



# Office Real Estate Snapshot

Alpharetta City, GA 8

Alpharetta city, GA (1301696)

Place

# Buildings: **539** % Vacant: **10.20%** YTD Net Absorption: **735,624**  
 RBA: **19,786,756** % Leased: **90.90%** YTD Leasing Activity: **567,736**  
 Avg Age (yrs): **23.2** % Available: **14.50%** YTD Deliveries: **0**

Absorption	YTD	2014	QTD	2014 3Q
Net Absorption	735,624	280,524	388,839	51,234
Gross Absorption	1,328,136	1,408,035	487,716	388,311
Leasing Activity	567,736	2,728,683	75,336	737,379
Deliveries	0	3	0	0

Vacancy	Direct		Sublet		Total	
	SF	%	SF	%	SF	%
Vacant	1,914,344	9.70%	99,184	50.00%	2,013,528	10.20%
Vacant Available	1,805,041	9.10%	99,184	50.00%	1,904,225	9.60%
Available	2,608,059	13.20%	258,457	1.30%	2,866,516	14.50%

Asking Rent	Direct			Sublet			Total		
	# Spcs	Avg	Range	# Spcs	Avg	Range	# Spcs	Avg	Range
Full Service Gross	314	\$22.18	\$10.80-\$32.00	37	\$16.98	\$12.00-\$27.00	351	\$21.76	\$10.80-\$32.00
Modified Gross	91	\$16.11	\$7.20-\$25.00	3	\$14.21	\$10.50-\$15.00	94	\$15.91	\$7.20-\$25.00
Negotiable	81	\$22.35	\$21.75-\$23.00	8	-	-	89	\$22.35	\$21.75-\$23.50
Net	4	\$11.41	\$10.50-\$13.00	0	-	-	4	\$11.41	\$10.50-\$13.00
Plus All Utilities	6	\$14.53	\$12.00-\$15.50	0	-	-	5	\$14.53	\$12.00-\$15.50
Plus Electric	3	\$11.51	\$11.29-\$12.00	0	-	-	3	\$11.51	\$11.29-\$12.00
Tenant Electric	2	\$22.45	\$11.00-\$23.00	0	-	-	2	\$22.45	\$11.00-\$12.00
Triple Net	38	\$16.25	\$9.00-\$25.37	0	-	-	38	\$16.25	\$9.00-\$25.37

Source: CoStar Property, 2015 Q2