

EGS Commercial Real Estate
Office Totals by Submarket
1st Quarter 2013

Birmingham

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
CBD	29	5,165,764	607,413	88.2%	(26,917)	(26,917)	67,894	24,267	\$19.82
Midtown	62	4,005,209	335,410	91.6%	3,389	3,389	7,445	12,841	\$20.53
280/Southern	53	5,444,559	619,845	88.6%	16,652	16,652	474,871	57,605	\$20.41
Hoover/Riverchase	40	1,961,284	280,154	85.7%	6,134	6,134	4,500	18,897	\$16.77
Vulcan/Oxmoor	17	823,591	238,233	71.1%	298	298	8,951	15,002	\$12.49
TOTAL	201	17,400,407	2,081,055	88.0%	(444)	(444)	563,661	128,612	\$18.87
CBD									
Class A	15	3,700,929	311,207	91.6%	(21,657)	(21,657)	67,894	11,941	\$20.85
Class B	12	1,358,142	291,106	78.6%	(2,320)	(2,320)	0	7,385	\$18.67
Business Park	2	106,693	5,100	95.2%	(2,940)	(2,940)	0	4,941	\$28.50
	29	5,165,764	607,413	88.2%	(26,917)	(26,917)	67,894	24,267	\$19.82
Total Suburban Market									
Class A	65	8,219,291	809,975	90.1%	19,049	19,049	482,316	69,434	\$20.83
Class B	85	3,296,380	575,017	82.6%	13,737	13,737	8,951	30,371	\$15.35
Business Park	22	718,972	88,650	87.7%	(6,313)	(6,313)	4,500	4,540	\$17.02
	172	12,234,643	1,473,642	88.0%	26,473	26,473	495,767	104,345	\$18.46
Midtown									
Class A	25	2,795,060	207,993	92.6%	(5,862)	(5,862)	7,445	1,138	\$21.68
Class B	37	1,210,149	127,417	89.5%	9,251	9,251	0	11,703	\$18.64
	62	4,005,209	335,410	91.6%	3,389	3,389	7,445	12,841	\$20.53
280/Southern									
Class A	36	4,769,493	540,152	88.7%	15,402	15,402	474,871	56,355	\$20.69
Class B	9	499,648	59,230	88.1%	1,250	1,250	0	1,250	\$18.70
Business Park	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
	53	5,444,559	619,845	88.6%	16,652	16,652	474,871	57,605	\$20.41
Hoover/Riverchase									
Class A	4	654,738	61,830	90.6%	9,509	9,509	0	11,941	\$19.15
Class B	26	952,546	176,357	81.5%	6,278	6,278	0	6,956	\$15.76
Business Park	10	354,000	41,967	88.1%	(9,653)	(9,653)	4,500	0	\$17.50
	40	1,961,284	280,154	85.7%	6,134	6,134	4,500	18,897	\$16.77
Vulcan/Oxmoor									
Class B	13	634,037	212,013	66.6%	(3,042)	(3,042)	8,951	10,462	\$12.11
Business Park	4	189,554	26,220	86.2%	3,340	3,340	0	4,540	\$15.63
	17	823,591	238,233	71.1%	298	298	8,951	15,002	\$12.49

EGS Commercial Real Estate
Office Totals by Property Type
1st Quarter 2013

Birmingham

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
Class A	80	11,920,220	1,121,182	90.6%	(2,608)	(2,608)	550,210	81,375	\$20.83
Class B	97	4,654,522	866,123	81.4%	11,417	11,417	8,951	37,756	\$16.53
Business Park	24	825,665	93,750	88.6%	(9,253)	(9,253)	4,500	9,481	\$17.65
TOTAL	201	17,400,407	2,081,055	88.0%	(444)	(444)	563,661	128,612	\$18.87
Class A									
CBD	15	3,700,929	311,207	91.6%	(21,657)	(21,657)	67,894	11,941	\$20.85
Midtown	25	2,795,060	207,993	92.6%	(5,862)	(5,862)	7,445	1,138	\$21.68
280/Southern	36	4,769,493	540,152	88.7%	15,402	15,402	474,871	56,355	\$20.69
Hoover/Riverchase	4	654,738	61,830	90.6%	9,509	9,509	0	11,941	\$19.15
TOTAL	80	11,920,220	1,121,182	90.6%	(2,608)	(2,608)	550,210	81,375	\$20.83
Class B									
CBD	12	1,358,142	291,106	78.6%	(2,320)	(2,320)	0	7385	\$18.67
Midtown	37	1,210,149	127,417	89.5%	9,251	9,251	0	11703	\$18.64
280/Southern	9	499,648	59,230	88.1%	1,250	1,250	0	1250	\$18.70
Hoover/Riverchase	26	952,546	176,357	81.5%	6,278	6,278	0	6956	\$15.76
Vulcan/Oxmoor	13	634,037	212,013	66.6%	(3,042)	(3,042)	8,951	10462	\$12.11
TOTAL	97	4,654,522	866,123	81.4%	11,417	11,417	8,951	37,756	\$16.53
Business Park									
CBD	2	106,693	5,100	95.2%	(2,940)	(2,940)	0	4941	\$28.50
280/Southern	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
Hoover/Riverchase	10	354,000	41,967	88.1%	(9,653)	(9,653)	4,500	0	\$17.50
Vulcan/Oxmoor	4	189,554	26,220	86.2%	3,340	3,340	0	4540	\$15.63
TOTAL	24	825,665	93,750	88.6%	(9,253)	(9,253)	4,500	9,481	\$17.65