

**EGS Commercial Real Estate**  
Office Totals by Submarket  
1st Quarter 2010

**Birmingham**

	# Buildings	Total SF	Direct Available SF	Leasing Activity SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>									
CBD	29	5,165,764	470,896	24,205	90.9%	11,542	11,542	36,986	\$19.24
Midtown	61	3,955,209	232,311	19,035	94.1%	(18,933)	(18,933)	44,409	\$20.39
280/Southern	53	5,444,559	490,455	66,572	91.0%	(417)	(417)	668,132	\$21.78
Hoover/Riverchase	40	1,961,284	413,639	20,932	78.9%	(65,046)	(65,046)	21,601	\$17.04
Vulcan/Oxmoor	17	823,591	118,066	2,367	85.7%	2,367	2,367	8,000	\$13.78
<b>TOTAL</b>	<b>200</b>	<b>17,350,407</b>	<b>1,725,367</b>	<b>133,111</b>	<b>90.1%</b>	<b>(70,487)</b>	<b>(70,487)</b>	<b>779,128</b>	<b>\$19.22</b>
<b>CBD</b>									
Class A	16	3,909,038	316,780	20,315	91.9%	19,190	19,190	30,205	\$20.72
Class B	11	1,150,033	148,116	3,890	87.1%	(7,648)	(7,648)	6,781	\$16.30
Business Park	2	106,693	6,000	0	94.4%	0	0	0	\$13.50
	29	5,165,764	470,896	24,205	90.9%	11,542	11,542	36,986	\$19.24
<b>Total Suburban Market</b>									
Class A	65	8,219,291	739,908	83,651	91.0%	(16,966)	(16,966)	669,494	\$21.52
Class B	84	3,246,380	425,897	904	86.9%	(60,623)	(60,623)	49,228	\$15.65
Business Park	22	718,972	88,666	24,351	87.7%	(4,440)	(4,440)	23,420	\$16.95
	171	12,184,643	1,254,471	108,906	89.7%	(82,029)	(82,029)	742,142	\$19.21
<b>Midtown</b>									
Class A	25	2,795,060	135,969	18,721	95.1%	(11,078)	(11,078)	27,171	\$22.32
Class B	36	1,160,149	96,342	314	91.7%	(7,855)	(7,855)	17,238	\$17.67
	61	3,955,209	232,311	19,035	94.1%	(18,933)	(18,933)	44,409	\$20.39
<b>280/Southern</b>									
Class A	36	4,769,493	453,269	44,588	90.5%	(22,852)	(22,852)	642,323	\$22.16
Class B	9	499,648	23,171	0	95.4%	(3,343)	(3,343)	11,509	\$17.19
Business Park	8	175,418	14,015	21,984	92.0%	25,778	25,778	14,300	\$17.04
	53	5,444,559	490,455	66,572	91.0%	(417)	(417)	668,132	\$21.78
<b>Hoover/Riverchase</b>									
Class A	4	654,738	150,670	20,342	77.0%	16,964	16,964	0	\$18.89
Class B	26	952,546	206,148	590	78.4%	(49,425)	(49,425)	12,481	\$15.56
Business Park	10	354,000	56,821	0	83.9%	(32,585)	(32,585)	9,120	\$17.50
	40	1,961,284	413,639	20,932	78.9%	(65,046)	(65,046)	21,601	\$17.04
<b>Vulcan/Oxmoor</b>									
Class B	13	634,037	100,236	0	84.2%	0	0	8,000	\$13.54
Business Park	4	189,554	17,830	2,367	90.6%	2,367	2,367	0	\$15.12
	17	823,591	118,066	2,367	85.7%	2,367	2,367	8,000	\$13.78

**EGS Commercial Real Estate**  
Office Totals by Property Type  
1st Quarter 2010

**Birmingham**

	# Buildings	Total SF	Direct Available SF	Leasing Activity SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Average Weighted Rental Rates
<b>Total Market</b>									
Class A	81	12,128,329	1,056,688	103,966	91.3%	2,224	2,224	699,699	\$21.28
Class B	95	4,396,413	574,013	4,794	86.9%	(68,271)	(68,271)	56,009	\$15.82
Business Park	24	825,665	94,666	24,351	88.5%	(4,440)	(4,440)	23,420	\$16.73
<b>TOTAL</b>	<b>200</b>	<b>17,350,407</b>	<b>1,725,367</b>	<b>133,111</b>	<b>90.1%</b>	<b>(70,487)</b>	<b>(70,487)</b>	<b>779,128</b>	<b>\$19.22</b>
<b>Class A</b>									
CBD	16	3,909,038	316,780	20,315	91.9%	19,190	19,190	30,205	\$20.72
Midtown	25	2,795,060	135,969	18,721	95.1%	(11,078)	(11,078)	27,171	\$22.32
280/Southern	36	4,769,493	453,269	44,588	90.5%	(22,852)	(22,852)	642,323	\$22.16
Hoover/Riverchase	4	654,738	150,670	20,342	77.0%	16,964	16,964	0	\$18.89
	81	12,128,329	1,056,688	103,966	91.3%	2,224	2,224	699,699	\$21.28
<b>Class B</b>									
CBD	11	1,150,033	148,116	3890	87.1%	(7,648)	(7,648)	6,781	\$16.30
Midtown	36	1,160,149	96,342	314	91.7%	(7,855)	(7,855)	17,238	\$17.67
280/Southern	9	499,648	23,171	0	95.4%	(3,343)	(3,343)	11,509	\$17.19
Hoover/Riverchase	26	952,546	206,148	590	78.4%	(49,425)	(49,425)	12,481	\$15.56
Vulcan/Oxmoor	13	634,037	100,236	0	84.2%	0	0	8,000	\$13.54
	95	4,396,413	574,013	4,794	86.9%	(68,271)	(68,271)	56,009	\$15.82
<b>Business Park</b>									
CBD	2	106,693	6,000	0	94.4%	0	0	0	\$13.50
280/Southern	8	175,418	14,015	21984	92.0%	25,778	25,778	14,300	\$17.04
Hoover/Riverchase	10	354,000	56,821	0	83.9%	(32,585)	(32,585)	9,120	\$17.50
Vulcan/Oxmoor	4	189,554	17,830	2367	90.6%	2,367	2,367	0	\$15.12
	24	825,665	94,666	24,351	88.5%	(4,440)	(4,440)	23,420	\$16.73