

EGS Commercial Real Estate
Office Totals by Submarket
Birmingham
2nd Quarter 2015



	# Buildings	Total SF	Direct Available SF	% Occupied	Direct YTD Absorption	Direct Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Direct Average Weighted Rental Rates
Total Market									
CBD	31	5,970,217	709,857	88.1%	(119,852)	24,646	334,572	61,441	\$19.90
Midtown	62	4,100,614	333,399	91.9%	(37,237)	(16,292)	8,060	31,876	\$19.55
280/Southern	54	5,494,559	595,631	89.2%	15,643	27,398	86,741	41,815	\$20.53
Hoover/Riverchase	41	2,000,584	341,503	82.9%	(140,107)	(158,856)	54,357	21,745	\$17.87
Vulcan/Oxmoor	18	1,136,591	255,806	77.5%	3,975	(1,041)	0	4,089	\$12.84
TOTAL	206	18,702,565	2,236,196	88.0%	(277,578)	(124,145)	483,730	160,966	\$18.91
CBD									
Class A	16	4,318,382	398,805	90.8%	(44,393)	(8,860)	334,572	40,655	\$21.38
Class B	13	1,545,142	292,192	81.1%	(80,894)	33,506	0	20,786	\$17.66
Business Park	2	106,693	18,860	82.3%	5,435	0	0	0	\$22.04
	31	5,970,217	709,857	88.1%	(119,852)	24,646	334,572	61,441	\$19.90
Total Suburban Market									
Class A	67	8,402,887	875,481	89.6%	(151,507)	(97,846)	116,618	72,295	\$20.74
Class B	86	3,610,489	572,106	84.2%	(27,077)	(54,669)	32,540	23,506	\$15.23
Business Park	22	718,972	78,752	89.0%	20,858	3,724	0	3,724	\$15.82
	175	12,732,348	1,526,339	88.0%	(157,726)	(148,791)	149,158	99,525	\$18.45
Midtown									
Class A	26	2,939,356	196,984	93.3%	(30,335)	(16,609)	8,060	22,974	\$20.12
Class B	36	1,161,258	136,415	88.3%	(6,902)	317	0	8,902	\$18.66
	62	4,100,614	333,399	91.9%	(37,237)	(16,292)	8,060	31,876	\$19.55
280/Southern									
Class A	36	4,769,493	532,114	88.8%	(16,593)	23,342	86,741	37,759	\$20.86
Class B	10	549,648	42,380	92.3%	36,042	4,056	0	4,056	\$17.59
Business Park	8	175,418	21,137	88.0%	(3,806)	0	0	0	\$18.11
	54	5,494,559	595,631	89.2%	15,643	27,398	86,741	41,815	\$20.53
Hoover/Riverchase									
Class A	5	694,038	146,383	78.9%	(104,579)	(104,579)	21,817	11,562	\$21.20
Class B	26	952,546	177,724	81.3%	(53,399)	(55,477)	32,540	8,983	\$15.16
Business Park	10	354,000	17,396	95.1%	17,871	1,200	0	1,200	\$17.50
	41	2,000,584	341,503	82.9%	(140,107)	(158,856)	54,357	21,745	\$17.87
Vulcan/Oxmoor									
Class B	14	947,037	215,587	77.2%	(2,818)	(3,565)	0	1,565	\$8.78
Business Park	4	189,554	40,219	78.8%	6,793	2,524	0	2,524	\$13.89
	18	1,136,591	255,806	77.5%	3,975	(1,041)	0	4,089	\$12.84

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Total Market									
Class A	83	12,721,269	1,274,286	90.0%	(195,900)	(106,706)	451,190	112,950	\$20.94
Class B	99	5,155,631	864,298	83.2%	(107,971)	(21,163)	32,540	44,292	\$16.05
Business Park	24	825,665	97,612	88.2%	26,293	3,724	0	3,724	\$17.51
TOTAL	206	18,702,565	2,236,196	88.0%	(277,578)	(124,145)	483,730	160,966	\$18.91
Class A									
CBD	16	4,318,382	398,805	90.8%	(44,393)	(8,860)	334,572	40,655	\$21.38
Midtown	26	2,939,356	196,984	93.3%	(30,335)	(16,609)	8,060	22,974	\$20.12
280/Southern	36	4,769,493	532,114	88.8%	(16,593)	23,342	86,741	37,759	\$20.86
Hoover/Riverchase	5	694,038	146,383	78.9%	(104,579)	(104,579)	21,817	11,562	\$21.20
	83	12,721,269	1,274,286	90.0%	(195,900)	(106,706)	451,190	112,950	\$20.94
Class B									
CBD	13	1,545,142	292,192	81.1%	(80,894)	33,506	0	20,786	\$17.66
Midtown	36	1,161,258	136,415	88.3%	(6,902)	317	0	8,902	\$18.66
280/Southern	10	549,648	42,380	92.3%	36,042	4,056	0	4,056	\$17.59
Hoover/Riverchase	26	952,546	177,724	81.3%	(53,399)	(55,477)	32,540	8,983	\$15.16
Vulcan/Oxmoor	14	947,037	215,587	77.2%	(2,818)	(3,565)	0	1,565	\$8.78
	99	5,155,631	864,298	83.2%	(107,971)	(21,163)	32,540	44,292	\$16.05
Business Park									
CBD	2	106,693	18,860	82.3%	5,435	0	0	0	\$22.04
280/Southern	8	175,418	21,137	88.0%	(3,806)	0	0	0	\$18.11
Hoover/Riverchase	10	354,000	17,396	95.1%	17,871	1,200	0	1,200	\$17.50
Vulcan/Oxmoor	4	189,554	40,219	78.8%	6,793	2,524	0	2,524	\$13.89
	24	825,665	97,612	88.2%	26,293	3,724	0	3,724	\$17.51