

**EGS Commercial Real Estate**  
Office Totals by Submarket  
4th 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	533,722	90.8%	4,143	30,029	356,265	28,544	\$20.18
Midtown	63	4,149,505	254,384	93.9%	67,117	17,199	13,449	10,413	\$19.29
280/Southern	53	5,444,559	583,764	89.3%	7,483	35,084	54,693	37,276	\$20.49
Hoover/Riverchase	41	2,000,584	201,411	89.9%	63,005	(6,747)	33,297	13,945	\$16.62
Vulcan/Oxmoor	18	1,136,591	255,781	77.5%	(12,534)	524	0	9,309	\$12.83
<b>TOTAL</b>	<b>205</b>	<b>18,514,456</b>	<b>1,829,062</b>	<b>90.1%</b>	<b>129,214</b>	<b>76,089</b>	<b>457,704</b>	<b>99,487</b>	<b>\$18.73</b>
<b>CBD</b>									
Class A	16	4,318,382	354,412	91.8%	(14,530)	2,474	348,597	0	\$21.33
Class B	12	1,358,142	155,015	88.6%	18,673	27,555	6,529	28,544	\$17.58
Business Park	2	106,693	24,295	77.2%	0	0	1,139	0	\$20.08
	30	5,783,217	533,722	90.8%	4,143	30,029	356,265	28,544	\$20.18
<b>Total Suburban Market</b>									
Class A	66	8,402,887	727,454	91.3%	55,773	30,924	89,236	46,624	\$20.58
Class B	87	3,609,380	472,276	86.9%	71,724	4,981	12,203	11,801	\$14.81
Business Park	22	718,972	95,610	86.7%	(2,426)	10,155	0	12,518	\$15.94
	175	12,731,239	1,295,340	89.8%	125,071	46,060	101,439	70,943	\$18.14
<b>Midtown</b>									
Class A	25	2,939,356	166,649	94.3%	40,878	(1,299)	9,644	6,339	\$19.85
Class B	38	1,210,149	87,735	92.8%	26,239	18,498	3,805	4,074	\$18.22
	63	4,149,505	254,384	93.9%	67,117	17,199	13,449	10,413	\$19.29
<b>280/Southern</b>									
Class A	36	4,769,493	518,986	89.1%	(1,354)	32,657	54,693	37,276	\$20.83
Class B	9	499,648	47,447	90.5%	6,946	(1,531)	0	0	\$17.70
Business Park	8	175,418	17,331	90.1%	1,891	3,958	0	0	\$17.92
	53	5,444,559	583,764	89.3%	7,483	35,084	54,693	37,276	\$20.49
<b>Hoover/Riverchase</b>									
Class A	5	694,038	41,819	94.0%	16,249	(434)	24,899	3,009	\$20.49
Class B	26	952,546	124,325	86.9%	36,819	(13,322)	8,398	3,927	\$15.06
Business Park	10	354,000	35,267	90.0%	9,937	7,009	0	7,009	\$17.50
	41	2,000,584	201,411	89.9%	63,005	(6,747)	33,297	13,945	\$16.62
<b>Vulcan/Oxmoor</b>									
Class B	14	947,037	212,769	77.5%	1,720	1,336	0	3,800	\$8.70
Business Park	4	189,554	43,012	77.3%	(14,254)	(812)	0	5,509	\$13.85
	18	1,136,591	255,781	77.5%	(12,534)	524	0	9,309	\$12.83

**EGS Commercial Real Estate**  
Office Totals by Property Type  
4th 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	1,081,866	91.5%	41,243	33,398	437,833	46,624	\$20.83
Class B	99	4,967,522	627,291	87.4%	90,397	32,536	18,732	40,345	\$15.50
Business Park	24	825,665	119,905	85.5%	(2,426)	10,155	1,139	12,518	\$16.78
<b>TOTAL</b>	<b>205</b>	<b>18,514,456</b>	<b>1,829,062</b>	<b>90.1%</b>	<b>129,214</b>	<b>76,089</b>	<b>457,704</b>	<b>99,487</b>	<b>\$18.73</b>
<b>Class A</b>									
CBD	16	4,318,382	354,412	91.8%	(14,530)	2,474	348,597	-	\$21.33
Midtown	25	2,939,356	166,649	94.3%	40,878	(1,299)	9,644	6,339	\$19.85
280/Southern	36	4,769,493	518,986	89.1%	(1,354)	32,657	54,693	37,276	\$20.83
Hoover/Riverchase	5	694,038	41,819	94.0%	16,249	(434)	24,899	3,009	\$20.49
<b>TOTAL</b>	<b>82</b>	<b>12,721,269</b>	<b>1,081,866</b>	<b>91.5%</b>	<b>41,243</b>	<b>33,398</b>	<b>437,833</b>	<b>46,624</b>	<b>\$20.83</b>
<b>Class B</b>									
CBD	12	1,358,142	155,015	88.6%	18,673	27,555	6,529	28544	\$17.58
Midtown	38	1,210,149	87,735	92.8%	26,239	18,498	3,805	4074	\$18.22
280/Southern	9	499,648	47,447	90.5%	6,946	(1,531)	0	0	\$17.70
Hoover/Riverchase	26	952,546	124,325	86.9%	36,819	(13,322)	8,398	3927	\$15.06
Vulcan/Oxmoor	14	947,037	212,769	77.5%	1,720	1,336	0	3800	\$8.70
<b>TOTAL</b>	<b>99</b>	<b>4,967,522</b>	<b>627,291</b>	<b>87.4%</b>	<b>90,397</b>	<b>32,536</b>	<b>18,732</b>	<b>40,345</b>	<b>\$15.50</b>
<b>Business Park</b>									
CBD	2	106,693	24,295	77.2%	0	0	1,139	0	\$20.08
280/Southern	8	175,418	17,331	90.1%	1,891	3,958	0	0	\$17.92
Hoover/Riverchase	10	354,000	35,267	90.0%	9,937	7,009	0	7009	\$17.50
Vulcan/Oxmoor	4	189,554	43,012	77.3%	(14,254)	(812)	0	5509	\$13.85
<b>TOTAL</b>	<b>24</b>	<b>825,665</b>	<b>119,905</b>	<b>85.5%</b>	<b>(2,426)</b>	<b>10,155</b>	<b>1,139</b>	<b>12,518</b>	<b>\$16.78</b>