

EGS Commercial Real Estate
Office Totals by Submarket
3rd Quarter 2009

Birmingham

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
Total Market								
CBD	29	5,165,764	478,946	90.7%	(43,234)	797	29,596	\$19.65
Midtown	61	3,955,209	204,942	94.8%	(39,700)	(23,569)	53,336	\$20.24
280/Southern	52	5,394,559	436,038	91.9%	(131,165)	(18,715)	573,883	\$21.37
Hoover/Riverchase	40	1,961,284	338,053	82.8%	(192,959)	(82,145)	37,122	\$17.28
Vulcan/Oxmoor	17	823,591	117,296	85.8%	(18,145)	9,089	8,000	\$13.72
TOTAL	199	17,300,407	1,575,275	90.9%	(425,203)	(114,543)	701,937	\$19.25
CBD								
Class A	16	3,909,038	334,366	91.4%	(16,777)	9,963	22,058	\$21.07
Class B	11	1,150,033	138,580	87.9%	(26,457)	(9,166)	7,538	\$16.48
Business Park	2	106,693	6,000	94.4%	0	0	0	\$13.50
	29	5,165,764	478,946	90.7%	(43,234)	797	29,596	\$19.65
Total Suburban Market								
Class A	64	8,169,291	649,738	92.0%	(247,526)	(47,367)	613,915	\$21.26
Class B	84	3,246,380	369,652	88.6%	(110,308)	(76,784)	39,626	\$15.75
Business Park	22	718,972	76,939	89.3%	(24,135)	8,811	18,800	\$16.58
	170	12,134,643	1,096,329	91.0%	(381,969)	(115,340)	672,341	\$19.08
Midtown								
Class A	25	2,795,060	115,348	95.9%	(43,536)	(18,236)	42,994	\$21.84
Class B	36	1,160,149	89,594	92.3%	3,836	(5,333)	10,342	\$18.17
	61	3,955,209	204,942	94.8%	(39,700)	(23,569)	53,336	\$20.24
280/Southern								
Class A	35	4,719,493	376,784	92.0%	(103,376)	(10,965)	550,726	\$22.04
Class B	9	499,648	23,512	95.3%	(3,005)	(7,189)	8,857	\$17.16
Business Park	8	175,418	35,742	79.6%	(24,784)	(561)	14,300	\$17.05
	52	5,394,559	436,038	91.9%	(131,165)	(18,715)	573,883	\$21.37
Hoover/Riverchase								
Class A	4	654,738	157,606	75.9%	(100,614)	(18,166)	20,195	\$18.99
Class B	26	952,546	157,628	83.5%	(83,762)	(60,614)	12,427	\$15.54
Business Park	10	354,000	22,819	93.6%	(8,583)	(3,365)	4,500	\$17.50
	40	1,961,284	338,053	82.8%	(192,959)	(82,145)	37,122	\$17.28
Vulcan/Oxmoor								
Class B	13	634,037	98,918	84.4%	(27,377)	(3,648)	8,000	\$13.57
Business Park	4	189,554	18,378	90.3%	9,232	12,737	0	\$14.53
	17	823,591	117,296	85.8%	(18,145)	9,089	8,000	\$13.72

EGS Commercial Real Estate
Office Totals by Property Type
3rd Quarter 2009

Birmingham

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
Total Market								
Class A	80	12,078,329	984,104	91.9%	(264,303)	(37,404)	635,973	\$21.20
Class B	95	4,396,413	508,232	88.4%	(136,765)	(85,950)	47,164	\$15.95
Business Park	24	825,665	82,939	90.0%	(24,135)	8,811	18,800	\$16.36
TOTAL	199	17,300,407	1,575,275	90.9%	(425,203)	(114,543)	701,937	\$19.25
Class A								
CBD	16	3,909,038	334,366	91.4%	(16,777)	9,963	22,058	\$21.07
Midtown	25	2,795,060	115,348	95.9%	(43,536)	(18,236)	42,994	\$21.84
280/Southern	35	4,719,493	376,784	92.0%	(103,376)	(10,965)	550,726	\$22.04
Hoover/Riverchase	4	654,738	157,606	75.9%	(100,614)	(18,166)	20,195	\$18.99
	80	12,078,329	984,104	91.9%	(264,303)	(37,404)	635,973	\$21.20
Class B								
CBD	11	1,150,033	138,580	87.9%	(26,457)	(9,166)	7,538	\$16.48
Midtown	36	1,160,149	89,594	92.3%	3,836	(5,333)	10,342	\$18.17
280/Southern	9	499,648	23,512	95.3%	(3,005)	(7,189)	8,857	\$17.16
Hoover/Riverchase	26	952,546	157,628	83.5%	(83,762)	(60,614)	12,427	\$15.54
Vulcan/Oxmoor	13	634,037	98,918	84.4%	(27,377)	(3,648)	8,000	\$13.57
	95	4,396,413	508,232	88.4%	(136,765)	(85,950)	47,164	\$15.95
Business Park								
CBD	2	106,693	6,000	94.4%	0	0	0	\$13.50
280/Southern	8	175,418	35,742	79.6%	(24,784)	(561)	14,300	\$17.05
Hoover/Riverchase	10	354,000	22,819	93.6%	(8,583)	(3,365)	4,500	\$17.50
Vulcan/Oxmoor	4	189,554	18,378	90.3%	9,232	12,737	0	\$14.53
	24	825,665	82,939	90.0%	(24,135)	8,811	18,800	\$16.36