



## Charlotte Office Market Report Third Quarter 2015

MARKET	Inventory/SF	Net Absorption YTD (SF)	Gross Absorption YTD (SF)	Direct Vacant SF	Direct Vacant %	Sublet Available SF	Total Available SF	Total Available %	Direct Gross Average Rent	Sublet Gross Average Rent	Gross Quoted Rents (Range)	SF Delivered YTD
<b>CHARLOTTE</b>	<b>51,585,029</b>	<b>401,791</b>	<b>3,176,272</b>	<b>6,556,710</b>	<b>12.71%</b>	<b>551,637</b>	<b>7,108,347</b>	<b>13.78%</b>	<b>\$23.26</b>	<b>\$19.49</b>	<b>\$11.00-\$34.00</b>	<b>236,250</b>
<b>Submarkets</b>												
<b>Southpark</b>	4,268,163	159,151	482,676	641,588	15.03%	34,128	675,716	15.83%	\$26.81	\$19.41	\$15.00-\$34.00	236,250
<b>Downtown</b>	18,132,043	(269,069)	371,356	1,872,769	10.33%	247,759	2,120,528	11.69%	\$26.76	\$23.19	\$17.00-\$34.00	-
<b>Midtown</b>	2,611,026	4,271	156,409	157,980	6.05%	29,143	187,123	7.17%	\$25.00	\$22.39	\$17.00-\$32.50	-
<b>Airport</b>	8,689,800	(8,168)	563,903	1,454,433	16.74%	112,090	1,566,523	18.03%	\$19.06	\$13.26	\$12.00-\$24.00	-
<b>Highway 51/ Southeast</b>	6,086,085	256,135	782,052	723,040	11.88%	41,034	764,074	12.55%	\$24.52	\$22.36	\$16.75-\$30.00	-
<b>North</b>	3,078,297	66,337	208,814	445,674	14.48%	8,005	453,679	14.74%	\$20.52	\$16.45	\$14.00-\$27.50	-
<b>University</b>	4,770,710	131,247	359,535	627,572	13.15%	62,242	689,814	14.46%	\$19.08	\$15.00	\$15.00-\$22.50	-
<b>Matthews/ Crownpoint</b>	1,316,862	19,998	113,342	312,515	23.73%	-	312,515	23.73%	\$17.04	-	\$12.00-\$23.50	-
<b>Cotswold</b>	275,637	5,454	11,256	17,833	6.47%	3,279	21,112	7.66%	\$22.36	\$21.50	\$16.00-\$26.00	-
<b>Park Road</b>	854,966	37,351	95,063	103,419	12.10%	4,110	107,529	12.58%	\$18.56	\$17.25	\$12.00-\$31.00	-
<b>East</b>	1,501,440	(916)	31,866	199,887	13.31%	9,847	209,734	13.97%	\$14.33	\$8.25	\$11.00-\$23.50	-
<b>SC TOTALS</b>	<b>1,474,143</b>	<b>65,468</b>	<b>103,216</b>	<b>183,372</b>	<b>12.44%</b>	<b>21,233</b>	<b>204,605</b>	<b>13.88%</b>	<b>\$20.06</b>	<b>\$26.50</b>	<b>\$17.50-\$29.00</b>	<b>18,473</b>
<b>SC Border Submarkets</b>												
<b>Lancaster County</b>	497,523	6,113	23,688	70,759	14.22%	-	70,759	14.22%	\$21.14	-	\$17.50-\$29.00	18,473
<b>York County</b>	976,620	59,355	79,528	112,613	11.53%	21,233	133,846	13.71%	\$19.52	\$26.50	\$13.00-\$26.50	-