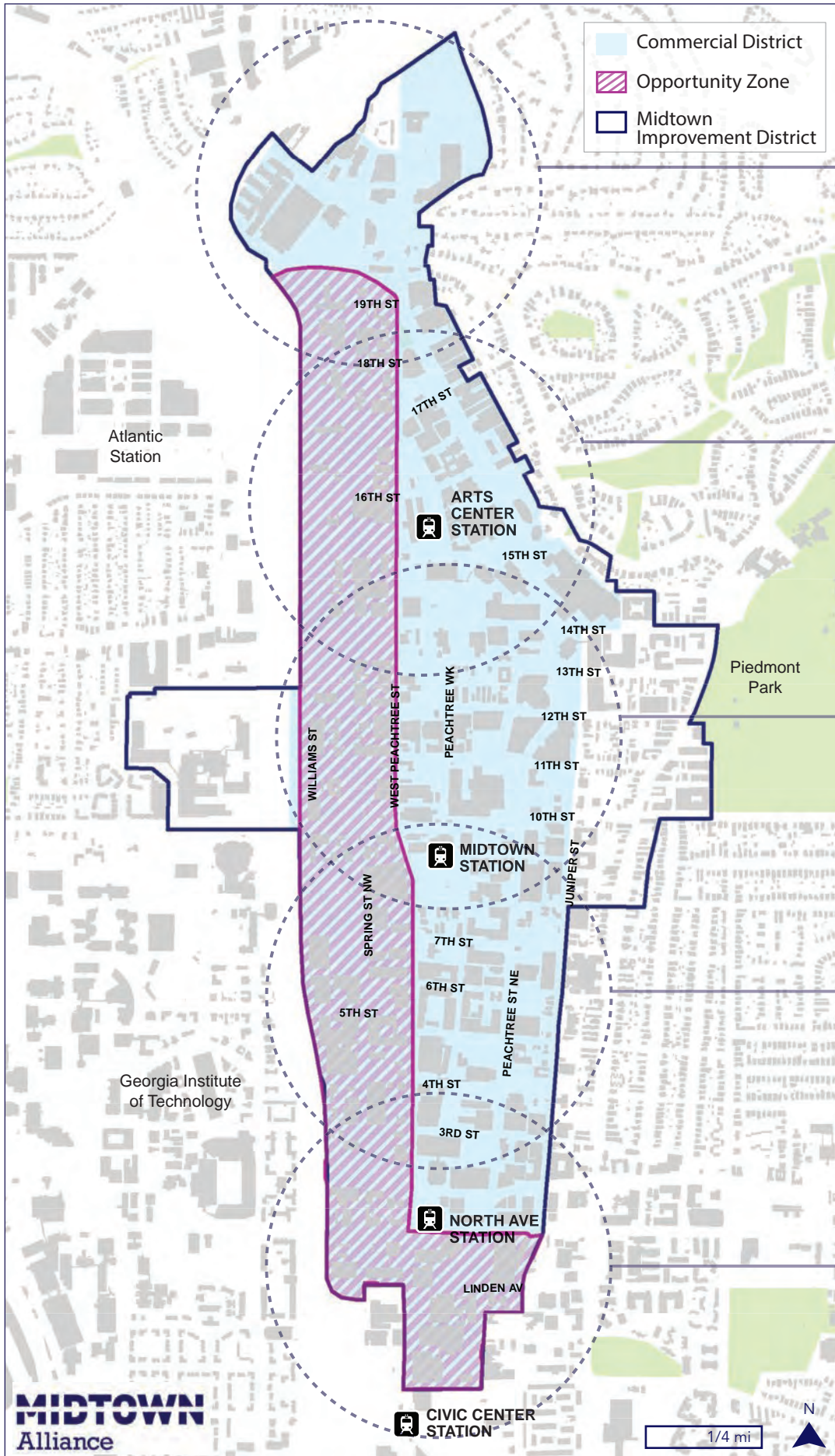


MIDTOWN COMMERCIAL REAL ESTATE MAPS, Q3 2017



The Midtown Commercial District is divided into 5 walkable subareas. Each subarea is a 6-minute walk radius anchored by a major point of interest.

Subarea A:
Savannah College of Art & Design (SCAD) 6 Min Walk



Subarea B:
Woodruff Arts Center (WAC) 6 Min Walk



Subarea C:
Federal Reserve Bank of Atlanta 6 Min Walk

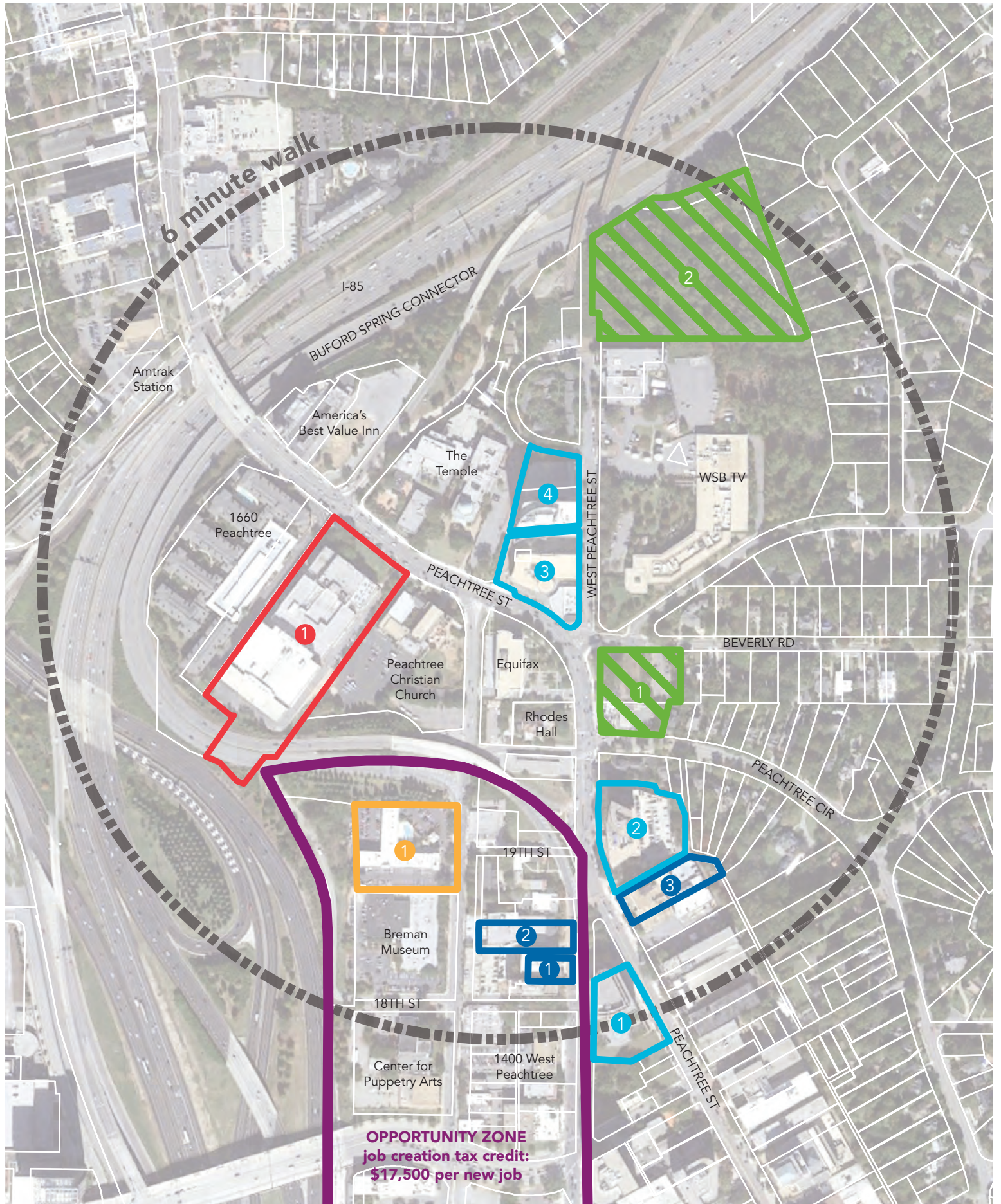


Subarea D:
Tech Square 6 Min Walk



Subarea E:
Emory University Hospital Midtown (EUHM) 6 Min Walk





ANCHORS**1. SCAD Atlanta****CLASS A OFFICE****1. Pershing Park Plaza**

1420 Peachtree St NE
159,891 SF / 8 floors
Percent Leased: 97%
Year Built: 1991
Year Renovated: -
Lease Rate: \$35/SF/YR FSG

2. Federal Home Loan Bank

1475 Peachtree St NE
235,314 SF / 11 floors
Percent Leased: 90%
Year Built: 1986
Year Renovated: 2012
Lease Rate: \$28.50/SF/YR, FSG

PROPOSED DEVELOPMENTS**1. SCAD Student Housing**

592 bed dorms in Phase 1
redevelopment by SCAD Atlanta

3. One Peachtree Pointe

1545 Peachtree St NE
159,448 SF / 7 floors
Percent Leased: 63%
Year Built: 1999
Year Renovated: -
Lease Rate: \$33.50/SF/YR, FSG

4. Two Peachtree Pointe

1555 Peachtree St NE
300,000 SF / 18 floors
Percent Leased: 83%
Year Built: 2007
Year Renovated: -
Lease Rate: \$35/SF/YR, FSG

CLASS B OFFICE**1. Peachtree St Office Condos**

1430 West Peachtree St NW
74,000 SF / 7 floors
Percent Leased: 95%
Year Built: 1955
Year Renovated: 2007
Lease Rate: \$20/SF/YR, MG

2. 1438 W. Peachtree

1438 West Peachtree St NW
42,340 SF / 2 floors
Percent Leased: 81%
Year Built: 1955
Year Renovated: 2009
Lease rate: \$28.50/SF/YR, FSG

3. Silhouette Midtown

1447 Peachtree St NE
115,838 SF / 10 floors
Percent Leased: 80%
Year Built: 1964
Year Renovated: 2007
Lease rate: \$15.34/SF/YR, FSG

LARGE-SCALE COMMERCIAL DEVELOPMENT SITES**1. Dewberry Capital site**

Lot size: 1.70 acres
Base buildable area: 370,260 SF
With retail bonus: **518,364 SF**
With transit bonus: N/A

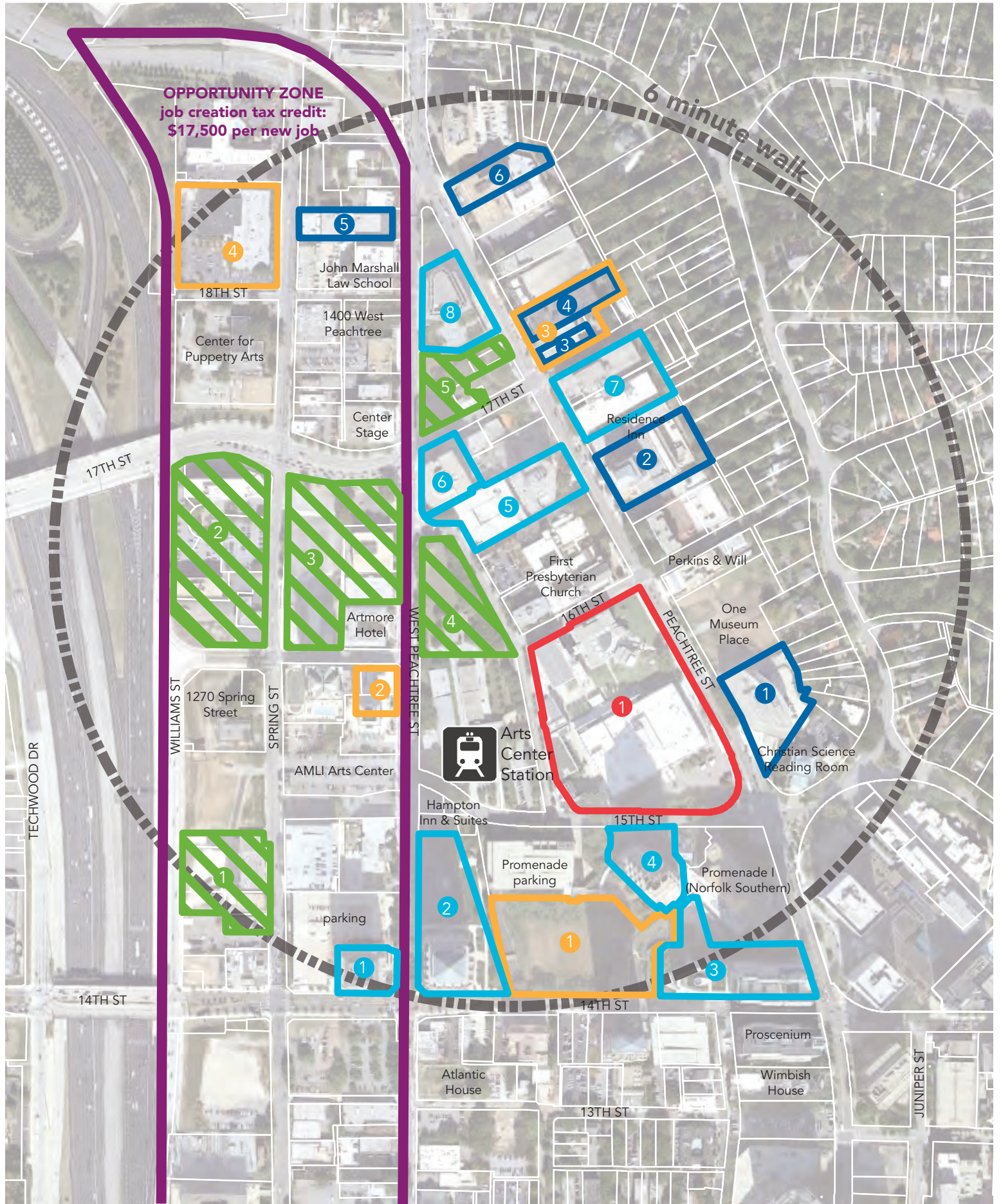
2. Dewberry Capital site

Lot size: 7.42 acres
Base buildable area: 1,616,510 SF
With retail bonus: **2,263,114 SF**
With transit bonus: N/A

REQUIRED SITE CHARACTERISTICS
Supports 500,000+ SF
Unique property ownership

SPI-16 DEVELOPMENT CONTROLS
Non-residential FAR: 5
Ground-floor retail bonus: +2
Transit area bonus: +3.2
Max FAR including bonuses: 10.2

THRESHOLD PROPERTY SIZES
Min. lot size outside transit area: 1.64 ac
Min. lot size within transit area: 1.125 ac



ANCHORS

1. Woodruff Arts Center

High Museum of Art, Atlanta Symphony Orchestra, Alliance Theatre



PROPOSED DEVELOPMENTS

1. 98 14th St

1,300 apartments, 213 hotel rooms, and 135,000 SF retail in 3 towers by Olympia Heights Management

2. Interface Corp. HQ Renovation

Façade renovations and sustainability upgrades to an existing three-story office building to house new HQ for Interface

3. Peachtree at 17th

190,000 SF office, 12,200 SF retail, 206 residential units, and 140 guest rooms by The Simpson Organization

4. SCAD Student Housing

592 bed dorms in Phase 1 redevelopment by SCAD Atlanta

CLASS A OFFICE

1. Regions Plaza

1180 West Peachtree St NE
545,076 SF / 24 floors
Percent Occupied: 88%
Year Built: 2001
Year Renovated: -
Lease Rate: \$35.29/SF/YR, FSG

2. One Atlantic Center

1201 West Peachtree St NW
1,100,312 SF / 50 floors
Percent Occupied: 91%
Year Built: 1987
Year Renovated:
Lease Rate: Negotiable

3. 1180 Peachtree

1180 Peachtree St NE
670,000 SF / 41 floors
Percent Occupied: 99%
Year Built: 2006
Year Renovated: -
Lease Rate: \$42/.54SF/YR, FSG

4. Promenade

1230 Peachtree St NE
774,610 SF / 38 floors
Percent Occupied: 96%
Year Built: 1990
Year Renovated: -
Lease Rate: \$32/SF/YR, Net

5. One Midtown Plaza

1360 Peachtree St NE
232,733 SF / 13 floors
Percent Occupied: 89%
Year Built: 1984
Year Renovated: -
Lease Rate: \$28.50/SF/YR, FSG

6. Two Midtown Plaza

1349 West Peachtree St NW
273,375 SF / 20 floors
Percent Occupied: 69%
Year Built: 1986
Year Renovated: -
Lease Rate: \$28.5/SF/YR, FSG

7. Pershing Point Plaza

1375 Peachtree St NE
410,357 SF / 7 floors
Percent Occupied: 61%
Year Built: 1960
Year Renovated: 2000
Lease Rate: \$25.61 /SF/YR, FSG

8. Pershing Park Plaza

1420 Peachtree St NE
159,891 SF / 8 floors
Percent Leased: 97%
Year Built: 1991
Year Renovated: -
Lease Rate: \$35/SF/YR FSG

CLASS B OFFICE**1. 1275 Peachtree**

1275 Peachtree St NE
142,752 SF / 6 floors
Percent Occupied: 95%
Year Built: 1984
Year Renovated: -
Lease Rate: \$24.25/SF/YR, FSG

2. The Peachtree

1355 Peachtree St NE
345,245 SF / 20 floors
Percent Occupied: 82%
Year Built: 1989
Year Renovated:
Lease Rate: \$28/SF/YR, FSG

3. 1389 Peachtree

1389 Peachtree St NW
42,000 SF / 3 floors
Percent Occupied: 82%
Year Built: 1986
Year Renovated: -
Lease rate: -

4. 1401 Peachtree St

1401 Peachtree St NE
87,276 SF / 5 floors
Percent Occupied: 77%
Year Built: 1955
Year Renovated: -
Lease rate: -

5. 1438 W. Peachtree

1438 West Peachtree St NW
42,340 SF / 2 floors
Percent Leased: 81%
Year Built: 1955
Year Renovated: -
Lease rate: \$28.50/SF/YR, FSG

6. Silhouette Midtown

1447 Peachtree St NE
115,838 SF / 10 floors
Percent Leased: 77%
Year Built: 1964
Year Renovated: 2007
Lease rate: \$22.50/SF/YR, FSG

LARGE-SCALE COMMERCIAL DEVELOPMENT SITES**1. Selig Enterprises site**

2.01 acres
Base buildable area: 437,290 SF
With retail bonus: **612,206 SF**
With transit bonus: N/A

2. Metlife site

4.69 acres
Base buildable area: 1,021,918 SF
With retail bonus: 1,430,685 SF
With transit bonus: **2,084,711 SF**

3. Metlife site

4.48 acres
Base buildable area: 975,744 SF
With retail bonus: 1,366,041 SF
With transit bonus: **1,990,517 SF**

4. Arts Center site

Lot size: 1.67 acres
Base buildable area: 364,270 SF
With retail bonus: 509,978 SF
With transit bonus: **743,110 SF**

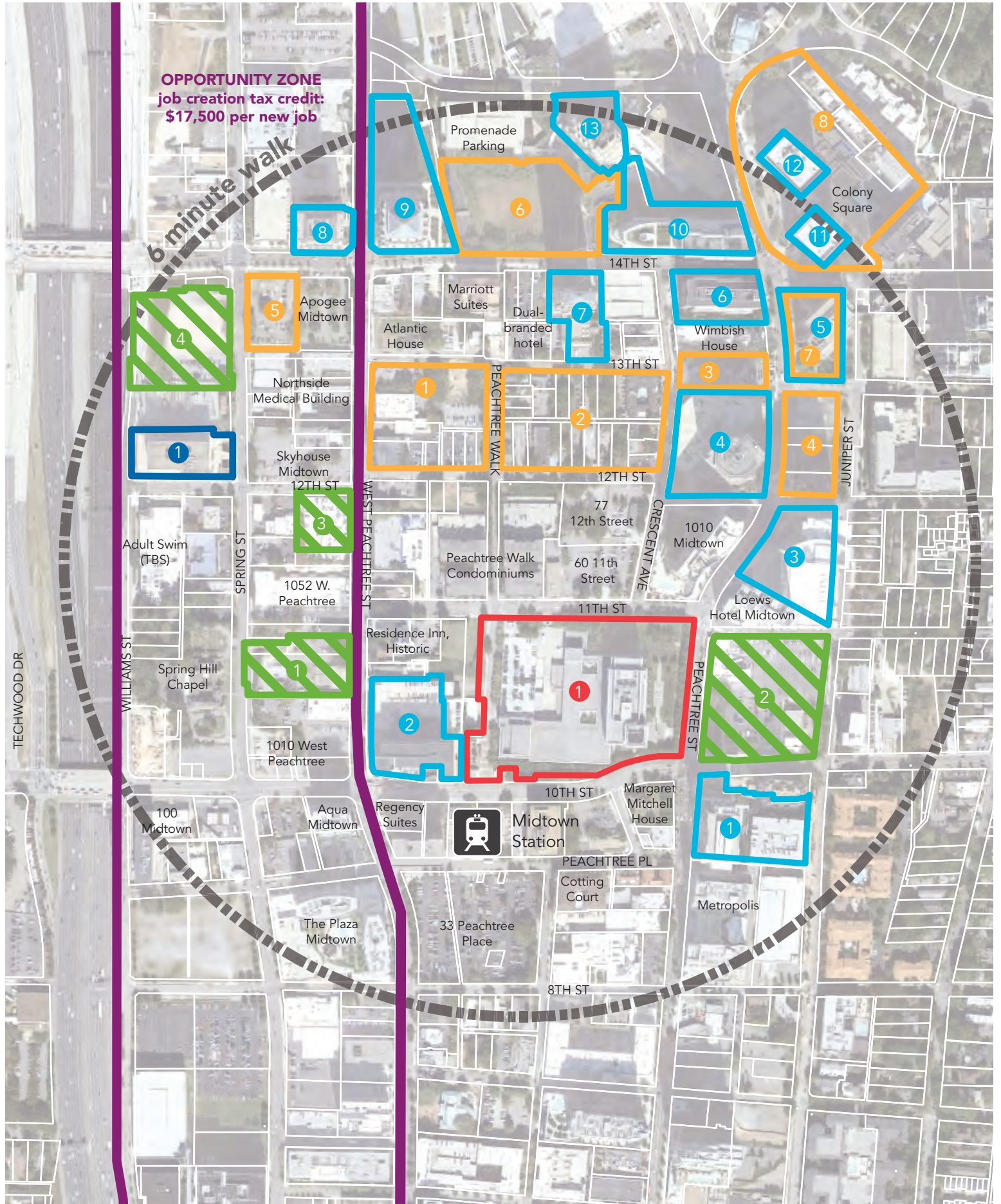
5. Dewberry Capital site

Lot size: 1.27 acres
Base buildable area: 275,740 SF
With retail bonus: 386,036 SF
With transit bonus: **562,509 SF**

REQUIRED SITE CHARACTERISTICS
Supports 500,000+ SF
Unique property ownership

SPI-16 DEVELOPMENT CONTROLS
Non-residential FAR: 5
Ground-floor retail bonus: +2
Transit area bonus: +3.2
Max FAR including bonuses: 10.2

THRESHOLD PROPERTY SIZES
Min. lot size outside transit area: 1.64 ac
Min. lot size within transit area: 1.125 ac



ANCHORS**1. Federal Reserve Bank of Atlanta****PROPOSED DEVELOPMENTS****1. 1105 West Peachtree Street**

770K SF office, 81 condos, 156 hotel rooms, 16,900 SF retail by Selig Enterprises

2. Future phase of 12th & Midtown**3. 1138 Peachtree St**

370 luxury apartments and 39,000 SF retail on first three levels by Trillist

4. Future phase of 12th & Midtown**5. Whole Foods Market**

72,000 SF organic grocer by Related Group

6. No.2 Opus Place

382 res. units, 180 hotel rooms, 60K SF retail in the first of three phases for 98 14th Street

7. Campanile Expansion

77,000 SF of new retail and 150,000 SF of new office space to be added to existing office building by Dewberry

8. Colony Square Renovation

Reconfiguration of existing site plan and 140,000 SF of retail space and the addition of 50,000 SF of retail

CLASS A OFFICE**1. 999 Peachtree St**

999 Peachtree St NE
621,946 SF / 28 floors
Percent Occupied: 95%
Year Built: 1987
Year Renovated: -
Lease Rate: \$35.24/SF/YR, FSG

2. Ten 10th St

10 10th St NE
421,417 SF / 14 floors
Percent Occupied: 87%
Year Built: 2001
Year Renovated: -
Lease Rate: \$37/SF/YR, FSG

3. 12th & Midtown One

1075 Peachtree St NE
790,000 SF / 38 floors
Percent Occupied: 92%
Year Built: 2010
Year Renovated: -
Lease Rate: \$27.78/SF/YR, NNN

4. Eleven Hundred Peachtree

1100 Peachtree St NE
580,000 SF / 28 floors
Percent Occupied: 98%
Year Built: 1990
Year Renovated: -
Lease Rate: Negotiable

5. Campanile Plaza

1155 Peachtree St NE
446,626 SF / 20 floors
Percent Occupied: 52%
Year Built: 1987
Year Renovated: 2011
Lease Rate: \$37.50/SF/YR, SFG

6. The Proscenium

1170 Peachtree St NE
527,999 SF / 23 floors
Percent Occupied: 98%
Year Built: 2001
Year Renovated: -
Lease Rate: \$37.78/SF/YR, FSG

7. Four Seasons Hotel

75 14th St NE
97,000 SF / 53 floors
Percent Occupied: 81%
Year Built: 1992
Year Renovated: -
Lease Rate: \$33.50/SF/YR, MG

8. Regions Plaza

1180 West Peachtree St NE
545,076 SF / 24 floors
Percent Occupied: 88%
Year Built: 2001
Year Renovated: -
Lease Rate: \$35.29/SF/YR, FSG

9. One Atlantic Center

1201 West Peachtree St NW
1,100,312 SF / 50 floors
Percent Occupied: 91%
Year Built: 1987
Year Renovated: -
Lease Rate: Negotiable

10. 1180 Peachtree

1180 Peachtree St NE
670,000 SF / 41 floors
Percent Occupied: 99%
Year Built: 2006
Year Renovated: -
Lease Rate: \$42/.54SF/YR, FSG

11. 100 Colony Square

1175 Peachtree St NE
337,737 SF / 24 floors
Percent Occupied: 90%
Year Built: 1972
Year Renovated: 2000
Lease Rate: \$31.86/SF/YR, FSG

12. 400 Colony Square

1201 Peachtree St NE
394,072 SF / 22 floors
Percent Occupied: 88%
Year Built: 1974
Year Renovated: 1980
Lease Rate: \$31.23/SF/YR, FSG

13. Promenade

1230 Peachtree St NE
774,610 SF / 38 floors
Percent Occupied: 96%
Year Built: 1990
Year Renovated: -
Lease Rate: \$32/SF/YR, Net

CLASS B OFFICE

1. 1100 Spring St

1100 Spring St NW
 149,541 SF / 8 floors
 Percent Occupied: 99%
 Year Built: 1970
 Year Renovated: -
 Lease Rate: Negotiable

LARGE-SCALE COMMERCIAL DEVELOPMENT SITES

1. Atlanta Cable Site

Lot size: 1.58 acres
 Base buildable area: 343,655 SF
 With retail bonus: 481,117 SF
 With transit bonus: **701,056 SF**

2. Dewberry Capital Site

Lot size: 3.88 acres
 Base buildable area: 845,065 SF
 With retail bonus: 1,183,091 SF
 With transit bonus: **1,723,932 SF**

3. USPS site

Lot size: 1.14 acres
 Base buildable area: 249,000 SF
 With retail bonus: 348,600 SF
 With transit bonus: **507,960 SF**

4. Innkash Midtown Site

Lot size: 2.48 acres
 Base buildable area: 540,145 SF
 With retail bonus: **756,203 SF**
 With transit bonus: N/A

REQUIRED SITE CHARACTERISTICS

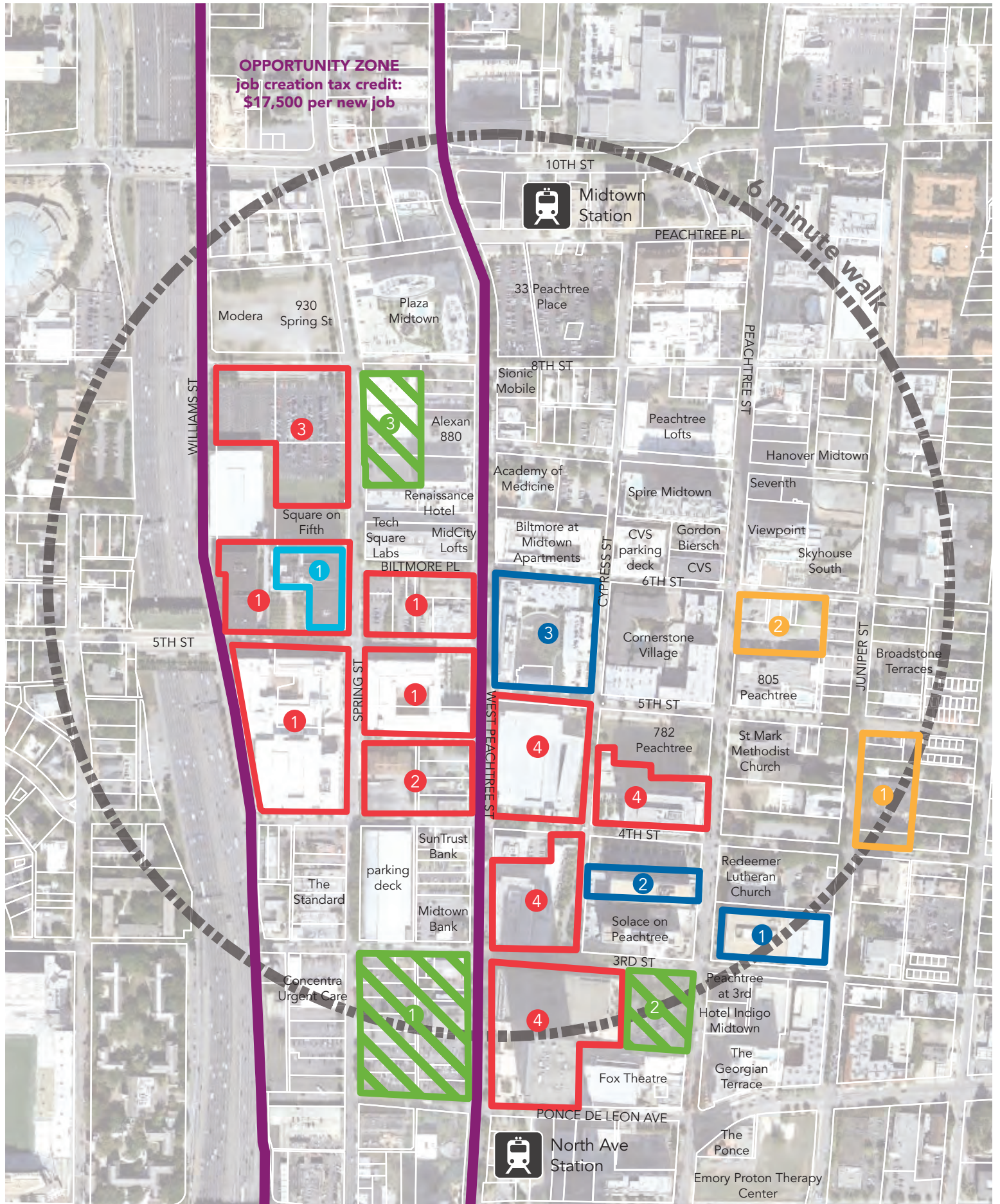
Supports 500,000+ SF
 Unique property ownership

SPI-16 DEVELOPMENT CONTROLS

Non-residential FAR: 5
 Ground-floor retail bonus: +2
 Transit area bonus: +3.2
 Max FAR including bonuses: 10.2

THRESHOLD PROPERTY SIZES

Min. lot size outside transit area: 1.64 ac
 Min. lot size within transit area: 1.125 ac



ANCHORS

1. Tech Square 1.4M SF mixed-use complex anchored by ATDC, Flashpoint, Venture Lab, corporate innovation centers



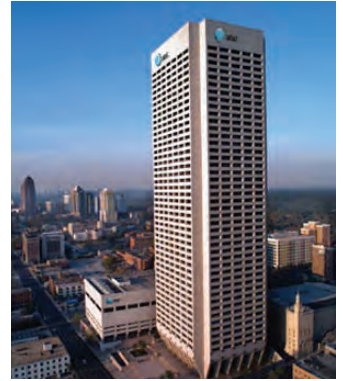
2. Coda 750K+ SF public/private mixed-used development



3. NCR Corp.'s Global HQ 516K SF office by Cousins in Phase 1



4. AT&T Midtown Center 800K SF AT&T Campus



PROPOSED DEVELOPMENTS

1. Juniper at 5th Street
158 res. units by Southeast Capital

2. 811 Peachtree
391 res. units, 25K SF retail by Integral

CLASS A OFFICE

1. Centergy One
75 5th St
486,993 SF / 12 floors
Total Available Space: 0 SF
Max. Contiguous Space: 0 SF
Percent Occupied: 100%
Year Built: 2003
Year Renovated: -
Avg. Rent:

CLASS B OFFICE

1. 715 Peachtree
715 Peachtree St NE
320,000 SF / 10 floors
Percent Occupied: 45%
Year Built: 1971
Under renovation
Lease Rate: \$28/SF/YR, FSG

2. 730 Midtown
730 Peachtree St NE
211,468 SF / 11 floors
Percent Occupied: 94%
Year Built: 1965
Year Renovated: 2000
Lease Rate: \$24.94/SF/YR, FSG

3. The Biltmore
817 West Peachtree St NW
289,000 SF / 12 floors
Percent Occupied: 99%
Year Built: 1924
Year Renovated: 1999
Lease Rate: \$29.00/SF/YR, FSG

LARGE-SCALE COMMERCIAL DEVELOPMENT SITES

1. Ponce/3rd Assemblage
Lot size: 4.27 acres
Base buildable area: 930,006 SF
With retail bonus: 1,302,008 SF
With transit bonus: **1,897,211 SF**

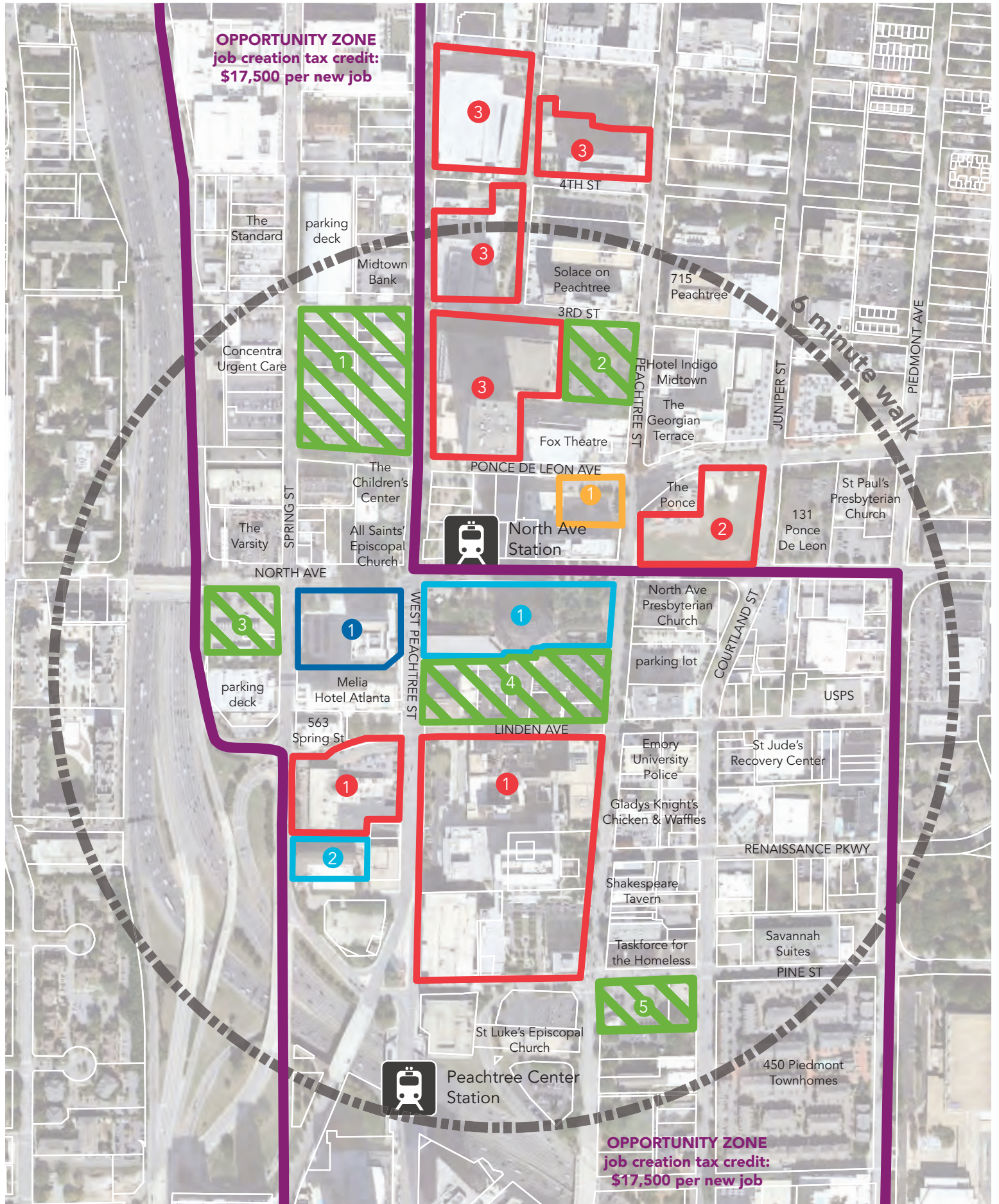
2. Icahn Enterprises site
Lot size: 1.70 acres
Base buildable area: 370,260 SF
With retail bonus: 518,364 SF
With transit bonus: **755,330 SF**

3. Trac Eric site
Lot size: 1.88 acres
Base buildable area: 409,205 SF
With retail bonus: 572,888 SF
With transit bonus (partial): **712,280 SF**

REQUIRED SITE CHARACTERISTICS
Supports 500,000+ SF
Unique property ownership

SPI-16 DEVELOPMENT CONTROLS
Non-residential FAR: 5
Ground-floor retail bonus: +2
Transit area bonus: +3.2
Max FAR including bonuses: 10.2

THRESHOLD PROPERTY SIZES
Min. lot size outside transit area: 1.64 ac
Min. lot size within transit area: 1.125 ac



ANCHORS

1. Emory University Hospital Midtown



2. Georgia Proton Treatment Center

State of the art, high-tech cancer treatment center operated by Emory University Hospital Midtown



3. AT&T Midtown Center

800K SF AT&T Office Campus



PROPOSED DEVELOPMENTS

1. 640 Peachtree Street

238 hotel rooms, 6,500 SF retail, and public parking

CLASS A OFFICE

1. Bank of America Plaza

600 Peachtree St NE
1,255,570 SF / 55 floors
Percent Occupied: 78%
Year Built: 1992
Year Renovated: -
Lease Rate: \$33.60/SF/YR, FSG

2. Baltimore Block

1 Baltimore Pl NW
105,241 SF / 5 floors
Percent Occupied: 49%
Year Built: 1885
year Renovated: 1989
\$23.62/SF/YR, FSG

CLASS B OFFICE

1. One Georgia Center

600 West Peachtree St NW
375,000 SF / 28 floors
Percent Occupied: 91%
Year Built: 1967
Year Renovated: None
Lease Rate: \$22.76/SF/YR, FSG

LARGE-SCALE COMMERCIAL DEVELOPMENT SITES

1. Ponce/3rd Assemblage

Lot size: 4.27 acres
Base buildable area: 930,006 SF
With retail bonus: 1,302,008 SF
With transit bonus: **1,897,211 SF**

3. Icahn Enterprises site

Lot size: 1.70 acres
Base buildable area: 370,260 SF
With retail bonus: 518,364 SF
With transit bonus: **755,330 SF**

4. Spring St 16921 LLC site*

Lot size: 1.23 acres
Buildable area: **642,948 SF**

5. Emory University site*

Lot size: 3.36 acres
Buildable area: **1,756,344 SF**

6. John W Grant Trust site*

Lot size: 1.13 acres
Buildable area: **656,365 SF**

REQUIRED SITE CHARACTERISTICS
Supports 500,000+ SF
Unique property ownership

SPI-16 DEVELOPMENT CONTROLS
Non-residential FAR: 5
Ground-floor retail bonus: +2
Transit area bonus: +3.2
Max FAR including bonuses: 10.2

*SPI-1 DEVELOPMENT CONTROLS
Non-residential FAR: 12

THRESHOLD PROPERTY SIZES
Min. lot size outside transit area: 1.64 ac
Min. lot size within transit area: 1.125 ac