

OFFICE MARKET STATISTICS

	Inventory	Vacant Space	Vacancy Rate	3Q 2015 Absorption	YTD 2015 Absorption	Completions	Construction	Direct Asking Rate
UPTOWN	19,505,278	1,594,233	8.2%	68,575	98,203	0	1,219,722	\$28.09
MIDTOWN	4,324,212	208,158	4.8%	-17,984	24,382	0	79,119	\$26.31
URBAN TOTALS	23,829,490	1,802,391	7.6%	50,591	122,585	0	1,298,841	\$27.91
AIRPORT	9,924,789	1,583,428	16.0%	35,428	-10,092	0	376,899	\$18.52
EAST & SOUTHEAST	2,600,828	367,468	14.1%	21,657	33,537	0	60,500	\$15.98
HWY 51/BALLANTYNE	6,713,838	779,363	11.6%	150,001	201,549	0	-	\$24.73
NORTH	3,249,945	427,748	13.2%	21,998	73,455	0	61,000	\$21.01
PARK ROAD	624,546	71,344	11.4%	8,062	33,107	0	-	\$20.08
SOUTHPARK	4,702,680	615,480	13.1%	154,451	155,633	1	-	\$27.98
UNIVERSITY	4,680,148	642,999	13.7%	6,371	182,432	0	-	\$20.23
SUBURBAN TOTALS	32,496,774	4,487,830	13.8%	397,968	669,621	1	498,399	\$21.18
CHARLOTTE TOTALS	56,326,264	6,290,221	11.2%	448,559	792,206	1	1,797,240	\$23.59

OFFICE STATISTICS BY TYPE

Building Class	Buildings	Inventory	Vacant Space	Vacancy Rate	YTD 2015 Absorption	Direct Asking Rent (PSF)
Class A	203	33,095,636	3,382,047	10.2%	122,585	\$26.56
Class B	315	23,230,628	2,908,174	12.5%	669,621	\$19.42
MARKET TOTALS	518	56,326,264	6,290,221	11.2%	792,206	\$23.59

RECENT INVESTMENT SALES

Building	Submarket	RBA	Sale Price	Price/SF
AT&T Plaza	Uptown	340,267	\$45,500,000	\$134.00
Camel Park I&II	Hwy 51/Ballantyne	167,200	\$23,000,000	\$138.00
Corporate Center One	Airport	183,030	\$20,600,000	\$113.00
Corporate Center Two	Airport	152,800	\$16,900,000	\$110.00
701 E Trade Street	Uptown	23,987	\$10,000,000	\$417.00
701 E Morehead Street	Midtown	23,669	\$3,800,000	\$161.00

SIGNED LEASE TRANSACTIONS

Tenant	Building	Submarket	Size	Type
AvidXchange	AvidXchange HQ	Uptown	199,998	New
Red Ventures	10101 Claude Freeman Dr	University	80,596	New
Dimensional Fund Advisors	Fifth Third Center	Uptown	49,744	New
Garretson Resolution Group	Two Morrocroft Centre	SouthPark	43,231	New
Quicken Loans Mortgage	Esplanade at SouthPark	SouthPark	19,355	New

About Lincoln Harris

Lincoln Harris, an affiliate of Lincoln Property Company, is a full-service corporate real estate company focused on development, commercial brokerage, corporate real estate services, retail services, land services, project services, property management and asset management. Based in Charlotte, NC, Lincoln Harris has twenty-three service offices across the country.

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Source: CoStar data pulled 10.1.15; Real Capital Analytics; Charlotte Business Journal; Lincoln Harris Research

