



# REAL ESTATE BISNOW



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## State of State



**Technology and big corporations** are leading the charge out of this CRE recession, says Granite Properties' **John Robbins** (here at a recent event with CoStar's **Debra Isgro**). "I think we're in a **period of recovery**. I think we've seen the bottom," John tells us. John is among the expert panelists speaking at our **Atlanta State of Market** April 24 at the Ritz-Carlton in Buckhead (tickets available [here](#)). Granite's **occupancy rate is encouraging**—100 City View, the 249k SF tower in Cumberland—jumped from 70% to 90% leased this past year, and Parkside Terraces jumped to more than **80% from 60%**. (Higher occupancy makes it a lot easier to put together a decent game of touch football.)



Another of our panelists, JLL's **Rob Metcalf**, tells us the office market is where the firm expected it to be in this cycle: "The **obvious improvements** in Buckhead and Central Perimeter will have a **ripple effect** throughout the entire office market. Tenants have focused on how they can take advantage of the market, and they're **spending capital**." He adds JLL's pipeline velocity is on par with the years "before 2012, and much more of the business is in the **expansion and in-migration category**."

