

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
The Medici	156,060	2008	3.0x	6.5%	10,072	25.7%	\$42.50	0	(41,544)	2,453
The Forum at West Paces	220,016	2001	3.0x	2.0%	4,452	4.4%	\$39.25	1,765	6,444	(9,630)
Three Ballpark Center	335,561	2021	4.5x	0.0%	0	9.2%	\$47.00	186,683	0	61,187
Two Ballpark Center	92,000	2017	3.5x	0.0%	0	0.0%	\$40.00	0	0	0
3400 Overton (Synovus)	174,418	2017	3.5x	1.2%	2,012	0.0%	\$42.00	31,771	26,216	0
Riverwood 200	299,000	2017	3.6x	2.8%	8,369	0.0%	\$40.50	0	20,871	0
Riverwood 100	502,527	1989	3.0x	13.6%	68,359	1.9%	\$34.00	5,324	(37,503)	(1,610)
Galleria 100	414,492	1982	3.5x	13.4%	55,659	12.5%	\$34.00	10,396	(25,978)	5,346
Galleria 200	431,631	1984	4.0x	19.3%	83,154	1.0%	\$34.00	(8,106)	8,279	(9,264)
Galleria 300	432,035	1987	3.5x	9.8%	42,324	11.5%	\$34.00	2,264	(35,897)	(2,458)
Galleria 400	429,797	1999	4.0x	9.1%	39,105	15.0%	\$34.00	(5,808)	(7,510)	(5)
Galleria 600	433,826	2002	3.2x	39.0%	169,357	0.7%	\$34.00	(18,045)	(66,631)	(1,214)
Cumberland Center II	419,456	1989	3.2x	9.3%	38,933	17.7%	\$32.00	(819)	56,860	0
100 City View	250,000	2000	3.5x	10.2%	25,501	0.0%	\$32.50	(9,459)	21,275	0
Overlook III	514,746	1987	3.0x	25.8%	133,000	5.8%	\$34.00	55,984	(19,036)	(7,614)
3225 Cumberland	218,519	1998	4.0x	11.6%	25,432	0.0%	\$32.00	24,579	(14,179)	0
One Riverside	225,069	1998	3.8x	11.4%	25,727	0.0%	\$29.50	19,441	1,317	0
The Towers at Wildwood Plaza	767,799	1991	3.1x	31.8%	244,182	3.5%	\$29.00	(217,804)	19,957	(8,272)
Wildwood Center	692,707	1987	3.2x	18.0%	124,714	2.3%	\$28.70	4,635	(15,665)	(5,570)
One Overton Park	387,267	2002	3.5x	4.3%	16,700	0.0%	\$28.00	12,478	54,706	3,705
Paces West	646,471	1987	3.0x	9.1%	59,130	1.3%	\$28.62	13,989	(22,760)	(12,981)
Parkwood Point	219,660	2001	4.5x	11.6%	25,448	14.4%	\$27.00	(26,668)	(881)	(23,252)
Total / Weighted Average	8,263,057	1995	3.4x	14.5%	1,201,630	5.4%	\$33.18	82,600	(71,659)	(9,179)

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TIER II										
3333 Riverwood	106,863	1992	3.6x	11.4%	12,198	0.0%	\$31.00	21,624	25,888	0
Northcreek 100	133,520	1971	3.3x	67.9%	90,621	0.0%	\$26.50	1,066	2,179	0
Northcreek 200	134,667	1972	3.3x	31.9%	42,902	0.0%	\$26.50	(2,246)	12,477	0
Northcreek 300	148,080	1978	3.3x	46.8%	69,239	0.0%	\$26.50	7,281	(16,989)	0
Northcreek 400	146,928	1979	3.2x	8.3%	12,164	0.0%	\$26.50	14,118	3,938	0
Riveredge Summit	457,131	1983	4.0x	5.8%	26,664	11.8%	\$28.48	0	0	0
2500 Windy Ridge	322,612	1985	3.5x	23.3%	75,200	0.0%	\$29.01	190,510	7,376	0
3100 Interstate	165,324	2001	3.4x	25.3%	41,748	0.0%	\$28.50	111,054	13,368	(846)
Parkwood Plaza	202,544	1989	3.3x	93.7%	189,862	0.0%	\$28.50	0	0	0
2100 Riveredge Pkwy.	266,681	1985	3.4x	28.6%	76,207	0.0%	\$28.25	(2,133)	(54,424)	0
Overlook I	138,068	1982	3.6x	12.3%	16,915	0.0%	\$27.00	6,239	5,932	(6,112)
Overlook II	254,658	1985	3.3x	25.2%	64,115	0.0%	\$28.00	77,482	(16,500)	10,972
1000 Parkwood	212,705	1985	3.2x	16.0%	33,988	1.0%	\$27.50	(17,552)	2,320	1,396
Platinum Tower	312,591	1989	3.5x	20.6%	64,276	0.0%	\$27.50	81,288	(26,820)	6,573
210 Interstate	149,844	1984	3.2x	16.1%	24,123	13.4%	\$28.06	42,775	23,440	(16,879)
Cumberland Center I	194,286	1985	4.0x	0.5%	985	0.0%	\$27.00	5,197	42,715	7,484
1600 Parkwood	154,668	1985	3.1x	1.7%	2,682	0.0%	\$26.50	11,283	2,298	0
The Dupree	134,052	1997	3.5x	68.4%	91,636	4.5%	\$26.50	(81,333)	(13,311)	1,008
The Pavilion Building	128,311	1985	3.6x	40.8%	52,384	0.0%	\$25.75	57,078	9,616	0
Riveredge Place	235,060	1984	3.6x	37.0%	87,085	0.0%	\$25.37	8,973	(34,627)	(10,799)
2500 Cumberland	144,335	1998	4.0x	17.0%	24,515	8.1%	\$24.76	12,072	0	0
Total / Weighted Average	4,142,928	1985	3.5x	26.5%	1,099,509	2.3%	\$27.49	544,776	(11,124)	(7,203)

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TIER III										
3301 Windy Ridge	106,574	1983	3.1x	1.9%	1,989	39.4%	\$25.50	7,771	(4,623)	4,623
One Parkway Center	229,993	1985	3.2x	29.9%	68,853	0.0%	\$27.44	(16,198)	(26,061)	(18,533)
Two Parkway Center	229,996	1988	3.2x	9.2%	21,053	0.0%	\$27.29	0	(17,529)	7,679
4300 Wildwood Pky	150,624	1996	3.8x	0.0%	0	0.0%	\$25.50	0	0	0
4100 Wildwood	100,000	1996	4.0x	0.0%	0	0.0%	\$24.50	0	0	0
One Tower Creek	98,799	1986	3.5x	8.6%	8,536	0.0%	\$23.75	4,565	0	9,409
Paces Cumberland	70,145	1981	4.0x	12.5%	8,746	0.0%	\$23.00	3,060	(3,514)	(3,834)
1899 Powers Ferry	99,816	1986	4.0x	35.0%	34,920	0.0%	\$23.92	1,320	(32,858)	99
280 Interstate North	125,037	1982	4.5x	32.8%	41,040	0.0%	\$22.50	(12,485)	(4,479)	143
180 Interstate North	123,609	1979	4.0x	8.0%	9,879	0.0%	\$25.50	8,870	687	(587)
320 Interstate North	114,468	1971	4.0x	0.0%	0	0.0%	\$25.00	0	0	0
340 Interstate North	98,962	1974	4.0x	0.0%	0	0.0%	\$25.00	98,962	0	0
360 Interstate North	151,131	1980	4.0x	27.2%	41,069	0.0%	\$28.50	9,031	(2,598)	1,896
380 Interstate North	84,128	1976	4.0x	12.3%	10,353	3.2%	\$28.50	3,966	2,188	(10,353)
2015 S Park Place	72,084	1988	3.6x	22.0%	15,860	0.0%	\$18.50	34,258	0	17,475
Circle 75 Bldg 900	345,502	1984	4.5x	17.5%	60,622	5.9%	\$27.00	(5,981)	(19,426)	(7,119)
Circle 75 Bldg 1000	100,259	1972	4.5x	12.7%	12,771	0.0%	\$19.00	17,491	(7,900)	0
Circle 75 Bldg 1100	288,000	1982	4.5x	0.0%	0	0.6%	\$27.00	0	15,824	0
RiverEdge One	135,025	1981	3.6x	18.3%	24,682	0.0%	\$25.50	(943)	(15,029)	8,323
2120 Powers Ferry Rd	81,996	1998	4.0x	59.4%	48,678	4.2%	\$21.00	(14,464)	(3,306)	(3,936)
2100 Powers Ferry Rd	60,715	1975	4.0x	0.0%	0	0.0%	\$21.00	0	0	0
Powers Ferry Landing East	149,324	1985	5.0x	10.9%	16,336	3.1%	\$23.00	4,621	(3,801)	(21,395)
Powers Ferry Landing West	80,762	1974	3.8x	21.5%	17,384	0.0%	\$19.75	(7,744)	208	0
Cumberland Overlook	105,464	1976	4.0x	30.9%	32,629	6.3%	\$22.00	(3,461)	(1,360)	0
The Meridian	97,500	1985	3.5x	7.7%	7,535	0.0%	\$21.00	(883)	2,062	0
2625 Cumberland Pky	80,000	1976	4.0x	0.0%	0	0.0%	NM	0	0	0
Powers Pointe Office Park	128,350	1982	3.5x	9.1%	11,632	0.0%	\$24.00	1,709	(9,754)	4,500
Lakewood II	122,797	1988	3.5x	100.0%	122,797	0.0%	\$23.50	(113,797)	0	0
1955 Lake Park	86,583	1985	4.0x	49.6%	42,917	0.0%	\$18.50	22,367	0	0
2300 Lake Park	85,347	1985	4.0x	24.9%	21,256	0.0%	\$18.16	(5,152)	18,020	0
1165 NorthChase	85,019	1986	4.7x	56.3%	47,843	0.0%	NM	(13,306)	(5,727)	(21,201)
The Triangle Building	96,038	1974	4.0x	54.4%	52,229	0.0%	\$18.44	5,541	8,246	0
Corporate Plaza	187,471	1982	4.0x	2.6%	4,802	0.0%	\$21.50	65,388	(4,802)	0
2400 Lake Park Dr.	104,694	1983	3.8x	25.7%	26,856	0.0%	\$19.50	180	(4,714)	0
The Gold Building	67,421	1975	4.0x	2.3%	1,533	0.0%	\$18.50	(1,533)	0	0
1090 Northchase	106,065	1988	4.5x	33.0%	34,981	0.0%	\$16.50	15,085	0	0
The Atrium	160,000	1987	4.3x	14.5%	23,237	0.0%	\$16.08	8,878	(13,468)	3,578
Powers Ferry Center	139,000	1988	5.0x	36.3%	50,431	0.0%	\$15.00	3,031	0	0
Total / Weighted Average	4,748,698	1983	4.0x	19.4%	923,449	1.7%	\$23.29	120,147	(133,714)	(29,233)
Total Competitive Set	17,154,683	1989	3.6x	18.8%	3,224,588	3.6%	\$29.12	747,523	(216,497)	(45,615)

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
The Medici	Piedmont Realty Trust	Jun-11	\$13	\$85	15.0%	N/A	Silverton Bank	Piedmont Office Realty Trust	CBRE
The Forum at West Paces	GLL Real Estate Partners	Dec-16	\$70	\$318	96.0%	6.3%	Cousins Properties	-	Cushman & Wakefield
Three Ballpark Center	Atlanta Braves							-	JLL
Two Ballpark Center	Atlanta Braves							-	JLL
3400 Overton (Synovus)	Innovatus Capital	Aug-18	\$72	\$415	80.0%	5.6%	USAA Real Estate	Lincoln Property Company	Lincoln Property Company
Riverwood 200	Highwoods Properties							Highwoods Properties, Inc.	Highwoods Realty LP
Riverwood 100	Highwoods Properties	Sep-11	\$78	\$156	87.0%	8.6%	GE Asset Management	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Galleria 100	Piedmont Realty Trust	May-19	\$94	\$226	89.0%	6.5%	Childress Klein	Childress Klein	JLL
Galleria 200	Piedmont Realty Trust	Aug-16	\$83	\$190	87.0%	5.7%	Lone Star Funds	Childress Klein	JLL
Galleria 300	Piedmont Realty Trust	Nov-15	\$85	\$196	89.0%	6.0%	Brookdale Group	Childress Klein	JLL
Galleria 400	Piedmont Realty Trust	Aug-19	\$106	\$246	94.8%	5.1%	Ohio Teachers	Childress Klein	JLL
Galleria 600	Piedmont Realty Trust	Aug-19	\$107	\$246	76.8%	5.1%	Ohio Teachers	Childress Klein	JLL
Cumberland Center II	PCCP	May-18	\$68	\$163	70.0%	8.1%	Crocker Partners	Crocker Partners, LLC	JLL
100 City View	Granite Properties / Pope & Land							Granite Properties, Inc.	Pope & Land Real Estate
Overlook III	Goddard Investment Group	Oct-13	\$67	\$152	75.0%	4.0%	Parmenter	-	Cushman & Wakefield
3225 Cumberland	Garrison IG / Crocker Partners	Oct-19	\$45	\$204	95.0%	7.2%	James Campbell Company	Crocker Partners, LLC	Stream Realty Partners, LP
One Riverside	Post Properties							Post Properties	Cushman & Wakefield
The Towers at Wildwood Plaza	Americas Capital Partners	Jul-14	\$115	\$160	49.6%	5.8%	CBREI	America's Capital Partners	CBRE
Wildwood Center	Vision Equities	Aug-13	\$98	\$141	90.0%	9.1%	CBREI	CBRE	JLL
One Overton Park	Franklin Steet Properties	Jun-06	\$85	\$219	90.0%	4.5%	Hines	Hines	Hines
Paces West	Farallon / Crocker Partners	May-19	\$120	\$185	93.0%	7.9%	Investcorp	Crocker Partners, LLC	JLL
Parkwood Point	AEW	Dec-14	\$39	\$179	91.8%	6.6%	Cousins Properties	CBRE	-

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TIER II									
3333 Riverwood	Sweetwater Holdings [in market]	Oct-18	\$16	\$148	36.0%	N/A	Colony Capital	-	Cushman & Wakefield
Northcreek 100	Regent / GEM	Nov-16	\$25	\$189	95.8%	6.1%	Atlanta Property Group	Regent Partners	Cushman & Wakefield
Northcreek 200	Regent / GEM	Nov-16	\$25	\$189	84.4%	6.1%	Atlanta Property Group	Regent Partners	Cushman & Wakefield
Northcreek 300	Regent / GEM	Nov-16	\$28	\$189	74.7%	6.1%	Atlanta Property Group	Regent Partners	Cushman & Wakefield
Northcreek 400	Regent / GEM	Nov-16	\$28	\$189	96.4%	6.1%	Atlanta Property Group	Regent Partners	Cushman & Wakefield
Riveredge Summit	ARES	Jun-16	\$81	\$177	89.0%	7.0%	iStar	-	Colliers International
2500 Windy Ridge	Griffin Capital Essential REIT	Nov-13	\$57	\$172	100.0%	8.1%	Columbia Property Trust	Transwestern Real Estate Services	Stream Realty Partners, LP
3100 Interstate	Rubenstein	Apr-16	\$15	\$91	8.6%	N/A	AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield
Parkwood Plaza	RealOp Investments	Dec-19	\$20	\$93	17.5%	N/A	Treeview Real Estate Advisors	RealOp Investments	Foundry Commercial
2100 Riveredge Pkwy.	RFP Advisors/Mainstreet	Jan-19	\$45	\$170	94.0%		Wind Realty Partners	Transwestern	Cone Commercial Real Estate
Overlook I	Atlanta Property Group	Nov-19	\$22	\$158	77.5%	6.2%	Albany Road RE Partners	Atlanta Property Group	Atlanta Property Group
Overlook II	Goddard Investment Group	Sep-14	\$32	\$125	59.0%	N/A	FCA Partners	Goddard Investment Group, LLC	Cushman & Wakefield
1000 Parkwood	Adventus Realty	May-16	\$39	\$183	92.0%	7.3%	Angelo, Gordon & Co.	Avison Young	Avison Young
Platinum Tower	Accesso Partners	Jan-13	\$48	\$154	94.0%	7.7%	CBREI	CBRE	CBRE
210 Interstate	Rubenstein	Apr-16	\$14	\$91	98.0%		AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield
Cumberland Center I	Pope & Land							Pope & Land Real Estate	Pope & Land Real Estate
1600 Parkwood	Adventus Realty	Dec-18	\$23	\$150	90.0%	7.3%	Velocis	Avison Young	Avison Young
The Dupree	Bridge Investment Group	Sep-19	\$13	\$94	16.1%	N/A	Piedmont Realty Trust	Piedmont Office Realty Trust	-
The Pavilion Building	ING/Voya	May-05	\$7	\$55	100.0%	N/A	Life Ins. Comp. of Georgia	Powers Ferry Properties	-
Riveredge Place	Contrarian Capital	Aug-07	\$37	\$157	77.3%	6.0%	Wind Realty Partners	Mainstreet Capital Partners	Cushman & Wakefield
2500 Cumberland	Noro Management	Dec-15	\$21	\$145	85.0%	6.7%	Granite Properties	Cushman & Wakefield	Cushman & Wakefield

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TIER III										
3301 Windy Ridge	Jeffrey Lopez	Jul-19	\$19	\$178	98.1%	8.0%	Greenstone Properties	Greenstone Properties, Inc.	CBRE	
One Parkway Center	Simpson / Harbert	Dec-17	\$31	\$134	97.8%	8.7%	Bridge Investment Group	-	-	
Two Parkway Center	Simpson / Harbert	Dec-17	\$31	\$134	95.1%	8.7%	Bridge Investment Group	-	-	
4300 Wildwood Pky	Griffin Capital Essential REIT	Nov-13	\$19	\$129	100.0%	8.1%	Columbia Property Trust	Griffin Capital	Stream Realty Partners, LP	
4100 Wildwood	Griffin Capital Essential REIT	Nov-13	\$13	\$129	50.0%	8.1%	Columbia Property Trust	Griffin Capital	Stream Realty Partners, LP	
One Tower Creek	Levin Properties	Dec-04	\$11	\$116	N/A	N/A	TA Realty	-	Alta Properties Group, LLC	
Paces Cumberland	Atlanta Property Group	Oct-12	\$4	\$53	54.0%		Panattoni Development Company	Atlanta Property Group	Atlanta Property Group	
1899 Powers Ferry	Bridge Investment Group	Jan-08	\$10	\$112	78.5%		Daniel Corporation	Bridge Commercial Real Estate	-	
280 Interstate North	CRIF Solutions	Jun-15	\$16	\$125	85.0%	7.1%	Atlanta Property Group	Atlanta Property Group	Avison Young	
180 Interstate North	Pope & Land	Dec-17	\$15	\$125	83.0%	6.5%	Rubenstein Partners	Pope & Land Real Estate	Pope & Land Real Estate	
320 Interstate North	Rubenstein	Apr-16	\$10	\$91	100.0%	N/A	AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield	
340 Interstate North	Rubenstein	Apr-16	\$9	\$91	13.2%	NA	AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield	
360 Interstate North	Rubenstein	Apr-16	\$14	\$91	69.7%	N/A	AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield	
380 Interstate North	Rubenstein	Apr-16	\$8	\$91	65.9%	N/A	AEGON USA Realty	Cushman & Wakefield	Cushman & Wakefield	
2015 S Park Place	Charles Comerford / Lincoln	Apr-16	\$3	\$42		N/A	CW Capital	Onyx Property Management	Cecil & Campbell Advisors, LLC	
Circle 75 Bldg 900	SK Commercial	Oct-13	\$22	\$65	75.0%	N/A	B.F. Saul Company	SK Commercial Realty LLC	SK Commercial Realty LLC	
Circle 75 Bldg 1000	SK Commercial	Oct-13	\$7	\$65	75.0%		B.F. Saul Company	SK Commercial Realty LLC	SK Commercial Realty LLC	
Circle 75 Bldg 1100	SK Commercial	Oct-13	\$19	\$65	75.0%		B.F. Saul Company	SK Commercial Realty LLC	SK Commercial Realty LLC	
RiverEdge One	Pope & Land (for sale)	Jun-16	\$12	\$89	73.0%	5.3%	Coro Realty Advisors	Pope & Land Real Estate	Pope & Land Real Estate	
2120 Powers Ferry Rd	Atlanta Property Group	Dec-17	\$9	\$112	60.1%	8.0%	The Ardent Companies	Atlanta Property Group	Atlanta Property Group	
2100 Powers Ferry Rd	Atlanta Property Group	Dec-17	\$7	\$112	100.0%	8.0%	The Ardent Companies	Atlanta Property Group	Atlanta Property Group	
Powers Ferry Landing East	KBS	Sep-12	\$6	\$43	27.7%		LNR Partners	Madison Marquette	Transwestern Real Estate Services	
Powers Ferry Landing West	HSSW Properties	Jul-06	\$14	\$122	N/A	N/A	MSCL	McWhirter Realty Partners LLC	-	
Cumberland Overlook	B Developments	Sep-17	\$10	\$93	55.0%		Hartman Simons & Wood LLP	Seven Oaks Company	Stream Realty Partners, LP	
The Meridian	Boxer Property	Jul-13	\$5	\$54	74.7%		Cousins Properties	Boxer Property	Boxer Property	
2625 Cumberland Pky	Hightower Company	Dec-16	\$12	\$155		N/A	Dana Investment Corp	-	-	
Powers Pointe Office Park	APMD Real Estate Holdings	Sep-13	\$11	\$93	86.6%	N/A	Ackerman & Co.	Ackerman & Co.	Ackerman & Co.	
Lakewood II	Noro Management (For Sale)	Oct-13	\$11	\$86	88.0%		Cousins Properties	Noro Management	Cushman & Wakefield	
1955 Lake Park	Real Capital Solutions / PMRG	Dec-14	\$5	\$60	81.0%	5.9%	Brookwood Financial Partners	Madison Marquette	Normandy Partners	
2300 Lake Park	Real Capital Solutions / PMRG	Dec-14	\$5	\$60	72.1%	5.9%	Brookwood Financial Partners	Madison Marquette	Normandy Partners	
1165 NorthChase	Shen Zhaoju	Sep-16	\$8	\$99	93.0%	8.6%	JP Realty Partners	WePartner	SVN Bell Commercial	
The Triangle Building	CapRidge Partners	Oct-15	\$7	\$75	90.5%	8.5%	Equity Commonwealth	CapRidge Management Inc.	-	
Corporate Plaza	Bassem A Toukan	Jun-09	\$5	\$27	N/A	N/A	Goldman Sachs	-	Cone Commercial Real Estate	
2400 Lake Park Dr.	Grubb Properties	Jun-19	\$9	\$84	77.8%		OA Development	OA Development, Inc.	SK Commercial Realty LLC	
The Gold Building	Generation Capital Partners (For Sale)	Feb-17	\$7	\$110	100.0%	8.7%	Cone Commercial Real Estate	Lincoln Property Company	Lincoln Property Company	
1090 Northchase	James Rafton	Feb-16	\$9	\$85	96.0%	8.0%	Crossgate Partners	Crossgate Partners, LLC	Transwestern Real Estate Services	
The Atrium	Olymbec Corporate Group	Dec-13	\$4	\$24	38.3%	N/A	Gateway Industries	Olymbec USA	Perimeter Commercial Real Estate	
Powers Ferry Center	Gateway Industries							-	-	