



ATLANTA OFFICE MARKET PROFILE 4th Quarter 2009

Submarket	Existing Sq. Ft.	% of Total	Vacancy Rate	NET ABSORPTION (SF)		CLASS A MARKET		Space Under Construction (Sq. Ft.)
				2009	2008	Existing Sq. Ft.	Vacancy Rate	
Buckhead	18,675,248	9.4%	20.4%	(55,711)	(167,367)	13,532,105	22.6%	922,585
Central Perimeter	28,266,783	14.2%	21.7%	(925,712)	(109,576)	19,150,436	20.8%	0
Downtown	25,466,693	12.8%	17.3%	(644,718)	597,815	13,478,924	24.9%	0
Midtown	18,681,469	9.4%	18.5%	169,369	(81,308)	13,567,752	20.1%	719,003
North Fulton	24,866,003	12.5%	19.9%	(379,048)	73,859	13,863,876	18.3%	0
Northeast	19,032,789	9.5%	21.8%	(145,454)	(220,416)	6,497,234	22.1%	0
Northlake/Decatur	19,060,860	9.6%	12.1%	(316,813)	94,891	1,842,320	12.3%	0
Northwest	32,366,769	16.2%	19.0%	(196,791)	70,555	15,754,880	16.7%	34,060
South Atlanta	10,219,418	5.1%	18.5%	299,245	157,597	1,238,024	41.6%	21,000
West Atlanta	2,869,990	1.4%	30.7%	52,202	(72,824)	71,500	7.8%	0
Atlanta Total	199,506,022	100.0%	19.1%	(2,143,431)	343,226	98,997,051	20.7%	1,696,648

Note: This analysis is based on office buildings containing a minimum of 10,000 square feet. Owner-occupied buildings are not included.

Sources: CoStar Group and Ackerman & Co.