

EGS Commercial Real Estate
Office Totals by Submarket
3rd 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	469,323	90.9%	29,582	39,763	100,530	53,708	\$20.09
Midtown	62	4,005,209	238,038	94.1%	100,761	105,473	19,059	94,414	\$19.73
280/Southern	53	5,444,559	577,752	89.4%	58,745	30,645	463,320	55,055	\$20.36
Hoover/Riverchase	40	1,961,284	276,895	85.9%	9,393	3,259	2,432	7,727	\$16.92
Vulcan/Oxmoor	17	823,591	212,174	74.2%	26,357	26,059	0	29,396	\$11.83
TOTAL	201	17,400,407	1,774,182	89.8%	224,838	205,199	585,341	240,300	\$18.66
CBD									
Class A	15	3,700,929	281,446	92.4%	8,104	35,912	94,030	49,548	\$20.90
Class B	12	1,358,142	179,878	86.8%	27,317	176	6,500	485	\$18.86
Business Park	2	106,693	7,999	92.5%	(5,839)	3,675	0	3,675	\$21.84
	29	5,165,764	469,323	90.9%	29,582	39,763	100,530	53,708	\$20.09
Total Suburban Market									
Class A	65	8,219,291	696,700	91.5%	132,324	87,940	481,006	135,784	\$20.61
Class B	85	3,296,380	550,533	83.3%	38,221	46,472	3,805	44,708	\$15.15
Business Park	22	718,972	57,626	92.0%	24,711	31,024	0	6,100	\$16.64
	172	12,234,643	1,304,859	89.3%	195,256	165,436	484,811	186,592	\$18.13
Midtown									
Class A	25	2,795,060	118,233	95.8%	83,898	78,777	15,254	78,109	\$21.15
Class B	37	1,210,149	119,805	90.1%	16,863	26,696	3,805	16,305	\$18.32
	62	4,005,209	238,038	94.1%	100,761	105,473	19,059	94,414	\$19.73
280/Southern									
Class A	36	4,769,493	502,896	89.5%	52,658	22,904	463,320	52,587	\$20.68
Class B	9	499,648	54,393	89.1%	6,087	7,741	0	2,468	\$18.32
Business Park	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
	53	5,444,559	577,752	89.4%	58,745	30,645	463,320	55,055	\$20.36
Hoover/Riverchase									
Class A	4	654,738	75,571	88.5%	(4,232)	(13,741)	2,432	5,088	\$19.25
Class B	26	952,546	183,259	80.8%	(624)	(6,902)	0	2,639	\$15.85
Business Park	10	354,000	18,065	94.9%	14,249	23,902	0	0	\$18.09
	40	1,961,284	276,895	85.9%	9,393	3,259	2,432	7,727	\$16.92
Vulcan/Oxmoor									
Class B	13	634,037	193,076	69.5%	15,895	18,937	0	23,296	\$11.61
Business Park	4	189,554	19,098	89.9%	10,462	7,122	0	6,100	\$13.99
	17	823,591	212,174	74.2%	26,357	26,059	0	29,396	\$11.83

EGS Commercial Real Estate
Office Totals by Property Type
3rd 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	978,146	91.8%	140,428	123,852	575,036	185,332	\$20.69
Class B	97	4,654,522	730,411	84.3%	65,538	46,648	10,305	45,193	\$16.12
Business Park	24	825,665	65,625	92.1%	18,872	34,699	0	9,775	\$17.27
TOTAL	201	17,400,407	1,774,182	89.8%	224,838	205,199	585,341	240,300	\$18.66
Class A									
CBD	15	3,700,929	281,446	92.4%	8,104	35,912	94,030	49,548	\$20.90
Midtown	25	2,795,060	118,233	95.8%	83,898	78,777	15,254	78,109	\$21.15
280/Southern	36	4,769,493	502,896	89.5%	52,658	22,904	463,320	52,587	\$20.68
Hoover/Riverchase	4	654,738	75,571	88.5%	(4,232)	(13,741)	2,432	5,088	\$19.25
TOTAL	80	11,920,220	978,146	91.8%	140,428	123,852	575,036	185,332	\$20.69
Class B									
CBD	12	1,358,142	179,878	86.8%	27,317	176	6,500	485	\$18.86
Midtown	37	1,210,149	119,805	90.1%	16,863	26,696	3,805	16,305	\$18.32
280/Southern	9	499,648	54,393	89.1%	6,087	7,741	0	2,468	\$18.32
Hoover/Riverchase	26	952,546	183,259	80.8%	(624)	(6,902)	0	2,639	\$15.85
Vulcan/Oxmoor	13	634,037	193,076	69.5%	15,895	18,937	0	23,296	\$11.61
TOTAL	97	4,654,522	730,411	84.3%	65,538	46,648	10,305	45,193	\$16.12
Business Park									
CBD	2	106,693	7,999	92.5%	(5,839)	3,675	0	3,675	\$21.84
280/Southern	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
Hoover/Riverchase	10	354,000	18,065	94.9%	14,249	23,902	0	0	\$18.09
Vulcan/Oxmoor	4	189,554	19,098	89.9%	10,462	7,122	0	6,100	\$13.99
TOTAL	24	825,665	65,625	92.1%	18,872	34,699	0	9,775	\$17.27