

MarketView

Hartford Office Snapshot

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Third Quarter 2014

Downtown Hartford	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
Hartford CBD	39	7,222,504	1,238,501	1,191,407	36,715	17.2%	16.5%	0.5%	(37,016)	60,145	\$20.87
Class A	14	5,522,875	871,375	824,281	36,715	15.8%	14.9%	0.7%	(40,920)	65,844	\$22.55
Hartford Peripheral	40	1,963,705	197,842	193,285	8,889	10.1%	9.8%	0.5%	(3,009)	8,519	\$17.42
Class A	2	360,182	64,586	60,029	0	17.9%	16.7%	0.0%	(4,200)	(10,543)	\$21.59
Downtown Hartford	79	9,186,209	1,436,343	1,384,692	45,604	15.6%	15.1%	0.5%	(40,025)	68,664	\$20.41
Total Class A	16	5,883,057	935,961	884,310	36,715	15.9%	15.0%	0.6%	(45,120)	55,301	\$22.49

Hartford North	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
Bloomfield	18	460,494	120,766	120,766	0	26.2%	26.2%	0.0%	1,679	991	\$16.16
Class A	1	44,000	6,575	6,575	0	14.9%	14.9%	0.0%	0	0	\$17.00
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	7,277	7,277	0	12.0%	12.0%	0.0%	(448)	(448)	\$18.00
Class A	1	60,600	7,277	7,277	0	12.0%	12.0%	0.0%	(448)	(448)	\$18.00
Enfield	7	312,113	38,086	38,086	0	12.2%	12.2%	0.0%	6,140	10,390	\$17.36
Class A	2	133,193	16,074	16,074	0	12.1%	12.1%	0.0%	0	(4,991)	\$17.22
Windsor	27	2,112,527	388,147	372,147	2,087	18.4%	17.6%	0.1%	24,427	14,085	\$16.71
Class A	22	1,671,947	308,164	292,164	2,087	18.4%	17.5%	0.1%	24,427	11,735	\$16.65
Windsor Locks	2	58,876	20,155	20,155	0	34.2%	34.2%	0.0%	0	0	\$15.50
Total Hartford North	56	3,063,758	584,565	568,565	2,087	19.1%	18.6%	0.1%	31,798	25,018	\$16.63
Total Class A	27	1,968,888	348,224	332,224	2,087	17.7%	16.9%	0.1%	23,979	6,296	\$16.74

Hartford West	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
Avon	19	640,152	109,772	109,772	0	17.2%	17.2%	0.0%	29,937	29,582	\$19.88
Class A	12	459,610	81,322	81,322	0	17.7%	17.7%	0.0%	15,697	15,342	\$19.66
Farmington	53	2,582,458	431,762	420,117	34,960	16.7%	16.3%	1.4%	(9,878)	847	\$20.89
Class A	33	1,827,622	355,396	343,751	34,960	19.5%	18.8%	1.9%	(9,878)	(10,202)	\$21.44
Simsbury	9	503,190	60,065	60,065	0	11.9%	11.9%	0.0%	0	14,444	\$20.82
Class A	8	491,990	57,665	57,665	0	11.7%	11.7%	0.0%	0	14,444	\$20.64
Southington	3	367,000	308,104	308,104	0	84.0%	84.0%	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
West Hartford	30	1,242,456	76,827	73,858	11,245	6.2%	5.9%	0.9%	132	(832)	\$25.49
Class A	4	487,000	32,223	29,254	11,245	6.6%	6.0%	2.3%	83	(4,311)	\$30.25
Total Hartford West	114	5,335,256	986,530	971,916	46,205	18.5%	18.2%	0.9%	20,191	44,041	\$20.58
Total Class A	59	3,533,222	793,606	778,992	46,205	22.5%	22.1%	1.3%	5,902	15,273	\$21.02

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Hartford South	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
New Britain	13	790,393	83,688	83,688	0	10.6%	10.6%	0.0%	(3,000)	(7,340)	\$15.27
Class A	5	389,000	0	0	0	0.0%	0.0%	0.0%	0	0	\$0.00
Newington	10	204,264	16,732	16,732	0	8.2%	8.2%	0.0%	4,647	2,375	\$15.21
Rocky Hill	40	1,556,383	241,195	226,835	3,175	15.5%	14.6%	0.2%	(12,823)	(62,554)	\$20.95
Class A	9	892,339	166,848	152,488	0	18.7%	17.1%	0.0%	(14,940)	(65,211)	\$22.54
Wethersfield	26	762,730	117,939	117,939	28,005	15.5%	15.5%	3.7%	42,549	(5,484)	\$17.13
Class A	3	263,485	41,339	41,339	23,865	15.7%	15.7%	9.1%	46,367	(2,766)	\$18.54
Total Hartford South	89	3,313,770	459,554	445,194	31,180	13.9%	13.4%	0.9%	31,373	(73,003)	\$18.76
Total Class A	17	1,544,824	208,187	193,827	23,865	13.5%	12.6%	1.5%	31,427	(67,977)	\$21.75

Hartford East	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
East Hartford	23	1,529,532	337,901	319,306	2,025	22.1%	20.9%	0.1%	16,296	28,012	\$20.26
Class A	7	878,342	216,859	198,264	0	24.7%	22.6%	0.0%	15,787	27,324	\$22.09
Glastonbury	35	1,499,783	236,464	221,098	12,719	15.8%	14.7%	0.9%	37,390	30,262	\$21.20
Class A	17	1,089,830	153,063	137,697	12,719	14.0%	12.6%	1.2%	39,085	43,265	\$22.57
Manchester	8	174,958	15,534	15,534	0	8.9%	8.9%	0.0%	0	(1,641)	\$16.47
Class A	1	30,000	4,902	4,902	0	16.3%	16.3%	0.0%	0	2,170	\$19.41
South Windsor	2	27,410	12,465	12,465	0	45.5%	45.5%	0.0%	0	820	\$20.02
Total Hartford East	68	3,231,683	602,364	568,403	14,744	18.6%	17.6%	0.5%	53,686	57,453	\$20.57
Total Class A	25	1,998,172	374,824	340,863	12,719	18.76%	17.06%	0.64%	54,872	72,759	\$22.26

Suburban Hartford	327	14,944,467	2,633,013	2,554,078	94,216	17.6%	17.1%	0.6%	137,048	53,509	\$19.35
Class A	128	9,045,106	1,724,841	1,645,906	84,876	19.1%	18.2%	0.9%	116,180	26,351	\$20.48
Total	406	24,130,676	4,069,356	3,938,770	139,820	16.9%	16.3%	0.6%	97,023	122,173	\$19.73