

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
The Medici	156,060	2008	3.0x	5.6%	8,753	0.0%	\$42.50	(2,261)	0	2,261
3400 Overton (Synovus)	174,418	2017	3.5x	1.2%	2,012	0.0%	\$42.00	(4,833)	31,771	26,216
The Forum at West Paces	220,016	2001	3.0x	4.5%	9,949	0.0%	\$42.00	(9,949)	1,765	947
Riverwood 200	299,000	2017	3.6x	2.8%	8,369	0.0%	\$40.50	25,795	0	20,871
Two Ballpark Center	92,000	2017	3.5x	0.0%	0	0.0%	\$40.00	0	0	0
Riverwood 100	502,527	1989	3.0x	7.0%	35,087	0.9%	\$34.50	(31,142)	5,324	(8,725)
Cumberland Center II	419,456	1989	3.2x	4.4%	18,637	9.2%	\$34.00	(79,369)	(819)	84,286
Galleria 100	414,784	1982	3.5x	9.6%	39,883	0.0%	\$34.00	(6,016)	10,396	(10,605)
Galleria 200	431,631	1984	4.0x	18.0%	77,613	1.8%	\$34.00	10,967	(8,106)	(12,158)
Galleria 300	432,034	1987	3.5x	2.0%	8,777	13.1%	\$34.00	(2,867)	2,264	(11,938)
Galleria 400	432,402	1999	4.0x	10.2%	44,245	0.0%	\$34.00	17,896	(5,808)	2,734
Galleria 600	433,826	2002	3.2x	24.9%	107,907	0.0%	\$34.00	(8,792)	(18,045)	(5,295)
100 City View	250,000	2000	3.5x	11.5%	28,862	0.0%	\$32.50	(18,761)	(9,459)	17,914
One Overton Park	387,267	2002	3.5x	6.7%	25,947	0.0%	\$32.00	62,818	12,478	34,317
Overlook III	514,746	1987	3.0x	35.7%	183,956	0.0%	\$32.00	(54,992)	55,984	0
Cumberland Center IV	218,519	1998	4.0x	8.5%	18,515	0.0%	\$30.00	51,038	24,579	(7,262)
One Riverside	225,069	1998	3.8x	11.8%	26,645	0.0%	\$29.50	23,469	19,441	399
The Towers at Wildwood Plaza	716,484	1991	3.1x	25.2%	180,239	8.4%	\$29.00	67,520	(217,804)	46,340
Wildwood Center	692,707	1987	3.2x	15.1%	104,696	2.3%	\$29.00	(64,371)	4,635	(1,635)
Paces West	646,471	1987	3.0x	9.7%	62,731	0.0%	\$28.00	47,960	13,989	(20,673)
Parkwood Point	219,660	2001	4.5x	12.1%	26,668	14.4%	\$27.00	6,187	(26,668)	0
Total / Weighted Average	7,879,077	1994	3.4x	12.9%	1,019,491	2.7%	\$32.82	30,297	(104,083)	157,994

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TIER II										
3333 Riverwood	106,863	1992	3.6x	32.5%	34,747	0.0%	\$31.00	0	21,624	(5,818)
Northcreek 100	133,520	1971	3.3x	18.6%	24,844	50.9%	\$27.21	(71,226)	1,066	0
Northcreek 200	134,667	1972	3.3x	31.9%	42,902	0.0%	\$29.50	(14,471)	(2,246)	10,260
Northcreek 300	134,124	1978	3.3x	51.6%	69,239	0.0%	\$29.50	(25,525)	7,281	(16,989)
Northcreek 400	134,142	1979	3.2x	12.0%	16,102	0.0%	\$29.50	(5,096)	14,118	0
2500 Windy Ridge	329,984	1985	3.5x	23.4%	77,179	0.0%	\$29.00	51,022	190,510	7,376
3100 Interstate	165,324	2001	3.4x	32.8%	54,270	0.0%	\$28.50	(15,819)	111,054	0
Parkwood Plaza	210,919	1989	3.3x	90.0%	189,862	0.0%	\$28.50	(17,933)	0	0
Riveredge Summit	457,131	1983	4.0x	5.8%	26,664	0.0%	\$28.48	11,838	0	0
2100 Riveredge Pkwy.	266,681	1985	3.4x	9.8%	26,176	0.6%	\$28.20	(6,177)	(2,133)	(7,946)
Overlook I	138,068	1982	3.6x	12.1%	16,735	0.0%	\$27.00	(14,481)	6,239	0
Overlook II	254,658	1985	3.3x	17.2%	43,794	0.0%	\$28.00	2,439	77,482	14,793
1000 Parkwood	212,705	1985	3.2x	5.8%	12,409	1.0%	\$27.50	(7,695)	5,423	2,320
Platinum Tower	312,591	1989	3.5x	18.8%	58,798	0.0%	\$27.50	63,599	81,288	(14,769)
210 Interstate	149,844	1984	3.2x	4.8%	7,244	55.4%	\$27.05	(59,596)	42,775	23,440
Cumberland Center I	194,286	1985	4.0x	43.0%	83,580	0.0%	\$27.00	(49,481)	5,197	10,704
1600 Parkwood	154,668	1985	3.1x	2.7%	4,143	0.0%	\$26.50	16,740	11,283	837
The Dupree	134,052	1997	3.5x	60.7%	81,425	10.3%	\$26.00	0	(81,333)	4,413
The Pavilion Building	128,311	1985	3.6x	40.8%	52,384	0.0%	\$25.75	9,233	57,078	9,616
Riveredge Place	235,060	1984	3.6x	16.8%	39,563	2.1%	\$25.37	(10,321)	8,973	2,096
2500 Cumberland	144,335	1998	4.0x	17.0%	24,515	8.1%	\$23.88	(3,556)	12,072	(11,658)
Total / Weighted Average	4,131,933	1985	3.5x	23.9%	986,575	4.5%	\$27.73	(146,506)	567,751	28,675

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TIER III										
3301 Windy Ridge	106,574	1983	3.1x	1.9%	1,989	39.4%	\$25.00	1,754	7,771	0
One Parkway Center	229,993	1985	3.2x	24.8%	56,983	3.2%	\$27.50	17,290	(16,198)	(28,561)
Two Parkway Center	229,996	1988	3.2x	9.2%	21,053	0.0%	\$27.50	0	0	(2,171)
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	16.0%	15,789	0.0%	\$23.75	15,701	4,565	0
Paces Cumberland	70,145	1981	4.0x	7.0%	4,912	4.6%	\$23.00	(768)	3,060	(6,769)
1899 Powers Ferry	92,658	1986	4.0x	35.9%	33,223	0.0%	\$24.50	(1,320)	1,320	(28,374)
280 Interstate North	125,037	1982	4.5x	32.2%	40,289	0.0%	\$23.75	(6,221)	(12,485)	(3,585)
180 Interstate North	123,609	1979	4.0x	6.5%	8,047	0.0%	\$25.50	3,544	8,870	1,932
300 Interstate (Weather Channel)	181,269	1968	4.0x	48.2%	87,419	0.0%	\$28.50	(91,729)	4,310	0
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	(1)	98,962	0
360 Interstate North	151,131	1980	4.0x	26.7%	40,367	0.0%	\$28.50	(18,956)	9,031	0
380 Interstate North	84,128	1976	4.0x	2.6%	2,188	0.0%	\$28.50	8,091	3,966	0
2015 S Park Place	67,593	1988	3.6x	49.3%	33,335	0.0%	\$18.50	0	34,258	0
Circle 75 Bldg 900	345,502	1984	4.5x	10.0%	34,472	2.0%	\$25.00	4,001	(5,981)	1,632
Circle 75 Bldg 1000	100,259	1972	4.5x	4.9%	4,871	0.0%	\$19.00	4,314	17,491	0
Circle 75 Bldg 1100	288,000	1982	4.5x	0.0%	0	0.0%	\$25.84	0	0	17,517
RiverEdge One	135,025	1981	3.6x	18.9%	25,488	6.2%	\$24.75	18,713	(943)	(7,512)
2120 Powers Ferry Rd	81,461	1998	4.0x	53.1%	43,262	0.0%	\$23.00	7,580	(14,464)	(1,826)
2100 Powers Ferry Rd	60,715	1975	4.0x	0.0%	0	0.0%	NM	1,849	0	0
Powers Ferry Landing East	149,324	1985	5.0x	4.6%	6,831	0.0%	\$23.00	(49)	4,621	(3,801)
Powers Ferry Landing West	80,762	1974	3.8x	21.0%	16,959	0.0%	\$19.50	(971)	(7,744)	633
Cumberland Overlook	105,464	1976	4.0x	34.4%	36,243	6.3%	\$21.00	16,314	(3,461)	(1,360)
The Meridian	97,500	1985	3.5x	9.7%	9,430	0.0%	\$22.00	5,472	(883)	167
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	10.9%	13,977	0.0%	\$24.00	4,326	1,709	(7,599)
Lakewood II	122,797	1988	3.5x	100.0%	122,797	0.0%	\$23.50	0	(113,797)	0
1955 Lake Park	86,583	1985	4.0x	37.7%	32,634	0.0%	\$18.50	(32,956)	22,367	0
2300 Lake Park	85,347	1985	4.0x	33.0%	28,130	0.0%	\$15.76	1,250	(5,152)	0
1165 NorthChase	85,019	1986	4.7x	21.0%	17,832	6.5%	NM	(7,609)	(13,306)	(2,435)
The Triangle Building	96,038	1974	4.0x	56.9%	54,620	0.0%	\$18.41	10,916	5,541	5,855
Corporate Plaza	187,471	1982	4.0x	0.0%	0	4.8%	NM	11,440	65,388	(8,994)
2400 Lake Park Dr.	104,694	1983	3.8x	25.7%	26,856	0.0%	\$19.00	11,109	180	(4,714)
The Gold Building	67,421	1975	4.0x	2.3%	1,533	0.0%	\$19.50	12,287	(1,533)	0
1090 Northchase	106,065	1988	4.5x	15.7%	16,687	0.0%	\$16.50	8,171	15,085	0
The Atrium	160,000	1987	4.3x	13.5%	21,666	0.0%	\$17.82	(906)	8,878	(8,319)
Powers Ferry Center	139,000	1988	5.0x	36.3%	50,431	0.0%	\$15.00	(4,329)	3,031	0
Total / Weighted Average	4,917,783	1983	4.0x	18.5%	910,313	1.8%	\$23.45	(1,693)	124,457	(88,284)
Total Competitive Set	16,928,793	1989	3.6x	17.2%	2,916,379	2.9%	\$28.99	(117,902)	588,125	98,385

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
3400 Overton (Synovus)	Innovatus Capital	Aug-18	\$72	\$415	80.0%	5.6%	USAA Real Estate	Lincoln Property Company	Lincoln Property Company
The Forum at West Paces	GLL Real Estate Partners	Dec-16	\$70	\$318	96.0%	6.3%	Cousins Properties	-	Cushman & Wakefield
Riverwood 200	Highwoods Properties							Highwoods Properties, Inc.	Highwoods Realty LP
Two Ballpark Center	Atlanta Braves							-	JLL
Riverwood 100	Highwoods Properties	Sep-11	\$78	\$156	87.0%	8.6%	GE Asset Management	Highwoods Properties, Inc.	Highwoods Properties, Inc.
Cumberland Center II	Crocker Partners	May-18	\$68	\$163	70.0%	8.1%	Crocker Partners	Crocker Partners, LLC	JLL
Galleria 100	Piedmont Realty Trust	May-19	\$94	\$226	89.0%	6.5%	Childress Klein	Childress Klein	Childress Klein
Galleria 200	Piedmont Realty Trust	Aug-16	\$83	\$190	87.0%	5.7%	Lone Star Funds	Childress Klein	CBRE
Galleria 300	Piedmont Realty Trust	Nov-15	\$85	\$196	89.0%	6.0%	Brookdale Group	Childress Klein	Childress Klein
Galleria 400	Piedmont Realty Trust	Aug-19	\$106	\$246	94.8%	5.1%	Ohio Teachers	Childress Klein	Childress Klein
Galleria 600	Piedmont Realty Trust	Aug-19	\$107	\$246	76.8%	5.1%	Ohio Teachers	Childress Klein	Childress Klein
100 City View	Granite Properties / Pope & Land							Granite Properties, Inc.	Pope & Land Real Estate
One Overton Park	Franklin Steet Properties	Jun-06	\$85	\$219	90.0%	4.5%	Hines	Hines	Hines
Overlook III	Goddard Investment Group	Oct-13	\$67	\$152	75.0%	4.0%	Parmenter	-	Cushman & Wakefield
Cumberland Center IV	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
Paces West	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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		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER II									
3333 Riverwood	Sweetwater Holdings	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	Regent Partners
Northcreek 200	Regent / GEM	Nov-16	\$25	\$189	84.4%	6.1%	Atlanta Property Group	Regent Partners	Regent Partners
Northcreek 300	Regent / GEM	Nov-16	\$25	\$189	74.7%	6.1%	Atlanta Property Group	Regent Partners	Regent Partners
Northcreek 400	Regent / GEM	Nov-16	\$25	\$189	96.4%	6.1%	Atlanta Property Group	Regent Partners	Regent Partners
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
Riveredge Summit	ARES	Jun-16	\$81	\$177	89.0%	7.0%	iStar	-	Colliers International
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	-	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	Bridge Commercial Real Estate
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	-	Bridge Commercial Real Estate
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
300 Interstate (Weather Channel)	Rubenstein	Nov-17	\$19	\$104	50.0%	3.6%	The Weather Channel	The Weather Channel, Inc.	Cushman & Wakefield
320 Interstate North	Rubenstein	Apr-16	\$10	\$91	100.0%	NA	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%	NA	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	Madison Marquette
Powers Ferry Landing West	HSSW Properties	Jul-06	\$14	\$122	NA	NA	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	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	Madison Marquette
2300 Lake Park	Real Capital Solutions / PMRG	Dec-14	\$5	\$60	72.1%	5.9%	Brookwood Financial Partners	Madison Marquette	Madison Marquette
1165 NorthChase	Shen Zhaoju	Sep-16	\$8	\$99	93.0%	8.6%	JP Realty Partners	WePartner	WePartner
The Triangle Building	CapRidge Partners	Oct-15	\$7	\$75	90.5%	8.5%	Equity Commonwealth	CapRidge Management Inc.	Lincoln Property Company
Corporate Plaza	Bassem A Toukan	Jun-09	\$5	\$27	N/A	28.2%	Goldman Sachs	Taurus Quadriga Corporation	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							-	-