

MAJOR METRO ATLANTA MARKETS

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

SUBMARKET	EXISTING SPACE	VACANT SPACE	% VACANT	YTD NET ABSORPTION
Central Perimeter	32,847,221	6,054,928	18.4%	-529,860
Chamblee/Dville/N D Hills	11,779,925	1,300,975	11.0%	-91,266
Cherokee County	2,891,642	505,707	17.5%	-55,843
Cumberland/Galleria	29,541,264	4,916,983	16.6%	-189,660
Decatur	6,173,007	389,860	6.3%	-63,123
Douglasville/Lithia Sprng	2,027,713	317,905	15.7%	37,673
Downtown Atlanta	34,149,690	4,656,657	13.6%	-380,963
Duluth/Suwanee/Buford	13,017,409	2,464,401	18.9%	57,725
East Cobb	2,692,334	373,945	13.9%	13,374
Fayette/Coweta County	4,903,955	892,980	18.2%	-37,100
I-20 East/Conyers	3,162,672	448,775	14.2%	11,858
Kennesaw/Town Center	9,145,526	1,643,871	18.0%	-120,177
Lawrenceville/Lilburn	5,073,702	1,066,178	21.0%	-134,419
Lower Buckhead	1,947,917	255,277	13.1%	-21,594
Midtown/Pershing Point	18,152,121	2,611,135	14.4%	-25,076
N Fulton/Forsyth County	34,591,370	5,990,428	17.3%	-542,898
Norcross/Ptree Corners	10,215,517	2,253,015	22.1%	-272,515
North Clayton/Airport	10,094,838	1,514,683	15.0%	201,593
Northlake/Lavista	5,255,684	832,265	15.8%	-227,537
Northside Dr/Georgia Tech	5,029,266	954,391	19.0%	177,634
South Clayton/Henry Cnty	3,366,149	583,454	17.3%	12,084
Stone Mountain	1,302,508	111,849	8.6%	17,211
Upper Buckhead	18,681,808	3,733,672	20.0%	(47,390)
West Atlanta	1,802,457	694,278	38.5%	58,008
Totals	267,845,695	44,567,612	16.6%	(2,152,261)

Source: CoStar Group, Inc.