

Atlanta - Central Perimeter - Tier Report - 2020 4Q



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
Twelve24	335,000	2020	3.2x	0.0%	0	0.0%	\$45.00	0	0	335,000
4004 Perimeter Summit	355,250	2018	4.0x	46.0%	163,415	0.0%	\$42.50	12,278	49,544	50,348
3003 Perimeter Summit	390,910	2000	4.0x	0.0%	0	0.0%	\$35.50	0	0	0
2002 Perimeter Summit	435,000	2003	4.0x	95.0%	413,250	12.6%	\$34.69	(2,124)	(24,163)	(94,361)
1001 Perimeter Summit	572,643	1995	4.0x	11.0%	62,991	4.3%	\$35.50	(8,734)	175,478	22,825
Queen Building (5 Concourse)	687,107	1988	2.8x	9.7%	66,542	1.5%	\$36.50	4,872	6,366	(9,785)
King Building (6 Concourse)	697,400	1991	2.8x	14.7%	102,438	3.0%	\$36.48	15,195	(4,452)	6,380
400 Northpark	586,256	1986	3.3x	6.1%	35,764	12.2%	\$33.00	78,139	(30,750)	14,222
500 Northpark	515,735	1989	3.3x	18.9%	97,479	0.0%	\$33.00	65,082	(6,078)	(73,678)
600 Northpark	425,729	1998	3.3x	8.5%	36,296	0.0%	\$33.00	23,254	(48,819)	58,393
One Glenlake	353,000	2002	3.4x	0.4%	1,485	39.0%	\$35.50	48,078	660	(6,923)
Three Glenlake	359,473	2008	3.4x	0.0%	0	0.0%	\$34.75	0	(107,424)	187,992
Glenridge Highlands II	425,674	2000	3.5x	1.7%	7,055	2.4%	\$35.50	1,348	(9,201)	15,726
Glenridge Highlands I	287,679	1998	3.8x	8.1%	23,230	5.8%	\$35.00	(6,813)	599	(13,324)
Three Ravinia	816,748	1991	3.0x	19.8%	162,059	28.6%	\$34.05	(52,888)	57,375	(26,194)
1 Concourse	295,760	1984	2.8x	16.6%	49,016	25.9%	\$36.00	4,333	(35,090)	(1,468)
2 Concourse	306,560	1985	2.8x	2.7%	8,383	0.0%	\$36.00	11,301	(4,831)	0
4 Concourse	162,329	1985	2.8x	36.8%	59,690	17.0%	\$36.36	40,004	(45,447)	(7,849)
7000 Central Park	415,324	1988	3.3x	10.1%	42,099	9.8%	\$35.00	91,376	23,818	(510)
Lakeside Commons II	304,200	1997	3.0x	23.5%	71,360	0.0%	\$32.94	(27,406)	(37,495)	(6,459)
1155 Perimeter Ctr W	310,194	2000	4.0x	25.0%	77,547	0.0%	NM	0	(147,484)	69,937
Total / Weighted Average	9,037,971	1996	3.3x	16.4%	1,480,099	8.0%	\$35.58	297,295	(187,394)	520,272

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TIER II										
South Terraces	547,281	1986	3.0x	48.2%	263,762	0.6%	\$33.02	(288,072)	(12,042)	80,574
North Terraces	544,500	1984	3.5x	25.8%	140,694	4.1%	\$33.60	(44,228)	(85,370)	29,693
One Ravinia	386,603	1985	3.3x	26.1%	100,886	1.1%	\$28.50	24,526	(29,178)	(11,664)
Two Ravinia	442,130	1987	3.5x	35.1%	155,226	0.3%	\$28.50	23,622	(27,900)	(6,879)
Palisades Bldg D	262,166	1999	3.4x	25.7%	67,390	0.0%	\$31.50	(18,663)	(22,038)	(1,680)
10 Glenlake North Tower	247,360	2000	4.0x	38.5%	95,228	0.0%	\$31.50	(15,728)	0	(53,000)
10 Glenlake South Tower	257,698	1999	4.0x	14.7%	37,889	6.8%	\$31.50	(7,453)	3,161	(14,381)
Lakeside Commons I	225,470	1986	3.0x	0.0%	0	20.4%	NM	24,854	(1,570)	(47,666)
Centrum at Glenridge	186,826	1989	3.0x	14.0%	26,174	5.3%	\$31.50	(3,233)	5,234	(9,602)
One Premier Plaza	194,278	1988	3.3x	32.6%	63,385	0.0%	\$31.52	(2,566)	(37,635)	18,506
Two Premier Plaza	130,000	1997	3.3x	19.8%	25,684	3.6%	\$31.57	2,131	(7,301)	(1,334)
5600 Glenridge	269,001	1984	3.5x	58.8%	158,152	0.0%	NM	0	0	(158,152)
Crown Pointe 1050	273,561	1989	3.5x	6.7%	18,436	6.5%	\$30.42	23,888	16,552	5,919
Crown Pointe 1040	226,407	1986	3.5x	24.5%	55,565	0.0%	\$30.70	(2,837)	9,240	(1,804)
900 Ashwood Pky	207,291	1987	3.5x	35.9%	74,444	0.0%	\$29.00	79	(56,799)	4,488
Sterling Pointe I	168,312	1982	3.5x	66.6%	112,027	0.0%	\$25.99	(2,683)	(25,518)	18,959
Sterling Pointe II	187,096	1989	3.5x	39.2%	73,338	3.9%	\$25.96	(101,899)	21,170	2,002
50 Glenlake	144,409	1997	4.0x	26.6%	38,379	11.0%	\$27.00	8,166	(3,706)	(20,741)
Ashford Perimeter	295,631	1984	3.4x	4.0%	11,884	2.5%	\$27.50	(1,411)	(4,995)	(1,320)
Ashford Green I	264,146	1982	3.5x	10.0%	26,389	32.4%	\$26.00	4,056	(10,164)	(85,562)
Embassy Row - Bldg 100	114,759	1999	3.7x	0.0%	0	0.0%	NM	0	0	0
64 Perimeter Center	384,575	1984	3.2x	9.1%	35,109	0.0%	\$26.00	0	0	0
Total / Weighted Average	5,959,500	1989	3.5x	26.5%	1,580,041	4.1%	\$29.84	(377,451)	(268,859)	(253,644)

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TIER III										
Lakeside A	43,055	1972	3.5x	0.0%	0	0.0%	\$27.50	0	0	0
Lakeside B	106,290	1972	3.5x	17.4%	18,465	0.0%	\$27.50	24,358	16,865	(1,961)
Lakeside C	42,698	1974	3.5x	100.0%	42,698	0.0%	\$27.50	0	0	0
Lakeside D	107,196	1977	3.5x	14.1%	15,142	0.0%	\$27.50	(36,671)	7,082	38,130
Lakeside E	106,314	1979	3.5x	12.0%	12,710	20.0%	\$27.50	56,143	5,602	(5,603)
100 Glenridge Point	91,317	1970	3.5x	0.0%	0	13.1%	NM	0	0	(11,941)
200 Glenridge Point	82,526	1970	3.5x	1.3%	1,075	0.0%	\$28.50	(2,741)	2,741	(1,075)
Palisades Bldg A	111,248	1983	3.4x	19.5%	21,644	7.7%	\$26.50	(509)	(18,990)	558
Palisades Bldg B	123,903	1984	3.4x	32.5%	40,326	0.0%	\$26.50	(11,334)	(16,252)	4,967
Palisades Bldg C	141,598	1984	3.4x	18.1%	25,673	11.6%	\$26.50	(13,274)	(746)	(14,774)
MidCity Plaza	128,384	1978	3.0x	0.0%	0	0.0%	NM	0	0	0
100 Ashford Center	161,247	1987	3.4x	21.1%	34,016	0.0%	\$27.00	6,520	(2,108)	(31,908)
1117 Perimeter Ctr W.	392,726	1985	3.0x	13.7%	53,729	5.2%	\$28.00	7,230	8,309	(11,683)
SunTrust Building	47,040	1987	3.3x	0.0%	0	8.1%	NM	(4,126)	29,438	(3,800)
1200 Ashwood Pky	198,431	1985	3.5x	32.4%	64,251	0.0%	\$26.50	11,974	(9,554)	(6,276)
Lincoln Center	184,000	1986	4.0x	21.5%	39,643	0.0%	\$24.86	5,409	9,907	(7,219)
200 Ashford Center	159,154	1989	4.0x	36.8%	58,574	5.0%	\$25.08	6,122	(23,559)	(16,279)
Embassy Row - Bldg 300	165,111	1999	3.7x	14.9%	24,581	43.2%	\$27.50	58,496	(25,925)	0
Embassy Row - Bldg 400	156,056	1984	3.7x	17.1%	26,633	20.1%	\$26.14	(11,694)	(20,583)	(4,983)
Embassy Row - Bldg 600	154,637	1987	4.0x	14.8%	22,876	0.0%	\$27.50	6,431	8,623	2,435
Embassy Row - Bldg 500	75,711	1998	3.7x	0.0%	0	0.0%	\$25.87	0	0	0
Ptree Dunwoody Pavilion - A	63,475	1976	4.0x	0.0%	0	0.0%	NM	0	0	0
Ptree Dunwoody Pavilion - C	132,248	1980	3.1x	33.2%	43,956	17.5%	\$26.10	0	17,345	(39,781)
Ptree Dunwoody Pavilion - D	132,984	1976	4.0x	13.3%	17,738	0.0%	\$26.00	(9,060)	4,034	0
66 Perimeter Center E	200,210	1971	3.6x	11.0%	21,964	0.0%	\$20.50	0	0	0
1200 Lake Hearn	114,474	1983	4.0x	28.2%	32,285	0.0%	\$24.50	10,427	0	(15,437)
Perimeter Place	83,366	1996	3.3x	1.9%	1,575	0.0%	\$23.00	0	424	0
5871 Glenridge	64,682	1985	4.0x	9.2%	5,972	0.0%	\$24.50	(2,155)	6,340	(4,005)
Plaza 400	79,232	1982	3.8x	34.7%	27,503	0.0%	\$25.00	(30,037)	0	2,534
41 Perimeter Center	94,734	1974	4.0x	9.1%	8,644	0.0%	\$24.00	17,237	(6,286)	(1,472)
53 Perimeter Center	80,366	1972	4.2x	44.0%	35,356	0.0%	\$24.00	(537)	(2,389)	(5,951)
47 Perimeter Center	92,686	1974	4.0x	7.6%	7,023	21.4%	\$24.00	5,153	5,815	7,244
56 Perimeter Center	94,575	1977	4.0x	8.9%	8,405	0.0%	\$23.50	6,946	0	2,340
211 Perimeter Center	225,447	1980	4.0x	15.2%	34,284	0.0%	\$27.84	(6,351)	553	14,359
219 Perimeter Center	127,697	1979	3.0x	19.7%	25,182	0.0%	\$19.00	0	0	0
223 Perimeter Center	127,823	1978	4.0x	0.0%	0	0.0%	NM	0	0	0
Total / Weighted Average	4,492,641	1982	3.6x	17.2%	771,923	5.3%	\$25.81	93,957	(3,314)	(111,581)
Total Competitive Set	19,490,112	1990	3.4x	19.7%	3,832,063	6.2%	\$31.71	13,801	(459,567)	155,047

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Twelve24	Trammell Crow								CBRE	CBRE
4004 Perimeter Summit	State Street Global Advisors								Seven Oaks Company	CBRE
3003 Perimeter Summit	State Street Global Advisors								Seven Oaks Company	CBRE
2002 Perimeter Summit	State Street Global Advisors								Seven Oaks Company	CBRE
1001 Perimeter Summit	State Street Global Advisors	Oct-06	\$95	\$164	43.0%	NA	Hewlett-Packard		Seven Oaks Company	CBRE
Queen Building (5 Concourse)	Building and Land Technology	Apr-15	\$155	\$225	89.1%	5.8%	GEM Realty Capital		Regent Partners	Cushman & Wakefield
King Building (6 Concourse)	Building and Land Technology	Apr-15	\$157	\$225	91.2%	5.8%	GEM Realty Capital		Regent Partners	Cushman & Wakefield
400 Northpark	Cousins Properties	Oct-14	\$134	\$228	78.6%	5.7%	AEW Capital Management		Cousins Properties	Cousins Properties
500 Northpark	Cousins Properties	Oct-14	\$118	\$228	99.5%	5.7%	AEW Capital Management		Cousins Properties	Cousins Properties
600 Northpark	Cousins Properties	Oct-14	\$97	\$228	94.3%	5.7%	AEW Capital Management		Cousins Properties	Cousins Properties
One Glenlake	Starwood Capital Group	Apr-19	\$113	\$320	100.0%	6.7%	Columbia Property Trust		JLL	JLL
Three Glenlake	Starwood Capital Group	Apr-19	\$115	\$320	100.0%	6.7%	Columbia Property Trust		JLL	JLL
Glenridge Highlands II	Piedmont Office Realty	Aug-03	\$84	\$197	98.0%	NA	TIAA		Piedmont Realty Trust	CBRE
Glenridge Highlands I	Piedmont Office Realty	Nov-15	\$64	\$221	90.0%	6.5%	Cornerstone		JLL	CBRE
Three Ravinia	Preferred Office Properties	Jan-17	\$210	\$257	98.0%	7.3%	CBRE Investors		Preferred Office Properties	CBRE
1 Concourse	CBRE Global Investors Ltd	Dec-17	\$60	\$204	94.3%	6.6%	Building & Land Technology		CBRE	CBRE
2 Concourse	CBRE Global Investors Ltd	Dec-17	\$63	\$204	86.9%	6.6%	Building & Land Technology		CBRE	CBRE
4 Concourse	CBRE Global Investors Ltd	Dec-17	\$33	\$204	64.9%	6.6%	Building & Land Technology		CBRE	CBRE
7000 Central Park	Starwood Capital Group	Jul-18	\$105	\$252	81.0%	5.8%	CBREI		CBRE	CBRE
Lakeside Commons II	Intercontinental	Feb-08	\$61	\$200	91.5%	7.0%	DWS		Intercontinental Real Estate	Newmark
1155 Perimeter Ctr W	Piedmont Office Realty	Sep-14	\$81	\$214	96.0%	6.5%	AEW Capital Management		Piedmont Realty Trust	JLL

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER II									
South Terraces	MetLife, Inc.	Dec-13	\$97	\$177	93.1%	7.2%	Royal Bank of Scotland	JLL	JLL
North Terraces	MetLife, Inc.	Dec-13	\$96	\$177	96.4%	7.2%	Royal Bank of Scotland	JLL	JLL
One Ravinia	Franklin Street Properties	Jul-12	\$53	\$138	82.0%	6.5%	Hines	Hines	Hines
Two Ravinia	Franklin Street Properties	Apr-15	\$78	\$191	81.0%	5.8%	Parkway Properties	Hines	Hines
Palisades Bldg D	Oaktree / APG	Jul-18	\$50	\$189	93.9%	6.5%	Angelo Gordon	Atlanta Property Group	Atlanta Property Group
10 Glenlake North Tower	Highwoods Properties, Inc.	Aug-13	\$39	\$158	89.3%	NA	DLF / Dreilander-Fonds	Highwoods Properties, Inc.	Highwoods Properties, Inc.
10 Glenlake South Tower	Highwoods Properties, Inc.	Aug-13	\$41	\$158	68.0%	NA	DLF / Dreilander-Fonds	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Lakeside Commons I	Intercontinental	Feb-08	\$45	\$200	98.6%	7.0%	DWS	Intercontinental Real Estate	Newmark
Centrum at Glenridge	Blackmount Real Estate	Jun-19	\$40	\$214	87.0%	6.4%	Origin Capital / Ascentris	Stream Realty Partners, LP	Lincoln Property Company
One Premier Plaza	Zeller	Feb-17	\$34	\$173	81.4%	6.8%	Barings	Stream Realty Partners, LP	JLL
Two Premier Plaza	Zeller	Feb-17	\$22	\$173	81.4%	6.8%	Barings	Zeller	JLL
5600 Glenridge	Crocker Partners	Dec-19	\$17	\$63	NA	NA	AT&T Corp	Crocker Partners, LLC	JLL
Crown Pointe 1050	Pacific Oak Capital Advisors	Feb-17	\$46	\$167	72.0%	4.6%	Barings	Madison Marquette	Transwestern
Crown Pointe 1040	Pacific Oak Capital Advisors	Feb-17	\$38	\$167	72.0%	4.6%	Barings	Madison Marquette	Transwestern
900 Ashwood Pky	Starwood Capital Group	Oct-16	\$28	\$136	84.0%	5.7%	LNR Property Group	-	Avison Young
Sterling Pointe I	The Simpson Organization	Aug-15	\$26	\$152	6.8%	7.0%	Rubenstein Partners	The Simpson Organization	Stream Realty Partners, LP
Sterling Pointe II	The Simpson Organization	Aug-15	\$28	\$152	98.4%	7.0%	Rubenstein Partners	The Simpson Organization	Stream Realty Partners, LP
50 Glenlake	Highwoods Properties, Inc.	Dec-97	\$22	\$155	95.0%	9.3%	Triad Properties Corp.	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Ashford Perimeter	Crocker Partners	Sep-13	\$18	\$62	27.1%	NA	CIII (Behringer Harvard)	Crocker Partners, LLC	Stream Realty Partners, LP
Ashford Green I	John Hancock Life Insurance	Mar-00	\$37	\$140	92.0%	9.1%	J.W. O'Connor Co.	Manulife	-
Embassy Row - Bldg 100	Bridge Investment Group	May-16	\$20	\$174	100.0%	NA	Ares RE	Bridge Commercial Real Estate	Bridge Commercial Real Estate
64 Perimeter Center	Griffin Capital Essential Asset REIT, Inc.	Jun-15	\$89	\$232	99.5%	6.9%	Signature Office REIT	Transwestern Commercial Svc, LLC	Stream Realty Partners, LP

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		Date	Price	\$/RSF	Occ.	Cap Rate	Seller			
TIER III										
Lakeside A	Crocker Partners	Feb-15	\$4	\$102		NA	Metlife	Crocker Partners, LLC	CBRE	
Lakeside B	Crocker Partners	Feb-15	\$11	\$102	68.0%	NA	Metlife	Crocker Partners, LLC	CBRE	
Lakeside C	Crocker Partners	Feb-15	\$4	\$102	88.5%	NA	Metlife	Crocker Partners, LLC	CBRE	
Lakeside D	Crocker Partners	Feb-15	\$11	\$102	78.6%	NA	Metlife	Crocker Partners, LLC	CBRE	
Lakeside E	Crocker Partners	Feb-15	\$11	\$102	39.2%	NA	Metlife	Crocker Partners, LLC	CBRE	
100 Glenridge Point	Richmond Honan	May-18	\$22	\$237	100.0%	NA	Noro Management	-	Richmond Honan Property Management	
200 Glenridge Point	Richmond Honan	May-18	\$20	\$237	100.0%	NA	Noro Management	Honan Property Management	Richmond Honan	
Palisades Bldg A	Oaktree / APG	Jul-18	\$21	\$189	92.2%	6.5%	Angelo Gordon	-	Atlanta Property Group	
Palisades Bldg B	Oaktree / APG	Jul-18	\$23	\$189	76.5%	6.5%	Angelo Gordon	-	Atlanta Property Group	
Palisades Bldg C	Oaktree / APG	Jul-18	\$27	\$189	84.1%	6.5%	Angelo Gordon	Atlanta Property Group	Atlanta Property Group	
MidCity Plaza	Crossgate Partners, LLC	Mar-18	\$18	\$143	100.0%	6.7%	MidCity Real Estate	-	Cushman & Wakefield	
100 Ashford Center	OA Development, Inc.	Dec-17	\$22	\$138	92.0%	7.8%	Ohio PERS	Foundry Commercial	Transwestern	
1117 Perimeter Ctr W.	1117 Sandy Springs LLC	May-15	\$69	\$175	90.0%	NA	Colony Realty	JLL	HRE Real Estate Services, Inc.	
SunTrust Building	Vision Hospitality Group, Inc.							Brand Real Estate Services	Brand Real Estate Services	
1200 Ashwood Pky	Albany Road Real Estate Partners	May-15	\$27	\$136	93.0%	7.4%	Atlanta Property Group	Colliers International	Colliers International	
Lincoln Center	Parmenter, LLC	Jun-15	\$22	\$122	92.0%	7.5%	Fairlead	-	Foundry Commercial	
200 Ashford Center	TerraCap Management, LLC	Dec-18	\$25	\$155	81.0%	6.0%	Parmenter	Parameter Realty	Lincoln Property Company	
Embassy Row - Bldg 300	Bridge Investment Group	May-15	\$21	\$127	75.6%	4.6%	Ares RE	-	Bridge Commercial Real Estate	
Embassy Row - Bldg 400	Bridge Investment Group	May-15	\$20	\$127	84.3%	4.6%	Ares RE	-	Bridge Commercial Real Estate	
Embassy Row - Bldg 600	Bridge Investment Group	May-15	\$20	\$127	63.1%	4.6%	Ares RE	-	Bridge Commercial Real Estate	
Embassy Row - Bldg 500	Bridge Investment Group	May-15	\$10	\$127	100.0%	4.6%	Ares RE	Bridge Commercial Real Estate	Bridge Commercial Real Estate	
Ptree Dunwoody Pavilion - A	The Simpson Organization	May-15	\$9	\$147	100.0%	5.4%	Cousins Properties	-	CBRE	
Ptree Dunwoody Pavilion - C	The Simpson Organization	May-15	\$19	\$147	69.6%	5.4%	Cousins Properties	-	CBRE	
Ptree Dunwoody Pavilion - D	The Simpson Organization	May-15	\$20	\$147	89.3%	5.4%	Cousins Properties	-	CBRE	
66 Perimeter Center E	Griffin Capital Essential Asset REIT, Inc.	Jun-15	\$47	\$232	89.1%	6.9%	Signature Office REIT	Transwestern Commercial Svc, LLC	Stream Realty Partners, LP	
1200 Lake Hearn	Bentley Investments	May-19	\$10	\$83	85.3%	8.0%	SilverCap Partners	SK Commercial Realty LLC	SK Commercial Realty LLC	
Perimeter Place	Kornheiser, Michael P	Dec-04	\$12	\$140	88.0%	NA	Jackson Corporate RE	Jackson Corporate Real Estate	Skyline Seven Real Estate	
5871 Glenridge	KQC Investors LLC	May-20	\$11	\$166	61.0%	4.3%	Ares RE	Atlanta Property Group	Atlanta Property Group	
Plaza 400	Highgate Partners	Jan-20	\$9	\$109	62.1%	NA	M3 Millennium Companies	-	Transwestern Real Estate Services	
41 Perimeter Center	Grubb Properties	Jul-15	\$11	\$115	87.4%	7.3%	Atlanta Property Group	-	-	
53 Perimeter Center	Grubb Properties	Jul-15	\$9	\$115	87.4%	7.3%	Atlanta Property Group	-	JLL	
47 Perimeter Center	Grubb Properties	Jul-15	\$11	\$115	87.4%	7.3%	Atlanta Property Group	Grubb Properties	JLL	
56 Perimeter Center	OA Development, Inc.	Apr-16	\$14	\$145	92.0%	7.8%	The Simpson Group	OA Development, Inc.	SK Commercial Realty LLC	
211 Perimeter Center	GID Investment Funds	Sep-06	\$32	\$142	99.0%	5.6%	Equity Office	JLL	JLL	
219 Perimeter Center	GID Investment Funds	Sep-06	\$26	\$205	100.0%	5.6%	Equity Office	JLL	JLL	
223 Perimeter Center	GID Investment Funds	Sep-06	\$25	\$198	100.0%	5.6%	Equity Office	JLL	JLL	