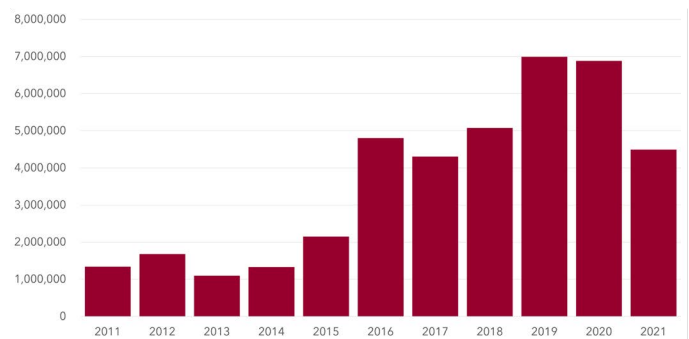
Atlanta's office market has been dealing with the effects of the coronavirus pandemic, over the past several quarters. Despite landing major tenants like Microsoft, Carvana, and Hapag-Lloyd, overall leasing activity has been below pre-pandemic levels. Vacancy rates over the last three quarters have remained constant near 18%, with a strong recovery contingent on firms increasing their physical footprint to their pre-pandemic levels. Increase in speculative supply, the influx of sublet availability, and the uncertainty due to the pandemic has forced office landlords to keep average rents frozen over the last year around \$29/SF.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▲ 12 Mo. Net Absorption SF	(1,771,714)	(3,964,681)	(5,681,930)	(5,517,652)	(1,419,120)
▲ Vacancy Rate	18.5%	18.3%	18.6%	18.0%	16.4%
◀▶ Avg NNN Asking Rate PSF	\$29.12	\$29.12	\$28.98	\$28.58	\$28.26
▼ SF Under Construction	4,494,177	4,494,366	4,598,383	6,092,495	6,883,106
▲ Inventory SF	234,158,052	233,478,361	232,064,224	229,890,494	228,696,883

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
999 Peachtree Street NE Atlanta, GA	621,946 SF	\$233,900,000 \$360.00 PSF	Piedmont Office Realty Trust, Inc. Franklin Street Properties Corp	Class A
5405 Windward Parkway Alpharetta, GA	248,446 SF	\$48,000,000 \$193.20 PSF	Rubenstein Partners Highwoods Properties, Inc.	Class A
50 Glenlake Parkway NE Atlanta, GA	144,409 SF	\$20,964,000 \$145.17 PSF	B Developments Highwoods Properties, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
236 Perimeter Center Pky NE Atlanta, GA	584,763 SF	Mirae Asset Global Investments (USA) LLC	Carvana	Retailer
3 Ravinia Drive Atlanta, GA	128,109 SF	Preferred Office Properties	Hapag-Lloyd	Packing & Crating
675 W Peachtree St NW Atlanta, GA	116,993 SF	Icahn Enterprises L.P.	Center for Global Health & Innovation	Educational Services

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