

MarketView

Hartford Office Snapshot

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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
Hartford CBD	40	7,234,504	1,359,651	1,359,651	37,015	18.7%	18.7%	0.5%	9,180	9,180	\$21.32
Class A	14	5,522,875	989,585	989,585	34,363	17.9%	17.9%	0.6%	8,819	8,819	\$22.86
Class B	22	1,638,029	361,066	361,066	2,652	22.0%	22.0%	0.1%	(14,479)	(14,479)	\$17.12
Class C	4	73,600	9,000	9,000	0	12.2%	12.2%	0.0%	14,840	14,840	\$18.15
Hartford Periphery	40	1,963,705	197,014	197,014	5,389	10.0%	10.0%	0.2%	9,347	9,347	\$17.17
Class A	2	360,182	54,518	54,518	0	15.1%	15.1%	0.0%	(475)	(475)	\$21.36
Class B	27	1,330,803	110,894	110,894	5,389	8.3%	8.3%	0.4%	8,872	8,872	\$15.97
Class C	11	272,720	31,602	31,602	0	11.5%	11.5%	0.0%	950	950	\$13.43
Market: Hartford	80	9,198,209	1,556,665	1,556,665	42,404	16.9%	16.9%	0.4%	18,527	18,527	\$20.81
Class A	16	5,883,057	1,044,103	1,044,103	34,363	17.7%	17.7%	0.5%	8,344	8,344	\$22.78
Class B	49	2,968,832	471,960	471,960	8,041	15.9%	15.9%	0.2%	(5,607)	(5,607)	\$16.85
Class C	15	346,320	40,602	40,602	0	11.7%	11.7%	0.0%	15,790	15,790	\$14.30
Bloomfield	19	475,509	119,987	119,987	0	25.2%	25.2%	0.0%	1,496	1,496	\$16.19
Class A	1	44,000	6,575	6,575	0	14.9%	14.9%	0.0%	0	0	\$17.00
Class B	18	431,509	113,412	113,412	0	26.2%	26.2%	0.0%	1,496	1,496	\$16.15
East Granby	1	59,148	10,134	10,134	0	17.1%	17.1%	0.0%	0	0	\$17.50
Class A	1	59,148	10,134	10,134	0	17.1%	17.1%	0.0%	0	0	\$17.50
East Windsor	1	60,600	6,829	6,829	0	11.2%	11.2%	0.0%	0	0	\$18.00
Class A	1	60,600	6,829	6,829	0	11.2%	11.2%	0.0%	0	0	\$18.00
Enfield	7	312,113	44,387	44,387	0	14.2%	14.2%	0.0%	4,089	4,089	\$17.41
Class A	2	133,193	15,531	15,531	0	11.6%	11.6%	0.0%	(4,448)	(4,448)	\$17.64
Class B	5	178,920	28,856	28,856	0	16.1%	16.1%	0.0%	8,537	8,537	\$17.29
Windsor	27	2,112,527	419,804	386,126	0	19.8%	18.2%	0.0%	16,106	16,106	\$15.86
Class A	22	1,671,947	338,671	304,993	0	20.2%	18.2%	0.0%	14,906	14,906	\$15.62
Class B	4	415,500	60,483	60,483	0	14.5%	14.5%	0.0%	1,200	1,200	\$16.99
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	\$16.50
Windsor Locks	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	\$15.50
Class B	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	\$15.50
Hartford North	57	3,078,773	621,296	587,618	0	20.1%	19.0%	0.0%	21,691	21,691	\$16.08
Class A	27	1,968,888	377,740	344,062	0	19.1%	17.4%	0.0%	10,458	10,458	\$15.82
Class B	29	1,084,805	222,906	222,906	0	20.5%	20.5%	0.0%	11,233	11,233	\$16.47
Class C	1	25,080	20,650	20,650	0	82.3%	82.3%	0.0%	0	0	\$16.50
Avon	18	620,734	136,648	122,733	0	22.0%	19.7%	0.0%	(3,000)	(3,000)	\$19.62
Class A	11	440,192	93,958	93,958	0	21.3%	21.3%	0.0%	(3,000)	(3,000)	\$19.27
Class B	6	166,302	42,690	28,775	0	25.6%	17.3%	0.0%	0	0	\$20.28
Class C	1	14,240	0	0	0	0.0%	0.0%	0.0%	0	0	\$0.00
Farmington	53	2,582,458	378,497	378,497	52,585	14.6%	14.6%	2.0%	25,310	25,310	\$21.11
Class A	33	1,827,622	334,774	334,774	51,081	18.3%	18.3%	2.7%	10,420	10,420	\$21.53
Class B	20	754,836	43,723	43,723	1,504	5.7%	5.7%	0.2%	14,890	14,890	\$18.46
Simsbury	9	503,190	60,065	60,065	0	11.9%	11.9%	0.0%	14,444	14,444	\$20.82
Class A	8	491,990	57,665	57,665	0	11.7%	11.7%	0.0%	14,444	14,444	\$20.64
Class B	1	11,200	2,400	2,400	0	21.4%	21.4%	0.0%	0	0	\$25.00
Southington	3	367,000	308,104	308,104	0	83.9%	83.9%	0.0%	0	0	\$19.28
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
West Hartford	30	1,242,456	76,830	76,830	5,000	6.1%	6.1%	0.4%	(835)	(835)	\$25.21
Class A	4	487,000	25,247	25,247	5,000	5.1%	5.1%	1.0%	2,665	2,665	\$29.24
Class B	25	700,456	43,083	43,083	0	6.1%	6.1%	0.0%	(3,500)	(3,500)	\$25.28
Class C	1	55,000	8,500	8,500	0	15.4%	15.4%	0.0%	0	0	\$13.00

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Hartford West	113	5,315,838	960,144	946,229	57,585	18.0%	17.8%	1.08	35,919	35,919	\$20.56
Class A	58	3,513,804	778,644	778,644	56,081	22.1%	22.1%	1.60	24,529	24,529	\$20.82
Class B	53	1,732,794	173,000	159,085	1,504	9.9%	9.1%	0.09	11,390	11,390	\$19.85
Class C	2	69,240	8,500	8,500	0	12.2%	12.2%	0.00	0	0	\$13.00
New Britain	13	790,393	119,299	119,299	42,951	15.0%	15.0%	5.43	0	0	\$16.95
Class A	5	389,000	42,951	42,951	42,951	11.0%	11.0%	11.04	0	0	\$19.25
Class B	5	341,868	72,418	72,418	0	21.1%	21.1%	0.00	0	0	\$15.81
Class C	3	59,525	3,930	3,930	0	6.6%	6.6%	0.00	0	0	\$12.97
Newington	10	204,264	22,880	22,880	0	11.2%	11.2%	0.00	(3,773)	(3,773)	\$15.05
Class B	9	172,764	17,230	17,230	0	9.9%	9.9%	0.00	727	727	\$14.22
Class C	1	31,500	5,650	5,650	0	17.9%	17.9%	0.00	(4,500)	(4,500)	\$17.59
Rocky Hill	40	1,556,383	195,661	195,661	3,175	12.5%	12.5%	0.20	3,516	3,516	\$20.22
Class A	9	892,339	114,420	114,420	0	12.8%	12.8%	0.00	7,753	7,753	\$22.24
Class B	23	479,956	47,940	47,940	3,175	9.9%	9.9%	0.6%	(62)	(62)	\$18.40
Class C	8	184,088	33,301	33,301	0	18.0%	18.0%	0.0%	(4,175)	(4,175)	\$15.34
Wethersfield	26	762,730	127,514	127,514	8,140	16.7%	16.7%	1.07%	(15,059)	(15,059)	\$18.40
Class A	3	263,485	54,732	54,732	0	20.7%	20.7%	0.0%	(16,159)	(16,159)	\$21.15
Class B	9	194,200	30,929	30,929	4,000	15.9%	15.9%	2.0%	1,100	1,100	\$16.17
Class C	14	305,045	41,853	41,853	4,140	13.7%	13.7%	1.3%	0	0	\$16.22
Hartford South	89	3,313,770	465,354	465,354	54,266	14.0%	14.0%	1.6%	(15,316)	(15,316)	\$18.60
Class A	17	1,544,824	212,103	212,103	42,951	13.7%	13.7%	2.7%	(8,406)	(8,406)	\$21.36
Class B	46	1,188,788	168,517	168,517	7,175	14.1%	14.1%	0.6%	1,765	1,765	\$16.33
Class C	26	580,158	84,734	84,734	4,140	14.6%	14.6%	0.7%	(8,675)	(8,675)	\$15.81
East Hartford	23	1,529,532	371,363	332,919	2,025	24.2%	21.7%	0.1%	1,250	1,250	\$20.40
Class A	7	878,342	250,683	212,239	0	28.5%	24.1%	0.0%	200	200	\$21.93
Class B	13	604,142	109,890	109,890	2,025	18.1%	18.1%	0.3%	1,050	1,050	\$17.91
Class C	3	47,048	10,790	10,790	0	22.9%	22.9%	0.0%	0	0	\$14.00
Glastonbury	36	1,531,983	327,958	266,631	2,119	21.4%	17.4%	0.1%	(29,232)	(29,232)	\$21.90
Class A	18	1,122,030	242,752	181,425	2,119	21.6%	16.1%	0.1%	(14,424)	(14,424)	\$23.01
Class B	15	365,931	84,056	84,056	0	22.9%	22.9%	0.0%	(14,808)	(14,808)	\$18.60
Class C	3	44,022	1,150	1,150	0	2.6%	2.6%	0.0%	0	0	\$16.50
Manchester	8	174,958	13,893	13,893	0	7.9%	7.9%	0.0%	0	0	\$18.01
Class A	1	30,000	7,072	7,072	0	23.5%	23.5%	0.0%	0	0	\$19.00
Class B	5	73,728	6,821	6,821	0	9.2%	9.2%	0.0%	0	0	\$16.99
Class C	2	71,230	0	0	0	0.0%	0.0%	0.0%	0	0	\$0.00
South Windsor	2	27,410	12,465	12,465	0	45.4%	45.4%	0.0%	820	820	\$20.02
Class B	2	27,410	12,465	12,465	0	45.4%	45.4%	0.0%	820	820	\$20.02
Hartford East	69	3,263,883	725,679	625,908	4,144	22.2%	19.1%	0.1%	(27,162)	(27,162)	\$21.06
Class A	26	2,030,372	500,507	400,736	2,119	24.6%	19.7%	0.1%	(14,224)	(14,224)	\$22.45
Class B	35	1,071,211	213,232	213,232	2,025	19.9%	19.9%	0.1%	(12,938)	(12,938)	\$18.27
Class C	8	162,300	11,940	11,940	0	7.3%	7.3%	0.0%	0	0	\$14.31
Market: Suburban	328	14,972,264	2,772,473	2,625,109	115,995	18.5%	17.5%	0.7%	15,132	15,132	\$19.29
Class A	128	9,057,888	1,868,994	1,735,545	101,151	20.6%	19.1%	1.1%	12,357	12,357	\$20.24
Class B	163	5,077,598	777,655	763,740	10,704	15.3%	15.0%	0.2%	11,450	11,450	\$17.67
Class C	37	836,778	125,824	125,824	4,140	15.0%	15.0%	0.4%	(8,675)	(8,675)	\$15.62
Total	408	24,170,473	4,329,138	4,181,774	158,399	17.9%	17.3%	0.6%	33,659	33,659	\$19.85
Class A	144	14,940,945	2,913,097	2,779,648	135,514	19.5%	18.6%	0.9%	20,701	20,701	\$21.19
Class B	212	8,046,430	1,249,615	1,235,700	18,745	15.5%	15.3%	0.2%	5,843	5,843	\$17.36
Class C	52	1,183,098	166,426	166,426	4,140	14.0%	14.0%	0.3%	7,115	7,115	\$15.34