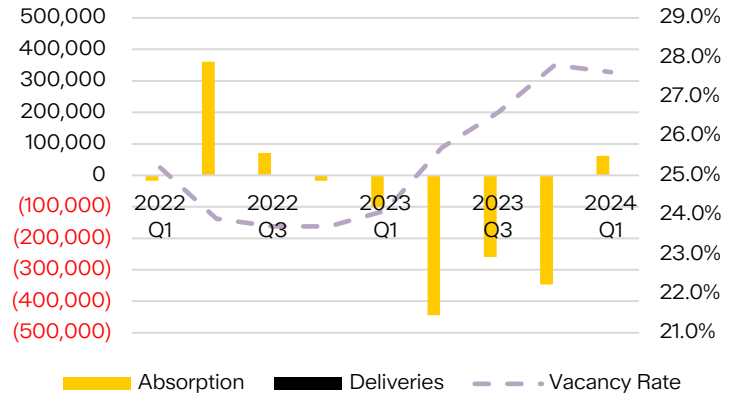


Central Perimeter Q1 2024

Central Perimeter Chips Away at Vacancy to Begin 2024

In Central Perimeter, there was a positive recording of 13,074 square feet in absorption at the beginning of the year, signaling a positive shift following five consecutive quarters of negative absorption. Alongside this absorption improvement, the availability of sublease space, while still notable, has begun to stabilize after peaking at 8.6%. These positive developments contributed to a quarter in which vacancy held its ground at 27.8%. More notably, Class A vacancy declined by 10 basis points to 30.6%. Looking ahead, the submarket is expected to continue reducing this vacancy rate as leasing demand has remained strong following a slight dip in the previous quarter.

Absorption, Deliveries, and Vacancy Rates



Submarket Stats

| Class | Total Inventory SF | Direct Vacancy Rate | Sublease Vac Rate | Total Vacant SF | Vac Rate Current | Vac Rate Prior | Net Absorp Current | Net Absorp YTD | Deliveries | Under Constr | Avg Rent (FSG) |
|--------------|--------------------|---------------------|-------------------|------------------|------------------|----------------|--------------------|----------------|------------|---------------|----------------|
| Class A | 22,692,462 | 25.9% | 4.7% | 6,944,067 | 30.6% | 30.7% | 14,061 | 14,061 | - | 35,656 | \$31.62 |
| Class B | 4,295,149 | 11.5% | 2.2% | 589,419 | 13.7% | 13.7% | (2,635) | (2,635) | - | - | \$22.82 |
| Class C | 942,127 | 23.7% | 0.7% | 230,599 | 24.5% | 24.7% | 1,648 | 1,648 | - | - | \$24.04 |
| Total | 27,929,738 | 23.6% | 4.2% | 7,764,085 | 27.8% | 27.8% | 13,074 | 13,074 | - | 35,656 | \$31.00 |

Recent Leases

| Tenant | Property | Owner | Sign Date | SF | Lease Type |
|--|-------------------------|--|-----------|--------|------------|
| Withheld | Glenridge Highlands One | Piedmont Office Realty Trust, Inc. | Feb-24 | 28,392 | New |
| Withheld | Lakeside Commons I | Intercontinental Real Estate Corporation | Mar-24 | 22,999 | New |
| Teachers Insurance and Annuity Assoc. of America | 6 Concourse Pky NE | Building and Land Technology | Feb-24 | 19,875 | Renewal |

Recent Investment Sales

| Property | Price | SF | \$/SF | Date | Buyer |
|-------------------------------------|---------------|-----------|----------|------------|----------------------|
| Lincoln Center | \$34,500,000 | 186,846 | \$77.87 | 1/1/2024 | Innova Solutions |
| Perimeter Summit (1001, 2002, 4004) | \$247,499,999 | 1,357,290 | \$182 | 12/20/2022 | Spear Street Capital |
| Three Ravinia | \$175,000,000 | 816,748 | \$214.26 | 8/16/2023 | Estein USA |

Active Central Perimeter Construction Projects



Campus 244
262,340 | Apr 2024
Roca Point

In The Market

Campus 244 Phase II: Georgetown Co. and RocaPoint Partners are expanding Campus 244 in Dunwoody with a new six-story office building called The Stacks, offering 300,000 square feet of modern office space with unique features like tall ceilings and private outdoor areas on each floor. This addition follows the successful repurposing of the Palladium building, which offers 405,000 square feet of office space and ground-level retail.

What's Next For State Farm Campus: KDC, the developer of Dunwoody's Park Center office hub, is reevaluating its development plans due to market changes. The company aims to incorporate apartments and a hotel into the final undeveloped site of the corporate campus, while reducing the approved office space by more than half. The new buildings will be connected to the Dunwoody MARTA station via a pedestrian bridge.

Three Ravinia Trades Hands: The tallest office tower in Dunwoody, Atlanta, has been sold in one of the largest office acquisitions in the metro area this year. Estein USA, an Orlando-based real estate investment company, acquired the 31-story tower at 3 Ravinia Drive for \$175 million. The property is anchored by IHG Hotels and Hapag-Lloyd. The seller, Blackstone REIT, received 16% less than the previous buyer, Preferred Apartment Communities, paid in 2016. Estein assumed a \$115 million mortgage as part of the deal.



Central Perimeter Listings



200 Ashford
200 Ashford Center N
2,500 SF - 7,500 SF
Matt Fergus / Hunter
Henritze / Seabie
Hickson



The Pointe
400 & 500 Northridge
Rd
1,765 SF – 46,397 SF
Gil Russell / Michael
Howell / Hunter
Henritze



50 Glenlake
50 Glenlake Parkway
2,000 SF - 12,000 SF
Matt Fergus / Michael
Howell
Seabie Hickson



Centrum
780 Johnson Ferry Rd
NE
1,880 SF – 32,111 SF
Hunter Henritze /
Michael Howell /
Robert deGolian



Northridge Center
365 & 375 Northridge
Center
4,700 SF – 18,200 SF
Matt Fergus/ Seabie
Hickson / Maia Perri

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