

**EGS Commercial Real Estate**  
Office Totals by Submarket  
3rd Quarter 2014

**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	30	5,783,217	563,686	90.3%	(25,821)	13,426	366,810	66,903	\$19.95
Midtown	63	4,149,505	271,583	93.5%	49,905	20,328	13,238	44,689	\$19.24
280/Southern	53	5,444,559	618,848	88.6%	(27,601)	15,964	40,371	58,710	\$20.50
Hoover/Riverchase	41	2,000,584	194,634	90.3%	69,782	23,354	28,265	26,114	\$16.64
Vulcan/Oxmoor	18	1,136,591	256,305	77.4%	(13,058)	(10,673)	2,540	8,970	\$12.82
<b>TOTAL</b>	<b>205</b>	<b>18,514,456</b>	<b>1,905,056</b>	<b>89.7%</b>	<b>53,207</b>	<b>62,399</b>	<b>451,224</b>	<b>205,386</b>	<b>\$18.73</b>
<b>CBD</b>									
Class A	16	4,318,382	356,886	91.7%	(17,004)	22,903	360,281	62,081	\$21.32
Class B	12	1,358,142	182,570	86.6%	(8,882)	(9,477)	6,529	4,822	\$17.25
Business Park	2	106,693	24,230	77.3%	65	0	0	0	\$20.07
<b>TOTAL</b>	<b>30</b>	<b>5,783,217</b>	<b>563,686</b>	<b>90.3%</b>	<b>(25,821)</b>	<b>13,426</b>	<b>366,810</b>	<b>66,903</b>	<b>\$19.95</b>
<b>Total Suburban Market</b>									
Class A	66	8,402,887	758,378	91.0%	24,849	49,310	69,671	84,465	\$20.61
Class B	87	3,609,380	477,227	86.8%	66,760	11,521	14,743	34,202	\$14.88
Business Park	22	718,972	105,765	85.3%	(12,581)	(11,858)	0	19,816	\$16.12
<b>TOTAL</b>	<b>175</b>	<b>12,731,239</b>	<b>1,341,370</b>	<b>89.5%</b>	<b>79,028</b>	<b>48,973</b>	<b>84,414</b>	<b>138,483</b>	<b>\$18.22</b>
<b>Midtown</b>									
Class A	25	2,939,356	165,350	94.4%	42,177	4,194	9,433	28,555	\$19.83
Class B	38	1,210,149	106,233	91.2%	7,728	16,134	3,805	16,134	\$18.33
<b>TOTAL</b>	<b>63</b>	<b>4,149,505</b>	<b>271,583</b>	<b>93.5%</b>	<b>49,905</b>	<b>20,328</b>	<b>13,238</b>	<b>44,689</b>	<b>\$19.24</b>
<b>280/Southern</b>									
Class A	36	4,769,493	551,643	88.4%	(34,011)	19,774	40,371	54,810	\$20.84
Class B	9	499,648	45,916	90.8%	8,477	(3,810)	0	3,900	\$17.67
Business Park	8	175,418	21,289	87.9%	(2,067)	0	0	0	\$17.89
<b>TOTAL</b>	<b>53</b>	<b>5,444,559</b>	<b>618,848</b>	<b>88.6%</b>	<b>(27,601)</b>	<b>15,964</b>	<b>40,371</b>	<b>58,710</b>	<b>\$20.50</b>
<b>Hoover/Riverchase</b>									
Class A	5	694,038	41,385	94.0%	16,683	25,342	19,867	1,100	\$20.70
Class B	26	952,546	110,973	88.3%	50,171	(1,988)	8,398	10,407	\$14.80
Business Park	10	354,000	42,276	88.1%	2,928	0	0	14,607	\$17.50
<b>TOTAL</b>	<b>41</b>	<b>2,000,584</b>	<b>194,634</b>	<b>90.3%</b>	<b>69,782</b>	<b>23,354</b>	<b>28,265</b>	<b>26,114</b>	<b>\$16.64</b>
<b>Vulcan/Oxmoor</b>									
Class B	14	947,037	214,105	77.4%	384	1,185	2,540	3,761	\$8.73
Business Park	4	189,554	42,200	77.7%	(13,442)	(11,858)	0	5,209	\$13.86
<b>TOTAL</b>	<b>18</b>	<b>1,136,591</b>	<b>256,305</b>	<b>77.4%</b>	<b>(13,058)</b>	<b>(10,673)</b>	<b>2,540</b>	<b>8,970</b>	<b>\$12.82</b>

**EGS Commercial Real Estate**  
Office Totals by Property Type  
3rd Quarter 2014

**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	82	12,721,269	1,115,264	91.2%	7,845	72,213	429,952	146,546	\$20.84
Class B	99	4,967,522	659,797	86.7%	57,878	2,044	21,272	39,024	\$15.54
Business Park	24	825,665	129,995	84.3%	(12,516)	(11,858)	0	19,816	\$16.86
<b>TOTAL</b>	<b>205</b>	<b>18,514,456</b>	<b>1,905,056</b>	<b>89.7%</b>	<b>53,207</b>	<b>62,399</b>	<b>451,224</b>	<b>205,386</b>	<b>\$18.73</b>
<b>Class A</b>									
CBD	16	4,318,382	356,886	91.7%	(17,004)	22,903	360,281	62,081	\$21.32
Midtown	25	2,939,356	165,350	94.4%	42,177	4,194	9,433	28,555	\$19.83
280/Southern	36	4,769,493	551,643	88.4%	(34,011)	19,774	40,371	54,810	\$20.84
Hoover/Riverchase	5	694,038	41,385	94.0%	16,683	25,342	19,867	1,100	\$20.70
<b>TOTAL</b>	<b>82</b>	<b>12,721,269</b>	<b>1,115,264</b>	<b>91.2%</b>	<b>7,845</b>	<b>72,213</b>	<b>429,952</b>	<b>146,546</b>	<b>\$20.84</b>
<b>Class B</b>									
CBD	12	1,358,142	182,570	86.6%	(8,882)	(9,477)	6,529	4822	\$17.25
Midtown	38	1,210,149	106,233	91.2%	7,728	16,134	3,805	16134	\$18.33
280/Southern	9	499,648	45,916	90.8%	8,477	(3,810)	0	3900	\$17.67
Hoover/Riverchase	26	952,546	110,973	88.3%	50,171	(1,988)	8,398	10407	\$14.80
Vulcan/Oxmoor	14	947,037	214,105	77.4%	384	1,185	2,540	3761	\$8.73
<b>TOTAL</b>	<b>99</b>	<b>4,967,522</b>	<b>659,797</b>	<b>86.7%</b>	<b>57,878</b>	<b>2,044</b>	<b>21,272</b>	<b>39,024</b>	<b>\$15.54</b>
<b>Business Park</b>									
CBD	2	106,693	24,230	77.3%	65	0	0	0	\$20.07
280/Southern	8	175,418	21,289	87.9%	(2,067)	0	0	0	\$17.89
Hoover/Riverchase	10	354,000	42,276	88.1%	2,928	0	0	14607	\$17.50
Vulcan/Oxmoor	4	189,554	42,200	77.7%	(13,442)	(11,858)	0	5209	\$13.86
<b>TOTAL</b>	<b>24</b>	<b>825,665</b>	<b>129,995</b>	<b>84.3%</b>	<b>(12,516)</b>	<b>(11,858)</b>	<b>0</b>	<b>19,816</b>	<b>\$16.86</b>