

TAMPA OFFICE MARKET STATISTICS

First Quarter 2012



Submarket	Inventory	Overall* Vacant Space	Overall* Vacancy Rate	Direct Vacant Space	Direct Vacancy Rate	Year-to-Date Overall* Net Absorption	Year-to-Date Direct Net Absorption	SF Under Construction	Overall* Weighted-Avg. Asking Rates	Direct Weighted-Avg. Asking Rates
CBD	6,380,856	1,074,667	16.8%	1,063,563	16.7%	(22,701)	(27,389)	0	\$20.58	\$20.59
Class A	3,916,991	593,147	15.1%	590,151	15.1%	(22,432)	(27,120)	0	\$22.58	\$22.61
Class B	1,902,089	363,011	19.1%	354,903	18.7%	5,731	5,731	0	\$19.24	\$19.24
Class C	561,776	118,509	21.1%	118,509	21.1%	(6,000)	(6,000)	0	\$14.70	\$14.70
Westshore	12,502,393	1,882,856	15.1%	1,859,681	14.9%	159,863	147,037	250,000	\$24.11	\$24.13
Class A	6,532,972	1,062,125	16.3%	1,053,767	16.1%	90,069	81,379	250,000	\$26.97	\$26.97
Class B	4,637,868	622,744	13.4%	611,473	13.2%	60,460	56,324	0	\$21.01	\$21.04
Class C	1,331,553	197,987	14.9%	194,441	14.6%	9,334	9,334	0	\$18.47	\$18.47
Northwest	4,435,696	772,665	17.4%	757,431	17.1%	(6,196)	(6,196)	0	\$18.12	\$18.11
Class A	1,390,892	204,119	14.7%	188,885	13.6%	5,722	5,722	0	\$18.68	\$18.63
Class B	2,256,640	517,451	22.9%	517,451	22.9%	(22,633)	(22,633)	0	\$17.94	\$17.94
Class C	788,164	51,095	6.5%	51,095	6.5%	10,715	10,715	0	\$17.64	\$17.64
I-75 Corridor	7,497,602	1,710,599	22.8%	1,705,285	22.7%	17,963	17,963	0	\$20.46	\$20.49
Class A	4,246,999	943,642	22.2%	943,642	22.2%	(10,086)	(10,086)	0	\$21.73	\$21.73
Class B	2,693,340	650,330	24.1%	645,016	23.9%	19,107	19,107	0	\$19.97	\$20.03
Class C	557,263	116,627	20.9%	116,627	20.9%	8,942	8,942	0	\$14.34	\$14.34
Southwest	329,481	24,425	7.4%	24,425	7.4%	821	821	0	\$13.58	\$13.58
Class A	0	0	0.0%	0	0.0%	0	0	0	N/A	N/A
Class B	169,700	4,724	2.8%	4,724	2.8%	0	0	0	\$19.50	\$19.50
Class C	159,781	19,701	12.3%	19,701	12.3%	821	821	0	\$12.16	\$12.16
Hyde Park	450,172	38,068	8.5%	38,068	8.5%	(2,664)	(2,664)	0	\$24.19	\$24.19
Class A	116,154	4,341	3.7%	4,341	3.7%	0	0	0	\$27.00	\$27.00
Class B	237,865	25,849	10.9%	25,849	10.9%	(3,186)	(3,186)	0	\$26.16	\$26.16
Class C	96,153	7,878	8.2%	7,878	8.2%	522	522	0	\$16.19	\$16.19
Ybor City	236,214	41,114	17.4%	41,114	17.4%	0	0	0	\$23.15	\$23.15
Class A	55,000	0	0.0%	0	0.0%	0	0	0	N/A	N/A
Class B	166,332	41,114	24.7%	41,114	24.7%	0	0	0	\$23.15	\$23.15
Class C	14,882	0	0.0%	0	0.0%	0	0	0	N/A	N/A
TOTAL	31,832,414	5,544,394	17.4%	5,489,567	17.2%	147,086	129,572	250,000	\$21.48	\$21.49
Class A	16,259,008	2,807,374	17.3%	2,780,786	17.1%	63,273	49,895	250,000	\$23.79	\$23.80
Class B	12,063,834	2,225,223	18.4%	2,200,530	18.2%	59,479	55,343	0	\$19.85	\$19.88
Class C	3,509,572	511,797	14.6%	508,251	14.5%	24,334	24,334	0	\$16.28	\$16.28

* Overall figures include sublease and direct space.

Source: Cushman & Wakefield Research Services, March 2012.

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