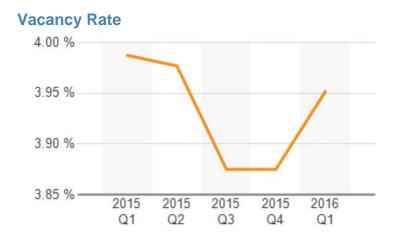
## 1-year Vacancy around Tier 2 Area, 1/15 to 1/16

Availability	Survey	5-Year Avg	
Rent Per SF	\$19.75	\$19.14	
Vacancy Rate	4.0%	7.1%	
Vacant SF	62,308	118,656	
Availability Rate	6.1%	8.7%	
Available SF	96,588	145,306	
Sublet SF	32,180	3,218	
Months on Market	25.0	20.5	

Inventory	Survey	5-Year Avg	
Existing Buildings	56	57	
Existing SF	1,666,737	1,669,212	
12 Mo. Const. Starts	0	0	
Under Construction	0	0	
12 Mo. Deliveries	0	737	

Demand	Survey	5-Year Avg 4,752	
12 Mo. Absorption SF	-2,543		
12 Mo. Leasing SF	0	39,650	

Sales	Past Year	5-Year Avg	
Sale Price Per SF	\$136	\$144	
Asking Price Per SF	\$160	\$160	
Sales Volume (Mil.)	\$8.2	\$5.9	
Cap Rate	-	-	



Asking Rent Per SF



## **Net Absorption**



Report Criteria		Report Criteria
location	Geography	User Defined Polygon Search