



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
One Coliseum Centre	150,892	1995	4.6x	0.0%	0	0.0%	NM	0	0	0
Three Coliseum Centre	207,716	1996	3.7x	11.6%	24,117	1.5%	\$27.50	(56,322)	(7,123)	60,152
Five Coliseum Centre	155,844	1997	4.9x	21.9%	34,066	0.0%	\$27.50	71,877	34,542	11,901
Six Coliseum Centre	159,755	1998	3.8x	10.4%	16,649	0.0%	\$27.50	(499)	2,964	(923)
Whitehall Corporate Center I	114,268	2000	3.8x	28.8%	32,918	0.0%	\$25.50	10,341	5,075	(8,273)
Whitehall Corporate Center II	128,700	2003	4.1x	11.1%	14,276	0.0%	\$25.50	0	(8,188)	0
Whitehall Corporate Center III	178,803	2006	3.6x	1.0%	1,775	0.0%	\$26.00	26,465	3,906	11,193
Whitehall Corporate Center IV	210,986	2007	3.4x	5.7%	12,029	0.0%	\$25.50	(14,425)	14,425	0
Whitehall Corporate Center V	116,108	2008	3.9x	0.0%	0	0.0%	NM	14,248	31,314	0
Whitehall Corporate Center VI	115,526	2008	3.9x	23.2%	26,821	4.1%	\$25.50	(16,966)	23,517	(23,654)
LakePointe Corporate Center One	182,047	1999	4.3x	0.0%	0	1.0%	NM	13,687	0	0
Lakepointe Corporate Center Two	150,509	2000	4.0x	0.0%	0	12.0%	NM	6,883	0	0
Lakepointe Corporate Center Three	113,106	2006	4.2x	28.0%	31,641	0.0%	\$28.50	0	59,853	21,612
Lakepointe Corporate Center Five	113,757	2001	4.8x	14.2%	16,181	0.0%	\$28.50	(13,027)	13,027	(16,181)
Two Silver Crescent	88,000	2019	4.0x	0.0%	0	0.0%	\$32.00	0	88,000	0
Charleston Row	90,000	2008	3.3x	0.0%	0	0.0%	NM	5,502	0	0
Kings Parade One	56,000	2007	3.0x	6.2%	3,480	0.0%	\$27.00	(4,590)	5,189	3,957
Arcade Building	60,687	2004	3.0x	0.0%	0	0.0%	NM	(3,062)	(2,495)	5,557
Total / Weighted Average	2,392,704	2003	3.9x	8.9%	213,953	1.2%	\$27.01	40,112	264,006	65,341

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TIER II										
One Water Ridge Plaza	117,044	1995	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Two Water Ridge Plaza	154,435	1997	4.6x	0.0%	0	0.0%	\$27.00	5,602	15,428	0
Three Water Ridge	107,545	1993	5.0x	0.0%	0	0.0%	\$27.00	0	0	0
Four Water Ridge	56,007	1990	4.0x	0.0%	0	0.0%	\$27.00	0	0	0
Five Water Ridge	21,042	2000	3.4x	0.0%	0	0.0%	\$27.00	0	0	0
Six Water Ridge	41,151	1989	3.1x	43.1%	17,726	0.0%	\$27.00	0	2,984	(3,997)
Seven Water Ridge Plaza	120,090	1989	4.0x	29.6%	35,596	0.0%	\$27.00	301	6,916	(29,991)
Eight Water Ridge Plaza	108,830	1994	3.5x	0.0%	0	0.0%	\$27.00	0	5,609	0
Nine Water Ridge Plaza	103,499	1992	3.9x	1.0%	1,070	0.0%	\$27.00	3,945	6,558	0
Ten Water Ridge	72,174	2000	3.0x	100.0%	72,174	0.0%	\$27.00	(72,174)	0	0
Eleven Water Ridge	70,793	1991	3.2x	24.4%	17,277	0.0%	\$27.00	11,330	7,204	(1,901)
9300 Arrowpoint	325,000	1984	4.0x	0.0%	0	0.0%	NM	0	0	0
The Live Oak Building	81,586	1990	4.0x	16.8%	13,695	0.0%	\$24.50	(18,529)	8,397	(3,563)
Vanguard 5200 77 Center Dr	102,576	1986	4.0x	19.3%	19,782	0.0%	\$27.00	8,370	(17,790)	21,562
Vanguard 5250 77 Center Dr	82,980	1984	3.6x	87.6%	72,731	0.0%	\$27.00	(12,647)	(24,978)	0
Vanguard 5600 77 Center Dr	63,534	1980	4.0x	13.0%	8,228	0.0%	\$27.00	1,287	(1,979)	(505)
Vanguard 5550 77 Center Dr	54,580	1981	4.0x	11.9%	6,495	16.6%	\$27.00	(3,680)	(461)	(2,354)
4501 Charlotte Park Dr - Building I	59,266	1985	6.0x	36.4%	21,566	0.0%	\$24.50	0	6,806	0
4601 Charlotte Park Dr - Building II	58,689	1996	4.0x	10.9%	6,403	0.0%	\$24.50	0	0	0
4651 Charlotte Park Dr - Building III	70,190	1986	4.0x	5.9%	4,126	5.6%	\$24.50	0	(4,126)	(3,902)
Total / Weighted Average	1,871,011	1990	4.0x	15.9%	296,869	0.7%	\$26.56	(76,195)	10,568	(24,651)

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TIER III										
205 Regency Executive Park Dr	71,100	1987	3.8x	8.2%	5,832	0.0%	\$21.50	10,662	2,096	2,619
200 Regency Executive Park Dr	119,520	1999	7.3x	17.6%	21,058	0.0%	\$21.50	(34,029)	8,542	4,429
Two Yorkmont Plaza	90,155	1984	5.0x	24.3%	21,878	0.0%	\$22.00	55,441	0	25,200
Three Yorkmont Plaza	89,290	1985	4.0x	22.6%	20,187	0.0%	\$22.00	(6,988)	8,648	12,803
Water Oak	94,916	1985	3.5x	1.8%	1,740	0.0%	\$22.00	2,439	8,400	0
BECO Plaza	61,215	1985	3.5x	9.1%	5,569	0.0%	\$23.00	2,897	(19,192)	14,948
Union Point	89,666	1990	5.0x	51.6%	46,266	0.0%	\$23.00	(3,478)	2,579	21,049
Summit Point	81,566	1989	5.1x	46.7%	38,091	0.0%	\$21.50	10,800	5,842	(19,777)
9405 Arrowpoint	58,560	1989	4.0x	100.0%	58,560	0.0%	\$23.50	(58,560)	0	0
ArrowPoint One - MOB	66,864	1985	4.1x	0.0%	0	0.0%	NM	0	0	0
Airport Overlook	63,066	1982	4.3x	51.5%	32,455	0.0%	\$23.62	0	(22,114)	(2,931)
Tyvola Executive Park 4	68,900	1984	4.1x	93.6%	64,500	0.0%	NM	(64,500)	64,500	(64,500)
Forest Park I	13,483	1990	6.0x	100.0%	13,483	0.0%	NM	(13,483)	0	0
Forest Park II	43,938	1997	7.0x	46.5%	20,437	0.0%	\$19.00	0	8,583	0
Forest Park III	44,612	1997	5.8x	35.2%	15,688	0.0%	\$19.00	(15,688)	0	0
Forest Park IV	62,212	1999	5.7x	64.6%	40,212	0.0%	\$20.00	(61,683)	(529)	22,000
Forest Park V	61,500	1999	6.6x	0.0%	0	0.0%	NM	0	0	0
Forest Park VI	69,831	2000	10.0x	0.0%	0	0.0%	NM	69,831	0	0
Forest Park X	61,151	2003	8.2x	0.0%	0	0.0%	NM	30	61,121	0
Total / Weighted Average	1,311,545	1991	5.4x	31.0%	405,956		\$21.81	(106,309)	128,476	15,840
Total Competitive Set	5,575,260	1996	4.3x	16.4%	916,778	0.7%	\$25.63	(142,392)	403,050	56,530

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
One Coliseum Centre	Office Properties Income Trust	Jan-15	\$26	\$170	100.0%	7.2%	Cole Corporate Income Trust	-	-	
Three Coliseum Centre	South Street Partners Office	Mar-20	\$41	\$198	75.2%	5.8%	America's Capital Partners	Colliers International	Colliers International	Colliers International
Five Coliseum Centre	South Street Partners Office	Mar-20	\$31	\$198	87.4%	5.8%	America's Capital Partners	Colliers International	Colliers International	Colliers International
Six Coliseum Centre	South Street Partners Office	Mar-20	\$32	\$198	90.5%	5.8%	America's Capital Partners	Colliers International	Colliers International	Colliers International
Whitehall Corporate Center I	American Asset Corporation	Apr-16	\$12	\$105			CIP Real Estate	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center II	American Asset Corporation	Apr-16	\$14	\$105			CIP Real Estate	American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center III	American Asset Corporation							American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center IV	American Asset Corporation							American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center V	American Asset Corporation							American Asset Corporation	American Asset Corporation	American Asset Corporation
Whitehall Corporate Center VI	American Asset Corporation							American Asset Corporation	American Asset Corporation	American Asset Corporation
LakePointe Corporate Center One	BB&T	May-18	\$29	\$160	41.4%	NA	Childress Klein	Childress Klein	-	-
Lakepointe Corporate Center Two	BB&T	May-18	\$24	\$158	95.4%	NA	Childress Klein	BB&T	-	-
Lakepointe Corporate Center Three	Bridge Commercial Real Estate	Feb-20	\$22	\$192	62.1%		Atlanta Property Group	Trinity Partners	Trinity Partners	Trinity Partners
Lakepointe Corporate Center Five	Bridge Commercial Real Estate	Feb-20	\$22	\$191	62.1%		Atlanta Property Group	Trinity Partners	Trinity Partners	Trinity Partners
Two Silver Crescent	New Forum, Inc.							-	-	New Forum, Inc.
Charleston Row	New Forum, Inc.							-	-	New Forum, Inc.
Kings Parade One	New Forum, Inc.							New Forum, Inc.	New Forum, Inc.	New Forum, Inc.
Arcade Building	New Forum, Inc.							-	-	New Forum, Inc.

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER II										
One Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$15	\$131	100.0%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Two Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$20	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Three Water Ridge	NY Life Real Estate Investors	Jul-16	\$14	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Four Water Ridge	NY Life Real Estate Investors	Dec-15	\$7	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Five Water Ridge	NY Life Real Estate Investors	Dec-15	\$3	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Six Water Ridge	NY Life Real Estate Investors	Dec-15	\$5	\$131	99.1%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Seven Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$16	\$131	80.3%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Eight Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	95.7%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Nine Water Ridge Plaza	NY Life Real Estate Investors	Dec-15	\$14	\$131	90.9%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Ten Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	88.6%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
Eleven Water Ridge	NY Life Real Estate Investors	Dec-15	\$9	\$131	64.3%	5.5%	Goldman Sachs	Foundry Commercial	Foundry Commercial	
9300 Arrowpoint	Maersk, Inc.	May-06	\$31	\$95	100.0%	NA	Arrowpoint Capital	Maersk, Inc.	-	
The Live Oak Building	Tempus Real Estate Investments	Apr-17	\$8	\$96	83.2%		Adler Kawa RE Advisors	Colliers International	Colliers International	
Vanguard 5200 77 Center Dr	The Dilweg Companies	Jun-18	\$8	\$77	91.8%	5.8%	True North Mgmt Group	-	-	
Vanguard 5250 77 Center Dr	The Dilweg Companies	Jun-18	\$6	\$77	60.0%	5.8%	True North Mgmt Group	-	CBRE	
Vanguard 5600 77 Center Dr	The Dilweg Companies	Jun-18	\$5	\$77	90.5%	5.8%	True North Mgmt Group	-	-	
Vanguard 5550 77 Center Dr	The Dilweg Companies	Jun-18	\$4	\$77	96.0%	5.8%	True North Mgmt Group	-	-	
4501 Charlotte Park Dr - Building I	BECO Management, Inc.	Dec-11	\$2	\$37			LNR Partners	-	JLL	
4601 Charlotte Park Dr - Building II	BECO Management, Inc.	Dec-11	\$2	\$37	88.0%		LNR Partners	-	JLL	
4651 Charlotte Park Dr - Building III	BECO Management, Inc.	Dec-11	\$3	\$37	27.0%		LNR Partners	-	JLL	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
205 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$6	\$84	94.0%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
200 Regency Executive Park Dr	CapRocq Core Real Estate Fund L.P.	Oct-14	\$10	\$84	81.5%	7.5%	Pizzagalli Properties	Pizzagalli Properties, LLC	Colliers International
Two Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$8	\$88	61.5%		Parkway Property Investments	-	Trinity Partners
Three Yorkmont Plaza	Hamilton Equity Partners	Feb-19	\$5	\$53	49.5%		Parkway Property Investments	GrayPointe Capital	Trinity Partners
Water Oak	MHI	Jan-17	\$8	\$88	84.2%		Adler Kawa RE Advisors	MPV Properties	MPV Properties
BECO Plaza	Griffin Partners, Inc.	Jun-19	\$5	\$87	100.0%	7.3%	BECO Management	BECO Management, Inc.	Cushman & Wakefield
Union Point	RealOp Investments	Dec-18	\$5	\$61	70.2%		Accesso Partners	BRES	-
Summit Point	RealOp Investments	Dec-18	\$5	\$61	15.6%		Accesso Partners	BRES	-
9405 Arrowpoint	Cogency Global	Jun-18	\$3	\$55	100.0%		Cogentrix Energy	Cogentrix	CBRE
ArrowPoint One - MOB	Medistar Corporation	Apr-15	\$11	\$170	100.0%	6.6%	Mohr Capital	-	Colliers International
Airport Overlook	Griffin Partners, Inc.	Jun-19	\$6	\$87	80.0%	7.3%	BECO Management	Griffin Partners, Inc.	-
Tyvola Executive Park 4	Exeter Property Group	Feb-20	\$4	\$60		NA	Gladstone Commercial	McMahan Carver Properties	Exeter Property Group
Forest Park I	Viking Partners	Oct-18	\$1	\$61		NA	Faison & Associates	-	Cushman & Wakefield
Forest Park II	TerraCap Management, LLC	Dec-16	\$4	\$92	34.0%	7.9%	Richardson Properties	-	Foundry Commercial
Forest Park III	TerraCap Management, LLC	Dec-16	\$4	\$92	100.0%	7.9%	Richardson Properties	-	Foundry Commercial
Forest Park IV	Franklin Street Properties Corporation	Jul-99	\$6	\$100			Faison Arrowhead	-	CBRE
Forest Park V	Fairway Investments							-	Cardinal RE Partners
Forest Park VI	Highland Ventures Ltd	Apr-19	\$13	\$180	100.0%		Insite Properties	-	Insite Properties, LLC
Forest Park X	Fairway Investments	Jun-10					Fifth Thid Bank	-	Cardinal RE Partners