

NATIONAL TENANT INSITE MARKET REPORT

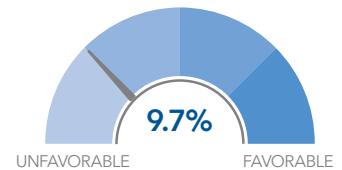
4TH QUARTER 2016

Demand for office space remains strong as vacancy rates decreased and rental rates increased across most of the country. Vacancy rates continued to decline ending the year at 9.7%. This is a 0.5% decrease as compared to Q1 2016. Tenants should expect rental rates in most markets to continue their upward trend; however, rental rates are beginning to show signs of stabilization and will likely peak in 2017.

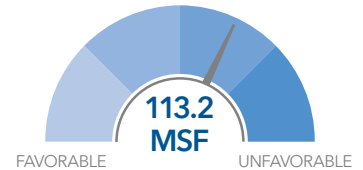
TENANT UPDATE

Office market conditions vary across the country so tenants need to develop a real estate strategy aligned with their local market. Houston surpassed Las Vegas as the market with the highest vacancy rate across all office types at 15.1%. Phoenix, Las Vegas, Washington, and Dallas were the only other markets with vacancy rates above 14%. Many tighter real estate markets should begin to soften in 2017 due to the delivery of 38.5 million square feet of new office space in the second half of 2016.

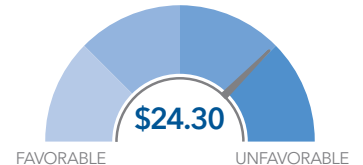
VACANCY RATE



YEAR-TO-DATE NET ABSORPTION



AVERAGE RENTAL RATE*



TOP 10 MARKETS WITH THE HIGHEST VACANCY RATES

Houston, TX	15.1%
Phoenix, AZ	15.0%
Las Vegas, NV	14.9%
Washington D.C.	14.8%
Dallas/Ft. Worth, TX	14.3%
N. New Jersey	13.8%
Chicago, IL	13.5%
Dayton, OH	13.0%
Westchester, NY	12.4%
Detroit, MI	12.2%

TOP 10 MARKETS WITH THE HIGHEST QUOTED RENTAL RATES*

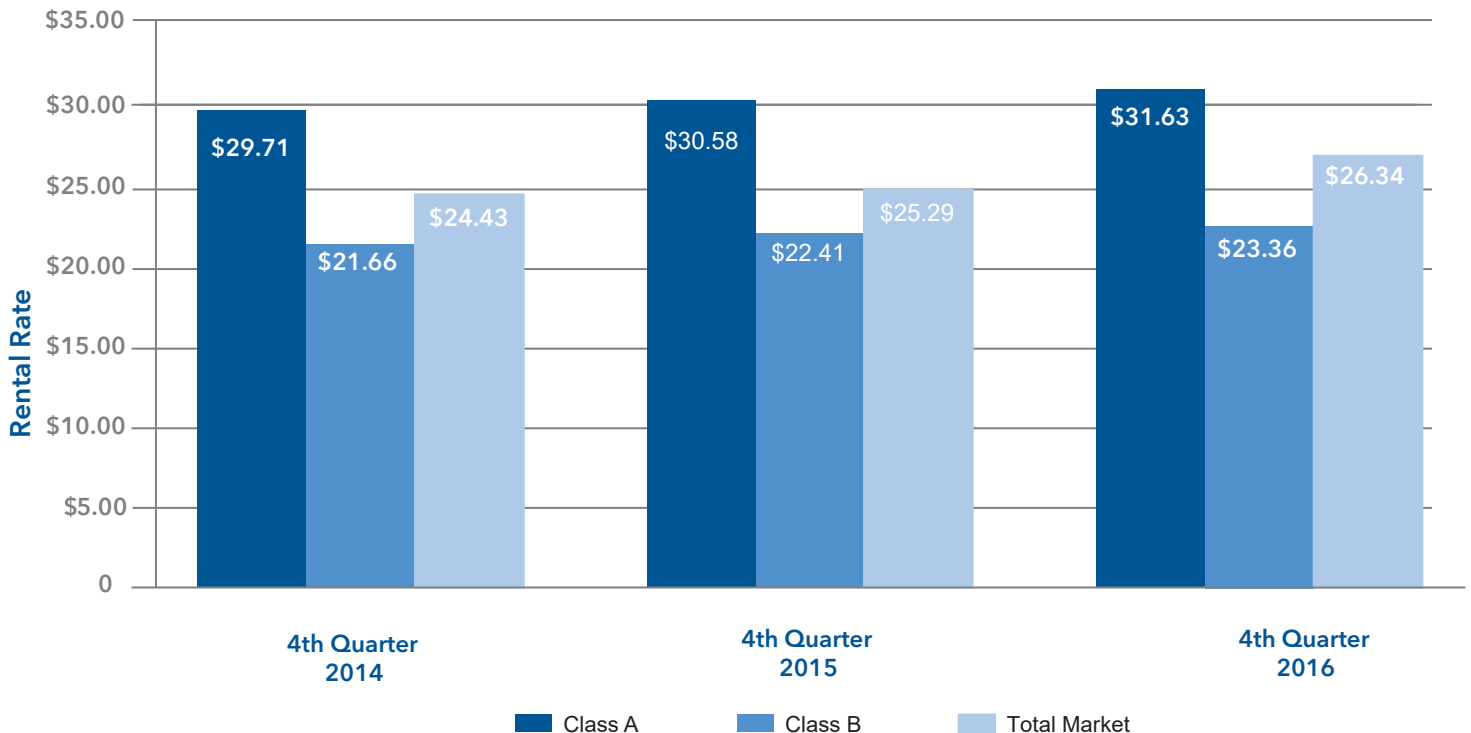
New York, NY	\$65.44
San Francisco, CA	\$56.76
San Jose, CA	\$41.15
Washington D.C.	\$35.23
Miami, FL	\$33.44
Los Angeles, CA	\$33.42
Austin, TX	\$32.28
San Diego, CA	\$31.08
Seattle, WA	\$30.76
Oakland, CA	\$30.58

*Based on Gross Rental Rate

Office Market Overview

 Number of Buildings 522,849	 Market Size 10.7 BSF	 Net Absorption YTD 113.2 MSF	 Average Asking Rental Rate (\$/SF/YR) \$24.30
 Vacancy Rate 9.7%	 Total Vacant Space 1.07 BSF	 Direct Vacancy 1.00 BSF	 Sublease Vacancy 46.48 MSF

Historical Rental Rates Comparison



Total Office Market Statistics

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Albany	3,987	64,137,843	3,008,863	3,047,387	4.8%	954,010	119,578	268,121	\$14.44
Albuquerque	3,019	37,059,228	2,842,445	2,945,246	7.9%	1,030,178	60,783	18,000	\$15.19
Anchorage	673	14,549,618	759,680	806,214	5.5%	(54,377)	16,000	0	\$28.33
Asheville	1,271	12,488,834	340,781	358,708	2.9%	309,616	174,000	0	\$16.06
Atlanta	15,901	305,143,038	35,027,124	36,456,728	11.9%	1,935,771	1,314,580	4,930,712	\$22.19
Augusta/Richmond	1,699	13,668,419	1,013,774	1,014,787	7.4%	278,459	44,003	9,288	\$13.85
Austin	4,600	96,421,120	7,356,754	8,024,207	8.3%	1,065,713	1,326,271	3,143,158	\$32.28
Bakersfield	1,140	13,404,804	752,247	774,903	5.8%	167,450	73,600	61,800	\$18.72
Baltimore	6,403	139,901,722	14,685,402	15,033,866	10.7%	1,289,477	2,088,560	1,429,749	\$22.54
Baton Rouge	2,395	22,276,042	2,077,639	2,138,155	9.6%	358,467	89,958	264,392	\$17.01
Beaumont/Port Arthur	807	8,234,485	392,681	392,681	4.8%	24,855	17,825	0	\$14.61
Birmingham	3,912	58,348,573	6,406,145	6,724,209	11.5%	(226,669)	56,940	400,587	\$16.96
Boise City	2,880	29,602,528	2,090,120	2,126,874	7.2%	810,785	655,682	160,680	\$16.23
Boston	13,710	398,520,600	29,548,559	32,089,677	8.1%	4,444,725	3,168,234	4,784,156	\$21.02
Bremerton	499	4,964,748	380,167	391,846	7.9%	(8,802)	0	0	\$16.24
Broward County	4,068	69,005,791	6,538,184	6,856,689	9.9%	1,247,492	359,706	894,071	\$26.49
Brownsville/Harlingen	375	3,701,971	190,901	190,901	5.2%	94,464	25,072	0	\$15.64
Buffalo/Niagara Falls	1,803	38,969,356	2,993,329	3,019,499	7.7%	456,469	75,000	104,000	\$15.84
Charleston WV	989	12,613,996	1,035,981	1,052,412	8.3%	(51,193)	0	35,400	\$16.52
Charleston	3,042	27,867,665	1,761,924	1,855,012	6.7%	398,242	440,714	511,413	\$20.12
Charlotte	5,518	103,549,959	8,383,270	8,794,209	8.5%	1,502,983	1,724,453	2,219,617	\$22.60
Chattanooga	1,041	17,790,363	964,972	1,022,932	5.7%	617,701	53,001	51,000	\$16.75
Chicago	13,620	470,652,083	60,269,607	63,622,215	13.5%	(979,427)	2,974,310	5,912,547	\$23.68
Cincinnati	5,201	98,266,084	9,227,519	9,320,224	9.5%	2,404,545	1,155,032	999,350	\$16.63
Cleveland	7,215	145,596,137	16,141,550	16,272,546	11.2%	1,763,371	875,213	786,598	\$17.24
Colorado Springs	1,723	28,771,296	3,193,492	3,203,811	11.1%	171,317	20,000	112,440	\$16.64
Columbia	2,805	32,331,783	2,182,826	2,262,110	7.0%	164,026	283,635	73,460	\$15.78
Columbus	4,286	98,014,581	6,756,872	6,979,113	7.1%	1,537,931	1,381,662	1,107,422	\$17.68
Columbus GA	1,015	9,495,246	633,037	634,379	6.7%	(47,296)	94,616	11,480	\$13.57
Corpus Christi	698	10,327,355	818,710	838,770	8.1%	198,883	94,384	142,000	\$15.61
Dallas/Ft Worth	12,070	359,221,055	49,361,744	51,539,730	14.3%	4,022,444	5,599,425	11,799,732	\$24.20
Davenport	517	7,663,830	385,401	385,401	5.0%	314,329	42,000	126,500	\$13.36
Dayton	3,035	43,074,864	5,482,698	5,588,684	13.0%	442,665	0	6,900	\$14.52
Deltona/Daytona	1,700	10,991,632	518,348	526,209	4.8%	343,886	17,563	82,700	\$11.75
Denver	7,538	196,225,010	17,619,707	19,206,824	9.8%	1,409,167	1,570,980	6,049,049	\$25.26
Des Moines	1,366	35,950,787	1,386,747	1,476,647	4.1%	660,313	60,220	444,983	\$13.74
Detroit	9,470	198,131,712	24,048,314	24,266,759	12.2%	3,666,859	580,336	1,009,848	\$18.98
Duluth	454	7,013,808	193,021	193,021	2.8%	303,254	225,000	5,040	\$13.29
East Bay/Oakland	5,268	110,248,143	8,145,579	8,449,734	7.7%	1,076,135	225,816	765,698	\$30.58
El Paso	2,453	22,128,562	1,437,999	1,454,208	6.6%	92,741	60,000	232,502	\$15.43
Erie	770	9,022,610	340,809	340,809	3.8%	19,430	0	0	\$9.75
Evansville	785	11,217,098	708,738	708,738	6.3%	136,258	0	82,500	\$11.33
Fayetteville	965	6,929,225	469,653	469,653	6.8%	104,062	0	23,158	\$15.58

Total Office Market Statistics

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Fayetteville	1,256	14,684,551	917,183	930,544	6.3%	764,614	249,051	247,500	\$17.05
Fort Smith	515	4,625,711	172,783	172,783	3.7%	42,479	0	0	\$10.72
Fort Wayne	1,101	17,025,402	1,201,533	1,205,260	7.1%	617,095	259,850	32,171	\$13.74
Fresno	2,864	32,117,842	2,864,380	2,901,374	9.0%	447,872	74,328	27,848	\$16.47
Green Bay	1,034	15,637,531	1,150,620	1,153,964	7.4%	386,421	18,950	87,846	\$12.26
Greensboro	4,374	56,338,959	5,031,389	5,163,286	9.2%	593,988	152,634	26,880	\$15.21
Greenville	4,354	38,133,865	2,830,122	3,085,079	8.1%	508,199	455,672	202,986	\$16.59
Hampton Roads	3,389	49,843,734	5,074,009	5,226,852	10.5%	458,449	183,080	194,880	\$17.19
Hartford	5,799	94,402,982	7,071,766	7,290,638	7.7%	489,938	178,088	463,835	\$18.79
Hawaii	1,230	33,710,404	1,668,839	1,721,269	5.1%	(125,038)	15,530	82,379	\$27.29
Houston	7,150	304,100,825	41,059,915	45,832,496	15.1%	(241,285)	6,001,350	3,976,899	\$27.52
Huntington/Ashland	1,047	8,804,101	459,476	459,476	5.2%	101,002	10,000	10,000	\$10.92
Huntsville	1,025	20,614,260	1,959,731	2,042,050	9.9%	478,028	102,000	100,000	\$13.88
Indianapolis	5,516	102,031,302	6,914,865	7,409,793	7.3%	1,443,018	674,159	992,185	\$17.73
Inland Empire	6,192	73,285,184	6,894,570	6,996,374	9.5%	650,182	280,881	434,924	\$20.67
Jackson	1,641	23,444,946	1,416,514	1,441,746	6.1%	316,110	205,186	54,515	\$16.28
Jacksonville	4,479	63,139,540	5,695,441	5,923,099	9.4%	657,772	167,425	116,521	\$18.63
Kansas City	4,435	116,723,944	10,214,194	10,641,352	9.1%	2,557,822	1,224,271	840,258	\$18.53
Killeen/Temple, TX	359	3,059,186	206,106	206,106	6.7%	117,528	8,284	0	\$11.39
Kingsport/Bristol	640	7,379,297	511,744	511,744	6.9%	359,396	300,000	30,000	\$12.79
Knoxville	2,916	33,419,949	1,929,942	2,019,179	6.0%	687,256	101,783	153,206	\$14.75
Lafayette	632	8,190,857	443,112	455,077	5.6%	231,440	206,145	21,000	\$15.01
Las Vegas	3,908	62,915,284	9,094,027	9,405,659	14.9%	351,536	194,490	570,361	\$19.27
Lexington/Fayetteville	1,272	19,009,990	1,512,458	1,546,915	8.1%	315,419	140,567	0	\$15.75
Lincoln	781	15,930,836	554,117	560,966	3.5%	194,476	24,750	55,000	\$13.55
Little Rock	2,460	33,969,528	1,473,738	1,502,234	4.4%	344,562	148,516	59,000	\$15.45
Long Island	10,418	183,184,493	12,619,950	13,162,989	7.2%	516,619	790,248	3,263,274	\$28.78
Los Angeles	18,116	432,529,054	43,295,906	44,753,646	10.3%	4,198,177	1,940,703	4,135,397	\$33.42
Louisville	3,601	55,365,051	4,574,249	4,679,713	8.5%	(81,813)	264,180	278,171	\$16.50
Lubbock	1,214	10,764,042	644,804	656,498	6.1%	94,080	73,343	51,150	\$13.99
Madison	1,487	33,236,416	2,013,766	2,083,922	6.3%	548,750	370,290	1,474,940	\$14.78
McAllen/Edinburg	601	7,513,258	368,402	368,402	4.9%	134,805	24,280	0	\$14.37
Memphis	2,865	52,037,241	5,369,692	5,488,951	10.5%	182,779	61,942	1,372,668	\$17.07
Miami-Dade County	4,344	100,460,867	9,261,143	9,451,962	9.4%	846,733	550,643	1,768,911	\$33.44
Milwaukee	3,714	80,206,283	6,067,571	6,202,308	7.7%	1,703,456	764,864	2,117,411	\$16.33
Minneapolis	6,117	191,861,602	14,480,784	14,827,754	7.7%	1,653,812	1,955,692	739,192	\$19.47
Mobile	2,115	17,288,233	1,059,937	1,117,510	6.5%	71,761	152,439	33,807	\$13.23
Montgomery	1,315	15,973,410	1,073,780	1,102,936	6.9%	146,199	25,804	3,300	\$13.85
Myrtle Beach/County	789	5,895,603	190,989	190,989	3.2%	22,771	4,000	8,330	\$13.88
Nashville	4,428	80,498,867	3,154,794	3,299,286	4.1%	2,360,542	1,854,670	1,984,222	\$24.46
New Orleans/Metairie	3,209	48,059,873	3,770,155	3,881,032	8.1%	525,366	308,062	107,300	\$17.06
New York City	3,786	559,035,040	41,127,385	45,161,340	8.1%	201,469	2,389,377	15,234,322	\$65.44
North Bay	3,711	41,088,519	4,097,331	4,119,154	10.0%	122,274	236,600	0	\$26.08

Total Office Market Statistics

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
N. New Jersey	17,069	363,737,578	47,710,028	50,142,622	13.8%	516,314	706,630	1,577,485	\$24.83
Ocala	624	4,537,798	349,535	367,211	8.1%	82,497	4,000	6,277	\$12.97
Oklahoma City	4,382	58,650,708	4,553,368	4,593,112	7.8%	1,193,332	1,197,626	1,031,668	\$16.33
Olympia	860	9,665,221	648,177	648,177	6.7%	210,962	16,700	0	\$16.54
Omaha	1,808	45,221,559	2,538,785	2,583,728	5.7%	681,213	321,643	129,648	\$16.95
Orange County	6,064	153,768,311	13,201,609	13,677,828	8.9%	1,283,905	789,109	2,438,802	\$28.01
Orlando	8,311	104,673,977	8,424,730	8,509,325	8.1%	2,772,371	610,967	589,408	\$19.49
Palm Beach County	2,806	55,141,748	6,163,063	6,240,934	11.3%	877,283	148,297	97,961	\$27.94
Pensacola	1,997	14,333,582	728,626	733,520	5.1%	272,852	57,550	454,450	\$14.24
Peoria	532	10,377,448	549,728	549,728	5.3%	96,296	0	0	\$12.66
Philadelphia	23,286	418,139,590	36,260,119	37,124,542	8.9%	4,167,210	2,011,163	4,491,509	\$22.33
Phoenix	8,241	170,831,615	24,471,923	25,653,393	15.0%	4,039,738	2,444,204	1,791,602	\$23.38
Pittsburgh	6,845	127,756,453	9,967,888	10,370,580	8.1%	883,084	487,894	575,622	\$20.68
Port St Lucie	985	9,785,919	890,460	892,831	9.1%	29,890	17,367	91,432	\$15.43
Portland	5,298	99,581,948	7,106,358	7,491,757	7.5%	1,432,142	1,423,757	2,303,194	\$23.99
Portland	1,751	24,529,542	1,185,555	1,244,918	5.1%	260,276	41,852	47,087	\$14.08
Providence	2,845	42,864,362	2,730,664	2,750,483	6.4%	784,576	180,213	434,636	\$17.39
Raleigh/Durham	4,724	96,722,490	5,762,793	5,974,093	6.2%	1,765,541	646,130	2,968,530	\$21.09
Reno/Sparks	1,624	19,054,788	2,069,509	2,134,699	11.2%	91,582	35,861	26,079	\$17.53
Richmond VA	3,150	62,934,491	4,795,246	5,119,268	8.1%	365,634	210,069	132,510	\$17.45
Roanoke	1,009	13,468,098	1,362,602	1,369,251	10.2%	(92,722)	0	16,800	\$14.56
Rochester	1,967	42,910,027	3,513,037	3,638,093	8.5%	189,300	195,180	333,000	\$12.83
Sacramento	4,831	101,437,638	11,029,539	11,303,345	11.1%	1,351,945	386,153	148,648	\$21.11
Salinas	828	8,215,311	661,538	671,474	8.2%	45,599	0	141,226	\$20.96
Salt Lake City	4,683	97,758,989	5,238,887	5,935,224	6.1%	3,506,935	3,662,343	1,638,526	\$19.93
San Antonio	3,760	74,727,390	6,706,073	6,832,152	9.1%	1,744,154	812,215	1,042,578	\$20.37
San Diego	5,325	113,812,620	10,628,509	11,369,744	10.0%	1,657,994	395,081	424,103	\$31.08
San Francisco	3,868	167,386,443	9,713,512	11,222,484	6.7%	2,120,190	1,982,492	5,742,164	\$56.76
San Luis Obispo	833	5,896,473	90,879	96,079	1.6%	48,193	0	111,569	\$19.44
Santa Barbara	1,428	12,083,856	295,068	309,368	2.6%	332,426	52,000	0	\$21.29
Santa Cruz	863	7,293,247	349,466	349,801	4.8%	306,663	0	0	\$23.31
Savannah	1,445	11,434,851	598,762	604,839	5.3%	62,990	28,183	30,000	\$17.14
Seattle/Puget Sound	7,763	194,250,546	13,514,622	14,358,158	7.4%	3,545,978	2,580,032	8,667,119	\$30.76
Shreveport/Bossier City	782	10,758,278	1,075,394	1,094,773	10.2%	330,724	116,000	50,000	\$12.96
South Bay/San Jose	4,516	114,974,894	7,893,854	8,908,919	7.7%	2,232,358	2,800,895	9,914,849	\$41.15
South Bend	796	9,175,649	475,965	481,269	5.2%	275,914	0	45,000	\$14.30
Southwest Florida	3,233	32,866,643	2,637,861	2,699,338	8.2%	660,229	157,084	215,873	\$16.00
Spokane	1,662	21,799,088	2,072,836	2,102,816	9.6%	124,190	91,000	0	\$15.32
Springfield	737	8,818,775	558,642	566,587	6.4%	153,324	44,000	22,400	\$13.11
St. Louis	5,528	130,919,236	10,667,086	10,899,428	8.3%	2,227,269	153,600	1,425,138	\$18.37
Stockton	1,949	20,504,605	1,540,639	1,546,756	7.5%	430,828	0	306,000	\$15.12
Syracuse	2,116	35,517,075	3,087,477	3,142,916	8.8%	267,232	124,075	68,500	\$13.76
Tallahassee	2,219	22,098,281	1,124,467	1,167,918	5.3%	635,277	18,346	80,695	\$15.44

Total Office Market Statistics

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Tampa	13,231	150,324,893	11,885,734	12,231,779	8.1%	2,278,979	460,389	170,155	\$20.23
Toledo	2,637	31,028,773	2,625,483	2,641,783	8.5%	520,018	416,555	16,926	\$13.39
Tucson	2,502	25,681,368	2,816,024	2,829,755	11.0%	404,200	130,905	16,271	\$18.59
Tulsa	2,705	52,023,999	5,099,586	5,168,260	9.9%	651,057	576,812	108,989	\$14.76
Utica/Rome	626	8,882,016	386,379	386,565	4.4%	28,790	0	0	\$10.08
Visalia	1,112	6,365,427	323,233	323,233	5.1%	134,103	3,900	6,143	\$14.17
Washington	10,045	470,042,173	66,568,264	69,734,360	14.8%	1,450,701	2,429,105	9,994,882	\$35.23
West Michigan	6,194	80,267,476	5,646,721	5,683,276	7.1%	1,475,755	664,713	741,875	\$12.40
Westchester	7,718	173,430,121	20,937,490	21,422,173	12.4%	1,259,847	592,627	964,500	\$28.52
Wichita	1,670	23,097,245	1,631,387	1,639,336	7.1%	329,513	190,000	8,400	\$13.06
Wilmington	1,769	13,003,728	686,703	694,434	5.3%	212,975	48,454	218,482	\$16.39
Yakima	597	4,404,285	201,519	201,519	4.6%	69,938	44,760	0	\$11.51
Youngstown	1,815	15,171,632	792,966	792,966	5.2%	51,451	50,000	56,984	\$10.05
Totals	522,849	10,775,171,743	1,003,912,893	1,050,433,354	9.7%	113,277,783	80,846,210	152,328,335	\$24.30

Top Office Leases

Tenant Name	Building	Market	SF
Akami Technologies	145 Broadway	Boston	486,048
Pfizer, Inc.	875 Chesterfield Pkwy W	St. Louis	460,000
Charles Schwab & Co., Inc.	211 Main St.	San Francisco	394,704
Amazon.com, Inc.	Midtown 21	Seattle	381,491
Major League Baseball	1271 Avenue of the Americas	New York City	380,983
Amazon.com, Inc	Centre 425	Seattle	352,009
Shelton School	17301 Preston Rd.	Dallas/Fort Worth	317,270
City of San Diego	101 Ash Street	San Diego	315,000
AmerisourceBergen Specialty Group, Inc.	AmerisourceBergen Specialty Group	Dallas/Ft Worth	300,000

Economic Incentives Awarded

Company	Destination State	Incentive Amount (USD \$M)	Capex (USD \$M)	Jobs	Industry Function
Lucid Motors	Casa Grande, AZ	\$46.0	\$700.0	2,000	Manufacturing
Henkel	Stamford, CT	\$20.0	\$50.0	266	Headquarters
Amazon	Aurora, IL	\$12.9	\$0.0	1,000	Distribution Center
Tory Burch	Jersey City, NJ	\$10.8	\$12.2	139	Distribution Center
AmerisourceBergen	Carrollton, TX	\$9.0	\$113.0	1,184	Headquarters
Carrier Corporation	Indianapolis, IN	\$7.0	\$16.0	1,069	Manufacturing
Anthem	Atlanta, GA	\$3.6	\$20.0	1,800	IT Support Center
BFGoodrich	Woodburn, IN	\$3.5	\$100.0	1,600	Manufacturing
USA800	Wichita Falls, TX	\$3.4	\$0.0	650	Call Center
LignoTech Florida	Fernandina Beach, FL	\$2.9	\$135.0	50	Manufacturing
MACA Plastics	Maysville, KY	\$2.5	\$7.9	156	Manufacturing
Truck & Wheel Group	Vance, AL	\$2.1	\$35.2	74	Distribution Center
Chewy	Ocala, FL	\$1.8	\$31.1	600	Distribution Center
McCarthy, Burgess & Wolff	Tulsa, OK	\$1.7	\$0.0	100	Business Services
Moderna Therapeutics	Norwood, MA	\$1.7	\$110.0	220	R&D
BDO USA	Columbus, OH	\$1.6	\$0.5	400	Business Services
United Parcel Service	Atlanta, GA	\$1.5	\$400.0	1,250	Distribution Center
The IMT Group	Des Moines, IA	\$1.5	\$27.8	33	Business Services
Stryker	Portage, MI	\$1.0	\$130.0	105	R&D
CompuCom Systems	Fort Mill, SC	\$1.0	\$41.0	1,500	Headquarters