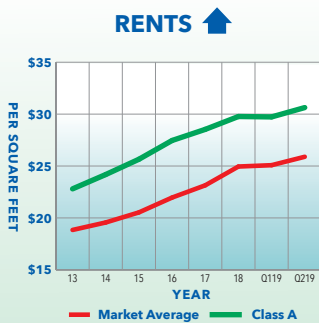




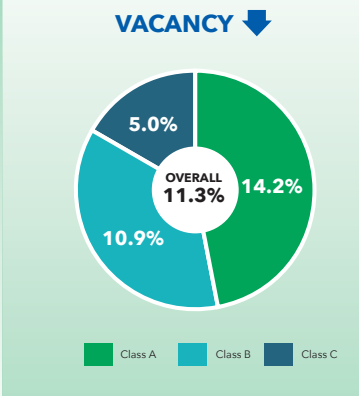
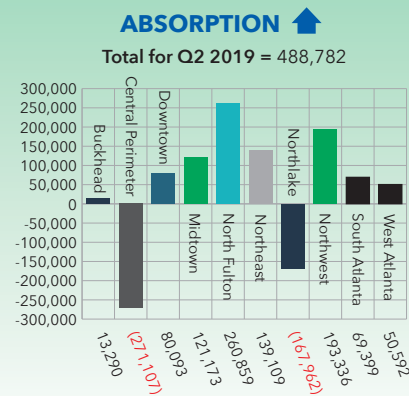
Q2 2019 MARKET REPORT

THE NUMBERS

Office **rental rates** continue to increase as shown in the chart on the right; and Q2 positive net **absorption** totaled 488,782 rentable square feet. North Fulton led absorption at 260,859 square feet, followed by Northwest/Cumberland at 193,336 square feet, and Northeast Atlanta at 139,109 square feet. Overall **vacancy** decreased slightly to 11.3%.



SOURCE: COSTAR GROUP

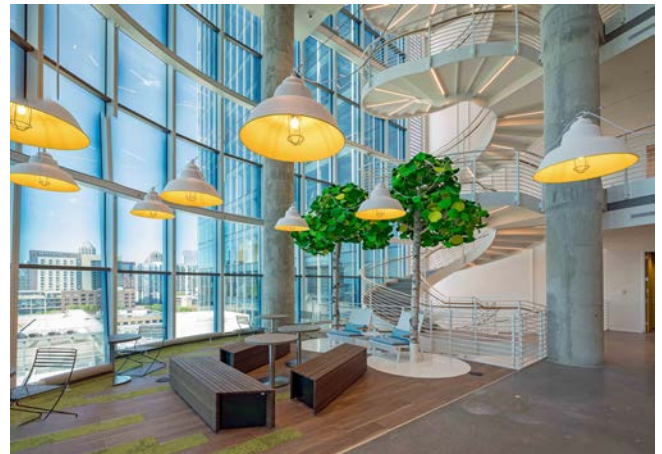


CODA OPENS AT TECH SQUARE

Coda, the new 21-story, 670,000 square foot office building and data center located at Georgia Tech's **Tech Square** recently opened and is a "must see". Reportedly unlike any other building in the country, Coda was designed by Portman with collaboration in mind from the ground up. The signature 17-story spiral staircase connects the "Collaboration Core" designed to bring people together. Coda is anchored by Georgia Tech with over 285,000 square feet, WeWork with 3 floors totaling 77,000 square feet, electronics manufacturer Keysight Technologies and supply chain

company, Dematic, with 37,000 square feet each. Jeni's Ice Cream will be in the first-floor retail section along with several other restaurants.

Coda was unable to accommodate Anthem's requirement so they contracted with Portman to build a 21-story, 350,000 square foot office building next to Coda to be delivered in 2020. Recently Portman announced a second tower rising 20 stories and containing over 300,000 square feet to be connected to the Anthem building which will also be anchored by Anthem.

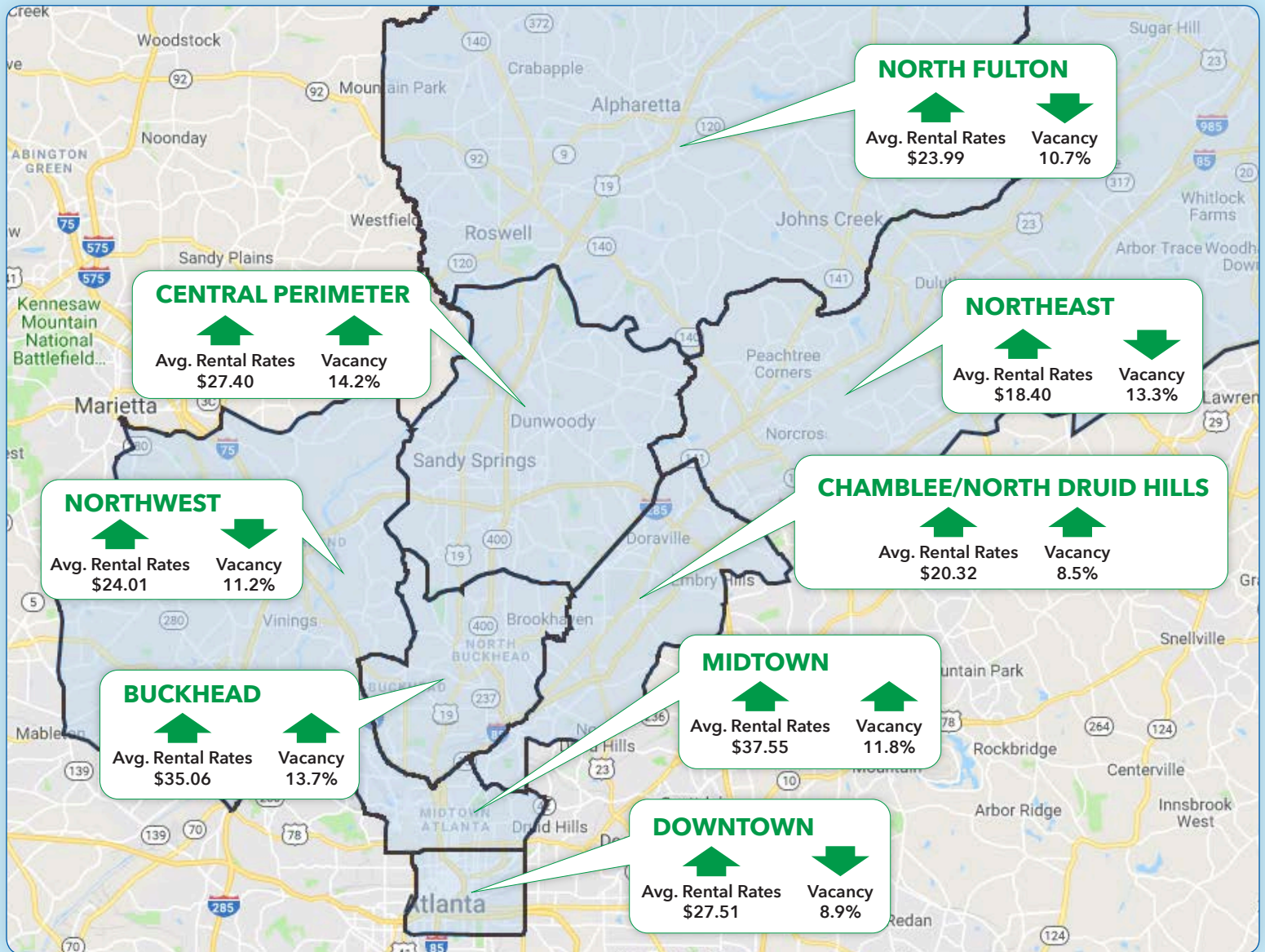


KROG STREET MARKET EXPANDS



Atlanta's popular upscale food hall, **Krog Street Market**, one of the first mixed-use projects on the Atlanta Beltline Eastside Trail, is adding more retail and office space. The Market features more than a dozen restaurants including Ford Fry's Supercia, retail shops and Jeni's Ice Cream. Charlotte retail investment company, **Asana Partners**, plans to add a four-story, 33,000 square-foot mixed-use building at 99 Krog Street. The planned expansion of Krog Street Market will feature street-level storefronts with a modern appearance designed to reflect the form and style of the original Krog Street and Stoveworks buildings, which were developed as adaptive reuse projects. Located where historic intown neighborhoods Inman Park and Old Fourth Ward come together, Krog Street Market has been a model for other intown developments both on the Beltline and in the suburbs. The final leg of the Beltline's Eastside Trail was recently completed and is now open for walkers, cyclists and all non-motorists from Memorial Drive, where new developments include Madison Yards and Atlanta Dairies, to Piedmont Park without leaving the freshly paved trail.

SUBMARKET SNAPSHOT



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