

5. ATLANTA

GREEN BUILDING TRENDS

Atlanta continued to strongly endorse and embrace green building standards however it dropped a place to fifth overall in our annual survey, again trading places with Houston. The overall totals also slightly declined but the city still tallied an impressive 56.21 % total of all space certified, one of only six cities to do so this year. Further, the total percentage of buildings certified, 26.69, was second only to Manhattan, and the total of Energy Star labels at 22.55% led the standings. These numbers demonstrate that the commitment to green practices was very wide spread.

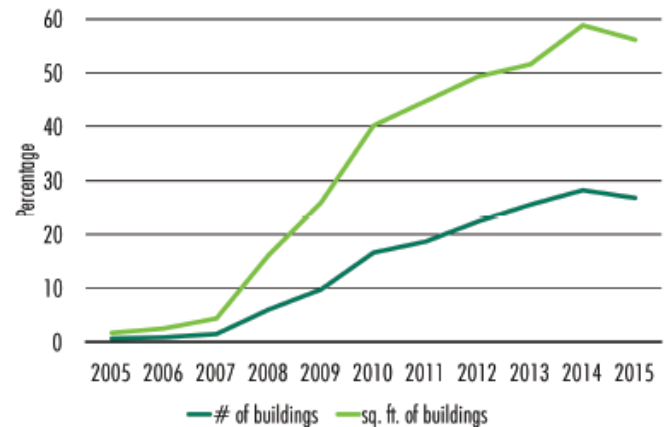
GREEN MARKET NEWS

Atlanta LEED certified buildings were highly active in 2015 with 159 transactions totaling over 2.6 million sq. ft. Of the top 25 leases signed this year, five occurred in LEED buildings. The largest, third largest, and seventh largest transactions in Atlanta all took place in LEED certified buildings. The most notable new deal signed within a LEED building was a 157,318 sq. ft. commitment at Pershing Point Plaza from Kaiser Permanente. Earlier in 2015, Kaiser Permanente agreed to support the construction and operation of three new renewable energy projects that will come online in 2016 and generate 590 million kilowatt hours of power a year. That's equivalent to the amount of electricity used by more than 82,000 American homes a year. This is a continuation of Kaiser Permanente's adoption of its national sustainable energy policy in 2012, when the company launched a strategy to reduce its greenhouse gas emissions by 30 percent by 2020 (compared to 2008 levels).

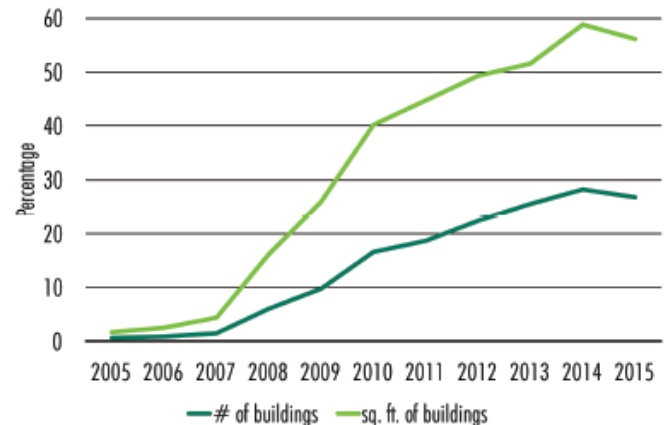
Atlanta serves as a regional hub for the southeast, and as such, jobs in the metro area reflect its nature well. Trade and transportation jobs make up the majority of Atlanta's employment with 27.78% of the workforce. However, professional and business services is not far behind at 23.02%. Behind these market leading categories are government with 15.51%, leisure and hospitality at 12.66% and manufacturing at 7.41%.

Atlanta Q4 2015	% of Buildings	% sq. ft. of Buildings
Total	26.69	56.21
Energy Star	22.55	40.23
LEED	7.52	23.53
Existing Buildings	6.97	22.16
New Construction	0.33	0.91
Core and Shell	0.22	0.46

Total Adoption



Energy Star Adoption



LEED Adoption

