

# MarketView

## Hartford Office Snapshot

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Second Quarter 2014

Market	Bldgs	Total Sq. ft.	Total Available Sq. ft.	Total Vacant Sq. ft.	Total Sublease Sq. ft.	Available (%)	Vacant (%)	Sublease (%)	Quarter Net Absorption	YTD Absorption	Avg Asking Rent
<b>Hartford CBD</b>	<b>39</b>	<b>7,222,504</b>	<b>1,252,670</b>	<b>1,252,670</b>	<b>28,848</b>	<b>17.3%</b>	<b>17.3%</b>	<b>0.4%</b>	<b>97,981</b>	<b>107,161</b>	<b>\$20.97</b>
Class A	14	5,522,875	881,640	881,640	28,848	16.0%	16.0%	0.5%	107,945	116,764	\$22.55
Class B	23	1,650,029	371,030	371,030	0	22.5%	22.5%	0.0%	(9,964)	(24,443)	\$17.19
Class C	2	49,600	0	0	0	0.0%	0.0%	0.0%	0	14,840	\$0.00
<b>Outside Hartford</b>	<b>40</b>	<b>1,963,705</b>	<b>194,833</b>	<b>190,276</b>	<b>8,889</b>	<b>9.9%</b>	<b>9.7%</b>	<b>0.5%</b>	<b>2,181</b>	<b>11,528</b>	<b>\$17.33</b>
Class A	2	360,182	60,386	55,829	0	16.8%	15.5%	0.0%	(5,868)	(6,343)	\$21.42
Class B	27	1,330,803	102,845	102,845	8,889	7.7%	7.7%	0.7%	8,049	16,921	\$15.90
Class C	11	272,720	31,602	31,602	0	11.6%	11.6%	0.0%	0	950	\$13.43
<b>City of Hartford</b>	<b>79</b>	<b>9,186,209</b>	<b>1,447,503</b>	<b>1,442,946</b>	<b>37,737</b>	<b>15.8%</b>	<b>15.7%</b>	<b>0.4%</b>	<b>100,162</b>	<b>118,689</b>	<b>\$20.50</b>
Class A	16	5,883,057	942,026	937,469	28,848	16.0%	15.9%	0.5%	102,077	110,421	\$22.48
Class B	50	2,980,832	473,875	473,875	8,889	15.9%	15.9%	0.3%	(1,915)	(7,522)	\$16.91
Class C	13	322,320	31,602	31,602	0	9.8%	9.8%	0.0%	0	15,790	\$13.43
<b>Bloomfield</b>	<b>18</b>	<b>460,494</b>	<b>122,445</b>	<b>122,445</b>	<b>0</b>	<b>26.6%</b>	<b>26.6%</b>	<b>0.0%</b>	<b>(2,184)</b>	<b>(688)</b>	<b>\$16.15</b>
Class A	1	44,000	6,575	6,575	0	14.9%	14.9%	0.0%	0	0	\$17.00
Class B	17	416,494	115,870	115,870	0	27.8%	27.8%	0.0%	(2,184)	(688)	\$16.10
<b>East Granby</b>	<b>1</b>	<b>59,148</b>	<b>10,134</b>	<b>10,134</b>	<b>0</b>	<b>17.1%</b>	<b>17.1%</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>\$17.50</b>
Class A	1	59,148	10,134	10,134	0	17.1%	17.1%	0.0%	0	0	\$17.50
<b>East Windsor</b>	<b>1</b>	<b>60,600</b>	<b>6,829</b>	<b>6,829</b>	<b>0</b>	<b>11.3%</b>	<b>11.3%</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>\$18.00</b>
Class A	1	60,600	6,829	6,829	0	11.3%	11.3%	0.0%	0	0	\$18.00
<b>Enfield</b>	<b>7</b>	<b>312,113</b>	<b>44,226</b>	<b>44,226</b>	<b>0</b>	<b>14.2%</b>	<b>14.2%</b>	<b>0.0%</b>	<b>161</b>	<b>4,250</b>	<b>\$17.39</b>
Class A	2	133,193	16,074	16,074	0	12.1%	12.1%	0.0%	(543)	(4,991)	\$17.64
Class B	5	178,920	28,152	28,152	0	15.7%	15.7%	0.0%	704	9,241	\$17.25
<b>Windsor</b>	<b>27</b>	<b>2,112,527</b>	<b>412,574</b>	<b>394,737</b>	<b>2,087</b>	<b>19.5%</b>	<b>18.7%</b>	<b>0.1%</b>	<b>(26,448)</b>	<b>(10,342)</b>	<b>\$16.83</b>
Class A	22	1,671,947	332,591	314,754	2,087	19.9%	18.8%	0.1%	(27,598)	(12,692)	\$16.80
Class B	4	415,500	59,333	59,333	0	14.3%	14.3%	0.0%	1,150	2,350	\$17.09
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	\$16.50
<b>Windsor Locks</b>	<b>2</b>	<b>58,876</b>	<b>20,155</b>	<b>20,155</b>	<b>0</b>	<b>34.2%</b>	<b>34.2%</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>\$15.50</b>
Class B	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	\$15.50
<b>Hartford North</b>	<b>56</b>	<b>3,063,758</b>	<b>616,363</b>	<b>598,526</b>	<b>2,087</b>	<b>20.1%</b>	<b>19.5%</b>	<b>0.1%</b>	<b>(28,471)</b>	<b>(6,780)</b>	<b>\$16.71</b>
Class A	27	1,968,888	372,203	354,366	2,087	18.9%	18.0%	0.1%	(28,141)	(17,683)	\$16.88
Class B	28	1,069,790	223,510	223,510	0	20.9%	20.9%	0.0%	(330)	10,903	\$16.45
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	\$16.50
<b>Avon</b>	<b>19</b>	<b>640,152</b>	<b>139,709</b>	<b>139,709</b>	<b>15,300</b>	<b>21.8%</b>	<b>21.8%</b>	<b>2.4%</b>	<b>2,645</b>	<b>(355)</b>	<b>\$19.10</b>
Class A	12	459,610	97,019	97,019	15,300	21.1%	21.1%	3.3%	2,645	(355)	\$18.53
Class B	6	166,302	42,690	42,690	0	25.7%	25.7%	0.0%	0	0	\$20.28
Class C	1	14,240	0	0	0	0.0%	0.0%	0.0%	0	0	\$0.00
<b>Farmington</b>	<b>53</b>	<b>2,582,458</b>	<b>393,082</b>	<b>381,437</b>	<b>56,149</b>	<b>15.2%</b>	<b>14.8%</b>	<b>2.2%</b>	<b>(14,585)</b>	<b>10,725</b>	<b>\$21.09</b>
Class A	33	1,827,622	345,518	333,873	54,645	18.9%	18.3%	3.0%	(10,744)	(324)	\$21.46
Class B	20	754,836	47,564	47,564	1,504	6.3%	6.3%	0.2%	(3,841)	11,049	\$18.54
<b>Simsbury</b>	<b>9</b>	<b>503,190</b>	<b>60,065</b>	<b>60,065</b>	<b>0</b>	<b>11.9%</b>	<b>11.9%</b>	<b>0.0%</b>	<b>0</b>	<b>14,444</b>	<b>\$20.82</b>
Class A	8	491,990	57,665	57,665	0	11.7%	11.7%	0.0%	0	14,444	\$20.64
Class B	1	11,200	2,400	2,400	0	21.4%	21.4%	0.0%	0	0	\$25.00
<b>Southington</b>	<b>3</b>	<b>367,000</b>	<b>308,104</b>	<b>308,104</b>	<b>0</b>	<b>84.0%</b>	<b>84.0%</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>\$19.28</b>
Class A	2	267,000	267,000	267,000	0	100.0%	100.0%	0.0%	0	0	\$19.78
Class B	1	100,000	41,104	41,104	0	41.1%	41.1%	0.0%	0	0	\$16.00
<b>West Hartford</b>	<b>30</b>	<b>1,242,456</b>	<b>76,959</b>	<b>76,959</b>	<b>5,000</b>	<b>6.2%</b>	<b>6.2%</b>	<b>0.4%</b>	<b>(129)</b>	<b>(964)</b>	<b>\$26.31</b>
Class A	4	487,000	32,306	32,306	5,000	6.6%	6.6%	1.0%	(7,059)	(4,394)	\$30.24
Class B	25	700,456	36,153	36,153	0	5.2%	5.2%	0.0%	6,930	3,430	\$25.86
Class C	1	55,000	8,500	8,500	0	15.5%	15.5%	0.0%	0	0	\$13.00

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<b>Hartford West</b>	<b>114</b>	<b>5,335,256</b>	<b>977,919</b>	<b>966,274</b>	<b>76,449</b>	<b>18.3%</b>	<b>18.1%</b>	<b>1.4%</b>	<b>(12,069)</b>	<b>23,850</b>	<b>\$20.62</b>
Class A	59	3,533,222	799,508	787,863	74,945	22.6%	22.3%	2.1%	(15,158)	9,371	\$20.87
Class B	53	1,732,794	169,911	169,911	1,504	9.8%	9.8%	0.1%	3,089	14,479	\$19.83
Class C	2	69,240	8,500	8,500	0	12.3%	12.3%	0.0%	0	0	\$13.00
<b>New Britain</b>	<b>13</b>	<b>790,393</b>	<b>80,688</b>	<b>80,688</b>	<b>0</b>	<b>10.2%</b>	<b>10.2%</b>	<b>0.0%</b>	<b>(4,340)</b>	<b>(4,340)</b>	<b>\$15.50</b>
Class A	5	389,000	0	0	0	0.0%	0.0%	0.0%	0	0	\$0.00
Class B	5	341,868	72,418	72,418	0	21.2%	21.2%	0.0%	0	0	\$15.81
Class C	3	59,525	8,270	8,270	0	13.9%	13.9%	0.0%	(4,340)	(4,340)	\$12.78
<b>Newington</b>	<b>10</b>	<b>204,264</b>	<b>21,379</b>	<b>21,379</b>	<b>0</b>	<b>10.5%</b>	<b>10.5%</b>	<b>0.0%</b>	<b>1,501</b>	<b>(2,272)</b>	<b>\$15.12</b>
Class B	9	172,764	15,729	15,729	0	9.1%	9.1%	0.0%	1,501	2,228	\$14.23
Class C	1	31,500	5,650	5,650	0	17.9%	17.9%	0.0%	0	(4,500)	\$17.59
<b>Rocky Hill</b>	<b>40</b>	<b>1,556,383</b>	<b>248,908</b>	<b>234,548</b>	<b>3,175</b>	<b>16.0%</b>	<b>15.1%</b>	<b>0.2%</b>	<b>(53,247)</b>	<b>(49,731)</b>	<b>\$21.14</b>
Class A	9	892,339	172,444	158,084	0	19.3%	17.7%	0.0%	(58,024)	(50,271)	\$22.83
Class B	23	479,956	49,334	49,334	3,175	10.3%	10.3%	0.7%	(1,394)	(1,456)	\$18.13
Class C	8	184,088	27,130	27,130	0	14.7%	14.7%	0.0%	6,171	1,996	\$15.05
<b>Wethersfield</b>	<b>26</b>	<b>762,730</b>	<b>160,488</b>	<b>160,488</b>	<b>41,114</b>	<b>21.0%</b>	<b>21.0%</b>	<b>5.4%</b>	<b>(32,974)</b>	<b>(48,033)</b>	<b>\$18.73</b>
Class A	3	263,485	87,706	87,706	32,974	33.3%	33.3%	12.5%	(32,974)	(49,133)	\$20.02
Class B	9	194,200	30,929	30,929	4,000	15.9%	15.9%	2.1%	0	1,100	\$17.93
Class C	14	305,045	41,853	41,853	4,140	13.7%	13.7%	1.4%	0	0	\$16.22
<b>Hartford South</b>	<b>89</b>	<b>3,313,770</b>	<b>511,463</b>	<b>497,103</b>	<b>44,289</b>	<b>15.4%</b>	<b>15.0%</b>	<b>1.3%</b>	<b>(89,060)</b>	<b>(104,376)</b>	<b>\$19.23</b>
Class A	17	1,544,824	260,150	245,790	32,974	16.8%	15.9%	2.1%	(90,998)	(99,404)	\$21.89
Class B	46	1,188,788	168,410	168,410	7,175	14.2%	14.2%	0.6%	107	1,872	\$16.54
Class C	26	580,158	82,903	82,903	4,140	14.3%	14.3%	0.7%	1,831	(6,844)	\$15.57
<b>East Hartford</b>	<b>23</b>	<b>1,529,532</b>	<b>354,197</b>	<b>315,753</b>	<b>2,025</b>	<b>23.2%</b>	<b>20.6%</b>	<b>0.1%</b>	<b>10,466</b>	<b>11,716</b>	<b>\$20.21</b>
Class A	7	878,342	232,646	194,202	0	26.5%	22.1%	0.0%	11,337	11,537	\$22.01
Class B	13	604,142	110,761	110,761	2,025	18.3%	18.3%	0.3%	(871)	179	\$17.46
Class C	3	47,048	10,790	10,790	0	22.9%	22.9%	0.0%	0	0	\$14.00
<b>Glastonbury</b>	<b>35</b>	<b>1,499,783</b>	<b>273,854</b>	<b>213,982</b>	<b>10,319</b>	<b>18.3%</b>	<b>14.3%</b>	<b>0.7%</b>	<b>22,104</b>	<b>(7,128)</b>	<b>\$21.93</b>
Class A	17	1,089,830	192,148	133,076	10,319	17.6%	12.2%	1.0%	18,604	4,180	\$23.25
Class B	15	365,931	80,556	79,756	0	22.0%	21.8%	0.0%	3,500	(11,308)	\$18.69
Class C	3	44,022	1,150	1,150	0	2.6%	2.6%	0.0%	0	0	\$16.50
<b>Manchester</b>	<b>8</b>	<b>174,958</b>	<b>15,534</b>	<b>15,534</b>	<b>0</b>	<b>8.9%</b>	<b>8.9%</b>	<b>0.0%</b>	<b>(1,641)</b>	<b>(1,641)</b>	<b>\$16.78</b>
Class A	1	30,000	4,902	4,902	0	16.3%	16.3%	0.0%	2,170	2,170	\$19.41
Class B	5	73,728	6,821	6,821	0	9.3%	9.3%	0.0%	0	0	\$16.99
Class C	2	71,230	3,811	3,811	0	5.4%	5.4%	0.0%	(3,811)	(3,811)	\$13.00
<b>South Windsor</b>	<b>2</b>	<b>27,410</b>	<b>12,465</b>	<b>12,465</b>	<b>0</b>	<b>45.5%</b>	<b>45.5%</b>	<b>0.0%</b>	<b>0</b>	<b>820</b>	<b>\$20.02</b>
Class B	2	27,410	12,465	12,465	0	45.5%	45.5%	0.0%	0	820	\$20.02
<b>Hartford East</b>	<b>68</b>	<b>3,231,683</b>	<b>656,050</b>	<b>557,734</b>	<b>12,344</b>	<b>20.3%</b>	<b>17.3%</b>	<b>0.4%</b>	<b>30,929</b>	<b>3,767</b>	<b>\$20.88</b>
Class A	25	1,998,172	429,696	332,180	10,319	21.5%	16.6%	0.5%	32,111	17,887	\$22.59
Class B	35	1,071,211	210,603	209,803	2,025	19.7%	19.6%	0.2%	2,629	(10,309)	\$18.06
Class C	8	162,300	15,751	15,751	0	9.7%	9.7%	0.0%	(3,811)	(3,811)	\$13.93
<b>Total Suburban</b>	<b>327</b>	<b>14,944,467</b>	<b>2,761,795</b>	<b>2,619,637</b>	<b>135,169</b>	<b>18.5%</b>	<b>17.5%</b>	<b>0.9%</b>	<b>(98,671)</b>	<b>(83,539)</b>	<b>\$19.52</b>
Class A	128	9,045,106	1,861,557	1,720,199	120,325	20.6%	19.0%	1.3%	(102,186)	(89,829)	\$20.57
Class B	162	5,062,583	772,434	771,634	10,704	15.3%	15.2%	0.2%	5,495	16,945	\$17.66
Class C	37	836,778	127,804	127,804	4,140	15.3%	15.3%	0.5%	(1,980)	(10,655)	\$15.38
<b>Total</b>	<b>406</b>	<b>24,130,676</b>	<b>4,209,298</b>	<b>4,062,583</b>	<b>172,906</b>	<b>17.4%</b>	<b>16.8%</b>	<b>0.7%</b>	<b>1,491</b>	<b>35,150</b>	<b>\$19.86</b>
Class A	144	14,928,163	2,803,583	2,657,668	149,173	18.8%	17.8%	1.0%	(109)	20,592	\$21.22
Class B	212	8,043,415	1,246,309	1,245,509	19,593	15.5%	15.5%	0.2%	3,580	9,423	\$17.37
Class C	50	1,159,098	159,406	159,406	4,140	13.8%	13.8%	0.4%	(1,980)	5,135	\$15.03