Office Market Trends
1Q05

By Submarket (All Classes)	Total SF (1)	Vacant SF (2)	Vacant %	Net Absorption Current Qtr	Net Absorption Year To Date	Under Const. SF (3)	Asking Rent (4) Class A	Asking Rent (4) Class B
Downtown	17.000.602	3.576.659	21.0%	(271.889)	(271.889)	294.430	$20.68	$18.11
CBD Total	**17,000,602**	**3,576,659**	**21.0%**	**(271,889)**	**(271,889)**	**294,430**	**$20.68**	**$18.11**
Airport/South Atlanta	3.353.476	716.175	21.4%	(1.070)	(1.070)	0	$17.40	$14.14
Buckhead/Lenox	11.768.744	2.233.186	19.0%	29.373	29.373	192.680	$24.79	$19.23
East Atlanta	777.283	90.719	11.7%	(2.338)	(2.338)	0	$18.00	$12.10
I-20 West	529.346	311.484	58.8%	26.563	26.563	0	$23.00	$9.03
Midtown/Brookwood	14.389.286	2.915.870	20.3%	216.182	216.182	669.000	$23.11	$18.40
Northside Drive/I-75	1.755.833	298.378	17.0%	(7.630)	(7.630)	0	$17.50	$13.29
Suburban Total	**32,573,968**	**6,565,812**	**20.2%**	**261,080**	**261,080**	**861,680**	**$23.74**	**$16.96**
Totals	**49,574,570**	**10,142,471**	**20.5%**	**(10,809)**	**(10,809)**	**1,156,110**	**$22.60**	**$17.38**

By Class (All Submarkets)	Total SF	Vacant SF	Vacant %	Net Absorption Current Qtr	Net Absorption Year To Date	Under Const. SF	Available for Sublease CBD	Available for Sublease Suburban
Class A	30,071,769	5,994,212	19.9%	48,271	48,271	1,134,110	146,812	617,002
Class B	16,839,059	3,556,015	21.1%	(29,670)	(29,670)	22,000	5,893	162,977
Class C	2,663,742	592,244	22.2%	(29,410)	(29,410)	0	0	0
Totals	**49,574,570**	**10,142,471**	**20.5%**	**(10,809)**	**(10,809)**	**1,156,110**	**152,705**	**779,979**

(1) Inventory includes multi-tenant and single-tenant buildings with at least 20,000 sq. ft.
(2) Vacant space includes both vacant direct and vacant sublease space.
(3) Space under construction includes speculative and build-to-suit for lease projects.
(4) Asking rates are per square foot per year, full service. Rates for each building are weighted by the size of the building.

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