

MAJOR METRO ATLANTA MARKETS

Class "A", "B", and "C" Office Market First Quarter 2009

SUBMARKET	EXISTING SPACE	VACANT SPACE	% VACANT	YTD NET ABSORPTION
Central Perimeter	32,772,231	5,426,693	16.6%	(230,850)
Chamblee/Dville/N D Hills	11,369,727	1,155,098	10.2%	12,019
Cherokee County	2,704,498	509,828	18.9%	(38,689)
Cumberland/Galleria	29,464,044	4,745,047	16.1%	104,613
Decatur	5,973,695	339,045	5.7%	(19,103)
Douglasville/Lithia Sprng	1,870,158	313,301	16.8%	7,143
Downtown Atlanta	34,224,654	4,508,953	13.2%	49,379
Duluth/Suwanee/Buford	12,393,855	2,453,337	19.8%	21,176
East Cobb	2,671,668	345,574	12.9%	40,154
Fayette/Coweta County	4,786,162	818,554	17.1%	(23,226)
I-20 East/Conyers	3,004,010	402,391	13.4%	32,856
Kennesaw/Town Center	8,438,118	1,433,685	17.0%	(61,106)
Lawrenceville/Lilburn	4,921,667	975,453	19.8%	(36,497)
Lower Buckhead	1,944,503	237,733	12.2%	(4,050)
Midtown/Pershing Point	18,121,323	2,484,047	13.7%	(18,941)
N Fulton/Forsyth County	34,430,019	5,477,852	15.9%	(93,046)
Norcross/Ptree Corners	10,072,823	1,880,845	18.7%	(24,424)
North Clayton/Airport	9,500,340	1,471,832	15.5%	(28,928)
Northlake/Lavista	5,210,870	594,553	11.4%	(2,686)
Northside Dr/Georgia Tech	4,487,149	545,645	12.2%	34,676
South Clayton/Henry Cnty	3,186,096	577,957	18.1%	(24,730)
Stone Mountain	1,281,958	96,371	7.5%	38,254
Upper Buckhead	17,454,137	2,626,047	15.0%	(21,539)
West Atlanta	831,211	121,193	14.6%	43,206
Totals	261,114,916	39,541,034	15.1%	(244,339)

Source: CoStar Group, Inc.