

**EGS Commercial Real Estate**  
Office Totals by Submarket  
1st Quarter 2015

**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	31	5,970,217	734,503	87.7%	(144,498)	(144,498)	347,305	10,307	\$19.76
Midtown	62	4,100,614	317,107	92.3%	(20,945)	(20,945)	11,944	11,744	\$19.61
280/Southern	52	5,494,559	623,029	88.7%	(11,755)	(11,755)	93,238	61,824	\$20.48
Hoover/Riverchase	41	2,000,584	182,647	90.9%	18,749	18,749	47,572	18,188	\$16.62
Vulcan/Oxmoor	18	1,136,591	254,765	77.6%	5,016	5,016	0	6,210	\$12.85
<b>TOTAL</b>	<b>204</b>	<b>18,702,565</b>	<b>2,112,051</b>	<b>88.7%</b>	<b>(153,433)</b>	<b>(153,433)</b>	<b>500,059</b>	<b>108,273</b>	<b>\$18.85</b>
<b>CBD</b>									
Class A	16	4,318,382	389,945	91.0%	(35,533)	(35,533)	346,166	3,500	\$21.52
Class B	13	1,545,142	325,698	78.9%	(114,400)	(114,400)	0	233	\$17.52
Business Park	2	106,693	18,860	82.3%	5,435	5,435	1,139	6,574	\$22.06
<b>TOTAL</b>	<b>31</b>	<b>5,970,217</b>	<b>734,503</b>	<b>87.7%</b>	<b>(144,498)</b>	<b>(144,498)</b>	<b>347,305</b>	<b>10,307</b>	<b>\$19.76</b>
<b>Total Suburban Market</b>									
Class A	66	8,402,887	777,635	90.7%	(53,661)	(53,661)	116,409	65,951	\$20.57
Class B	85	3,610,489	517,437	85.7%	27,592	27,592	36,345	18,593	\$15.41
Business Park	22	718,972	82,476	88.5%	17,134	17,134	0	13,422	\$15.78
<b>TOTAL</b>	<b>173</b>	<b>12,732,348</b>	<b>1,377,548</b>	<b>89.2%</b>	<b>(8,935)</b>	<b>(8,935)</b>	<b>152,754</b>	<b>97,966</b>	<b>\$18.37</b>
<b>Midtown</b>									
Class A	26	2,939,356	180,375	93.9%	(13,726)	(13,726)	8,139	6,287	\$19.92
Class B	36	1,161,258	136,732	88.2%	(7,219)	(7,219)	3,805	5,457	\$19.16
<b>TOTAL</b>	<b>62</b>	<b>4,100,614</b>	<b>317,107</b>	<b>92.3%</b>	<b>(20,945)</b>	<b>(20,945)</b>	<b>11,944</b>	<b>11,744</b>	<b>\$19.61</b>
<b>280/Southern</b>									
Class A	35	4,769,493	555,456	88.4%	(39,935)	(39,935)	93,238	59,664	\$20.80
Class B	9	549,648	46,436	91.6%	31,986	31,986	0	2,160	\$17.66
Business Park	8	175,418	21,137	88.0%	(3,806)	(3,806)	0	0	\$18.11
<b>TOTAL</b>	<b>52</b>	<b>5,494,559</b>	<b>623,029</b>	<b>88.7%</b>	<b>(11,755)</b>	<b>(11,755)</b>	<b>93,238</b>	<b>61,824</b>	<b>\$20.48</b>
<b>Hoover/Riverchase</b>									
Class A	5	694,038	41,804	94.0%	0	0	15,032	0	\$20.49
Class B	26	952,546	122,247	87.2%	2,078	2,078	32,540	9,115	\$15.16
Business Park	10	354,000	18,596	94.7%	16,671	16,671	0	9,073	\$17.50
<b>TOTAL</b>	<b>41</b>	<b>2,000,584</b>	<b>182,647</b>	<b>90.9%</b>	<b>18,749</b>	<b>18,749</b>	<b>47,572</b>	<b>18,188</b>	<b>\$16.62</b>
<b>Vulcan/Oxmoor</b>									
Class B	14	947,037	212,022	77.6%	747	747	0	1,861	\$8.71
Business Park	4	189,554	42,743	77.5%	4,269	4,269	0	4,349	\$13.88
<b>TOTAL</b>	<b>18</b>	<b>1,136,591</b>	<b>254,765</b>	<b>77.6%</b>	<b>5,016</b>	<b>5,016</b>	<b>0</b>	<b>6,210</b>	<b>\$12.85</b>

**EGS Commercial Real Estate**  
Office Totals by Property Type  
1st Quarter 2015

**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	1,167,580	90.8%	(89,194)	(89,194)	462,575	69,451	\$20.88
Class B	98	5,155,631	843,135	83.6%	(86,808)	(86,808)	36,345	18,826	\$16.22
Business Park	24	825,665	101,336	87.7%	22,569	22,569	1,139	19,996	\$16.93
<b>TOTAL</b>	<b>204</b>	<b>18,702,565</b>	<b>2,112,051</b>	<b>88.7%</b>	<b>(153,433)</b>	<b>(153,433)</b>	<b>500,059</b>	<b>108,273</b>	<b>\$18.85</b>
<b>Class A</b>									
CBD	16	4,318,382	389,945	91.0%	(35,533)	(35,533)	346,166	3,500	\$21.52
Midtown	26	2,939,356	180,375	93.9%	(13,726)	(13,726)	8,139	6,287	\$19.92
280/Southern	35	4,769,493	555,456	88.4%	(39,935)	(39,935)	93,238	59,664	\$20.80
Hoover/Riverchase	5	694,038	41,804	94.0%	0	0	15,032	-	\$20.49
<b>TOTAL</b>	<b>82</b>	<b>12,721,269</b>	<b>1,167,580</b>	<b>90.8%</b>	<b>(89,194)</b>	<b>(89,194)</b>	<b>462,575</b>	<b>69,451</b>	<b>\$20.88</b>
<b>Class B</b>									
CBD	13	1,545,142	325,698	78.9%	(114,400)	(114,400)	0	233	\$17.52
Midtown	36	1,161,258	136,732	88.2%	(7,219)	(7,219)	3,805	5,457	\$19.16
280/Southern	9	549,648	46,436	91.6%	31,986	31,986	0	2,160	\$17.66
Hoover/Riverchase	26	952,546	122,247	87.2%	2,078	2,078	32,540	9,115	\$15.16
Vulcan/Oxmoor	14	947,037	212,022	77.6%	747	747	0	1,861	\$8.71
<b>TOTAL</b>	<b>98</b>	<b>5,155,631</b>	<b>843,135</b>	<b>83.6%</b>	<b>(86,808)</b>	<b>(86,808)</b>	<b>36,345</b>	<b>18,826</b>	<b>\$16.22</b>
<b>Business Park</b>									
CBD	2	106,693	18,860	82.3%	5,435	5,435	1,139	6,574	\$22.06
280/Southern	8	175,418	21,137	88.0%	(3,806)	(3,806)	0	0	\$18.11
Hoover/Riverchase	10	354,000	18,596	94.7%	16,671	16,671	0	9,073	\$17.50
Vulcan/Oxmoor	4	189,554	42,743	77.5%	4,269	4,269	0	4,349	\$13.88
<b>TOTAL</b>	<b>24</b>	<b>825,665</b>	<b>101,336</b>	<b>87.7%</b>	<b>22,569</b>	<b>22,569</b>	<b>1,139</b>	<b>19,996</b>	<b>\$16.93</b>