

April 2015

Retail Vacancy Summary

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$13.25	\$14.95
Vacancy Rate	8.4%	7.5%
Vacant SF	238,608	209,468
Availability Rate	10.1%	8.9%
Available SF	287,336	251,208
Sublet SF	0	79,190
Months on Market	21.7	17.4

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	82,152	-8,341
12 Mo. Leasing SF	12,568	26,873

Inventory	Survey	5-Year Avg
Existing Buildings	153	151
Existing SF	2,827,687	2,809,336
12 Mo. Const. Starts	17,600	17,597
Under Construction	17,600	4,374
12 Mo. Deliveries	0	7,304

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$158	\$162
Asking Price Per SF	\$181	\$183
Sales Volume (Mil.)	\$28	\$24
Cap Rate	7.8%	8.5%

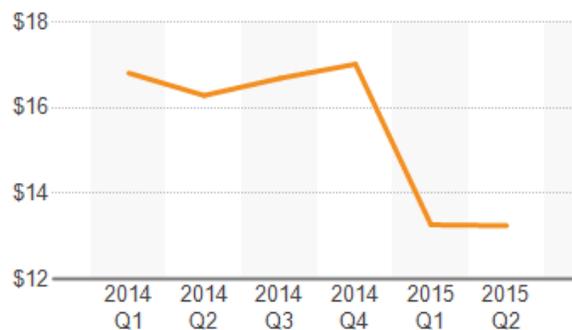
Charts

[1Y](#) [3Y](#) [5Y](#) [10Y](#) [All](#)

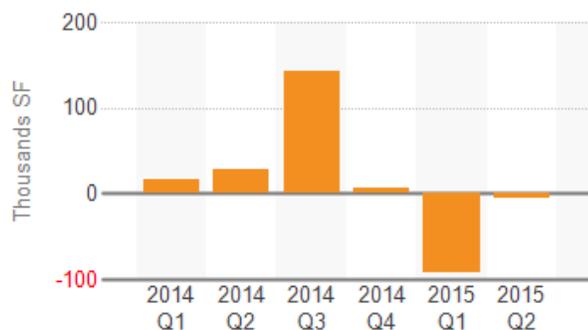
Vacancy Rate



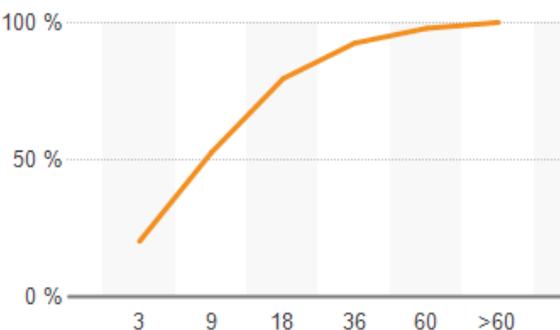
NNN Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Triple Net: (NNN) A lease in which a tenant is responsible for all expenses associated with their proportional share of occupancy of the building.

Office Vacancy Summary

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$19.36	\$23.35
Vacancy Rate	9.4%	15.3%
Vacant SF	31,505	45,657
Availability Rate	10.4%	14.0%
Available SF	35,105	47,198
Sublet SF	0	0
Months on Market	23.3	17.3

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	14,612	18,275
12 Mo. Leasing SF	3,852	5,097

Inventory	Survey	5-Year Avg
Existing Buildings	42	41
Existing SF	336,838	298,338
12 Mo. Const. Starts	0	0
Under Construction	0	38,500
12 Mo. Deliveries	0	31,111

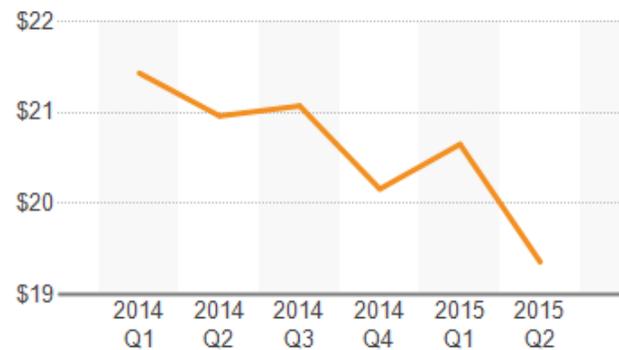
Sales	Past Year	5-Year Avg
Sale Price Per SF	-	\$77
Asking Price Per SF	\$166	\$133
Sales Volume (Mil.)	-	\$0.5
Cap Rate	-	10.8%

Charts

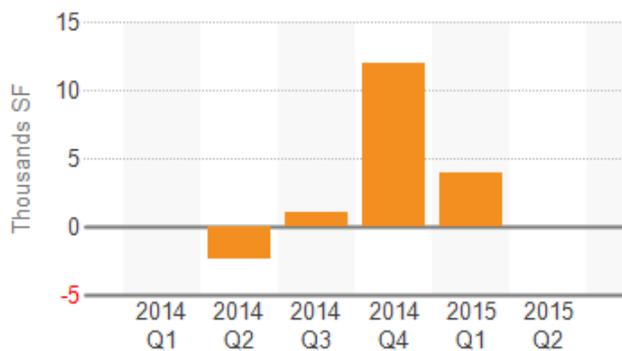
Vacancy Rate



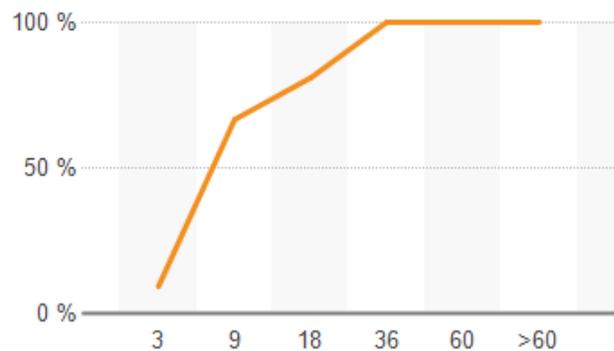
Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Industrial & Flex Vacancy Summary

Availability	Survey	5-Year Avg
Rent Per SF	\$6.47	\$5.68
Vacancy Rate	3.6%	10.7%
Vacant SF	73,063	218,647
Availability Rate	4.9%	11.7%
Available SF	99,280	239,148
Sublet SF	400	20
Months on Market	10.4	12.4

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	108,967	29,268
12 Mo. Leasing SF	21,161	41,911

Inventory	Survey	5-Year Avg
Existing Buildings	108	109
Existing SF	2,029,256	2,046,508
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

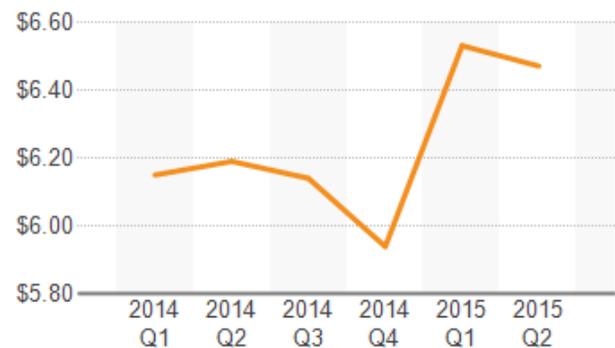
Sales	Past Year	5-Year Avg
Sale Price Per SF	\$22	\$44
Asking Price Per SF	\$55	\$53
Sales Volume (Mil.)	\$1.6	\$2.3
Cap Rate	-	-

Charts

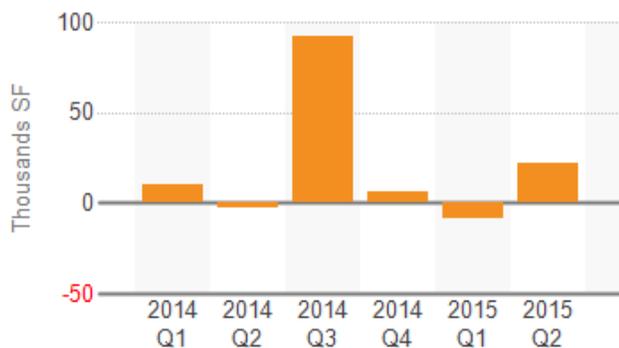
Vacancy Rate



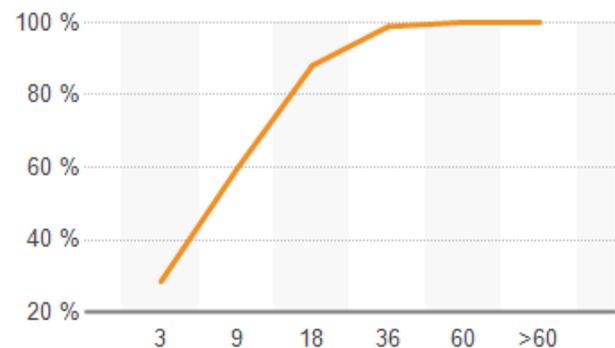
Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Asking or Face Rent: This represents the amount for which the landlord is offering their space per square foot, per year for lease for a listing. The amount for which the tenant will be responsible is negotiated between the tenant and landlord. Rents will vary depending upon the services provided.

Report courtesy of Costar.com. Please contact us for more detailed information at 630-551-2334.