

MAJOR METRO ATLANTA MARKETS

Class "A", "B", and "C" Office Market Year End 2009

SUBMARKET	EXISTING SPACE	VACANT SPACE	% VACANT	YTD NET ABSORPTION
Central Perimeter	32,846,958	6,519,248	19.8%	-974,834
Chamblee/Dville/N D Hills	11,535,104	1,211,160	10.5%	-115,127
Cherokee County	2,989,037	535,535	17.9%	-49,236
Cumberland/Galleria	29,607,570	4,915,823	16.6%	-141,312
Decatur	6,213,473	369,511	5.9%	-40,574
Douglasville/Lithia Sprng	2,033,686	383,122	18.8%	-32,204
Downtown Atlanta	35,219,472	4,924,347	14.0%	-648,781
Duluth/Suwanee/Buford	13,581,497	2,467,009	18.2%	84,531
East Cobb	2,699,975	388,129	14.4%	-630
Fayette/Coweta County	4,936,012	861,691	17.5%	-7,911
I-20 East/Conyers	3,336,159	510,513	15.3%	-40,280
Kennesaw/Town Center	9,127,806	1,644,903	18.0%	-114,940
Lawrenceville/Lilburn	5,384,170	981,165	18.2%	7,173
Lower Buckhead	1,930,646	263,471	13.6%	-34,828
Midtown/Pershing Point	21,741,270	3,331,751	15.3%	68,467
N Fulton/Forsyth County	34,712,333	6,091,715	17.5%	-538,056
Norcross/Ptree Corners	10,349,698	2,335,673	22.6%	-241,727
North Clayton/Airport	10,138,414	1,465,617	14.5%	225,083
Northlake/Lavista	5,256,000	840,156	16.0%	-235,428
Northside Dr/Georgia Tech	1,360,995	311,257	22.9%	4,479
South Clayton/Henry Cnty	3,385,931	549,359	16.2%	33,179
Stone Mountain	1,392,486	115,272	8.3%	26,688
Upper Buckhead	18,684,541	3,652,962	19.6%	15,076
West Atlanta	1,802,986	704,788	39.1%	43,098
Totals	270,266,219	45,374,177	16.8%	(2,708,094)

Source: CoStar Group, Inc.