

# ATLANTA OFFICE MARKET SUPPLY AND ABSORPTION TRENDS - 4th Quarter 2007

	Buckhead	Central Perimeter	Downtown	Midtown	North Fulton	Northeast	Northlake/Decatur	Northwest	South Atlanta	West Atlanta	METRO ATLANTA
<b>SUPPLY FACTORS/TRENDS</b>											
<b>Existing Inventory</b>											
No. of Buildings	95	261	123	117	304	377	356	384	209	44	2,270
Existing Sq. Ft.	15,188,400	27,678,421	22,908,557	17,030,018	22,680,742	18,604,932	17,960,021	29,706,849	8,907,560	1,779,399	182,444,899
Avg. Building Size (Sq. Ft.)	159,878	106,048	186,248	145,556	74,608	49,350	50,449	77,362	42,620	40,441	80,372
<b>Vacant Space</b>											
Direct Vacant Sq. Ft.	1,800,768	3,400,319	4,331,301	2,020,881	3,262,859	3,327,981	2,093,062	5,029,673	1,499,797	282,654	27,049,295
Direct Vacancy Rate	11.9%	12.3%	18.9%	11.9%	14.4%	17.9%	11.7%	16.9%	16.8%	15.9%	14.8%
Vacant Sublease Sq. Ft.	238,493	346,209	422,946	322,168	554,175	227,851	205,467	301,094	75,136	0	2,693,539
Sublease Vacancy Rate	1.6%	1.3%	1.8%	1.9%	2.4%	1.2%	1.1%	1.0%	0.8%	0.0%	1.5%
Total Vacant Space	2,039,261	3,746,528	4,754,247	2,343,049	3,817,034	3,555,832	2,298,529	5,330,767	1,574,933	282,654	29,742,834
<b>Vacancy Rate (Direct &amp; Sublease)</b>	13.4%	13.5%	20.8%	13.8%	16.8%	19.1%	12.8%	17.9%	17.7%	15.9%	16.3%
<b>Sq. Ft. Under Construction</b>	2,151,384	468,355	0	784,120	786,535	129,365	218,915	558,393	388,788	15,800	5,501,655
<b>New Deliveries (Sq. Ft.)</b>											
1998	1,132,595	787,477	25,000	0	2,469,450	1,485,250	187,000	1,312,690	16,500	0	7,415,962
1999	424,635	830,703	0	165,000	2,545,317	1,137,035	52,650	1,027,403	459,867	53,400	6,696,010
2000	0	1,523,663	650,000	0	2,461,587	1,494,829	298,000	812,625	170,670	93,355	7,504,729
2001	559,620	0	18,000	1,437,554	3,193,194	927,403	143,300	735,213	188,414	0	7,202,698
2002	0	90,000	357,782	233,500	360,099	620,014	120,960	928,710	22,460	0	2,733,525
2003	0	1,025,546	0	488,000	425,000	155,736	0	195,000	125,000	15,000	2,429,282
2004	0	39,000	28,794	529,999	78,000	147,064	0	145,000	170,388	0	1,138,245
2005	31,000	152,369	319,853	0	100,950	367,593	187,385	244,210	169,907	0	1,573,267
2006	192,985	35,100	41,141	3,670,000	696,374	784,829	54,338	241,056	136,440	40,000	5,892,263
2007 Q4	581,874	36,000	475,418	667,401	581,020	472,824	233,100	297,128	443,190	34,240	3,822,195
	2,922,709	4,519,858	1,915,988	7,191,454	12,910,991	7,592,577	1,276,733	5,939,035	1,902,836	235,995	46,408,176
<b>Avg. Sq. Ft. Delivered</b>											
1998-1999	778,615	809,090	12,500	82,500	2,507,384	1,311,143	119,825	1,170,047	238,184	26,700	7,055,986
2000-2007	170,685	362,710	236,374	878,307	987,028	621,287	129,635	449,868	178,309	22,824	4,037,026
1998-2007	292,271	451,986	191,599	719,145	1,291,099	759,258	127,673	593,904	190,284	23,600	4,640,818
<b>ABSORPTION TRENDS</b>											
<b>Net Absorption (Sq. Ft.)</b>											
1998	407,545	311,055	376,485	265,896	2,569,195	777,893	106,366	1,074,653	31,135	(3,751)	5,916,472
1999	943,812	110,750	919,479	(207,108)	2,236,056	811,870	132,889	519,972	175,964	103,283	5,746,967
2000	344,527	1,134,427	1,242,471	238,522	2,402,359	924,342	81,731	391,991	98,940	49,905	6,909,215
2001	(497,270)	(710,668)	(842,533)	(332,564)	1,056,174	559,120	(3,282)	(106,218)	104,872	5,199	(767,170)
2002	(526,218)	(938,187)	(223,227)	120,568	382,591	194,886	(356,473)	(820,165)	185,681	91,300	(1,889,244)
2003	(254,617)	(1,113,687)	(262,478)	467,132	437,821	396,230	309,269	88,472	122,344	(61,327)	129,159
2004	681,479	878,042	(500,553)	957,518	873,728	292,999	(78,112)	472,406	220,823	(20,964)	3,777,366
2005	(71,321)	899,744	330,765	685,808	467,726	735,171	323,745	76,014	288,371	61,974	3,797,997
2006	559,720	878,930	(225,954)	835,816	1,175,952	157,654	259,946	166,314	13,087	(27,263)	3,794,202
2007 Q4	415,921	766,116	859,506	232,328	368,967	353,595	(128,445)	393,088	(57,381)	39,560	3,243,255
	2,003,578	2,216,522	1,673,961	3,263,916	11,970,569	5,203,760	647,634	2,256,527	1,183,836	237,916	30,658,219
<b>Avg. Annual Absorption</b>											
1998-1999	675,679	210,903	647,982	29,394	2,402,626	794,882	119,628	797,313	103,550	49,766	5,831,720
2000-2007	81,528	224,340	47,250	400,641	895,665	451,750	51,047	82,738	122,092	17,298	2,374,348
1998-2007	200,358	221,652	167,396	326,392	1,197,057	520,376	64,763	225,653	118,384	23,792	3,065,822

Sources: CoStar Group and Ackerman & Co.