




# OFFICE PROJECTS

	PROJECT	LOCATION	STORIES	SF
	171 17th Street at Atlantic Station	Atlanta, GA	21	525,000
	2100 Riveredge Office Building	Atlanta, GA	12	280,000
	2500 Wildwood Office Building	Atlanta, GA	15	342,000
	30 Allen Plaza	Atlanta, GA	8	269,243
	3344 Peachtree	Atlanta, GA	50	469,921
	5200 Waterford at Blue Lagoon	Miami, FL	10	260,000
	Academy Prep Historical Renovation	Tampa, FL	2	45,000
	Arthur M. Blank Family Office (in joint venture)	Atlanta, GA	3	60,000
	AT&T Administration Building	Alpharetta, GA	2	50,000
	AT&T Bill Print Center	Alpharetta, GA	1	65,000
	AT&T Billing Control Office	Alpharetta, GA	3	150,000
	AT&T Communications Facility	Charlotte, NC	3	220,000
	AT&T Equipment Building	Alpharetta, GA	1	5,000
	AT&T North Atlanta Data Center	Alpharetta, GA	1	385,000
	AT&T Statements and Plastics Building	Jacksonville, FL	1	60,000
	AT&T Universal Card Services (in joint venture)	Salt Lake City, UT	3	260,000
	AT&T Universal Card Services Building Two Dot Five	Jacksonville, FL	5	225,000
	AT&T Wireless	Lebanon, VA	1	56,000
	AT&T Wireless Services	Orlando, FL	3	167,000
	Atlanta Committee for the Olympic Games Corporate Headquarters	Atlanta, GA	2	160,000
	Atlanta Public Schools Instructional & Administration Building (in joint venture)	Atlanta, GA	8	233,630
Bahlsen Office Addition	Cary, NC	2	24,650	
Bandag, Inc.	Oxford, NC	1	17,000	
BAPCO at Northlake	Tucker, GA	10	307,760	
Bapco Office Building	Kendall, FL	5	120,000	
Barnett Center Office Building	Bradenton, FL	7	78,000	
Barnett Tower - Miami	Miami, FL	33	750,000	
Barnett Tower - St. Petersburg	St Petersburg, FL	28	245,000	
BB&T Bank and Office	Durham, NC	3	19,000	



# OFFICE PROJECTS

PROJECT	LOCATION	STORIES	SF
 BellSouth at Lindbergh City Center	Atlanta, GA	14	1,200,000
BellSouth Mobil Telephone Switching Facility - Raleigh	Raleigh, NC	1	2,000
BellSouth Mobil Telephone Switching Facility - Tampa	Tampa, FL	1	10,000
Brickell Bay	Miami, FL	33	339,000
Campus Crusade for Christ (in joint venture)	Orlando, FL	2	240,000
Capital Bank Center	Fort Lauderdale, FL	14	163,000
Capital One Renaissance Park Community Center	Tampa, FL	3	118,625
Capital One Renaissance Park, Phase I	Tampa, FL	3	110,000
Capital One Renaissance Park, Phase II	Tampa, FL	3	110,000
Capital One Renaissance Park, Phase III	Tampa, FL	4	146,500
Capital One Renaissance Park, Phase IV	Tampa, FL	3	110,000
Capital One West Creek Campus	Richmond, VA	4	1,554,000
Capital Plaza Phase II Building and Garage	Orlando, FL	15	320,000
Carillon, Phase I	Charlotte, NC	23	527,000
CarMax Corporate Office Development	Richmond, VA	N/A	262,000
CDC Office	Chamblee, GA	2	50,000
Cedar Park Surgery Center and Austin Pain Associates	Cedar Park, TX	1	13,303
Centennial Tower	Atlanta, GA	10	N/A
Centergy One	Atlanta, GA	12	487,000
Centrum At Glenridge	Atlanta, GA	8	175,000
Charlotte County Emergency Operations Center/ Vehicle Maintenance Complex	Punta Gorda, FL	2	50,000
Chastain Center, Phase II	Kennesaw, GA	1	95,000
Children's Board of Hillsborough County	Tampa, FL	2	30,000
Citibank Center	Tampa, FL	3	658,000
City of Marietta Public Safety Complex	Marietta, GA	1	167,250
CNL Tower II & Parking Garage Expansion	Orlando, FL	12	291,000
Cobb County Department of Transportation Relocation	Marietta, GA	1	20,000
College of Computing - GVU Office Space	Atlanta, GA	1	60,000
Colony Square Renovation	Atlanta, GA	4	75,000
Columbus Center	Coral Gables, FL	10	274,000



# OFFICE PROJECTS

	PROJECT	LOCATION	STORIES	SF
	Cornerstone, Phase I	Plantation, FL	8	183,000
	Corporate Center V at Concourse	Atlanta, GA	31	750,000
	Corporate Center VI at Concourse	Atlanta, GA	33	775,000
	Corporate Express Distribution Center	Tampa, FL	1	230,000
	Costco SE Regional Distribution Center	College Park, GA	1	15,000
	Courthouse Centre	Sarasota, FL	9	270,000
	Darden Restaurant Support Center	Orlando, FL	N/A	495,000
	DeKalb County Operations Center	Decatur, GA	1	26,000
	Design Center of the Americas, Phase II	Oldsmar, FL	4	250,000
	Eleven Hundred Peachtree Office Building	Atlanta, GA	27	630,000
	EPA Health Effects Research Laboratory and Office	Research Triangle Park, NC	2	85,000
	Forum of Piazza at Paces	Atlanta, GA	12	225,196
	Gateway Village, Building 800 (in joint venture)	Charlotte, NC	8	650,000
	Gateway Village, Building 900 (in joint venture)	Charlotte, NC	9	507,000
	Glenridge Point	Atlanta, GA	1	9,000
	Grand Hyatt Bayport Plaza	Tampa, FL	11	278,000
	Harborview Plaza	Tampa, FL	7	210,000
	Harbour Island	Tampa, FL	9	217,000
	Hardin Corporate Headquarters	Atlanta, GA	3	38,079
	Hendry County Emergency Operations Center	LaBelle, FL	1	10,000
Hidden River	Tampa, FL	5	130,000	
IBM / IPD Office and Executive Briefing Center	Charlotte, NC	3	340,000	
IBM Sales Call Center at Highlands Industrial Park	Smyrna, GA	1	153,000	
In Touch Ministries International Headquarters	Atlanta, GA	3	108,200	
Jefferson Pilot Headquarters Building	Greensboro, NC	20	388,000	
Junior Achievement of Georgia Renovation	Atlanta, GA	N/A	17,000	
Jupiter Ritz-Carlton Golf Club House Renovation	Jupiter, FL	N/A	12,000	
Kforce.com Corporate Headquarters	Tampa, FL	4	138,574	
Kyle Crossing – Medical Office Building	Kyle, TX	3	130,155	
Lakeland Law Enforcement Center	Lakeland, FL	3	77,000	
Lakepointe II	Tampa, FL	8	232,400	








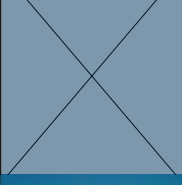



# OFFICE PROJECTS

PROJECT	LOCATION	STORIES	SF
 Lakeside Commons Two	Atlanta, GA	14	301,877
 Landmark Center II	Orlando, FL	6	240,000
 Medici Office Building	Atlanta, GA	6	165,421
 Metro Park Executive Center, Building One	Fort Myers, FL	4	63,000
 Midtown Bank & Trust	Atlanta, GA	N/A	13,500
 Mobile County Government Plaza (in joint venture)	Mobile, AL	10	581,000
 NARA - National Personnel Records Center (in joint venture)	St. Louis, MO	N/A	250,000
 NationsBank Main Office	Hilton Head, SC	2	14,000
 New Orlando Office	Orlando, FL	N/A	6,800
 Nielsen Media Research Corporate Offices Phase I	Oldsmar, FL	4	478,026
 Nielsen Media Research Phase II	Oldsmar, FL	4	138,000
 Norfolk and Western Headquarters Building	Roanoke, VA	11	204,000
 Nortel Alpharetta Campus	Alpharetta, GA	6	367,000
 Nortel Raleigh Revitalization	Raleigh, NC	4	1,266,000
 North Carolina National Bank - Plaza Renovation	Charlotte, NC	2	80,000
 Oglethorpe Power, Phase I	Tucker, GA	5	75,000
 Oglethorpe Power, Phase II	Atlanta, GA	6	175,000
 One Peachtree Pointe	Atlanta, GA	7	165,707
 Orion Center	Tampa, FL	4	80,000
 Paramount on Lake Eola	Orlando, FL	16	563,716
 Piedmont Physicians Plaza	Atlanta, GA	5	125,000
 Pinch-A-Penny Headquarters	Largo, FL	3	255,000
 Plant City Hall	Plant City, FL	3	40,755
 Plant City Police Headquarters & Maintenance Facility	Plant City, FL	1	38,325
 Plantation Pipe Line Office Building and Control C	Alpharetta, GA	1	15,000
 Price Waterhouse	Tampa, FL	4	132,000
 Promenade Two (in joint venture)	Atlanta, GA	40	925,000
 Proscenium	Atlanta, GA	23	603,004
 Quadrangle Five Office Building	Research Triangle Park, NC	5	94,400
 RBC Plaza	Raleigh, NC	33	757,000
 Rinaldi of Piazza at Paces	Atlanta, GA	3	44,000



# OFFICE PROJECTS

PROJECT	LOCATION	STORIES	SF
 Ring Power Sales/Repair Facility	Lakeland, FL	1	75,938
 Sequent Computers at Lakeside Commons II	Atlanta, GA	1	10,000
 South Florida Community College Health & Science Education Ctr.	Avon Park, FL	2	51,320
 Southern Processing Center (in joint venture)	Memphis, TN	1	93,814
 Southface Eco Office	Atlanta, GA	N/A	13,000
 SouthTrust Operations Center	Atlanta, GA	1	73,300
 Spalding Triangle	Atlanta, GA	3	60,000
 SunTrust Centre (formerly Landmark Centre)	Tampa, FL	36	559,000
 Tampa Bay Park, Lakepointe I	Tampa, FL	8	245,000
 Technology Square Research Building	Atlanta, GA	5	208,000
Terminus 100 at 3280 Peachtree	Atlanta, GA	27	651,500
Terminus 200	Atlanta, GA	25	601,219
Tivoli Systems (IBM Durham Campus)	Durham, NC	4	215,000
Two National Data Plaza	Atlanta, GA	6	120,000
UCB Office Building	Smyrna, GA	4	111,000
UHS-Pruitt Norcross Annex Renovation	Norcross, GA	2	34,217
UHS-Pruitt Norcross Office Renovation	Norcross, GA	1	10,160
Urban Centre, Phase II	Tampa, FL	9	280,000
Wendover Funding	Greensboro, NC	3	55,000
Westwayne, Inc. at Proscenium	Atlanta, GA	3	75,000
Wilson Shell Building	Wilson, NC	1	128,000

**Total Projects SF: 33,014,485**

**Total Projects Listed: 142**

