

Metro Phoenix Office Market Statistics

Fourth Quarter 2014

MARKET SUMMARY						DIRECT NET ABSORPTION			OVERALL NET ABSORPTION			YTD	YTD	Under	Direct
Market	Inventory	No. of Bldgs	Direct Vacant	Vacancy Rate	Overall Vacancy Rate	4Q	YTD	Trailing Four Quarters	4Q	YTD	Trailing Four Quarters	Leasing Activity	SF Delivered	Const.	Wtd. Avg. Rental Rate
1 Downtown	6,805,867	40	1,130,853	16.6%	17.6%	21,840	(17,253)	(17,253)	21,840	(30,415)	(30,415)	61,985	0	0	\$24.90
2 Midtown	9,578,627	79	2,471,282	25.8%	26.9%	4,963	(42,344)	(42,344)	4,963	(56,161)	(56,161)	347,293	0	0	\$19.95
PHOENIX CBD	16,384,494	119	3,602,135	22.0%	23.0%	26,803	(59,597)	(59,597)	26,803	(86,576)	(86,576)	409,278	0	0	\$21.48
Central Phoenix	11,721,537	209	2,670,516	22.8%	23.2%	(6,283)	125,067	125,067	(12,771)	93,430	93,430	690,318	0	0	\$23.04
3 Camelback Corridor	7,235,298	95	1,671,234	23.1%	23.7%	10,730	102,264	102,264	4,574	70,959	70,959	358,368	0	0	\$25.84
4 44th Street / East Phx	3,085,383	60	669,322	21.7%	21.7%	(27,097)	17,071	17,071	(27,429)	16,739	16,739	240,682	0	0	\$19.78
5 Central Phoenix	1,400,856	54	329,960	23.6%	23.6%	10,084	5,732	5,732	10,084	5,732	5,732	91,268	0	0	\$15.44
North Phoenix	5,088,128	120	1,485,380	29.2%	29.8%	23,581	(27,973)	(27,973)	23,581	(43,016)	(43,016)	372,508	0	0	\$19.97
6 Piestewa Peak	3,053,916	76	864,770	28.3%	29.0%	(2,958)	(66,494)	(66,494)	(2,958)	(71,537)	(71,537)	107,247	0	0	\$18.70
7 North Phoenix	2,034,212	44	620,610	30.5%	31.0%	26,539	38,521	38,521	26,539	28,521	28,521	265,261	0	0	\$21.75
Scottsdale	17,594,283	337	2,896,120	16.5%	18.4%	195,563	618,921	618,921	179,541	597,544	597,544	1,345,065	145,000	169,189	\$23.29
8 Scottsdale Airpark	8,623,156	157	1,751,955	20.3%	21.4%	66,524	235,148	235,148	65,524	192,671	192,671	593,565	0	169,189	\$23.96
9 Central Scottsdale	4,850,460	101	679,680	14.0%	17.6%	36,570	186,800	186,800	21,548	230,826	230,826	367,045	0	0	\$21.33
10 South Scottsdale	4,120,667	79	464,485	11.3%	12.9%	92,469	196,973	196,973	92,469	174,047	174,047	384,455	145,000	0	\$23.63
Southeast Valley	9,441,651	229	1,970,549	20.9%	21.8%	64,364	916,910	916,910	66,354	901,088	901,088	1,127,258	420,623	905,666	\$19.24
11 South Tempe	2,212,968	50	477,457	21.6%	22.4%	409	472,203	472,203	409	479,512	479,512	344,557	150,001	182,000	\$17.62
12 Mesa	760,245	28	168,271	22.1%	22.1%	12,602	24,071	24,071	33,784	24,071	24,071	175,184	0	100,000	\$15.41
20 Superstition Corridor	2,398,292	62	716,750	29.9%	30.7%	2,691	(2,833)	(2,833)	8,399	2,875	2,875	141,351	0	0	\$18.01
13 Chandler / Gilbert	4,070,146	89	608,071	14.9%	16.2%	48,662	423,469	423,469	23,762	394,630	394,630	466,166	270,622	623,666	\$23.03
Northwest Valley	11,071,640	225	2,896,934	26.2%	26.4%	51,654	146,262	146,262	51,654	147,531	147,531	602,548	0	0	\$18.36
14 West County	730,039	27	185,456	25.4%	26.7%	3,691	4,051	4,051	3,691	4,051	4,051	43,443	0	0	\$20.08
15 Metrocenter	3,813,346	67	1,146,181	30.1%	30.1%	19,568	51,884	51,884	19,568	51,884	51,884	213,513	0	0	\$16.71
16 Black Canyon Corridor	870,986	27	259,528	29.8%	29.8%	(3,525)	(21,107)	(21,107)	(3,525)	(21,107)	(21,107)	34,816	0	0	\$13.40
17 Deer Valley Corridor	3,218,479	46	508,588	15.8%	16.0%	(26,402)	57,635	57,635	(26,402)	64,079	64,079	168,455	0	0	\$20.34
19 Arrowhead	944,050	29	252,845	26.8%	27.3%	34,886	30,482	30,482	34,886	25,307	25,307	59,734	0	0	\$20.74
31 Glendale	1,494,740	29	544,336	36.4%	36.8%	23,436	23,317	23,317	23,436	23,317	23,317	82,587	0	0	\$20.68
Airport Area	8,641,022	128	1,250,924	14.5%	15.1%	70,959	95,831	95,831	117,567	136,807	136,807	546,988	154,067	1,435,262	\$20.75
32 South Airport	2,228,340	30	605,022	27.2%	27.2%	14,341	15,417	15,417	13,477	14,553	14,553	76,051	0	0	\$20.26
18 North Tempe	6,412,682	98	645,902	10.1%	10.8%	56,618	80,414	80,414	104,090	122,254	122,254	470,937	154,067	1,435,262	\$21.21
PHOENIX SUBURBS	63,558,261	1,248	13,170,423	20.7%	21.6%	399,838	1,875,018	1,875,018	425,926	1,833,384	1,833,384	4,684,685	719,690	2,510,117	\$20.93
TOTAL	79,942,755	1,367	16,772,558	21.0%	21.9%	426,641	1,815,421	1,815,421	452,729	1,746,808	1,746,808	5,093,963	719,690	2,510,117	\$21.05