

OFFICE SPACE

	2008-09 Growth	2009 Supply	2009 Vacant	2008-09 Absorbed	2009 Vacant	2008-09 Absorbed	Under Const.
Downtown Raleigh Class A	0%	2,608,000	129,000	-9,000	5%	0%	0%
Downtown Raleigh Class B	0%	2,465,000	286,000	-73,000	12%	-3%	1%
Total Downtown Raleigh	0%	5,073,000	415,000	-82,000	8%	-2%	0%
Suburban Raleigh Class A	5%	15,427,000	2,120,000	421,000	14%	3%	0%
Suburban Raleigh Class B	1%	13,203,000	1,851,000	263,000	14%	2%	1%
Total Suburban Raleigh	3%	28,630,000	3,971,000	684,000	14%	2%	0%
Cary	3%	7,418,000	1,180,000	77,000	16%	1%	1%
Research Triangle Area	0%	16,156,000	3,118,000	-92,000	19%	-1%	0%
Suburban Durham	3%	11,576,000	1,281,000	373,000	11%	3%	0%
Downtown Durham	0%	4,677,000	324,000	6,000	7%	0%	0%
Area-Wide Totals	2%	73,530,000	10,289,000	966,000	14%	1%	0%

OFFICE VACANCY TRENDS

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
6%	16%	11%	14%	14%	11%	10%	7%	4%	5%	5%	-10%	5%	-3%	11%	3%	4%	2%	6%	0%
3%	9%	6%	9%	6%	9%	11%	6%	10%	12%	1%	-5%	6%	-1%	4%	-5%	-2%	3%	-2%	-3%
5%	13%	9%	12%	11%	10%	10%	7%	6%	8%	3%	-8%	5%	-2%	9%	0%	2%	3%	3%	-2%
13%	17%	19%	17%	14%	14%	14%	12%	13%	14%	4%	1%	0%	2%	4%	5%	5%	4%	1%	3%
10%	14%	15%	12%	14%	10%	10%	9%	14%	14%	3%	0%	1%	3%	5%	8%	8%	6%	-1%	2%
12%	16%	17%	15%	14%	12%	12%	11%	14%	14%	4%	1%	0%	2%	4%	6%	6%	5%	0%	2%
8%	18%	21%	25%	21%	16%	13%	14%	15%	16%	16%	-2%	-2%	-2%	6%	6%	4%	1%	4%	1%
8%	22%	25%	28%	23%	23%	22%	19%	18%	19%	8%	-6%	-2%	0%	4%	4%	4%	5%	3%	-1%
5%	12%	11%	8%	11%	14%	11%	11%	11%	11%	1%	8%	3%	7%	5%	1%	3%	1%	3%	3%
7%	11%	15%	14%	19%	16%	15%	10%	8%	7%	0%	-3%	-6%	17%	1%	11%	4%	5%	2%	0%
9%	17%	18%	18%	16%	15%	14%	13%	13%	14%	6%	-1%	0%	2%	5%	5%	5%	4%	2%	

OFFICE ABSORPTION TRENDS

MULTIPURPOSE SPACE

	2008-09 Growth	2009 Supply	2009 Vacant	2008-09 Absorbed	2009 Vacant	2008-09 Absorbed	Under Const.
Downtown & Central Raleigh	0%	5,604,000	822,000	71,000	15%	1%	0%
North Raleigh	1%	18,952,000	2,550,000	240,000	13%	1%	1%
West Raleigh/US 70/Cary	2%	17,179,000	2,733,000	491,000	16%	3%	1%
Research Triangle/I-40	1%	26,920,000	3,148,000	-573,000	12%	-2%	0%
East Raleigh/Wendell/Zebulon	1%	7,822,000	901,000	64,000	12%	1%	0%
South Raleigh/Garner/Clayton	2%	9,660,000	1,985,000	85,000	21%	1%	0%
Durham	1%	20,467,000	4,560,000	997,000	22%	5%	0%
Area-Wide Totals	1%	106,604,000	16,699,000	1,375,000	16%	1%	0%

MULTIPURPOSE VACANCY TRENDS

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
10%	9%	13%	12%	20%	16%	21%	11%	16%	15%	6%	0%	-4%	2%	-7%	6%	-6%	3%	0%	1%
9%	15%	14%	17%	13%	11%	9%	8%	16%	13%	3%	-2%	3%	-4%	6%	3%	3%	2%	-5%	1%
8%	10%	10%	8%	9%	9%	10%	7%	10%	16%	6%	2%	3%	3%	1%	3%	0%	6%	-1%	3%
7%	24%	27%	33%	28%	19%	16%	12%	11%	12%	15%	-12%	-2%	-6%	6%	8%	3%	5%	-1%	-2%
3%	9%	10%	11%	19%	10%	7%	8%	11%	12%	17%	3%	3%	2%	-4%	10%	1%	2%	-2%	1%
15%	19%	16%	13%	9%	10%	9%	9%	22%	21%	13%	5%	6%	6%	9%	2%	5%	3%	0%	1%
11%	17%	18%	15%	22%	13%	14%	24%	25%	22%	2%	-2%	0%	5%	-2%	6%	-4%	3%	-1%	5%
8%	17%	18%	19%	18%	13%	12%	11%	16%	16%	9%	-4%	1%	-1%	3%	5%	2%	4%	-2%	1%

MULTIPURPOSE ABSORPTION TRENDS

SHOPPING CENTER SPACE

	2008-09 Growth	2009 Supply	2009 Vacant	2008-09 Absorbed	2009 Vacant	2008-09 Absorbed	Under Const.
North Raleigh	8%	12,583,000	770,000	682,000	6%	5%	2%
West Raleigh	0%	6,743,000	182,000	8,000	3%	0%	0%
Cary	3%	12,002,000	983,000	399,000	8%	3%	3%
East Raleigh	0%	3,990,000	495,000	-197,000	12%	-5%	0%
South Raleigh/Garner	1%	4,899,000	334,000	293,000	7%	6%	0%
Durham/RTP	0%	16,229,000	803,000	-69,000	5%	0%	0%
Area-Wide Totals	3%	56,446,000	3,567,000	1,116,000	6%	2%	1%

SHOPPING CENTER VACANCY TRENDS

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
5%	6%	5%	5%	5%	6%	6%	8%	4%	6%	0%	5%	20%	3%	14%	1%	2%	3%	4%	5%
4%	5%	5%	5%	5%	2%	4%	2%	3%	3%	3%	3%	4%	5%	14%	4%	4%	1%	0%	0%
4%	4%	3%	2%	2%	4%	6%	7%	4%	8%	8%	0%	2%	2%	1%	5%	-1%	4%	3%	3%
4%	2%	16%	14%	9%	12%	11%	11%	4%	12%	10%	2%	-6%	9%	21%	-3%	18%	0%	15%	-5%
2%	10%	6%	4%	7%	5%	3%	4%	6%	7%	2%	-2%	28%	12%	-1%	4%	4%	-2%	0%	6%
4%	7%	6%	6%	6%	5%	4%	7%	5%	5%	3%	2%	6%	2%	6%	1%	1%	-3%	3%	0%
4%	6%	6%	5%	5%	5%	5%	7%	4%	6%	4%	2%	10%	4%	8%	2%	3%	1%	3%	2%

SHOPPING CENTER ABSORPTION TRENDS