

Q4 2019 RALEIGH/DURHAM, NC MARKET HIGHLIGHTS

184k SF

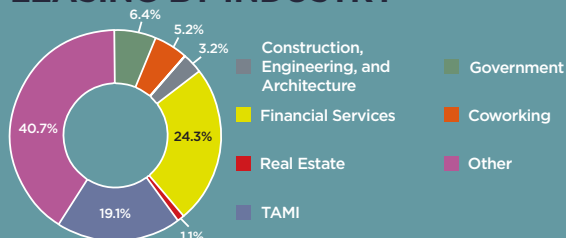
NET ABSORPTION
COMPARED TO 792 K SF IN Q4 2018

3.5MSF

2019 TOTAL LEASING ACTIVITY
2.3 MSF IN 2018



LEASING BY INDUSTRY



24.3% OF LEASING WAS FINANCIAL SERVICES

* STATS REFLECT ALL TRANSACTIONS 5,000 SF OR MORE

MAJOR TRANSACTIONS

- 🏆 XEROX 101,960 SF | NEW LOCATION
- 🏆 WEWORK 58,602 SF | NEW LOCATION
- 🏆 UCB 50,000 SF | NEW LOCATION
- 🏆 UNIVERSITY OF NORTH CAROLINA 34,172 SF | NEW LOCATION
- 🏆 INDUSTRIOUS 27,623 SF | NEW LOCATION

AVAILABILITY RATE COMPARISON

13.5%



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

- | | |
|----------------------------------|-------------------------------|
| 🌟 43.6% NORTH DURHAM ◀▶ | 🌟 8.7% ROUTE 1 ◀▶ |
| 🌟 18.3% RTP/RDU ▼ | 🌟 9.3% WEST RALEIGH ▼ |
| 🌟 13.0% CARY ▼ | 🌟 14.6% GLENDWOOD/CREEDMOOR ▼ |
| 🌟 17.5% SOUTH DURHAM ▼ | 🌟 5.5% DOWNTOWN DURHAM ▼ |
| 🌟 11.5% 6 FORKS/FALLS OF NEUSE ▶ | 🌟 13.8% DOWNTOWN RALEIGH ▶ |
| | 🌟 3.7% EAST RALEIGH ▶ |

RENTAL RATE COMPARISON (\$/SF)

\$27.33



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

- | | |
|---------------------------------|------------------------------------|
| 🌟 \$35.89 DOWNTOWN RALEIGH ▶ | 🌟 \$27.53 CARY ◀▶ |
| 🌟 \$32.35 GLENDWOOD/CREEDMOOR ▶ | 🌟 \$26.10 6 FORKS/FALLS OF NEUSE ▶ |
| 🌟 \$30.65 DOWNTOWN DURHAM ◀▶ | 🌟 \$25.74 SOUTH DURHAM ▼ |
| 🌟 \$28.83 WEST RALEIGH ▶ | 🌟 \$24.60 RTP/RDU ◀▶ |
| 🌟 \$28.63 EAST RALEIGH ▶ | 🌟 \$21.23 ROUTE 1 ▼ |
| | 🌟 \$18.00 NORTH DURHAM ◀▶ |