

<i>Submarket</i>	<i># of Records/Bldgs</i>	<i>Inventory Rentable SF</i>	<i>Vacant Rentable SF</i>	<i>Vacancy Rate</i>	<i>Occupied Rentable SF</i>	<i>Direct Available</i>	<i>Sublease Available</i>	<i>Total Available</i>	<i>Availability Rate</i>	<i>Net Absorption</i>	<i>Year-to-Date Net Absorption</i>	<i>Weighted Avg. Rate</i>	<i>Weighted Avg. Exp.</i>	<i>Under Construction</i>
Airport/South Atlanta														
Class A	6/6	481,353	39,312	8.2%	442,041	37,104	19,958	57,062	11.9%	41,572	8,988	\$20.19	-	0
Class B	64/68	2,767,812	389,695	14.1%	2,378,117	501,098	35,870	536,968	19.4%	598	75,838	\$18.79	-	138,000
Class C	22/22	705,961	287,125	40.7%	418,836	265,725	0	265,725	37.6%	927	(36,095)	\$14.85	-	0
Airport/South Atlanta Totals:	92/96	3,955,126	716,132	18.1%	3,238,994	803,927	55,828	859,755	21.7%	43,097	48,731	\$18.01	-	138,000
Buckhead														
Class A	27/27	9,058,191	1,402,095	15.5%	7,656,096	1,235,572	337,895	1,573,467	17.4%	77,446	305,177	\$27.49	-	1,943,000
Class B	34/34	3,717,898	628,932	16.9%	3,088,966	618,536	75,475	694,011	18.7%	(26,253)	81,857	\$21.64	-	0
Class C	8/8	232,202	21,177	9.1%	211,025	26,177	0	26,177	11.3%	(11,255)	(9,776)	\$19.58	-	0
Buckhead Totals:	69/69	13,008,291	2,052,204	15.8%	10,956,087	1,880,285	413,370	2,293,655	17.6%	39,938	377,258	\$25.82	-	1,943,000
Central Perimeter														
Class A	58/58	16,358,139	2,184,001	13.4%	14,174,138	2,146,300	593,024	2,739,324	16.7%	371,779	601,388	\$23.50	-	350,000
Class B	88/88	5,606,438	795,547	14.2%	4,810,891	720,614	152,232	872,846	15.6%	(1,509)	1,827	\$19.06	-	0
Class C	30/35	656,641	173,669	26.4%	482,972	170,801	8,904	179,705	27.4%	2,794	(11,146)	\$15.33	-	0
Central Perimeter Totals:	176/181	22,621,218	3,153,217	13.9%	19,468,001	3,037,715	754,160	3,791,875	16.8%	373,064	592,069	\$22.54	-	350,000
Cumberland/Galleria														
Class A	48/48	12,561,521	2,263,559	18.0%	10,297,962	2,218,471	316,672	2,535,143	20.2%	287,097	377,404	\$22.25	-	152,000
Class B	98/98	6,888,286	1,512,843	22.0%	5,375,443	1,712,580	95,405	1,807,985	26.2%	(19,223)	80,806	\$17.83	-	0
Class C	13/13	483,491	90,059	18.6%	393,432	90,059	0	90,059	18.6%	(1,847)	(22,925)	\$13.66	-	0
Cumberland/Galleria Totals:	159/159	19,933,298	3,866,461	19.4%	16,066,837	4,021,110	412,077	4,433,187	22.2%	266,027	435,285	\$20.52	-	152,000
Decatur														
Class A	4/4	406,009	53,811	13.3%	352,198	41,611	12,200	53,811	13.3%	12,722	3,891	\$24.31	-	0
Class B	12/17	806,108	114,566	14.2%	691,542	168,311	0	168,311	20.9%	1,733	(18,343)	\$19.51	-	0
Class C	3/3	251,000	0	0.0%	251,000	0	0	0	0.0%	3,450	3,800	-	-	0
Decatur Totals:	19/24	1,463,117	168,377	11.5%	1,294,740	209,922	12,200	222,122	15.2%	17,905	(10,652)	\$21.14	-	0
Downtown														
Class A	21/21	12,716,500	3,159,552	24.8%	9,556,948	2,830,625	519,881	3,350,506	26.3%	142,254	533,487	\$23.05	-	0
Class B	28/28	3,601,670	492,338	13.7%	3,109,332	506,274	13,000	519,274	14.4%	32,609	58,962	\$19.68	-	0
Class C	16/16	1,084,223	272,865	25.2%	811,358	272,866	0	272,866	25.2%	(10,269)	(5,180)	\$15.37	-	0
Downtown Totals:	65/65	17,402,393	3,924,755	22.6%	13,477,638	3,609,765	532,881	4,142,646	23.8%	164,594	587,269	\$22.47	-	0
East Cobb														
Class B	15/15	498,848	68,142	13.7%	430,706	56,874	13,200	70,074	14.0%	(16,335)	(2,739)	\$16.08	-	0
East Cobb Totals:	15/15	498,848	68,142	13.7%	430,706	56,874	13,200	70,074	14.0%	(16,335)	(2,739)	\$16.08	-	0

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I-20 East/Conyers														
Class A	1/1	54,338	39,266	72.3%	15,072	39,266	0	39,266	72.3%	2,655	2,655	\$22.50	-	20,000
Class B	12/12	507,936	64,864	12.8%	443,072	65,530	0	65,530	12.9%	(29,561)	(19,450)	\$18.06	-	35,200
Class C	2/2	83,079	0	0.0%	83,079	0	0	0	0.0%	0	4,000	-	-	0
I-20 East/Conyers Totals:	15/15	645,353	104,130	16.1%	541,223	104,796	0	104,796	16.2%	(26,906)	(12,795)	\$18.68	-	55,200
I-20 West/Douglasville														
Class B	4/4	393,070	12,417	3.2%	380,653	12,417	0	12,417	3.2%	(2,000)	7,164	\$17.05	-	0
Class C	5/5	118,026	37,760	32.0%	80,266	58,560	0	58,560	49.6%	0	13,950	\$15.98	-	0
I-20 West/Douglasville Totals:	9/9	511,096	50,177	9.8%	460,919	70,977	0	70,977	13.9%	(2,000)	21,114	\$16.68	-	0
Marietta/Kennesaw														
Class A	11/11	1,129,942	144,183	12.8%	985,759	131,571	19,633	151,204	13.4%	42,243	86,320	\$21.77	-	0
Class B	19/19	878,353	184,179	21.0%	694,174	150,631	46,364	196,995	22.4%	6,587	10,356	\$19.11	-	55,300
Class C	4/4	193,400	0	0.0%	193,400	0	0	0	0.0%	0	26,121	-	-	0
Marietta/Kennesaw Totals:	34/34	2,201,695	328,362	14.9%	1,873,333	282,202	65,997	348,199	15.8%	48,830	122,797	\$20.69	-	55,300
Midtown														
Class A	25/25	10,181,494	1,836,868	18.0%	8,344,626	2,189,215	309,615	2,498,830	24.5%	91,926	214,342	\$27.70	-	1,259,120
Class B	31/31	3,547,636	623,882	17.6%	2,923,754	635,471	47,318	682,789	19.2%	(47,729)	(19,159)	\$20.05	-	0
Class C	12/12	477,464	54,932	11.5%	422,532	54,932	0	54,932	11.5%	(12,736)	(9,206)	\$18.95	-	0
Midtown Totals:	68/68	14,206,594	2,515,682	17.7%	11,690,912	2,879,618	356,933	3,236,551	22.8%	31,461	185,977	\$26.22	-	1,259,120
NE I-85 Inside I-285														
Class A	7/7	1,066,289	58,888	5.5%	1,007,401	51,404	7,484	58,888	5.5%	(5,910)	33,684	\$19.71	-	0
Class B	95/95	4,986,843	622,200	12.5%	4,364,643	597,049	7,968	605,017	12.1%	(42,538)	49,023	\$18.45	-	0
Class C	23/23	493,810	54,238	11.0%	439,572	55,618	3,382	59,000	11.9%	(7,053)	17,942	\$13.33	-	0
NE I-85 Inside I-285 Totals:	125/125	6,546,942	735,326	11.2%	5,811,616	704,071	18,834	722,905	11.0%	(55,501)	100,649	\$18.30	-	0
NE I-85 Outside I-285/Gwinnett														
Class A	29/29	3,129,239	762,911	24.4%	2,366,328	763,992	34,367	798,359	25.5%	25,047	(16,931)	\$20.41	-	0
Class B	87/87	3,861,878	1,068,248	27.7%	2,793,630	967,057	188,833	1,155,890	29.9%	(33,930)	(581)	\$17.46	-	52,070
Class C	18/18	394,106	131,707	33.4%	262,399	18,791	114,176	132,967	33.7%	(3,152)	(113,624)	\$13.21	-	0
NE I-85 Outside I-285/Gwinnett Totals:	134/134	7,385,223	1,962,866	26.6%	5,422,357	1,749,840	337,376	2,087,216	28.3%	(12,035)	(131,136)	\$19.00	-	52,070
Norcross/Peachtree Corners														
Class A	24/24	2,311,803	326,771	14.1%	1,985,032	291,339	96,967	388,306	16.8%	12,737	60,940	\$19.77	-	0
Class B	80/80	3,872,197	905,302	23.4%	2,966,895	770,660	86,124	856,784	22.1%	(19,862)	3,858	\$17.12	-	0
Class C	26/29	381,788	69,676	18.2%	312,112	54,802	14,874	69,676	18.2%	21,170	36,953	\$12.98	-	0
Norcross/Peachtree Corners Totals:	130/133	6,565,788	1,301,749	19.8%	5,264,039	1,116,801	197,965	1,314,766	20.0%	14,045	101,751	\$18.00	-	0

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North Fulton/Forsyth														
Class A	77/77	11,376,254	1,611,809	14.2%	9,764,445	2,140,752	285,059	2,425,811	21.3%	197,704	125,801	\$20.25	-	648,138
Class B	107/109	5,663,306	1,077,190	19.0%	4,586,116	973,809	161,929	1,135,738	20.1%	(86,832)	(120,705)	\$17.91	-	45,000
Class C	4/4	158,783	10,318	6.5%	148,465	10,318	0	10,318	6.5%	9,885	25,673	-	-	0
North Fulton/Forsyth Totals:	188/190	17,198,343	2,699,317	15.7%	14,499,026	3,124,879	446,988	3,571,867	20.8%	120,757	30,769	\$19.58	-	693,138
Northlake/Stone Mountain														
Class A	1/1	200,436	26,661	13.3%	173,775	26,661	0	26,661	13.3%	(8,484)	(18,452)	\$20.50	-	0
Class B	36/36	3,137,672	574,830	18.3%	2,562,842	511,278	53,513	564,791	18.0%	(14,043)	56,574	\$17.37	-	0
Class C	16/18	207,994	32,273	15.5%	175,721	31,325	0	31,325	15.1%	(1,457)	5,315	\$16.61	-	0
Northlake/Stone Mountain Totals:	53/55	3,546,102	633,764	17.9%	2,912,338	569,264	53,513	622,777	17.6%	(23,984)	43,437	\$17.76	-	0
Northside Drive/I-75														
Class B	17/17	760,348	28,292	3.7%	732,056	39,193	21,390	60,583	8.0%	15,781	(1,268)	\$20.27	-	0
Class C	5/5	174,808	22,683	13.0%	152,125	20,183	2,500	22,683	13.0%	2,300	15,474	\$20.15	-	0
Northside Drive/I-75 Totals:	22/22	935,156	50,975	5.5%	884,181	59,376	23,890	83,266	8.9%	18,081	14,206	\$20.24	-	0
GA - Atlanta Totals:	1,373/1,394	138,624,583	24,331,636	17.6%	114,292,947	24,281,422	3,695,212	27,976,634	20.2%	1,001,038	2,503,990	\$22.02	-	4,697,828
By Class														
<i>(All Submarkets)</i>														
GA - Atlanta														
Class A	339/339	81,031,508	13,909,687	17.2%	67,121,821	14,143,883	2,552,755	16,696,638	20.6%	1,290,788	2,318,694	\$23.70	-	4,372,258
Class B	827/838	51,496,299	9,163,467	17.8%	42,332,832	9,007,382	998,621	10,006,003	19.4%	(282,507)	244,020	\$18.71	-	325,570
Class C	207/217	6,096,776	1,258,482	20.6%	4,838,294	1,130,157	143,836	1,273,993	20.9%	(7,243)	(58,724)	\$15.24	-	0
GA - Atlanta Totals:	1,373/1,394	138,624,583	24,331,636	17.6%	114,292,947	24,281,422	3,695,212	27,976,634	20.2%	1,001,038	2,503,990	\$22.02	-	4,697,828
Totals (All Markets):	1,373/1,394	138,624,583	24,331,636	17.6%	114,292,947	24,281,422	3,695,212	27,976,634	20.2%	1,001,038	2,503,990	\$22.02	-	4,697,828