

EGS Commercial Real Estate
Office Totals by Submarket
2nd 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	509,086	90.1%	(10,181)	16,736	115,219	29,732	\$20.17
Midtown	62	4,005,209	343,511	91.4%	(4,712)	(8,101)	7,343	27,592	\$20.15
280/Southern	53	5,444,559	608,397	88.8%	28,100	11,448	491,143	31,064	\$20.35
Hoover/Riverchase	40	1,961,284	302,794	84.6%	(16,506)	(22,640)	2,432	12,745	\$16.98
Vulcan/Oxmoor	17	823,591	225,481	72.6%	13,050	12,752	0	4,540	\$12.15
TOTAL	201	17,400,407	1,989,269	88.6%	9,751	10,195	616,137	105,673	\$18.84
CBD									
Class A	15	3,700,929	317,358	91.4%	(27,808)	(6,151)	108,719	24,946	\$20.91
Class B	12	1,358,142	180,054	86.7%	27,141	29,461	6,500	4,786	\$18.97
Business Park	2	106,693	11,674	89.1%	(9,514)	(6,574)	0	0	\$20.16
TOTAL	29	5,165,764	509,086	90.1%	(10,181)	16,736	115,219	29,732	\$20.17
Total Suburban Market									
Class A	65	8,219,291	801,325	90.3%	27,699	8,650	500,918	54,235	\$20.68
Class B	85	3,296,380	593,250	82.0%	(4,496)	(18,233)	0	9,033	\$15.45
Business Park	22	718,972	85,608	88.1%	(3,271)	3,042	0	12,673	\$16.92
TOTAL	172	12,234,643	1,480,183	87.9%	19,932	(6,541)	500,918	75,941	\$18.37
Midtown									
Class A	25	2,795,060	197,010	93.0%	5,121	10,983	7,343	24,318	\$21.32
Class B	37	1,210,149	146,501	87.9%	(9,833)	(19,084)	0	3,274	\$18.57
TOTAL	62	4,005,209	343,511	91.4%	(4,712)	(8,101)	7,343	27,592	\$20.15
280/Southern									
Class A	36	4,769,493	525,800	89.0%	29,754	14,352	491,143	29,917	\$20.66
Class B	9	499,648	62,134	87.6%	(1,654)	(2,904)	0	1,147	\$18.60
Business Park	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
TOTAL	53	5,444,559	608,397	88.8%	28,100	11,448	491,143	31,064	\$20.35
Hoover/Riverchase									
Class A	4	654,738	78,515	88.0%	(7,176)	(16,685)	2,432	0	\$19.23
Class B	26	952,546	178,310	81.3%	4,325	(1,953)	0	4,612	\$15.80
Business Park	10	354,000	45,969	87.0%	(13,655)	(4,002)	0	8,133	\$17.73
TOTAL	40	1,961,284	302,794	84.6%	(16,506)	(22,640)	2,432	12,745	\$16.98
Vulcan/Oxmoor									
Class B	13	634,037	206,305	67.5%	2,666	5,708	0	0	\$11.98
Business Park	4	189,554	19,176	89.9%	10,384	7,044	0	4,540	\$13.98
TOTAL	17	823,591	225,481	72.6%	13,050	12,752	0	4,540	\$12.15

EGS Commercial Real Estate
Office Totals by Property Type
2nd 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	1,118,683	90.6%	(109)	2,499	609,637	79,181	\$20.75
Class B	97	4,654,522	773,304	83.4%	22,645	11,228	6,500	13,819	\$16.32
Business Park	24	825,665	97,282	88.2%	(12,785)	(3,532)	0	12,673	\$17.31
TOTAL	201	17,400,407	1,989,269	88.6%	9,751	10,195	616,137	105,673	\$18.84
Class A									
CBD	15	3,700,929	317,358	91.4%	(27,808)	(6,151)	108,719	24,946	\$20.91
Midtown	25	2,795,060	197,010	93.0%	5,121	10,983	7,343	24,318	\$21.32
280/Southern	36	4,769,493	525,800	89.0%	29,754	14,352	491,143	29,917	\$20.66
Hoover/Riverchase	4	654,738	78,515	88.0%	(7,176)	(16,685)	2,432	-	\$19.23
TOTAL	80	11,920,220	1,118,683	90.6%	(109)	2,499	609,637	79,181	\$20.75
Class B									
CBD	12	1,358,142	180,054	86.7%	27,141	29,461	6,500	4786	\$18.97
Midtown	37	1,210,149	146,501	87.9%	(9,833)	(19,084)	0	3274	\$18.57
280/Southern	9	499,648	62,134	87.6%	(1,654)	(2,904)	0	1147	\$18.60
Hoover/Riverchase	26	952,546	178,310	81.3%	4,325	(1,953)	0	4612	\$15.80
Vulcan/Oxmoor	13	634,037	206,305	67.5%	2,666	5,708	0	0	\$11.98
TOTAL	97	4,654,522	773,304	83.4%	22,645	11,228	6,500	13,819	\$16.32
Business Park									
CBD	2	106,693	11,674	89.1%	(9,514)	(6,574)	0	0	\$20.16
280/Southern	8	175,418	20,463	88.3%	0	0	0	0	\$17.83
Hoover/Riverchase	10	354,000	45,969	87.0%	(13,655)	(4,002)	0	8133	\$17.73
Vulcan/Oxmoor	4	189,554	19,176	89.9%	10,384	7,044	0	4540	\$13.98
TOTAL	24	825,665	97,282	88.2%	(12,785)	(3,532)	0	12,673	\$17.31