Whether you are on the hunt for Class A or Class B office space, the Downtown office market offers the best values in the region. And you'll enjoy a wide selection: **Downtown Atlanta is home to the largest inventory of office space of all the urban markets with a total of 16,303,758 square feet.**

### Metro Atlanta Comparison of Class A Office Space

<table>
<thead>
<tr>
<th></th>
<th>Downtown</th>
<th>Buckhead</th>
<th>Midtown</th>
<th>Metro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class A Rental Rates</td>
<td>$19.62</td>
<td>$26.92</td>
<td>$27.41</td>
<td>$22.06</td>
</tr>
<tr>
<td>Class A Occupancy Rate</td>
<td>76%</td>
<td>85.7%</td>
<td>81.2%</td>
<td>82.0%</td>
</tr>
</tbody>
</table>

### Metro Atlanta Comparison of Class B Office Space

<table>
<thead>
<tr>
<th></th>
<th>Downtown</th>
<th>Buckhead</th>
<th>Midtown</th>
<th>Metro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class B Rental Rates</td>
<td>$15.33</td>
<td>$18.30</td>
<td>$18.11</td>
<td>$16.78</td>
</tr>
<tr>
<td>Class B Occupancy Rate</td>
<td>74.0%</td>
<td>73.8%</td>
<td>71.7%</td>
<td>76.6%</td>
</tr>
</tbody>
</table>

*Source: Jones Lang LaSalle, Office Statistics Year-End 2012*
Downtown Atlanta is projected to experience **5.1 million square feet** of absorption and add approximately **4.4 million square feet** of new office space by 2030.

Pipeline & Projected Demand

- Excellent access to transportation network
- Proximity to restaurants & amenities
- Home to top research institutions
- Young, talented workforce
- Established central location

The Atlanta Streetcar is projected to **increase Downtown’s capture of office demand** over other submarkets in the region.

“**Cooper Carry moved its Atlanta offices to 191 Peachtree after 26 years in the same Buckhead building. The change in environment has brought vigor and renewed enthusiasm to our employees who enjoy the many lunchtime restaurants and shopping opportunities just steps away. Before the move, we had over 100 employees who drove alone every day to and from the office. Today, of our 100 employees, fewer than 30 drive to work. All others take transit, walk or bicycle, and they love the change to a lifestyle that supports greater environmental sustainability.”**

- Kevin R. Cantley, AIA
  President and CEO, Cooper Carry
A move Downtown is a move toward a more sustainable Atlanta.

The Atlanta Better Buildings Challenge is a collaborative initiative led by Central Atlanta Progress (CAP) and the City of Atlanta as part of the City’s Power to Change effort - a plan aimed at making Atlanta more sustainable by improving “green” programs and policies such as water and energy conservation, reducing solid waste and carbon emissions, and improving recycling rates.

Today, 17% of Downtown’s office square footage is Green-Rated.

49 million square feet of Downtown’s building inventory has taken the challenge.

15 million square feet of Downtown office space has taken the challenge.

Better Buildings Challenge, City Comparison

The Better Buildings Challenge is a nation-wide effort by the Department of Energy to enhance building efficiency while creating jobs and building a strong economy. As part of the initiative, Atlanta will compete nationally with other cities to achieve the title of most sustainable city.

Downtown buildings are committed to the challenge and to a more sustainable future for their tenants and workers.

55 Allen Plaza  SunTrust Plaza
330 Marietta Street  SunTrust Plaza - Garden Offices
Epsten Group Campus - The Edge  Atlanta Housing Authority
Turner Building - Luckie Street  Atlanta City Hall
Georgia Power Headquarters  American Cancer Society Center
Georgia Pacific Center  English Avenue Yards
Coca-Cola North Avenue Tower  The Walton Building
Centennial Tower  Metro Atlanta Chamber of Commerce
100 Peachtree Street  GSA - Sam Nunn AFC
260/270 Peachtree  GSA - Richard B. Russell FB
Peachtree Center - Marquis One & Two  Bank of America Plaza

To learn more and get involved, visit www.atlantabbc.com