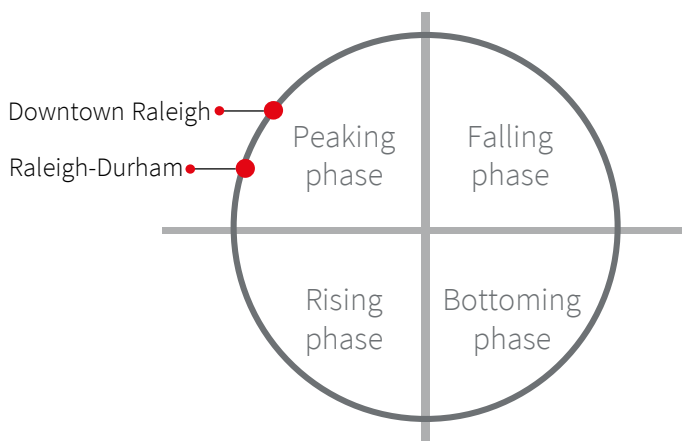
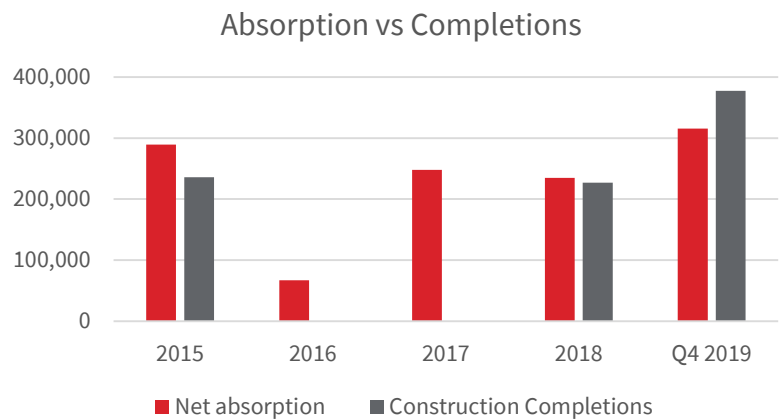
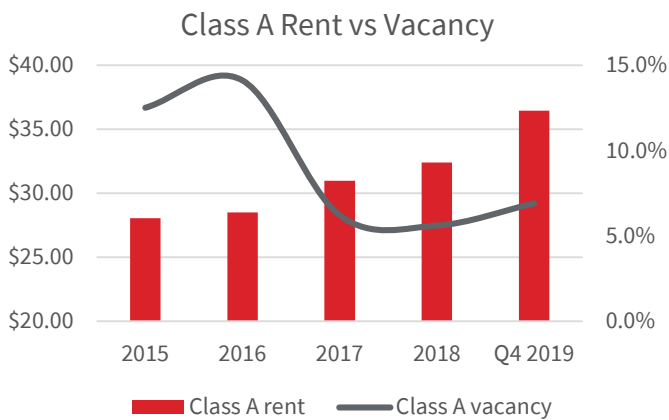
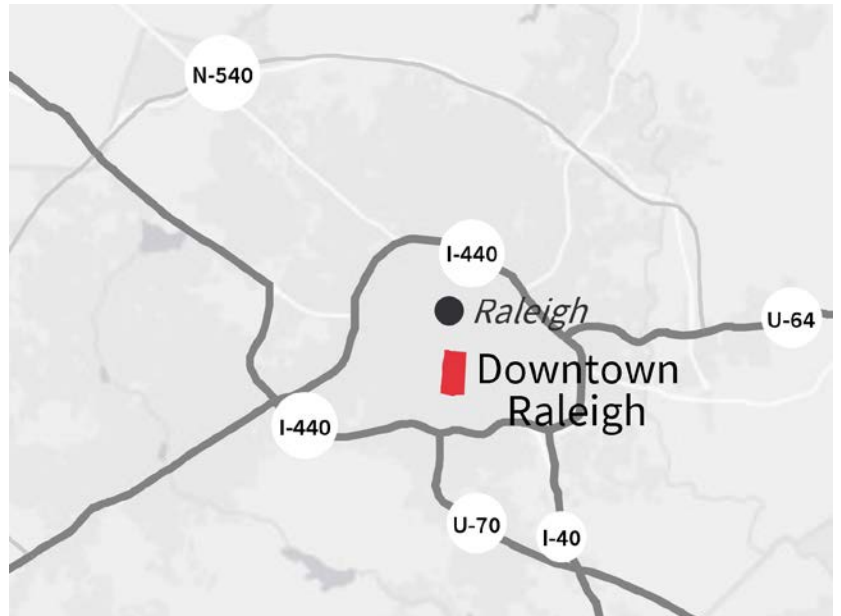


Downtown Raleigh

Flight to quality drives downtown demand

Quick Stats	Q4 2019
Inventory (s.f.) (percent of total market)	4,329,792 (8.7%)
Total vacancy	6.1%
Direct vacancy	5.9%
YTD total net absorption (s.f.)	315,459
Under development	776,750
YTD completions (s.f.)	377,500
Overall average asking rent	\$35.77
Class A average asking rent	\$36.43
Class B average asking rent	\$22.12



Activity highlights

Downtown Raleigh’s urban environment offers a bevy of benefits as tenants continue to compete for talent. Historically anchored by law firms and financial services, the submarket’s popularity with technology and creative tenants signals a shift in the CBD.

Few vacancies in Downtown Raleigh means tenants are looking to new construction for opportunities in the CBD. The submarket’s latest delivery, FNB Tower, delivered 60.7 percent preleased.

Downtown Raleigh has experienced explosive growth over the last few years. Of the submarket’s 4.3 million square feet, nearly 20.0 percent was built in the last five years. More than 700,000 square feet is under development now; an estimated 3.2 million square feet is proposed.