Q4 2019 RALEIGH/DURHAM, NC
MARKET HIGHLIGHTS

184K SF
NET ABSORPTION
COMPARSED TO 792 K SF IN Q4 2018

3.5 MSF
2019 TOTAL LEASING ACTIVITY
2.3 MSF IN 2018

LEASING BY INDUSTRY

MAJOR TRANSACTIONS

FINANCIAL SERVICES

Construction, Engineering, and Architecture 24.3%

XEROX 101,960 SF | NEW LOCATION

Government

WEWORK 58,602 SF | NEW LOCATION

Real Estate

UCB 50,000 SF | NEW LOCATION

Coworking

UNIVERSITY OF NORTH CAROLINA 34,172 SF | NEW LOCATION

Other

INDUSTRIOUS 27,623 SF | NEW LOCATION

Construction, Engineering, and Architecture 24.3%

FINANCIAL SERVICES 40.7%

Government 15.1%

Real Estate 15.1%

Coworking 5.2%

Other 6.4%

40.7% OF LEASING WAS FINANCIAL SERVICES

* STATS REFLECT ALL TRANSACTIONS 5,000 SF OR MORE

AVAILABILITY RATE COMPARISON

13.5%
RALEIGH/DURHAM OVERALL
UP FROM 12.9% COMPARED TO Q4 2018

RENTAL RATE COMPARISON ($/SF)

$27.33
RALEIGH/DURHAM OVERALL
UP FROM $24.68 PSF COMPARED TO Q4 2018

43.6% NORTH DURHAM

$35.89 DOWNTOWN RALEIGH

8.7% ROUTE 1

$27.53 CARY

18.3% RTP/RDU

$32.35 GLENWOOD/CREEDMOOR

9.3% WEST RALEIGH

$30.65 DOWNTOWN DURHAM

14.6% GLENWOOD/CREEDMOOR

17.5% SOUTH DURHAM

$28.83 WEST RALEIGH

5.5% DOWNTOWN DURHAM

11.5% 6 FORKS/FALLS OF NEUSE

$28.63 EAST RALEIGH

3.7% EAST RALEIGH

$25.74 SOUTH DURHAM

13.8% DOWNTOWN DURHAM

$26.10 6 FORKS/FALLS OF NEUSE

6 FORKS/FALLS OF NEUSE

$24.60 RTP/RDU

NORTH DURHAM