

U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

TRENDS AND INSIGHTS

Cushman & Wakefield Covid-19 Webinar Replay

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**.

[Click to Replay](#)

COVID-19: A Wholly Unprecedented Policy Response

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

Lessons From Landlords In China's Post Covid-19 Recovery Phase

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

2020 Asia Pacific Office Outlook

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy.

[Click for Article](#)

CUSHMAN & WAKEFIELD
WEEKLY COVID-19 UPDATES

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EGS Commercial Real Estate
Office Totals by Submarket
Birmingham
1st Quarter 2020



	# Buildings	Total SF	Direct Available SF	% Occupied	Direct YTD Absorption	Direct Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Direct Average Weighted Rental Rates	Overall YTD Absorption	Overall Quarterly Absorption	Overall Average Weighted Rental Rates
Total Market												
CBD	34	6,091,696	747,896	87.7%	(2,143)	(2,143)	15,855	47,458	\$22.83	(2,143)	(2,143)	\$22.79
Midtown	62	4,181,896	237,396	94.3%	2,830	2,830	66,769	72,127	\$21.52	55,237	55,237	\$21.05
280/Southern	55	5,669,320	1,066,885	81.2%	45,105	45,105	33,262	50,017	\$21.86	44,843	44,843	\$21.83
Hoover/Riverchase	42	2,000,584	391,815	80.4%	21,705	21,705	10,809	23,614	\$18.18	19,521	19,521	\$18.31
Vulcan/Oxmoor	20	1,964,563	604,543	69.2%	1,236	1,236	43,000	0	\$18.09	1,236	1,236	\$18.01
TOTAL	213	19,908,059	3,048,535	84.7%	68,733	68,733	169,695	193,216	\$20.85	118,694	118,694	\$20.77
CBD												
Class A	19	4,421,961	505,879	88.6%	(29,935)	(29,935)	15,855	16,109	\$23.38	(29,935)	(29,935)	\$23.30
Class B	13	1,563,042	234,256	85.0%	25,532	25,532	0	31,349	\$21.74	25,532	25,532	\$21.74
Business Park	2	106,693	7,761	92.7%	2,260	2,260	0	0	\$19.29	2,260	2,260	\$20.71
	34	6,091,696	747,896	87.7%	(2,143)	(2,143)	15,855	47,458	\$22.83	-2,143	-2,143	\$22.79
Total Suburban Market												
Class A	72	9,200,712	1,588,078	82.7%	62,779	62,779	62,150	118,031	\$21.96	120,057	120,057	\$21.88
Class B	85	3,896,679	662,630	83.0%	2,004	2,004	91,690	15,784	\$16.53	(5,313)	(5,313)	\$16.55
Business Park	22	718,972	49,931	93.1%	6,093	6,093	0	11,943	\$13.31	6,093	6,093	\$17.31
	179	13,816,363	2,300,639	83.3%	70,876	70,876	153,840	145,758	\$20.21	120,837	120,837	\$20.15
Midtown												
Class A	26	2,995,356	114,981	96.2%	13,473	13,473	25,396	68,014	\$23.12	65,880	65,880	\$22.73
Class B	36	1,186,540	122,415	89.7%	(10,643)	(10,643)	41,373	4,113	\$20.03	(10,643)	(10,643)	\$19.60
	62	4,181,896	237,396	94.3%	2,830	2,830	66,769	72,127	\$21.52	55,237	55,237	\$21.05
280/Southern												
Class A	37	4,944,254	1,003,679	79.7%	51,213	51,213	29,275	50,017	\$22.13	54,938	54,938	\$22.05
Class B	10	549,648	49,163	91.1%	(3,104)	(3,104)	3,987	0	\$18.37	(7,091)	(7,091)	\$18.38
Business Park	8	175,418	14,043	92.0%	(3,004)	(3,004)	0	0	\$15.00	(3,004)	(3,004)	\$19.00
	55	5,669,320	1,066,885	81.2%	45,105	45,105	33,262	50,017	\$21.86	44,843	44,843	\$21.83
Hoover/Riverchase												
Class A	6	694,038	173,142	75.1%	(1,907)	(1,907)	7,479	0	\$21.01	(761)	(761)	\$20.86
Class B	26	952,546	204,853	78.5%	14,515	14,515	3,330	11,671	\$16.04	11,185	11,185	\$16.07
Business Park	10	354,000	13,820	96.1%	9,097	9,097	0	11,943	\$14.50	9,097	9,097	\$18.50
	42	2,000,584	391,815	80.4%	21,705	21,705	10,809	23,614	\$18.18	19,521	19,521	\$18.31
Vulcan/Oxmoor												
Class A	3	567,064	296,276	47.8%	0	0	0	0	\$21.50	0	0	\$21.50
Class B	13	1,207,945	286,199	76.3%	1,236	1,236	43,000	0	\$15.08	1,236	1,236	\$15.03
Business Park	4	189,554	22,068	88.4%	0	0	0	0	\$11.50	0	0	\$15.50
	20	1,964,563	604,543	69.2%	1,236	1,236	43,000	0	\$18.09	1,236	1,236	\$18.01

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Total Market												
Class A	91	13,622,673	2,093,957	84.6%	32,844	32,844	78,005	134,140	\$22.31	90,122	90,122	\$22.22
Class B	98	5,459,721	896,886	83.6%	27,536	27,536	91,690	47,133	\$17.89	20,219	20,219	\$17.78
Business Park	24	825,665	57,692	93.0%	8,353	8,353	0	11,943	\$14.12	8,353	8,353	\$17.77
TOTAL	213	19,908,059	3,048,535	84.7%	68,733	68,733	169,695	193,216	\$20.85	118,694	118,694	\$20.77
Class A												
CBD	19	4,421,961	505,879	88.6%	(29,935)	(29,935)	15,855	16,109	\$23.38	(29,935)	(29,935)	\$23.30
Midtown	26	2,995,356	114,981	96.2%	13,473	13,473	25,396	68,014	\$23.12	65,880	65,880	\$22.73
280/Southern	37	4,944,254	1,003,679	79.7%	51,213	51,213	29,275	50,017	\$22.13	54,938	54,938	\$22.05
Hoover/Riverchase	6	694,038	173,142	75.1%	(1,907)	(1,907)	7,479	0	\$21.01	(761)	(761)	\$20.86
Vulcan/Oxmoor	3	567,064	296,276	47.8%	0	0	0	0	\$21.50	0	0	\$21.50
	91	13,622,673	2,093,957	84.6%	32,844	32,844	78,005	134,140	\$22.31	90,122	90,122	\$22.22
Class B												
CBD	13	1,563,042	234,256	85.0%	25,532	25,532	0	31,349	\$21.74	25,532	25,532	\$21.74
Midtown	36	1,186,540	122,415	89.7%	(10,643)	(10,643)	41,373	4,113	\$20.03	(10,643)	(10,643)	\$19.60
280/Southern	10	549,648	49,163	91.1%	(3,104)	(3,104)	3,987	0	\$18.37	(7,091)	(7,091)	\$18.38
Hoover/Riverchase	26	952,546	204,853	78.5%	14,515	14,515	3,330	11,671	\$16.04	11,185	11,185	\$16.07
Vulcan/Oxmoor	13	1,207,945	286,199	76.3%	1,236	1,236	43,000	0	\$15.08	1,236	1,236	\$15.03
	98	5,459,721	896,886	83.6%	27,536	27,536	91,690	47,133	\$17.89	20,219	20,219	\$17.78
Business Park												
CBD	2	106,693	7,761	92.7%	2,260	2,260	0	0	\$19.29	2,260	2,260	\$20.71
280/Southern	8	175,418	14,043	92.0%	(3,004)	(3,004)	0	0	\$15.00	(3,004)	(3,004)	\$19.00
Hoover/Riverchase	10	354,000	13,820	96.1%	9,097	9,097	0	11,943	\$14.50	9,097	9,097	\$18.50
Vulcan/Oxmoor	4	189,554	22,068	88.4%	0	0	0	0	\$11.50	0	0	\$15.50
	24	825,665	57,692	93.0%	8,353	8,353	0	11,943	\$14.12	8,353	8,353	\$17.77