



## Charlotte Office Market Stats Q\$ 2019

MARKET	Inventory/SF*	Net Absorption YTD (SF)	Gross Absorption YTD (SF)	Direct Vacant SF	Direct Vacant %	Sublet Available SF	Total Available SF	Total Available %	Direct Gross Average Rent**	Sublet Gross Average Rent	Gross Quoted Rents (Range)	Multi-Tenant SF Under-Construction
<b>CHARLOTTE</b>	4,284,798	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Submarkets</b>												
<b>Southpark</b>	4,284,798	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Downtown</b>	15,722,231	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Midtown</b>	1,065,151	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Airport</b>	7,496,064	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Highway 51/Southeast</b>	5,000,000	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>North</b>	2,389,853	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>University</b>	4,272,090	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Matthews/Crownpoint</b>	1,065,151	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Cotswold</b>	114,162	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>Park Road</b>	904,514	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247
<b>East</b>	1,392,618	(1,453)	26,140	154,830	8.27%	12,257	167,087	8.93%	\$24.92	\$22.00	\$17.00-\$32.50	28,247

<b>SC TOTALS</b>	<b>1,871,338</b>	<b>(1,453)</b>	<b>26,140</b>	<b>154,830</b>	<b>8.27%</b>	<b>12,257</b>	<b>167,087</b>	<b>8.93%</b>	<b>\$24.92</b>	<b>\$22.00</b>	<b>\$17.00-\$32.50</b>	<b>28,247</b>
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### SC Border Submarkets

<b>Lancaster County</b>	417,875	(2,078)	12,931	140,115	9.64%	12,257	152,372	10.48%	\$26.05	\$22.00	\$17.00-\$32.50	5,247
<b>York County</b>	1,453,463	(2,078)	12,931	140,115	9.64%	12,257	152,372	10.48%	\$26.05	\$22.00	\$17.00-\$32.50	5,247

\*derived from multi-tenant, non-owner-occupied buildings, above 10,000 SF

\*\*given landlords do not quote rental rates for fully occupied buildings, this report does not arbitrarily assign rental rates to fully occupied buildings