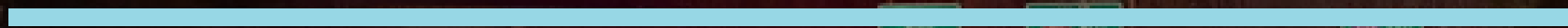


# CENTRAL PERIMETER

# Q1 MARKET UPDATE



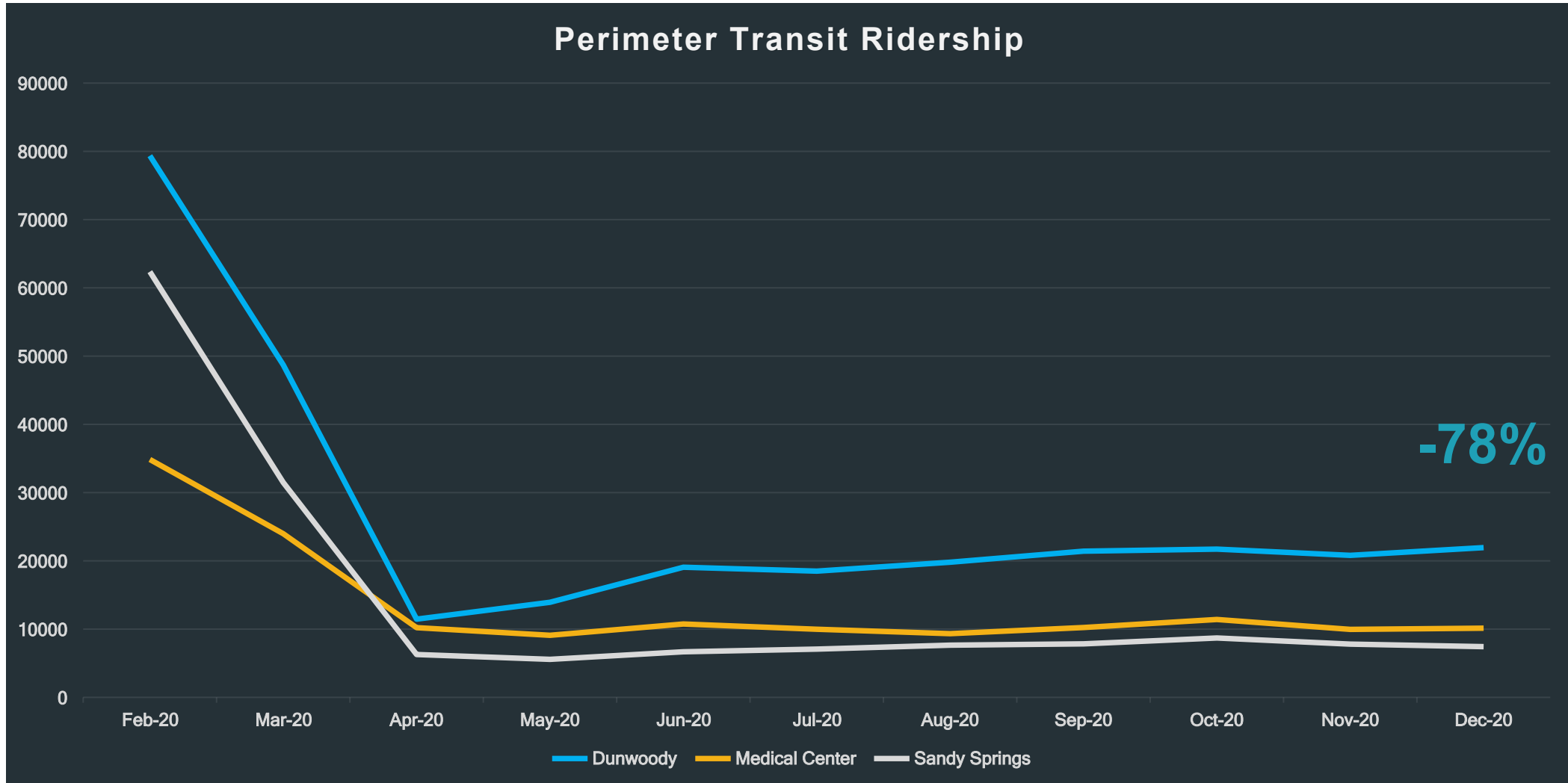
PERIMETER  
CONNECTS



# TRAFFIC


Ashford Dunwoody @ Ravinia (in front of Perimeter Mall)	NB Through	
Feb 2020	17,527 (1,757 VPH @ peak)	
April 2020	5,019 (543 @ peak)	-71%
November 2020	19,737 (2,536 @ peak)	+12%
January 2021	12,309 (1,263 @ peak) -29%	


# MARTA RIDERSHIP




# OFFICE EMPLOYER CHECK-INS

 120 Employers Contacted for Updates

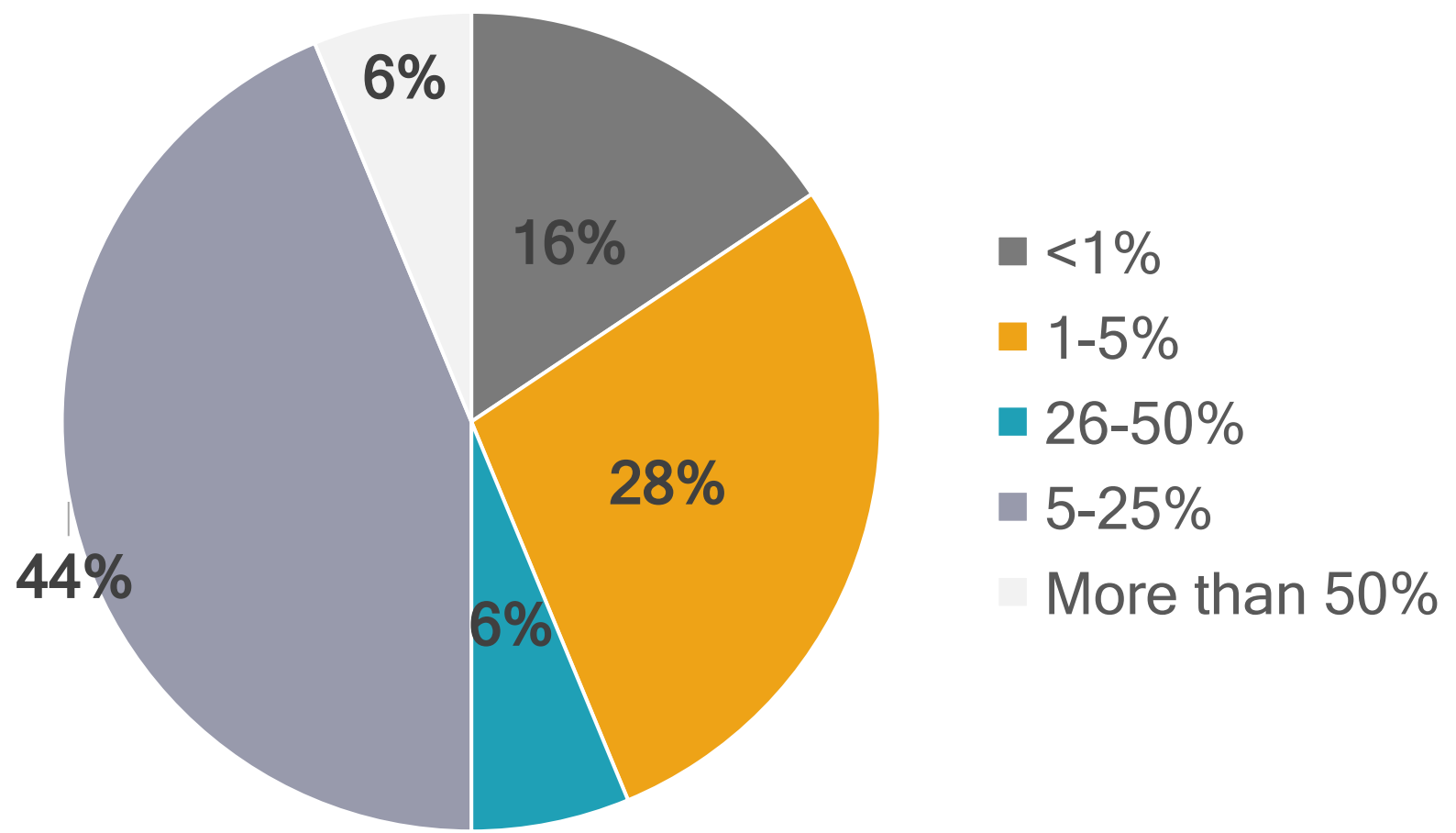
 33 Employers Provided Updates

 24,000+ Employees Represented by Responding Employers

 4.3% of Employees On-Site  
(Cumulative for Responding Employers)      16% of Employees on-site  
(<200 employee orgs)



# OFFICE OCCUPANCY

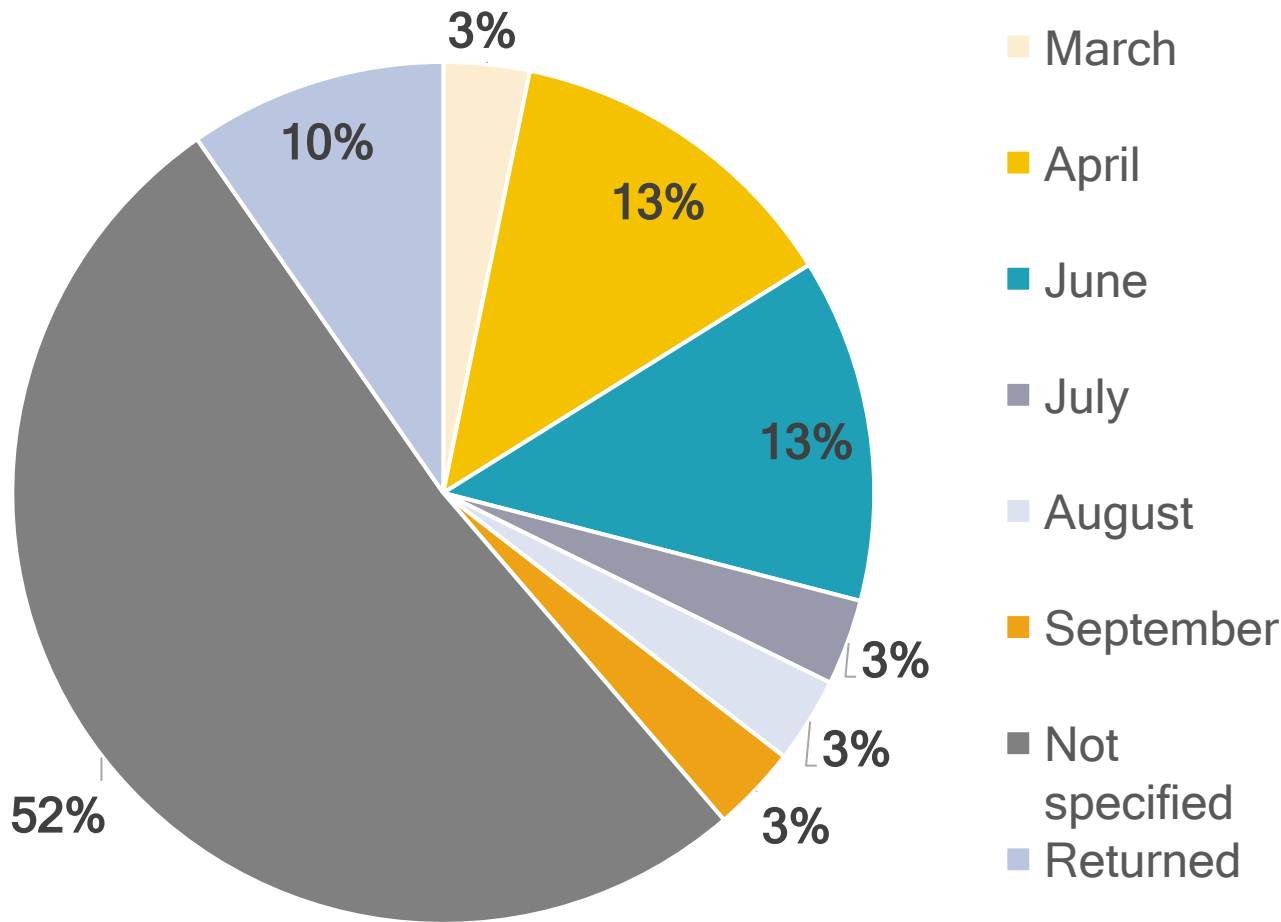


**44%**  
reported 5% or fewer  
people on-site

**12%**  
reported more than  
25% of people on-site

**13%**  
Average property  
occupancy

# PLANNED RETURN DATES

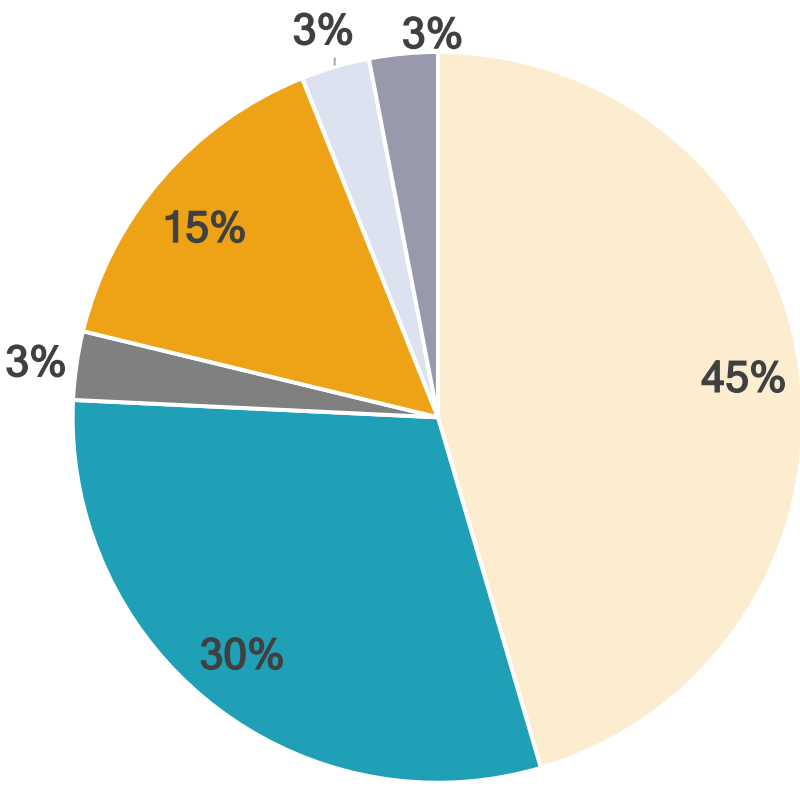


**26%**  
Have plans to return by end of April\*

**52%**  
Have no return date planned

\*All March and April dates were considered very tentative

# FUTURE PLANS



- Expect more WFH, but no defined program/frequency
- Fully undecided
- No future WFH
- Part-time future WFH program
- Portion of workforce to remain full-time remote
- Shift to fully WFH

**66%**  
Will have more remote work post-pandemic

**3%**  
Confirmed **no** remote work post-pandemic

# NOTES:

- **Larger employers continue to have lowest on-site percentages; many offer the option to return but not getting anywhere close to their current on-site caps**
  - Employers with higher return rates have mandated their returns.
- **2 companies relocated in 2020; both planned pre-pandemic, but did end up leasing less space in their new locations**
- **1 company shifted to full WFH (subleasing their space), but had been evaluating this option pre-pandemic**
- **Most ambitious planned shift to hybrid/balanced work (2-3 days remote) not expected to reduce their sq ft;**
  - Adjusting floorplans for more group space (less density and private desking).



# LOOKING FORWARD



## Projections:

- Quiet Q1, with a possible bump in occupancies in Q2 (possibly later Q2)
- Q3 may include the most significant returns, assuming vaccine availability and case declines
- Comfort with transit will be major factor in local congestion Q3+

# 2020 RESEARCH SYNTHESIS

## 1. Yes, remote work does work

- Productivity maintained
- 97% of professionals report one or more personal benefits

## 2. Pandemic remote work is not optimal

## 3. The office will return

- People miss their colleagues
- Collaboration *is* better in-person

## 4. The future will see more balanced approaches to work

- Findings consistent: between 60-80% of professionals want to work remotely 1 or more days per week post-pandemic
- Average preferences are consistently around 2 days per week

**40+ studies**  
**175,000**  
**respondents**



# BALANCED WORK

Striking the right balance between organization need and employee preference

# BALANCED WORK



**How To Conquer Your WFH Scheduling Woes**

**Must-Have Ingredients for a Safe Commute**

**Is the Future of the Office Unbundled?**

**How to Burnout-Proof WFH for Your Employees**