
















**1349 West Peachtree Street, Suite 1100
Atlanta, GA 30309
404.888.9000**









Available Office Listings - January 2012

Submarket	Property Name Address	Lease / Sale / Sublease	Square Footage Land Acres	Min. Sq. Ft Max. Sq. Ft	Lease Rate Rate Type	Sale Price	Broker
	Village Park at Lake Oconee 1031-1061 Village Park Drive Greensboro, GA 30642	Sale				\$2,100,000	Jodi Selvey
	Brownstone Centre 171 Foothills Parkway Marble Hill, GA 30148	Lease/Sale Direct	9,131 1		\$14.00 MG	\$575,000	Andrew Walker
	Brownstone Centre 171 Foothills Parkway Marble Hill, GA 30148	Lease	1,500 1		\$14.00 MG		Andrew Walker
	Brownstone Centre 171 Foothills Parkway Marble Hill, GA 30148	Lease	2,110 1		\$14.00 MG		Andrew Walker
	Buckhead Peachtree Palisades East 1819 Peachtree Road Ste 201 Atlanta, GA 30309	Lease Direct	8,625	8,625 8,625	\$18.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	Buckhead Peachtree Palisades East 1819 Peachtree Road Ste 500 Atlanta, GA 30309	Lease Direct	2,366		\$18.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	Buckhead Peachtree Palisades East 1819 Peachtree Road Ste 550 Atlanta, GA 30309	Lease Direct	4,122		\$18.50		Lee Evans Scott O'Halloran Deming Fish









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	Buckhead	Peachtree Palisades East 1819 Peachtree Road Ste 450 Atlanta, GA 30309	Lease Direct	12,158		\$18.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	Buckhead	Peachtree Palisades East 1819 Peachtree Road Ste 300 Atlanta, GA 30309	Lease Direct	19,576		\$18.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	Buckhead	Peachtree Palisades East 1819 Peachtree Road Ste 201/300/450 Atlanta, GA 30309	Lease Direct	47,647		\$18.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	Central Perimeter	5620 Glenridge Drive Sandy Springs, GA 30342	Lease/Sale Direct	84,580 8.4		\$19.50 Full Service	Inquire	Hugh Pafford
	Central Perimeter	219 Perimeter Center Pkwy. 6th Floor Atlanta, GA 30346	Lease Sublease	21,947	4,942 171,912	\$7.95 Full Service		Bob Mathews Fred Sheats
	Central Perimeter	6160 Peachtree Dunwoody Rd. Ste B-100 Atlanta, GA 30328	Lease Direct	2,217	2,217	\$17.00 MG		Fred Sheats
	Central Perimeter	Building 1000 8215 Roswell Road Atlanta, GA 30350	Sale	10,000			\$700,000	Hugh Pafford Jodi Selvey
	Central Perimeter	Bldg. 2 1100 Johnson Ferry Rd. Atlanta, GA 30342	Lease Sublease	3,861		Inquire		Craig Mendel









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	Central Perimeter	Bldgs. 1 & 2 1100 Johnson Ferry Rd. Atlanta, GA 30342	Lease Sublease	13.69	1,500 9,700	Inquire		Craig Mendel
	Central Perimeter	185 Allen Rd NE Atlanta, GA 30328	Lease Direct		4,109	\$18.50 Full Service		Andrew Walker
	Central Perimeter	Ravinia III 3 Ravinia Dr. Ste Part. Atlanta, GA 30346	Lease Sublease	2,650		\$16.00 Full Service		Russ Jobson
	Central Perimeter	121 Perimeter Center West Ste 300 Atlanta, GA 30346	Lease Sublease	16,822 4.87	1,772 16,833			Craig Mendel Fred Sheats
	Downtown	Herndon Plaza 100 Auburn Avenue Atlanta, GA 30303	Sale	105,323			\$11,499,000	Pete Shelton Michael Tabb
	East Atlanta	2434 Wall Street Conyers, GA 30013	Lease/Sale Direct	9,192 1.14		\$14.00 MG	\$473,000	Andrew Walker
	Midtown	909 W. Peachtree Street NW Atlanta, GA 30309	Lease Direct	12,000		\$19.50 MG		Russ Jobson Bob Allen
	Midtown	Pershing Park Plaza 1420 Peachtree St. Ste 220 Atlanta, GA 30309	Lease Direct	3,430 1.3		Negotiable		Lee Evans Scott O'Halloran Deming Fish









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	Midtown	715 Peachtree Atlanta, GA 30308	Lease Direct	351,613	351,613	Negotiable		Scott O'Halloran Lee Evans Deming Fish
	Midtown	The Biltmore 817 W. Peachtree St. Ste M-105 Atlanta, GA 30308	Lease Sublease	3,756		\$16.00 Full Service		Andrew Walker
	North Fulton	Royal Centre Two 11575 Great Oaks Way Ste 100 Alpharetta, GA 30022	Lease Direct	21,795	21,501 117,670	\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	100 Windward Forest 960 North Point Parkway Ste 350 Alpharetta, GA 30005	Lease Direct	13,643	13,643	\$17.00 Full Service		Lee Evans Scott O'Halloran
	North Fulton	Royal Centre Four 11700 Great Oaks Way Ste 125 Alpharetta, GA 30022	Lease Direct	6,133	6,133 6,133	\$20.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	Royal Centre Three 11475 Great Oaks Way Ste 100 Alpharetta, GA 30022	Lease Direct	6,655		\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	Royal Centre Three 11475 Great Oaks Way Ste 300 Alpharetta, GA 30022	Lease Direct	10,488		\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	Royal Centre Four 11700 Great Oaks Way Ste 185 Alpharetta, GA 30022	Lease Direct	6,327		\$20.50 Full Service		Lee Evans Scott O'Halloran Deming Fish

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	North Fulton	Royal Centre Two 11575 Great Oaks Way Ste 120 Alpharetta, GA 30022	Lease	3,667	3,520 3,520	\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	Royal Centre Two 11575 Great Oaks Way Ste 100/120 Alpharetta, GA 30022	Lease Direct	25,462		\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	Royal Centre Three 11475 Great Oaks Way Ste 100A Alpharetta, GA 30022	Lease Direct	10,828		\$19.50 Full Service		Deming Fish Lee Evans Scott O'Halloran
	North Fulton	Royal Centre Four 11700 Great Oaks Way Ste 600 Alpharetta, GA 30022	Lease Direct	52,875	52,875 52,875	\$20.50 Full Service		Scott O'Halloran Lee Evans Deming Fish
	North Fulton	Royal Centre Four 11700 Great Oaks Way Ste 350 Alpharetta, GA 30022	Lease Direct	13,049	13,049 13,049	\$19.50 Full Service		Lee Evans Scott O'Halloran Deming Fish
	North Fulton	11525 Park Woods Circle Alpharetta, GA 30005	Lease/Sale Direct	19,314 1.7		\$15.50 NNN	\$2,400,000	Rick Vaughn
	North Fulton	Lake at Northpoint 1801 Old Alabama Road Suite 300 Roswell, GA 30076	Lease	15,623	2,000	\$19.50 Full Service		Scott O'Halloran
	North Fulton	Lake at Northpoint 1801 Old Alabama Road Ste 200 B Roswell, GA 30076	Lease	9,953	2,000	\$19.50 Full Service		Scott O'Halloran

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	North Fulton	Royal Centre Two 11575 Great Oaks Way Ste 320 Alpharetta, GA 30022	Lease	2,240	2,240 2,240			Deming Fish Lee Evans Scott O'Halloran
	North Fulton	Royal Centre Four 11700 Great Oaks Way Ste 420 Alpharetta, GA 30022	Lease	1,777	1,777 1,777	Negotiable		Deming Fish Lee Evans Scott O'Halloran
	Northeast Atlanta	Renaissance Pointe 454 Satellite Blvd Suwanee, GA 30024	Lease Direct	2,815		\$19.75 Full Service		Jodi Selvey
	Northeast Atlanta	Suwanee Gateway One 3011 Sutton Gate Dr. Suwanee, GA 30024	Lease Direct	142,427	1,500 142,427	Negotiable		Lee Evans Scott O'Halloran
	Northeast Atlanta	230 Scientific Dr. Ste 600 Norcross, GA 30092	Lease Direct	20,436 8	5,000 20,436	\$11.00 NNN		Lee Evans Brett Kingman
	Northeast Atlanta	230 Scientific Dr. Ste 200 Norcross, GA 30092	Lease Direct	6,312 8		\$11.00 Gross		Lee Evans Brett Kingman
	Northeast Atlanta	250 Scientific Drive 250 Scientific Drive Ste 300 Norcross, GA	Lease Direct	4,776 8		\$15.50 Full Service		Lee Evans Brett Kingman
	Northeast Atlanta	Sugarloaf VII 2915 Premiere Pkwy. Ste 135 & 175 Duluth, GA 30097	Lease	5,100		\$16.00 Full Service		Jeff Kelley











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Northeast Atlanta	302 Research Dr. Norcross, GA 30092	Lease Direct	58,369 4.47		\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 130 Norcross, GA 30092	Lease Direct	8,996 4.47	8,996 8,996	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 140 Norcross, GA 30092	Lease Direct	4,828 4.47	4,828 6,402	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 170 Norcross, GA 30092	Lease Direct	1,574 4.47	1,574 6,402	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 200 Norcross, GA 30092	Lease Direct	15,623 4.47	15,623 18,333	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 250 Norcross, GA 30092	Lease Direct	2,710 4.47	2,710 18,333	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northeast Atlanta	302 Research Dr. Ste 350 Norcross, GA 30092	Lease Direct	5,775 4.47	5,775 5,775	\$16.25 Full Service		Deming Fish Scott O'Halloran
Northwest Atlanta	Barrett Park 1155 Roberts Boulevard Ste 175 Kennesaw, GA 30144	Lease Direct	16,851 6.5	16,851 29,728	\$8.75 Net		Bill Buist Douglas Biggs











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	Northwest Atlanta	Barrett Park 1155 Roberts Boulevard Ste 150 Kennesaw, GA 30144	Lease Direct	12,877 6.5	12,877 29,728	\$8.75 Net		Bill Buist Douglas Biggs
	Northwest Atlanta	2700 Cumberland Pkwy. Suite 300 & 400 Atlanta, GA 30339	Lease Sublease	34,812	5,000 34,812	\$12.50 Full Service		Andrew Walker Bob Mathews Fred Sheats
	Northwest Atlanta	Jonquil Village 2995 Atlanta Road Smyrna, GA 30080	Lease Direct	10,376	10,376 20,752	\$28.00 MG		Andrew Walker
	Northwest Atlanta	3270 Florence Road Powder Springs, GA 30127	Lease Direct	6,000 1		\$13.50 Full Service		Andrew Walker Fred Sheats Bob Mathews
	Northwest Atlanta	Two Barrett Lakes Ctr. 1825 Barrett Lakes Blvd. Kennesaw, GA 30144	Lease Sublease	9,317		\$18.00 Full Service		Jeff Kelley Pete Shelton Bob Ward
	Northwest Atlanta	Providence Place 2840 Johnson Ferry Rd. Marietta, GA 30062	Lease/Sale Direct	8,360	1,100 5,750	\$16.00 Gross	Inquire	Andrew Walker
	Northwest Atlanta	Newmarket Business Park 2110 Newmarket Parkway Ste 175 Marietta, GA 30067	Lease Direct	4,653		\$15.50 MG		Lee Evans Scott O'Halloran Andrew Walker
	Northwest Atlanta	Newmarket Business Park 2110 Newmarket Parkway Ste 209 Marietta, GA 30067	Lease Direct	1,596		\$15.50 MG		Lee Evans Scott O'Halloran Andrew Walker

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	Northwest Atlanta	Newmarket Business Park 2110 Newmarket Parkway Ste 207 Marietta, GA 30067	Lease Direct	1,478		\$15.50 Negotiable		Lee Evans Scott O'Halloran Andrew Walker
	Northwest Atlanta	Galleria 600 600 Galleria Pkwy. Atlanta, GA 30339	Lease Sublease	14,200		\$17.00 Full Service		Pete Shelton
	Northwest Atlanta	Newmarket Business Park 2110 Newmarket Parkway Ste 125 Marietta, GA 30067	Lease Direct	4,463		\$15.50 MG		Lee Evans Scott O'Halloran Andrew Walker
	Northwest Atlanta	Newmarket Business Park 2121 Newmarket Pkwy. Ste 144 Marietta, GA 30067	Lease Direct	3,854		\$10.25 MG		Lee Evans Scott O'Halloran Andrew Walker
	Northwest Atlanta	970 Woodstock Pkwy Woodstock, GA 30189	Sale	19,311 6.71			\$1,641,435	Andrew Walker Craig Mendel
	Northwest Atlanta	Stilesboro Crossing 1600 Kennesaw Due West Road Kennesaw, GA 30152	Lease/Sale Direct	10,600 0.23		Inquire	\$925,000	Andrew Walker Joe Montgomery
	Northwest Atlanta	Overlook III 2859 Paces Ferry Rd. Atlanta, GA 30339	Lease Sublease	11,184	11,184 11,184	\$12.50 Full Service		Andrew Walker
	Northwest Atlanta Industrial	Newmarket Business Park 2221 Newmarket Pkwy Ste 140 Marietta, GA 30067	Lease Direct	1,060		\$15.50 MG		Scott O'Halloran Lee Evans Andrew Walker




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	South Atlanta	1075 Inner Loop Road College Park, GA 30337	Lease Direct	65,000 9.4	5,000 65,000	\$10.00 Net		Bob Mathews Fred Sheats
	South Atlanta	Gateway Center 2077 Convention Center Concourse Ste 300 College Park, GA 30337	Lease Direct	32,750	1,500	\$20.75 Full Service		Lee Evans Scott O'Halloran Deming Fish
	South Atlanta	Gateway Center 2077 Convention Center Concourse Ste 400 College Park, GA 30337	Lease Direct	32,780	1,500	\$20.75 Full Service		Lee Evans Scott O'Halloran Deming Fish
	South Atlanta	403 Westpark Ct. Peachtree City, GA 30269	Lease Direct	21,344		\$15.50 NNN		Lee Evans
	South Atlanta	700 Westpark Drive Ste 200 Peachtree City, GA 30269	Lease Direct	31,595		\$15.50 NNN		Craig Mendel Michael Lipton
	South Atlanta	700 Westpark Drive Ste 100 Peachtree City, GA 30269	Lease Direct	4,700		\$15.50 NNN		Craig Mendel Michael Lipton
	South Atlanta	Gateway Center 2077 Convention Center Concourse Ste 100 College Park, GA 30337	Lease Direct	6,653		\$20.75 Full Service		Scott O'Halloran Lee Evans Deming Fish
	South Atlanta	Gateway Center 2077 Convention Center Concourse Ste 275 College Park, GA 30337	Lease Direct	7,630		\$20.75 Full Service		Scott O'Halloran Lee Evans Deming Fish



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South Atlanta	350 Brandywine Blvd. Fayetteville, GA 30214	Sale	29,433			Inquire	Hayes Swann Huston Green
 South Atlanta	741 W. Lanier Ave Ste 102 Fayetteville, GA 30270	Lease Direct	3,447	3,447 3,447	\$25.00 Full Service		David Strickland Lee Evans
 South Atlanta	741 W. Lanier Ave Ste 202 Fayetteville, GA 30270	Lease Direct	6,414	6,414 6,414	\$22.00 Full Service		David Strickland Lee Evans
 South Atlanta	134 S. Oak Street Jackson, GA 30233	Lease/Sale Direct	6,252 0.39		\$11.00 MG	\$660,000	Andrew Walker