

EGS Commercial Real Estate
Office Totals by Submarket
Birmingham
3rd 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	698,322	88.3%	(108,317)	11,535	334,572	11,791	\$19.89
Midtown	62	4,100,614	331,907	91.9%	(34,642)	2,301	12,129	17,551	\$19.45
280/Southern	54	5,494,559	602,167	89.0%	9,107	(6,536)	105,863	36,249	\$20.55
Hoover/Riverchase	41	2,000,584	328,360	83.6%	(126,964)	13,143	61,884	37,154	\$18.18
Vulcan/Oxmoor	18	1,136,591	282,060	75.2%	(22,279)	(26,254)	0	1,005	\$13.06
TOTAL	206	18,702,565	2,242,816	88.0%	(283,095)	(5,811)	514,448	103,750	\$18.90
CBD									
Class A	16	4,318,382	394,891	90.9%	(40,479)	3,914	334,572	4,170	\$21.36
Class B	13	1,545,142	285,710	81.5%	(74,412)	6,482	0	6,482	\$17.67
Business Park	2	106,693	17,721	83.4%	6,574	1,139	0	1,139	\$22.00
	31	5,970,217	698,322	88.3%	(108,317)	11,535	334,572	11,791	\$19.89
Total Suburban Market									
Class A	67	8,402,887	880,633	89.5%	(156,659)	(5,152)	155,734	53,210	\$20.74
Class B	86	3,610,489	585,834	83.8%	(39,702)	(12,919)	24,142	37,549	\$15.30
Business Park	22	718,972	78,027	89.1%	21,583	725	0	1,200	\$15.80
	175	12,732,348	1,544,494	87.9%	(174,778)	(17,346)	179,876	91,959	\$18.45
Midtown									
Class A	26	2,939,356	190,337	93.5%	(23,688)	6,647	12,129	12,691	\$19.94
Class B	36	1,161,258	141,570	87.8%	(10,954)	(4,346)	0	4,860	\$18.73
	62	4,100,614	331,907	91.9%	(34,642)	2,301	12,129	17,551	\$19.45
280/Southern									
Class A	36	4,769,493	537,520	88.7%	(21,999)	(5,406)	105,863	36,249	\$20.89
Class B	10	549,648	44,235	92.0%	34,187	(1,855)	0	0	\$17.53
Business Park	8	175,418	20,412	88.4%	(3,081)	725	0	0	\$18.11
	54	5,494,559	602,167	89.0%	9,107	(6,536)	105,863	36,249	\$20.55
Hoover/Riverchase									
Class A	5	694,038	152,776	78.0%	(110,972)	(6,393)	37,742	4,270	\$21.27
Class B	26	952,546	158,188	83.4%	(33,863)	19,536	24,142	31,684	\$15.26
Business Park	10	354,000	17,396	95.1%	17,871	0	0	1,200	\$17.50
	41	2,000,584	328,360	83.6%	(126,964)	13,143	61,884	37,154	\$18.18
Vulcan/Oxmoor									
Class B	14	947,037	241,841	74.5%	(29,072)	(26,254)	0	1,005	\$9.47
Business Park	4	189,554	40,219	78.8%	6,793	0	0	0	\$13.89
	18	1,136,591	282,060	75.2%	(22,279)	(26,254)	0	1,005	\$13.06

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Total Market									
Class A	83	12,721,269	1,275,524	90.0%	(197,138)	(1,238)	490,306	57,380	\$20.93
Class B	99	5,155,631	871,544	83.1%	(114,114)	(6,437)	24,142	44,031	\$16.08
Business Park	24	825,665	95,748	88.4%	28,157	1,864	0	2,339	\$17.34
TOTAL	206	18,702,565	2,242,816	88.0%	(283,095)	(5,811)	514,448	103,750	\$18.90
Class A									
CBD	16	4,318,382	394,891	90.9%	(40,479)	3,914	334,572	4,170	\$21.36
Midtown	26	2,939,356	190,337	93.5%	(23,688)	6,647	12,129	12,691	\$19.94
280/Southern	36	4,769,493	537,520	88.7%	(21,999)	(5,406)	105,863	36,249	\$20.89
Hoover/Riverchase	5	694,038	152,776	78.0%	(110,972)	(6,393)	37,742	4,270	\$21.27
	83	12,721,269	1,275,524	90.0%	(197,138)	(1,238)	490,306	57,380	\$20.93
Class B									
CBD	13	1,545,142	285,710	81.5%	(74,412)	6,482	0	6,482	\$17.67
Midtown	36	1,161,258	141,570	87.8%	(10,954)	(4,346)	0	4,860	\$18.73
280/Southern	10	549,648	44,235	92.0%	34,187	(1,855)	0	0	\$17.53
Hoover/Riverchase	26	952,546	158,188	83.4%	(33,863)	19,536	24,142	31,684	\$15.26
Vulcan/Oxmoor	14	947,037	241,841	74.5%	(29,072)	(26,254)	0	1,005	\$9.47
	99	5,155,631	871,544	83.1%	(114,114)	(6,437)	24,142	44,031	\$16.08
Business Park									
CBD	2	106,693	17,721	83.4%	6,574	1,139	0	1,139	\$22.00
280/Southern	8	175,418	20,412	88.4%	(3,081)	725	0	0	\$18.11
Hoover/Riverchase	10	354,000	17,396	95.1%	17,871	0	0	1,200	\$17.50
Vulcan/Oxmoor	4	189,554	40,219	78.8%	6,793	0	0	0	\$13.89
	24	825,665	95,748	88.4%	28,157	1,864	0	2,339	\$17.34