



ATLANTA OFFICE MARKET PROFILE 2nd 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	17,786,077	9.1%	15.2%	4,076	(167,367)	12,337,364	16.2%	1,980,731
Central Perimeter	28,429,921	14.6%	18.8%	(358,472)	(109,576)	19,220,950	18.2%	0
Downtown	23,324,183	11.9%	18.3%	(299,090)	597,815	13,455,418	23.3%	0
Midtown	18,747,882	9.6%	19.2%	(101,212)	(81,308)	13,555,895	21.7%	719,003
North Fulton	24,757,503	12.7%	18.4%	(136,476)	73,859	13,868,305	17.7%	35,350
Northeast	18,416,824	9.4%	20.1%	376	(220,416)	6,386,226	20.2%	108,700
Northlake/Decatur	19,184,327	9.8%	12.1%	(203,040)	94,891	1,792,854	11.7%	17,839
Northwest	31,798,657	16.3%	18.6%	(139,710)	70,555	15,161,333	17.1%	143,710
South Atlanta	9,998,215	5.1%	17.9%	260,535	157,597	1,146,428	37.0%	188,396
West Atlanta	2,772,644	1.4%	29.8%	74,216	(72,824)	71,500	7.8%	0
Atlanta Total	195,216,233	100.0%	17.9%	(898,797)	343,226	96,996,273	19.1%	3,193,729

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.