

GLOBAL SPOTLIGHT

Atlanta, Georgia



Atlanta area remains a haven for both national and international relocations and expansions and is ranked second-least-expensive city in the USA in which to operate a corporate headquarters.

- Metropolitan Atlanta is home to over 5.3 million residents and 137,000 businesses, and is ranked the eighth-largest metropolitan area in the United States. Atlanta's diverse population, deep talent pool, strong local communities, global transportation and overall quality of life has contributed to its economic strength and ongoing growth. Atlanta ranks fifth in the U.S. for the number of Fortune 500 headquarters.
- Atlanta is also home to the world's busiest airport with over 30 airlines and 2,400 daily flights to over 250 worldwide destinations. Additionally, Atlanta is the rail center of the South and one of the five most important distribution centers in the U.S., with two major rail carriers each operating over 100 freight trains daily to and from Atlanta.
- Downtown Atlanta, (which includes Downtown, Midtown and Buckhead) has 102 Class A office buildings totaling 39.4 million square feet of inventory. The Atlanta Office market supply has outweighed demand, pushing the vacancy rate up in the 16-19% range, resulting in negative net absorption and a slight decrease in rental rates. The suburban Office market remains stable. It is anticipated that the Office market will remain flat for much of 2009. Office Investment sales were down over the previous year.
- The Metro Atlanta Industrial Bulk Warehouse market is comprised of 393 million square feet of inventory, including 3.2 million square feet of recent deliveries. Another 648,372 square feet are currently under construction. Absorption has slowed and the amount of new construction has dropped considerably. Although vacancy rates have climbed over the past several quarters and rental rates decreased slightly, leasing activity is up. Warehouse Investment sales activity in 2008 was down from the previous year.

Atlanta At a Glance

Population	5.37 million (MSA)
Population	519,145 (Atlanta)
Location	Northwest Georgia
Unemployment	9.3% (Feb. 2009)
Major Economic Drivers	Technology, Finance, Real Estate, Distribution, Transportation, Retail, Conventions, Medical, Education, Arts

Property	Rent/SF/Year Low	High	Vacancy Rate
Class A Office CBD	\$21.00	\$33.00	18%
Suburban Office Class A	\$20.00	\$27.00	19%
Industrial Bulk/Warehouse	\$2.50	\$6.00	11.2%
Retail Downtown	\$24.00	\$50.00	9.8%

NAI Brannen Goddard offers local market expertise in the greater Atlanta metropolitan region.

About NAI Global

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

325	Offices
55	Countries
5,000	Professionals
\$45 billion	Annual Transaction Volume
200	MSF of Property Management

For more information about NAI Global please visit www.naiglobal.com or call 609.945.4000.



Commercial Real Estate Services, Worldwide.

April 2009

Build on the power of our network.™