

## EGS Commercial Real Estate

### Office Totals by Submarket

#### 3rd Quarter 2008

**Birmingham**

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
CBD	29	5,165,764	460,058	91.1%	24,030	(10,099)	\$19.18
Midtown	60	3,905,209	153,981	96.1%	(22,697)	(13,334)	\$18.13
280/Southern	52	5,414,049	370,098	93.2%	(152,882)	(58,615)	\$21.45
Hoover/Riverchase	40	1,961,284	147,454	92.5%	45,949	68,015	\$17.20
Vulcan/Oxmoor	17	823,591	110,405	86.6%	(28,275)	(2,460)	\$13.74
<b>TOTAL</b>	<b>198</b>	<b>17,269,897</b>	<b>1,241,996</b>	<b>92.8%</b>	<b>(133,875)</b>	<b>(16,493)</b>	<b>\$19.01</b>
<b>CBD</b>							
Class A	16	3,909,038	333,780	91.5%	(11,130)	(10,099)	\$20.19
Class B	11	1,150,033	120,278	89.5%	41,160	0	\$16.68
Business Park	2	106,693	6,000	94.4%	(6,000)	0	\$13.50
	29	5,165,764	460,058	91.1%	24,030	(10,099)	\$19.18
<b>Total Suburban Market</b>							
Class A	63	8,138,781	438,562	94.6%	(204,704)	(56,629)	\$21.55
Class B	84	3,246,380	279,486	91.4%	54,252	56,718	\$15.66
Business Park	22	718,972	63,890	91.1%	(7,453)	(6,483)	\$14.98
	169	12,104,133	781,938	93.5%	(157,905)	(6,394)	\$18.91
<b>Midtown</b>							
Class A	24	2,745,060	62,933	97.7%	(31,058)	(6,542)	\$19.64
Class B	36	1,160,149	91,048	92.2%	8,361	(6,792)	\$17.08
	60	3,905,209	153,981	96.1%	(22,697)	(13,334)	\$18.13
<b>280/Southern</b>							
Class A	35	4,738,983	321,301	93.2%	(159,846)	(48,823)	\$22.24
Class B	9	499,648	28,823	94.2%	(1,799)	(9,792)	\$15.55
Business Park	8	175,418	19,974	88.6%	8,763	0	\$17.24
	52	5,414,049	370,098	93.2%	(152,882)	(58,615)	\$21.45
<b>Hoover/Riverchase</b>							
Class A	4	654,738	54,328	91.7%	(13,800)	(1,264)	\$19.65
Class B	26	952,546	79,160	91.7%	50,915	73,783	\$16.08
Business Park	10	354,000	13,966	96.1%	8,834	(4,504)	\$14.00
	40	1,961,284	147,454	92.5%	45,949	68,015	\$17.20
<b>Vulcan/Oxmoor</b>							
Class B	13	634,037	80,455	87.3%	(3,225)	(481)	\$13.66
Business Park	4	189,554	29,950	84.2%	(25,050)	(1,979)	\$13.94
	17	823,591	110,405	86.6%	(28,275)	(2,460)	\$13.74

## EGS Commercial Real Estate

### Office Totals by Property Type

#### 3rd Quarter 2008

**Birmingham**

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
<b>Total Market</b>							
Class A	79	12,047,819	772,342	93.6%	(215,834)	(66,728)	\$20.96
Class B	95	4,396,413	399,764	90.9%	95,412	56,718	\$15.96
Business Park	24	825,665	69,890	91.5%	(13,453)	(6,483)	\$14.86
<b>TOTAL</b>	<b>198</b>	<b>17,269,897</b>	<b>1,241,996</b>	<b>92.8%</b>	<b>(133,875)</b>	<b>(16,493)</b>	<b>\$19.01</b>
<b>Class A</b>							
CBD	16	3,909,038	333,780	91.5%	(11,130)	(10,099)	\$20.19
Midtown	24	2,745,060	62,933	97.7%	(31,058)	(6,542)	\$19.64
280/Southern	35	4,738,983	321,301	93.2%	(159,846)	(48,823)	\$22.24
Hoover/Riverchase	4	654,738	54,328	91.7%	(13,800)	(1,264)	\$19.65
	79	12,047,819	772,342	93.6%	(215,834)	(66,728)	\$20.96
<b>Class B</b>							
CBD	11	1,150,033	120,278	89.5%	41,160	0	\$16.68
Midtown	36	1,160,149	91,048	92.2%	8,361	(6,792)	\$17.08
280/Southern	9	499,648	28,823	94.2%	(1,799)	(9,792)	\$15.55
Hoover/Riverchase	26	952,546	79,160	91.7%	50,915	73,783	\$16.08
Vulcan/Oxmoor	13	634,037	80,455	87.3%	(3,225)	(481)	\$13.66
	95	4,396,413	399,764	90.9%	95,412	56,718	\$15.96
<b>Business Park</b>							
CBD	2	106,693	6,000	94.4%	(6,000)	0	\$13.50
280/Southern	8	175,418	19,974	88.6%	8,763	0	\$17.24
Hoover/Riverchase	10	354,000	13,966	96.1%	8,834	(4,504)	\$14.00
Vulcan/Oxmoor	4	189,554	29,950	84.2%	(25,050)	(1,979)	\$13.94
	24	825,665	69,890	91.5%	(13,453)	(6,483)	\$14.86