

**EGS Commercial Real Estate**  
Office Totals by Submarket  
4th Quarter 2013

**Birmingham**

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
<b>Total Market</b>									
CBD	29	5,165,764	510,023	90.1%	(11,118)	(40,700)	98,832	14,280	\$19.79
Midtown	62	4,005,209	219,158	94.5%	119,641	18,880	20,552	27,660	\$19.53
280/Southern	53	5,444,559	591,247	89.1%	45,250	(13,495)	52,842	14,701	\$20.44
Hoover/Riverchase	40	1,961,284	264,416	86.5%	21,872	41,998	0	65,358	\$17.01
Vulcan/Oxmoor	17	823,591	235,247	71.4%	3,284	(23,073)	0	1,539	\$13.30
<b>TOTAL</b>	<b>201</b>	<b>17,400,407</b>	<b>1,820,091</b>	<b>89.5%</b>	<b>178,929</b>	<b>(16,390)</b>	<b>172,226</b>	<b>123,538</b>	<b>\$18.74</b>
<b>CBD</b>									
Class A	15	3,700,929	328,336	91.1%	(38,786)	(46,890)	92,303	14,280	\$20.96
Class B	12	1,358,142	173,688	87.2%	33,507	6,190	6,529	0	\$17.69
Business Park	2	106,693	7,999	92.5%	(5,839)	0	0	0	\$21.84
<b>TOTAL</b>	<b>29</b>	<b>5,165,764</b>	<b>510,023</b>	<b>90.1%</b>	<b>(11,118)</b>	<b>(40,700)</b>	<b>98,832</b>	<b>14,280</b>	<b>\$19.79</b>
<b>Total Suburban Market</b>									
Class A	65	8,219,291	680,897	91.7%	148,127	15,803	69,589	60,846	\$20.68
Class B	85	3,296,380	535,987	83.7%	52,767	14,546	3,805	40,791	\$15.63
Business Park	22	718,972	93,184	87.0%	(10,847)	(6,039)	0	7,621	\$16.49
<b>TOTAL</b>	<b>172</b>	<b>12,234,643</b>	<b>1,310,068</b>	<b>89.3%</b>	<b>190,047</b>	<b>24,310</b>	<b>73,394</b>	<b>109,258</b>	<b>\$18.31</b>
<b>Midtown</b>									
Class A	25	2,795,060	105,197	96.2%	96,934	13,036	16,747	23,296	\$20.84
Class B	37	1,210,149	113,961	90.6%	22,707	5,844	3,805	4,364	\$18.33
<b>TOTAL</b>	<b>62</b>	<b>4,005,209</b>	<b>219,158</b>	<b>94.5%</b>	<b>119,641</b>	<b>18,880</b>	<b>20,552</b>	<b>27,660</b>	<b>\$19.53</b>
<b>280/Southern</b>									
Class A	36	4,769,493	517,632	89.1%	37,922	(14,736)	52,842	13,460	\$20.76
Class B	9	499,648	54,393	89.1%	6,087	0	0	0	\$18.32
Business Park	8	175,418	19,222	89.0%	1,241	1,241	0	1,241	\$17.81
<b>TOTAL</b>	<b>53</b>	<b>5,444,559</b>	<b>591,247</b>	<b>89.1%</b>	<b>45,250</b>	<b>(13,495)</b>	<b>52,842</b>	<b>14,701</b>	<b>\$20.44</b>
<b>Hoover/Riverchase</b>									
Class A	4	654,738	58,068	91.1%	13,271	17,503	0	24,090	\$19.64
Class B	26	952,546	161,144	83.1%	21,491	22,115	0	34,888	\$15.91
Business Park	10	354,000	45,204	87.2%	(12,890)	2,380	0	6,380	\$17.58
<b>TOTAL</b>	<b>40</b>	<b>1,961,284</b>	<b>264,416</b>	<b>86.5%</b>	<b>21,872</b>	<b>41,998</b>	<b>0</b>	<b>65,358</b>	<b>\$17.01</b>
<b>Vulcan/Oxmoor</b>									
Class B	13	634,037	206,489	67.4%	2,482	(13,413)	0	1,539	\$13.22
Business Park	4	189,554	28,758	84.8%	802	(9,660)	0	0	\$13.91
<b>TOTAL</b>	<b>17</b>	<b>823,591</b>	<b>235,247</b>	<b>71.4%</b>	<b>3,284</b>	<b>(23,073)</b>	<b>0</b>	<b>1,539</b>	<b>\$13.30</b>

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Office Totals by Property Type  
4th Quarter 2013

**Birmingham**

	# Buildings	Total SF	Direct Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
<b>Total Market</b>									
Class A	80	11,920,220	1,009,233	91.5%	109,341	(31,087)	161,892	75,126	\$20.77
Class B	97	4,654,522	709,675	84.8%	86,274	20,736	10,334	40,791	\$16.17
Business Park	24	825,665	101,183	87.7%	(16,686)	(6,039)	0	7,621	\$16.92
<b>TOTAL</b>	<b>201</b>	<b>17,400,407</b>	<b>1,820,091</b>	<b>89.5%</b>	<b>178,929</b>	<b>(16,390)</b>	<b>172,226</b>	<b>123,538</b>	<b>\$18.74</b>
<b>Class A</b>									
CBD	15	3,700,929	328,336	91.1%	(38,786)	(46,890)	92,303	14,280	\$20.96
Midtown	25	2,795,060	105,197	96.2%	96,934	13,036	16,747	23,296	\$20.84
280/Southern	36	4,769,493	517,632	89.1%	37,922	(14,736)	52,842	13,460	\$20.76
Hoover/Riverchase	4	654,738	58,068	91.1%	13,271	17,503	0	24,090	\$19.64
<b>TOTAL</b>	<b>80</b>	<b>11,920,220</b>	<b>1,009,233</b>	<b>91.5%</b>	<b>109,341</b>	<b>(31,087)</b>	<b>161,892</b>	<b>75,126</b>	<b>\$20.77</b>
<b>Class B</b>									
CBD	12	1,358,142	173,688	87.2%	33,507	6,190	6,529	0	\$17.69
Midtown	37	1,210,149	113,961	90.6%	22,707	5,844	3,805	4364	\$18.33
280/Southern	9	499,648	54,393	89.1%	6,087	0	0	0	\$18.32
Hoover/Riverchase	26	952,546	161,144	83.1%	21,491	22,115	0	34888	\$15.91
Vulcan/Oxmoor	13	634,037	206,489	67.4%	2,482	(13,413)	0	1539	\$13.22
<b>TOTAL</b>	<b>97</b>	<b>4,654,522</b>	<b>709,675</b>	<b>84.8%</b>	<b>86,274</b>	<b>20,736</b>	<b>10,334</b>	<b>40,791</b>	<b>\$16.17</b>
<b>Business Park</b>									
CBD	2	106,693	7,999	92.5%	(5,839)	0	0	0	\$21.84
280/Southern	8	175,418	19,222	89.0%	1,241	1,241	0	1241	\$17.81
Hoover/Riverchase	10	354,000	45,204	87.2%	(12,890)	2,380	0	6380	\$17.58
Vulcan/Oxmoor	4	189,554	28,758	84.8%	802	(9,660)	0	0	\$13.91
<b>TOTAL</b>	<b>24</b>	<b>825,665</b>	<b>101,183</b>	<b>87.7%</b>	<b>(16,686)</b>	<b>(6,039)</b>	<b>0</b>	<b>7,621</b>	<b>\$16.92</b>