



REITWEEK PRESENTATION

June 2022



INTRODUCTION

Piedmont Office Realty Trust, Inc. (also referred to herein as “Piedmont” or the “Company”) (NYSE: PDM) is an owner, manager, developer, redeveloper and operator of high-quality, Class A office properties located primarily in the Sunbelt. Its approximately \$5 billion portfolio is currently comprised of approximately 16 million square feet as of the end of the first quarter of 2022. The Company is a fully-integrated, self-managed real estate investment trust (REIT) with local management offices in each of its major markets and is investment-grade rated by Standard & Poor’s (BBB) and Moody’s (Baa2). At the end of the first quarter of 2022, 84% of the Company's portfolio was ENERGY STAR certified and approximately 47% was LEED certified.

We use market data and industry forecasts and projections throughout this presentation which have been obtained from publicly available industry publications. These sources are believed to be reliable, but the accuracy and completeness of the information are not guaranteed. Certain statements contained in this presentation constitute forward-looking statements which we intend to be covered by the safe-harbor provisions for forward-looking statements contained in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, as applicable. Such information is subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “believe,” “continue” or similar words or phrases that are predictions of future events or trends and which do not relate solely to historical matters. Some examples of risk factors that could cause our actual results and expectations to differ materially from those described in our forward-looking statements are detailed in our most recent Annual Report on Form 10-K and other documents we file with the Securities and Exchange Commission (“SEC”). Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation.

Unless the context indicates otherwise, the term “properties” as used in this document and the statistical information presented in this document regarding our properties includes our wholly-owned office properties and our office properties owned through consolidated joint ventures but excludes one out-of-service property as of March 31, 2022.

The information and non-GAAP financial terms contained in this presentation do not contain all of the information and definitions that may be important to you and should be read in conjunction with our Annual Report on Form 10-K for the year ended December 31, 2021. Other information important to you may also be found in documents that we furnish to the SEC, such as our Quarterly Supplemental Information dated as of March 31, 2022. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

Unless otherwise noted, all financial and statistical information contained in this presentation is as of March 31, 2022 and includes all in-service properties and excludes one out-of-service property.

PIEDMONT OVERVIEW

Focused on distinct office nodes in **seven major markets**

Vibrant, active, unique mixed-use environments

~**63% Annualized Lease Revenue (ALR) from the Sunbelt** with goal to increase to approximately 70 - 75% by the end of 2023

Investment grade rated **BBB** by Standard & Poor's and **Baa2** by Moody's

2021 & 2022 ENERGY STAR Partner of the Year

Piedmont Quick Facts

As of 3/31/22

Assets ¹	52
Square Footage ¹	16.1 million
Percent Leased ¹	87%
Weighted Average Lease Term	5.9 years
Percent SF ENERGY STAR-Rated	84%
Current Dividend Yield (as of 6/1/2022)	5.8%
Debt to Gross Assets	35%
Net Debt to EBITDA – Trailing Twelve Months	5.8x
Moody's / S&P Ratings	Baa2 / BBB



- > **Piedmont Overview**
- > Concentrated Nodes
- > Capital Allocation
- > Financial Growth
- > Poised for Absorption
- > Peer Group Leader
- > Financial Flexibility
- > Focus on ESG
- > Summary – Why Piedmont
- > Redevelopment Case Studies

¹ Excludes one 127,000 square foot property which is out of service for redevelopment (222 South Orange Avenue in Orlando, FL).

PIEDMONT WELL-POSITIONED FOR TODAY'S ENVIRONMENT



Key Decision Drivers for Office Tenants Today

- **Amenities** that support flexible workstyles and create experiences for employees not achievable at home
- Abundant **outdoor space** and focus on employee **wellness**
- **Flexibility** to grow or relocate within the office node as business needs change over time
- Functional floor plates with ceiling heights and window lines that promote **modern office designs**
- Ease of **accessibility** from major highways and airports
- Well-capitalized landlord with **focus on ESG** initiatives
- Ample, structured parking



Atlanta Galleria, Atlanta

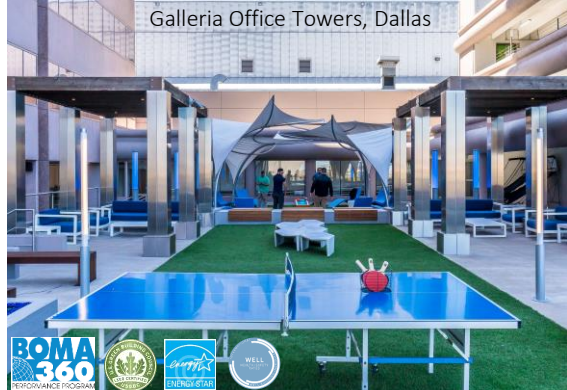


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200 South Orange Avenue, Orlando



Galleria Office Towers, Dallas



Las Colinas Corporate Center, Dallas



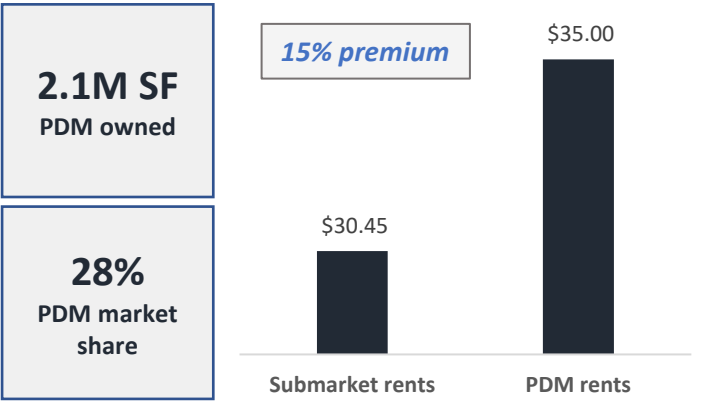
HIGHLY CONCENTRATED OFFICE NODES WITHIN DISTINCT MIXED-USE ENVIRONMENTS

Dominant nodes within select submarkets of the nation’s healthiest MSAs located primarily in the Sunbelt.

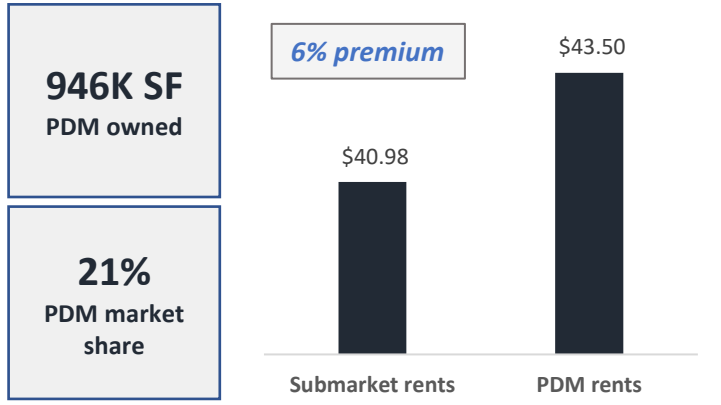


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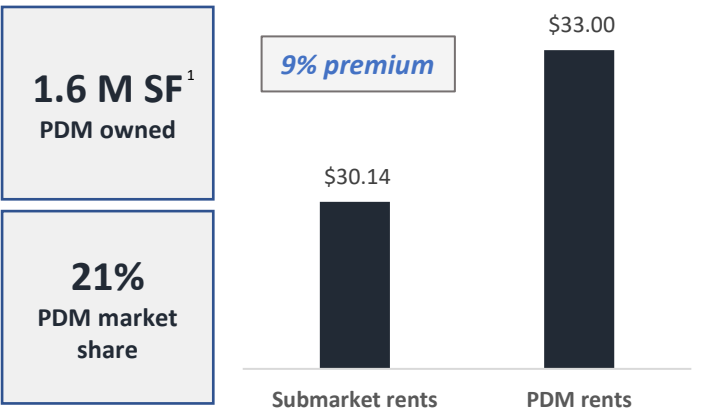
Atlanta – Cumberland / Galleria Submarket



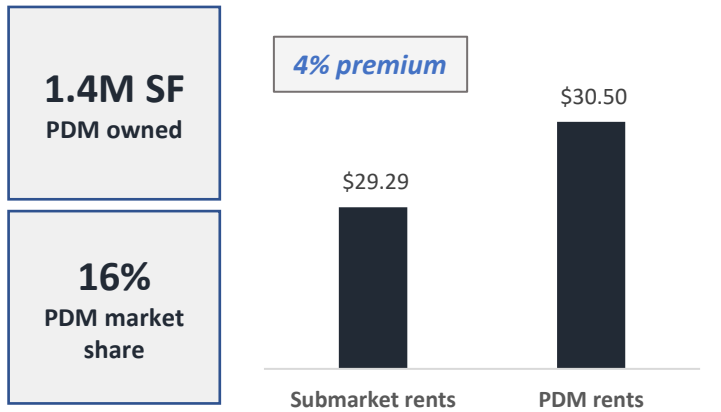
Boston – Burlington Submarket



Orlando – CBD Submarket



Dallas – LBJ / Lower Tollway Submarket



Source: CoStar. Market share is calculated as PDM’s owned SF in the submarket as a percentage of four and five star office assets in the submarket. PDM Asking Rents are based on current asking rents versus average submarket rents.
 1 Includes 222 South Orange Avenue, a 127,000 square foot office building that is out of service for redevelopment.
 2 Submarket rent calculation only includes comparable buildings in the East LBJ and Lower Tollway submarkets.

ONGOING PORTFOLIO TRANSITION

Since October 2020, Piedmont has rotated out of New Jersey, Chicago and Woburn, MA to acquire 999 Peachtree in Midtown Atlanta. Piedmont anticipates accelerated dispositions of non-core or fully-valued assets to fund targeted investments in the Sunbelt region.



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◆ -DISPOSITION DASHBOARD ----- REDEPLOYMENT PRIORITIES ----- REDEPLOYMENT TARGETS ----- YEAR END 2023 OBJECTIVE-->

Houston

+

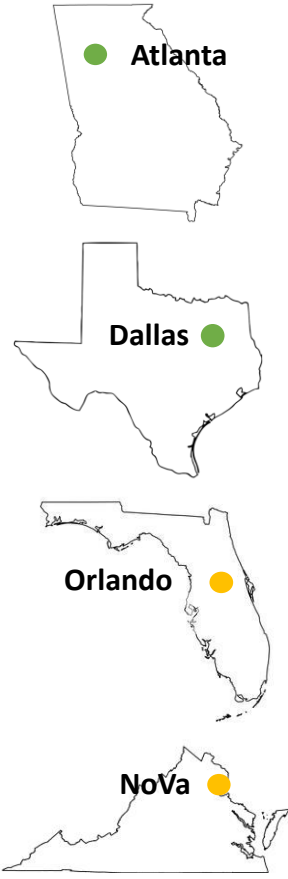
Cambridge

+

New York

\$800-\$900 million

- ✓ Elevate quality of portfolio
- ✓ Invest in high-growth markets
- ✓ Acquire differentiating assets
- ✓ Accelerate transition to Sunbelt
- ✓ Simplify the footprint
- ✓ Protect earnings trajectory



70 - 75%

Annualized Rental Revenue Generated from Sunbelt Markets

INVESTMENT STRATEGY – RECENT ACQUISITION

Targeting \$350 - \$450 million of highly strategic investments in 2022

USER PRIORITIES THE MERITS OF 999 PEACHTREE STREET

Accessibility	<ul style="list-style-type: none"> ✓ 1½ blocks from MARTA, four lights to I-75/I-85 ✓ Direct connection to Atlanta Beltline (2023)
Walkability	<ul style="list-style-type: none"> ✓ Over 6,000 new multifamily units within ½ mile ✓ Dozens of walkable restaurants and shops
Wellness and Outdoor Space	<ul style="list-style-type: none"> ✓ Tenant-dedicated outdoor space, adjacent to two 'pocket parks', Piedmont Park nearby ✓ WELL Health-Safety Rated
Natural light	<ul style="list-style-type: none"> ✓ ~70% of the building's façade is floor to ceiling glass
High Ceilings	<ul style="list-style-type: none"> ✓ ~13' slab to slab heights
Sustainability	<ul style="list-style-type: none"> ✓ LEED Gold designation

PDM PRIORITIES THE MERITS OF 999 PEACHTREE STREET

Capital Rotation	<ul style="list-style-type: none"> ✓ Accretive redeployment of proceeds (Presidential Way)
High Growth Market	<ul style="list-style-type: none"> ✓ Explosive population and job growth
Economic Upside	<ul style="list-style-type: none"> ✓ Immediate lease-up opportunity (77% occupancy) ✓ Weighted average rents ~20% below market
Compelling Acquisition Basis	<ul style="list-style-type: none"> ✓ Acquired off-market for \$360/SF vs. new development estimates of \$650 - \$700/SF (40%+ discount)
Value Creation	<ul style="list-style-type: none"> ✓ ~6.5% initial GAAP yield ✓ ~7.5% at stabilization following ~\$25M repositioning

Renderings courtesy of Gensler

Reimagining 999 Peachtree Street

New Tenant Balconies, Food / Beverage, Lobby, Fitness, Conference



Activated Outdoor Community and Tenant Collaboration Spaces



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CREATING UNIQUE OFFICE ENVIRONMENTS TO DRIVE RENTAL RATE AND VELOCITY



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The Case for Redevelopment

- **Compelling pro-forma investment returns**
 - Unique environments garner premium submarket rents and greater leasing velocity
 - ~ 20%+ returns on incremental invested capital
- **Fraction of the risk (time and cost) associated with ground-up development**
 - Existing tenants provide cash flow during redevelopment
 - Reduced exposure to cost overruns / supply chain disruption
- **Strong value proposition for tenants versus ground-up development**
 - More quickly creates unique environment / outdoor spaces that today’s tenants demand
 - Rental rates remain at a significant discount to ground-up development
- **More environmental and earth conscious versus ground-up development**
 - Ground-up development can create carbon footprint that would require approximately 40+ years of “more efficient” building operations to overcome the harmful environmental effects of the construction process

999 Peachtree, Atlanta

Projected completion 2023

Pro-forma basis	\$395/SF
Est. replacement cost	\$650/SF
Market rents	~\$45.00/SF
Vacancy & 18-Mo Roll	167,000 SF



25 Burlington Mall Road, Burlington

Projected completion 2022

Pro-forma basis	\$254/SF
Est. replacement cost	\$575/SF
Market rents	~\$44.00/SF
Vacancy & 18-Mo Roll	164,000 SF



200 South Orange, Orlando

Substantially completed 2021

Pro-forma basis	\$264/SF
Est. replacement cost	\$525/SF
Market rents	~\$33.50/SF
Vacancy & 18-Mo Roll	168,000 SF



DEVELOPMENT LAND BANK FOR UP TO AN ADDITIONAL THREE MILLION SQUARE FEET

Sunbelt land parcels adjacent to existing core holdings to support significantly pre-leased development opportunities.



TownPark, Orlando
~1M SF



Glenridge Highlands III, Atlanta
~250K SF



Galleria 500, Atlanta
~1M SF



Four Galleria Tower, Dallas
~300K SF



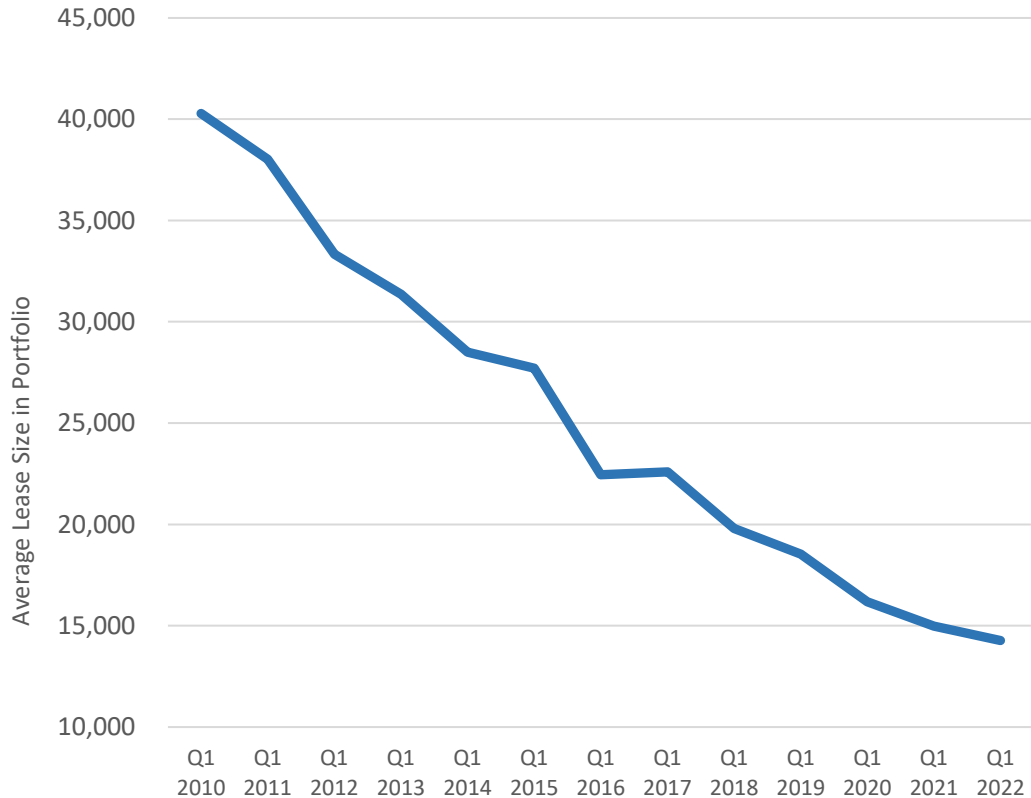
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The renderings above are subject to change.

GREATER TENANT DIVERSIFICATION, INCREASED RENTAL ROLL UP OPPORTUNITY



Average Lease Size (Square Footage) Over Time



Piedmont Today

Focused on well-amenitized, high quality, multi-tenant properties

- Average lease size of ~14,300 square feet
- Greater tenant diversification
- Portfolio tenant credit remains high
- Reduced potential impact from larger lease expirations
- Increased ability to capture benefits from renovations

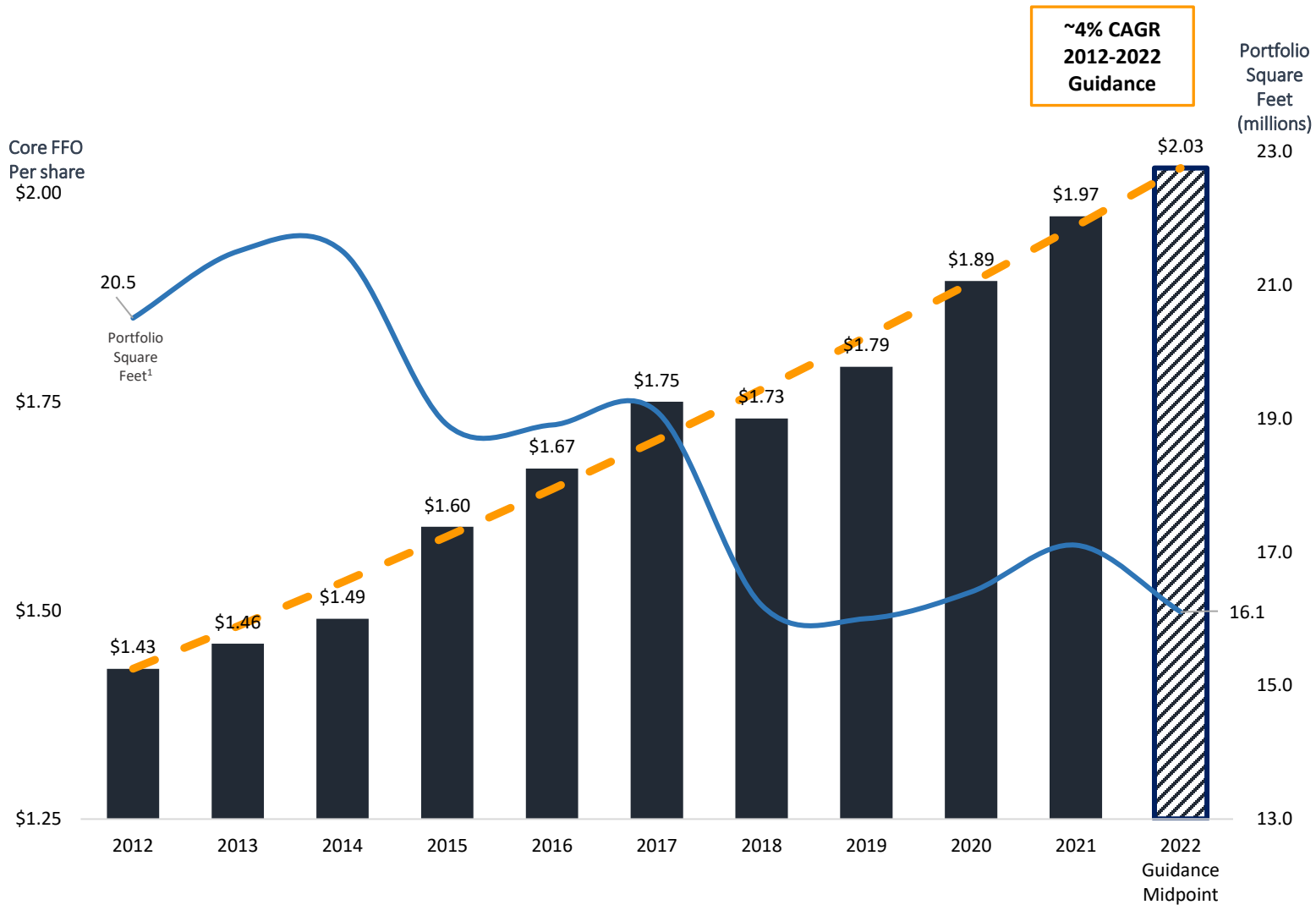
Rental Rate Roll Up on Cash Rents				
	Year 2019	Year 2020	Year 2021	Q1 2022
% Change Cash Rents	9.8%	3.5%	7.5%	4.8%

Influenced by COVID-19

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DECADE OF CONSISTENT FFO GROWTH

Track-record of Core FFO per share growth through accretive asset recycling and portfolio lease-up



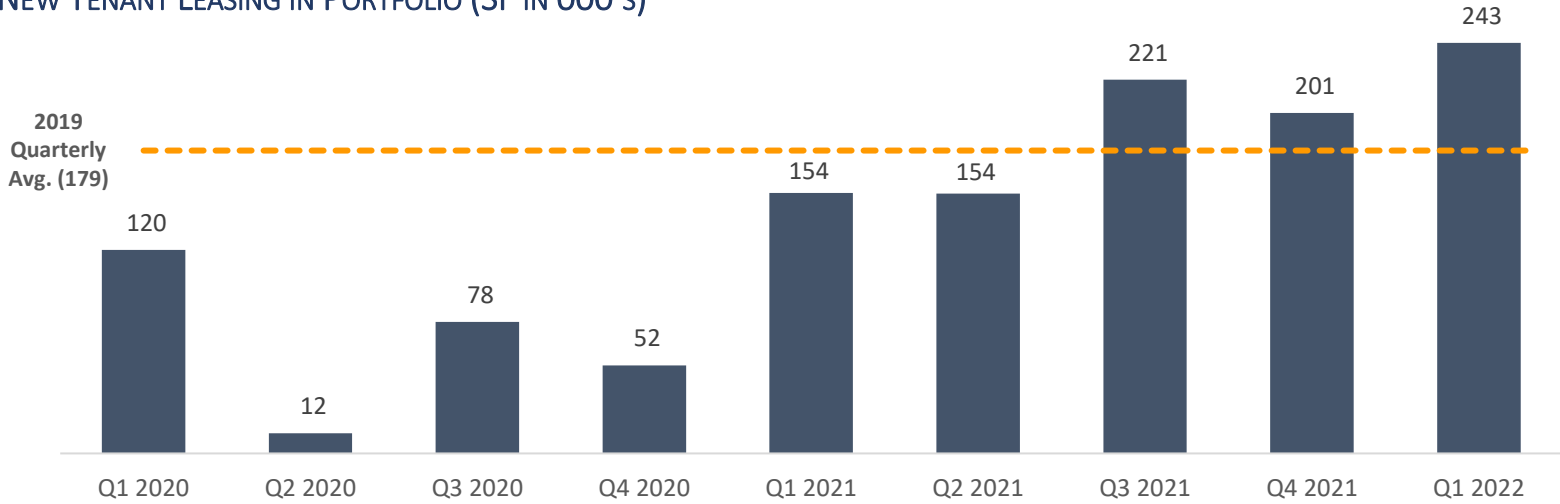
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1 As reported; 2022 data is as of Q1 2022

POSITIONED TO CAPTURE POSITIVE ABSORPTION

Steady Leasing Recovery

NEW TENANT LEASING IN PORTFOLIO (SF IN 000's)



Number of Leasing Tours	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022
		39	53	76	92	96	116	106	120

4.6%
of portfolio ALR with lease expirations in 2022 remaining (two-thirds in Atlanta and Dallas)

85%
of 2022 expirations are located in Sunbelt markets

70%
of existing vacancy is located in Sunbelt markets

~8.5 Yrs.
of weighted average term of all new leasing activity from July 2020

~1M SF
of leases are in abatement period or yet to commence (representing ~\$35M in cash revenue)



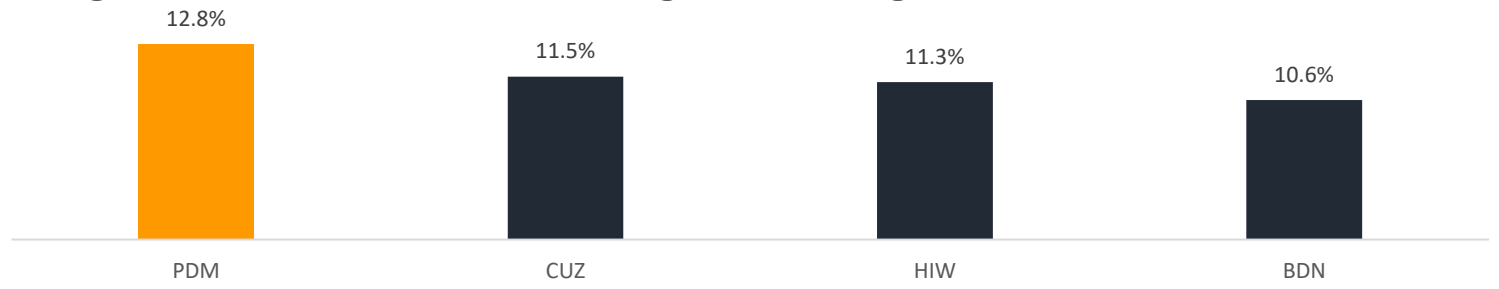
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PEER LEADER IN 2022 KEY METRICS (Through March 31, 2022)

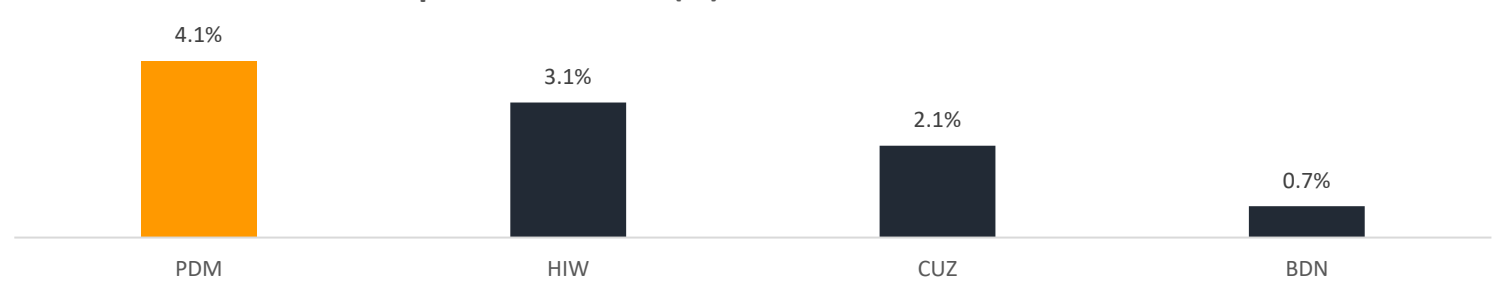


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Trailing Four Quarters of Total Office Leasing as a Percentage of Office Portfolio^{1,2}

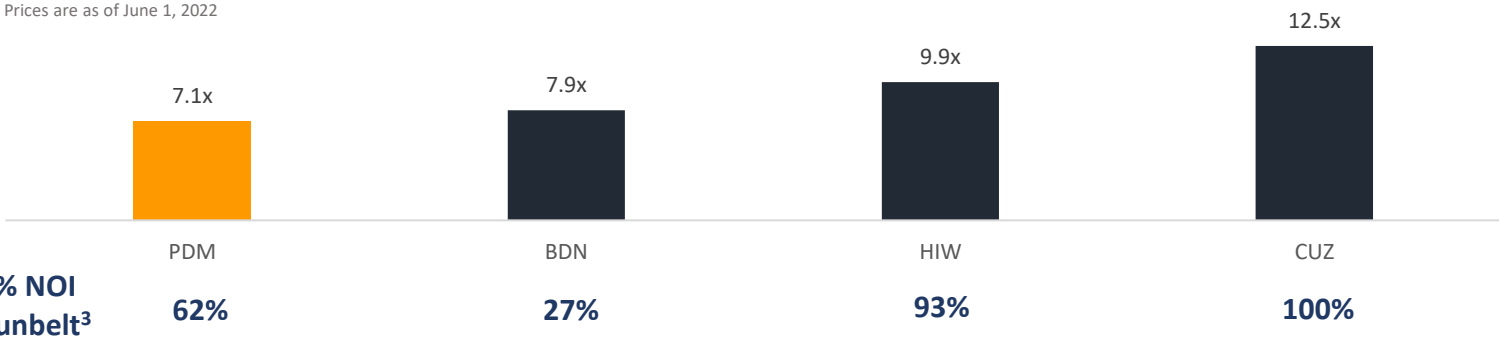


2018 to 2022 Guidance Midpoint FFO CAGR (%)¹



Price to 2022 Consensus FFO Estimates¹

Prices are as of June 1, 2022



% NOI Sunbelt³
62%

27%

93%

100%

Compelling Valuation for Meaningful Sunbelt Office Exposure with Continued Accretive Growth

1 Source: S&P Capital IQ, and peer company filings and supplementals.
 2 Percentage of office portfolio leasing calculated as the total square footage of office leasing over the last four quarters divided by the average office portfolio square footage over the last four quarters.
 3 Source: Green Street Advisors Company Snapshots.

FINANCIAL FLEXIBILITY

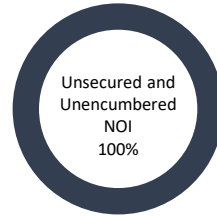
CNL Center II, Orlando



Liquidity Position

\$419M Available on Unsecured Line	\$100M Revolver Upsize - Anticipated June 2022	\$7M Cash on Hand	\$0M Debt Maturing Until Late 2023
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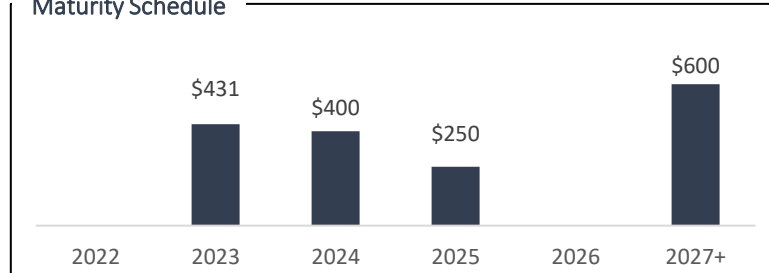
Debt Profile



Tenant Credit Profile



Maturity Schedule



Debt Metrics

34.4% Net Debt to Gross Assets	5.8x Net Debt to Core EBITDA (TTM)	Baa2 Moody's	BBB S&P	No JVs
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COMMITTED TO BEING A LEADER IN ESG INITIATIVES



Environmental Responsibility

On behalf of all our stakeholders, Piedmont is dedicated to environmentally sustainable practices which enhance our commitment to operate the highest quality office properties for our constituents.

ISS Rank: 3 as of 5/1/22
- With 1 being the highest on a scale through 10

Governance

- Board of Directors/ESG Committee
- Director of Sustainability and National Initiatives (position hired in 2017)
- Management Sustainability Committee
- Sustainability Policy

Goals

- 20% reduction in energy use intensity by 2026
- 20% reduction in water use intensity by 2028
- 20% reduction in greenhouse gas emissions by 2028

Achievements

- 91% of total SF is BOMA 360 certified; top 1% among program participants for number of 360 designations
- 84% of total SF is ENERGY STAR certified
- 2021 & 2022 ENERGY STAR Partner of the Year
- 47% of total SF is LEED certified
- WELL Health-Safety Rating received for entire portfolio ⁽¹⁾
- Green Lease Leaders silver level designation
- Filing forGRESB rating in June 2022

Social Responsibility

Piedmont helps meet the needs of each local community in which we serve by volunteering and financially supporting programs related to medical, human, or educational needs and children's programs that improve the overall quality of life...and we strive to create an open, inclusive and diverse environment in which our teams thrive.

ISS Rank: 1 as of 5/1/22
- With 1 being the highest on a scale through 10

Governance

- Board of Directors/ESG Committee
- Diversity & Inclusion Initiative
- Human Rights Policy
- Code of Vendor Conduct
- Political Spending Policy

Goals

- Diversity, openness and inclusion
- Respectful and non-threatening workplaces
- Community involvement and charity
- Professional training and development

Achievements

- Diverse workforce - numbers as of year-end 2021;
 - 57% Female, 43% Male
 - 23% Minority, 77% Caucasian
- Active support of local charities; participate in multiple charitable events, and contributed to various charitable organizations in 2021
- Established scholarship, job fair and internship programs at historically black colleges and universities in the areas we serve

Corporate Governance

Based upon best business practices for all stakeholders, Piedmont's corporate governance structure relies upon ethical goal setting, effective decision making, and principled monitoring of compliance and performance.

ISS Rank: 1 as of 5/1/22
- With 1 being the highest on a scale through 10

Governance

- Board of Directors/ESG Committee
 - Diverse Board membership
 - Independent Board chair
 - Directors
 - Elected annually
 - Term Limits
 - Three new directors appointed over the next two and a half years
 - Opted out of MUTA

Goals

- Maintain shareholder-friendly organizational structure
- Ethical and fair business dealings resulting in best-in-class total shareholder returns

Achievements

- Green Street's 2020 Corporate Governance Rankings:
 - PDM ranked in top quartile for all office REITs
 - PDM ranked in top quartile for all REITs in Green Street's total coverage universe

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¹ Excludes two single-tenant properties.

WHY PIEDMONT?



- **Highly concentrated office nodes** in submarkets that offer vibrant mixed-use environments
- Compelling earnings growth through **accretive capital recycling and portfolio lease-up in the Sunbelt**
- Acquisition and redevelopment strategy offers a **compelling value proposition for tenants**
- Committed to **reducing the environmental impacts** of operations and serving as **stewards in our communities**
- **Strong balance sheet** with favorable credit metrics for strategic financial flexibility

REDEVELOPMENT CASE STUDY - GALLERIA 200

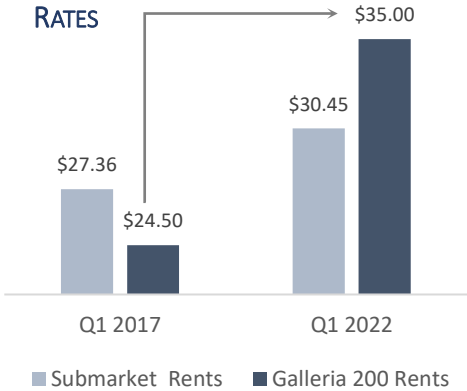
Rental Rates: Redevelopment and Placemaking Driving Growth¹



PLACEMAKING INVESTMENTS

- ✓ Hospitality Environment
- ✓ Starbucks
- ✓ 10,000 SF Health Club
- ✓ Shuttle Service to Braves/Battery
- ✓ 6-Acre Park
- ✓ 150-person Conference Center

RENTAL RATES



\$199/SF
Pro-forma Basis²
(vs. Replacement
Cost Est. of \$525/SF)

23%
Stabilized
NOI Growth post-
renovation²

20%
Estimated
Incremental IRR
from Renovation²

ATLANTA GALLERIA MOMENTUM: 2020 – Q1 2022 NEW TENANT LEASING

45
Number of
Leases Signed

341K
SF of Leases
Signed

6.5 Yrs.
Weighted
Average Lease
Term

14%
Average Cash
Roll Up³

¹ CoStar, Cumberland Galleria assets, four and five star only
² Based on management estimates
³ Based on the criteria for inclusion into the Roll Up / Roll Down Analysis calculation as defined in the Company's Q1 2022 Supplemental Report

REDEVELOPMENT CASE STUDY – 6565 N MACARTHUR – LOCATION

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- ✓ Abundant walkable amenities
- ✓ 23 dining options in two block radius
- ✓ 9' window lines
- ✓ Efficient floor plates
- ✓ Excellent accessibility



JENAH PLAZA
10 Restaurants // 8 Retail & Services

MACARTHUR & ROYAL
12 Restaurants // 8 Retail & Services

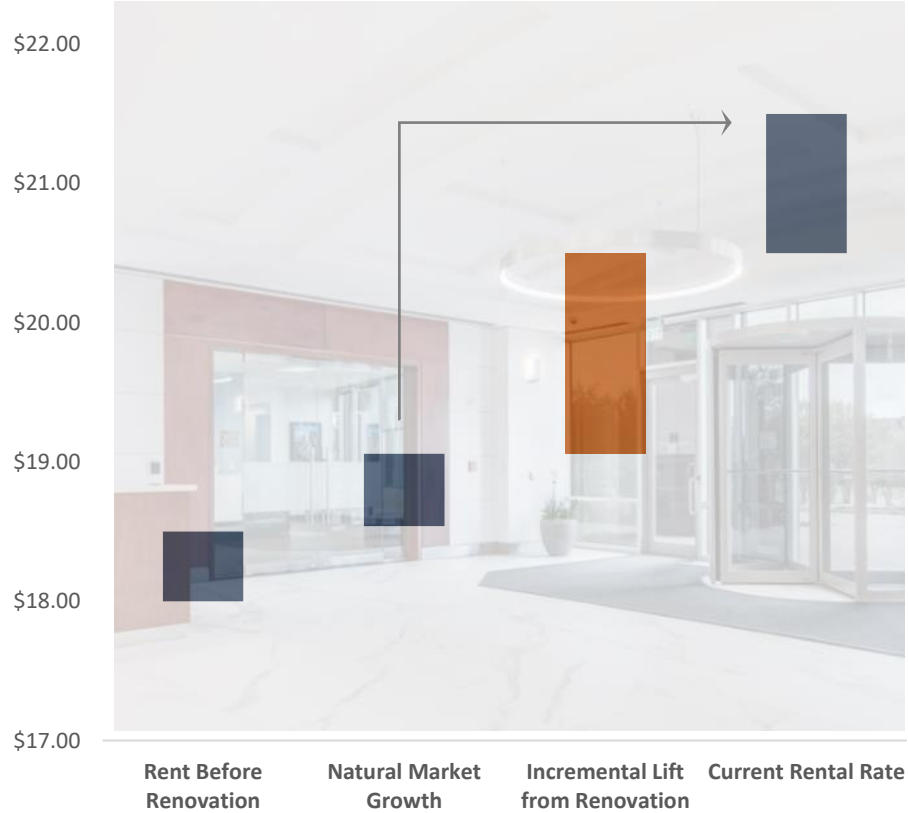
REDEVELOPMENT CASE STUDY - 6565 N MACARTHUR - IMPACT

PLACEMAKING INVESTMENTS

- ✓ Lobby Renewal
- ✓ Add Fitness Center
- ✓ Add Conference Center
- ✓ Add Tenant Lounge
- ✓ Refresh Elevator Cabs
- ✓ Upgrade Café



RENTAL RATES



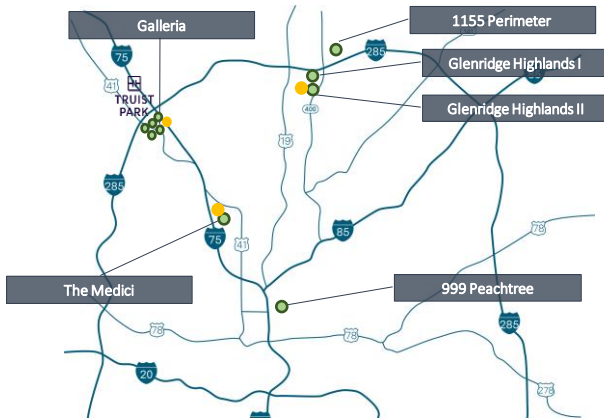
**Estimated IRR of Renovation:
20 - 30% on Invested Dollars**

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1 Source: CoStar. Market rent growth rate calculated for four and five star office assets in the Office Center / West LBJ Ext submarket from substantial completion of the renovation through Q1 2022.

APPENDIX

Properties	10
Total SF	4.0M
Leased	86%
% of PDM ALR	22%
% of PDM SF	25%
% CBD	17%
% Urban Infill / Hub-urban	83%



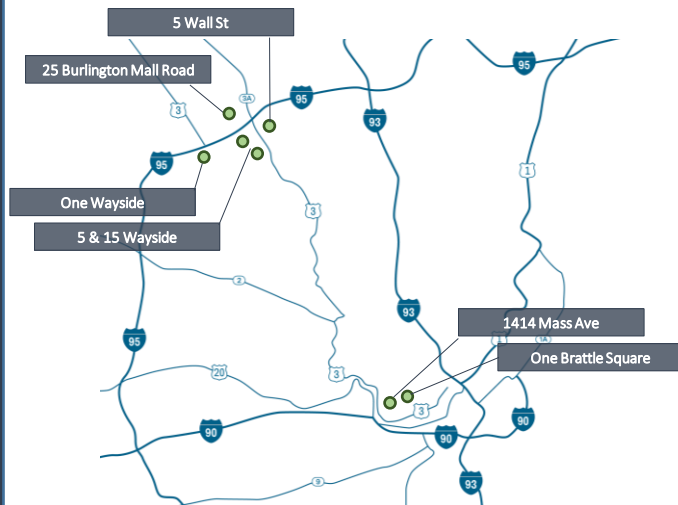
Yellow markers indicate land positions.



BOSTON

> Market Snapshots

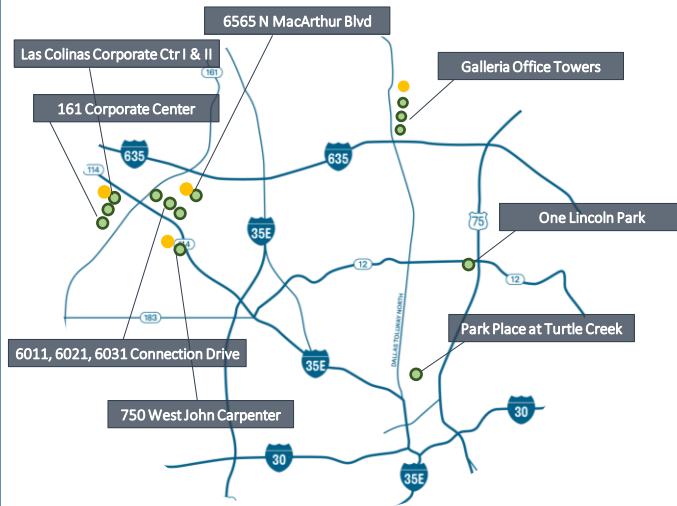
Properties	8
Total SF	1.4M
Leased	91%
% of PDM ALR	10%
% of PDM SF	9%
% CBD	0%
% Urban Infill / Hub-urban	100%



DALLAS

> Market Snapshots

Properties	13
Total SF	3.5M
Leased	83%
% of PDM ALR	20%
% of PDM SF	22%
% CBD	0%
% Urban Infill / Hub-urban	100%



Yellow markers indicate land positions.



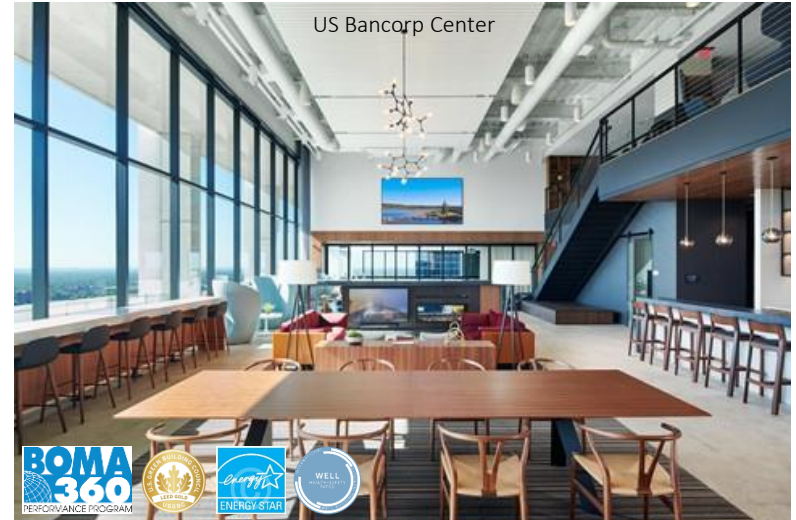
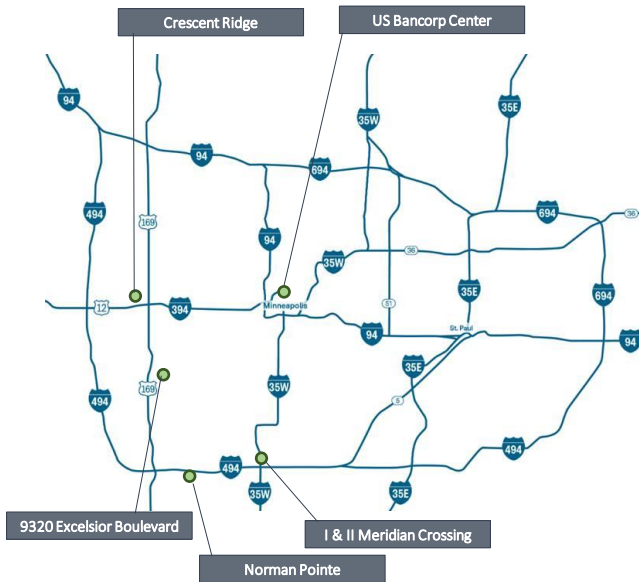
Las Colinas Corporate Center



MINNEAPOLIS

> Market Snapshots

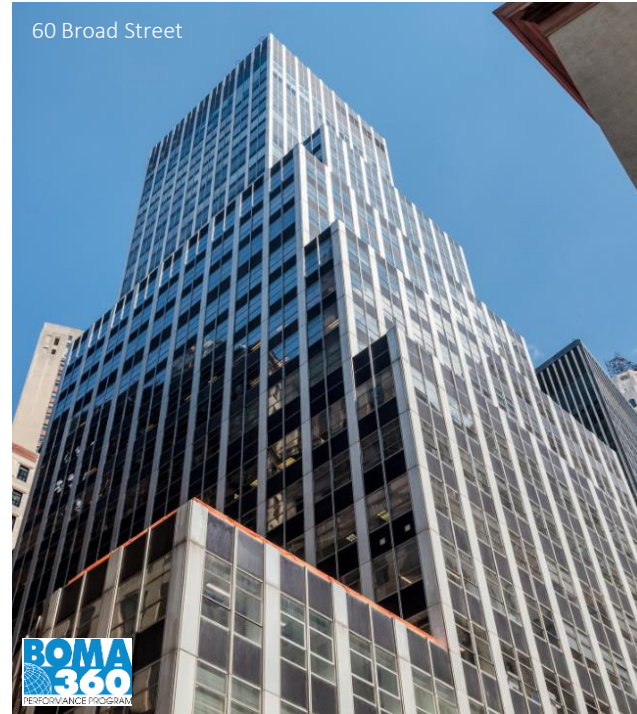
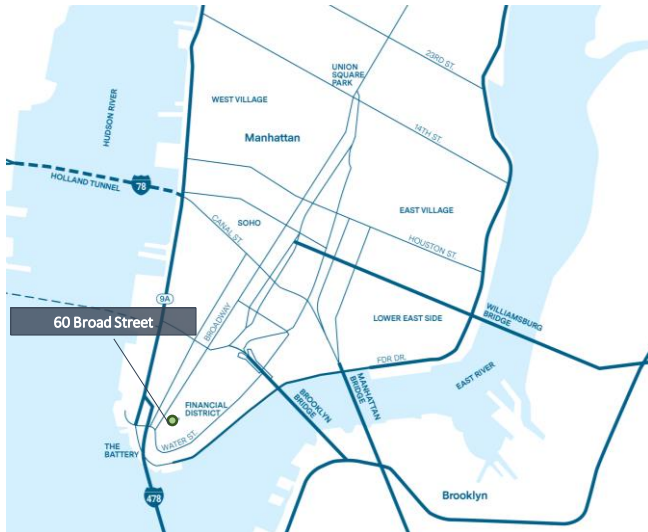
Properties	6
Total SF	2.1M
Leased	90%
% of PDM ALR	12%
% of PDM SF	13%
% CBD	52%
% Urban Infill / Hub-urban	48%



NEW YORK

> Market Snapshots

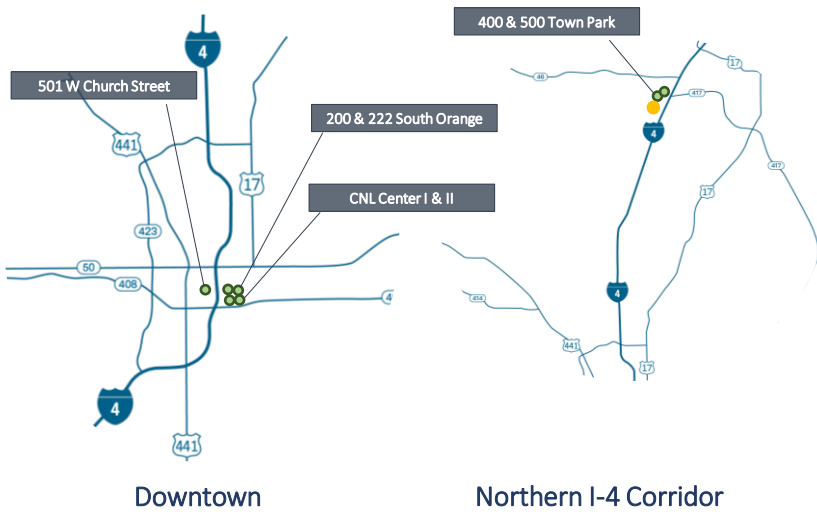
Properties	1
Total SF	1.0M
Leased	90%
% of PDM ALR	9%
% of PDM SF	6%
% CBD	100%
% Urban Infill / Hub-urban	0%



ORLANDO¹

Market Snapshots

Properties	6
Total SF	1.8M
Leased	92%
% of PDM ALR	11%
% of PDM SF	11%
% CBD	82%
% Urban Infill / Hub-urban	18%



Yellow markers indicate land positions.
 1 Excludes one 127,000 square foot property which is out of service for redevelopment (222 South Orange Avenue in Orlando, FL).

NORTHERN VIRGINIA AND WASHINGTON, D.C.



> Market Snapshots

Properties	6
Total SF	1.6M
Leased	81%
% of PDM ALR	13%
% of PDM SF	10%
% CBD	45%
% Urban Infill / Hub-urban	55%





www.piedmontreit.com

Corporate Headquarters

5565 Glenridge Connector, Suite 450
Atlanta, GA 30342
T: 770.418.8800

Institutional Analyst Contact

T: 770.418.8592
E: research.analysts@piedmontreit.com

Investor Relations

T: 866.354.3485
E: investor.services@piedmontreit.com