

Office	Trust Building	Downtown Durham 1-3 Star	Downtown Durham	Durham
Buildings	1	242	261	1,481
Existing SF	45,000	3,084,943	5,691,567	31,848,712
Average Building SF	45,000	12,747	21,806	21,504
Under Construction	-	-	695,501	1,077,088
Leasing				
Gross Rent Per SF	-	\$24.19	\$27.85	\$21.87
Vacancy Rate	0.0%	2.3%	2.7%	10.1%
Available Spaces	0	58	99	612
Available SF	0	196,962	689,602	4,852,491
12 Mo. Absorption SF	0	-5,992	216,366	492,983
12 Mo. Leasing SF	0	121,876	241,981	2,112,073
Sales Past Year				
Properties	1	7	8	70
Sales Volume (Mil.)	\$11	\$16	\$34	\$465
Avg Sale Price (Mil.)	\$11	\$3.2	\$5.7	\$7.9
Sale Price Per SF	\$238	\$153	\$143	\$149
Cap Rate	-	-	-	8.3%