

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
One Harris Corners	98,035	2000	4.6x	20.0%	19,580	0.0%	\$28.50	(1,350)	10,458	0
Two Harris Corners	126,230	2002	4.9x	15.3%	19,271	3.2%	\$28.50	18,131	(15,769)	12,263
Three Harris Corners	133,389	2006	4.3x	8.9%	11,887	0.0%	\$28.50	(7,761)	5,838	3,315
The Linville Building	118,497	2008	4.0x	10.2%	12,129	0.0%	\$28.00	2,687	(9,560)	(7,746)
One Harbour Place	60,000	2008	3.8x	0.0%	0	0.0%	\$31.00	10,970	0	1,316
Two Harbour Place	51,000	2015	3.8x	3.9%	1,995	0.0%	\$30.00	0	0	0
Kenton Circle One	44,423	1999	4.0x	0.0%	0	0.0%	NM	(1,320)	1,320	0
Kenton Circle Two	45,667	2001	4.0x	17.2%	7,842	0.0%	\$28.00	0	(595)	(1,115)
Kenton Circle Three	45,667	2005	4.0x	9.6%	4,398	0.0%	\$28.00	0	(595)	(1,115)
Total / Weighted Average	722,908	2005	4.3x	10.7%	77,102	0.6%	\$28.68	21,357	(8,903)	6,918
TIER II										
The Park - Alexander Building	122,388	2001	4.0x	19.5%	23,873	0.0%	\$26.00	17,439	(7,525)	(3,307)
The Park - Latta Building	101,500	2000	4.1x	15.4%	15,657	43.1%	\$26.00	(48,917)	(6,938)	(3,574)
The Park - Reed Building	67,623	1998	4.1x	12.5%	8,461	30.7%	\$25.00	0	0	(29,242)
The Park - Storrs Building	59,156	1996	4.0x	9.4%	5,532	10.9%	\$25.00	0	4,563	(6,711)
The Park - Kemp Building	44,907	1991	4.0x	4.1%	1,860	0.0%	\$26.00	(5,611)	3,751	0
Total / Weighted Average	395,574	1997	4.0x	14.0%	55,383	17.9%	\$25.68	(37,089)	(6,149)	(42,834)
TIER III										
NorthPointe One	39,626	2003	4.0x	0.0%	0	0.0%	NM	190	24,126	0
NorthPointe Two	51,659	2001	4.3x	25.1%	12,942	0.0%	\$24.50	9,872	(6,502)	15,630
NorthPointe Three	52,719	2002	4.3x	50.0%	26,360	0.0%	\$24.50	(26,360)	0	0
NorthPointe Four	52,820	2007	3.3x	0.0%	0	0.0%	NM	0	0	0
Total / Weighted Average	196,824	2003	4.0x	20.0%	39,302		\$24.50	(16,298)	17,624	15,630
Total Competitive Set										
	1,315,306	2002	4.2x	13.1%	171,787	5.7%	\$27.30	(32,030)	2,572	(20,286)

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
One Harris Corners	Bridge Commercial Real Estate	Nov-17	\$16	\$164	75.9%	6.8%	New Boston Fund	Bridge Investment Group	Trinity
Two Harris Corners	Bridge Commercial Real Estate	Nov-17	\$21	\$164	79.1%	6.8%	New Boston Fund	Bridge Investment Group	Trinity
Three Harris Corners	Bridge Commercial Real Estate	Nov-17	\$22	\$164	90.3%	6.8%	New Boston Fund	Bridge Investment Group	Trinity
The Linville Building	Albany Road Real Estate Partners	Jul-18	\$23	\$191	95.8%	7.5%	Agellan Capital Partners	CBRE	Cushman & Wakefield
One Harbour Place	Childress Klein							Childress Klein	Childress Klein
Two Harbour Place	Childress Klein							Childress Klein	Childress Klein
Kenton Circle One	Acre Valley RE Capital	Oct-15	\$9	\$199	100.0%	7.0%	Childress Klein	Childress Klein	Childress Klein
Kenton Circle Two	Acre Valley RE Capital	Oct-15	\$9	\$199	100.0%	7.0%	Childress Klein	Childress Klein	Childress Klein
Kenton Circle Three	Acre Valley RE Capital	Oct-15	\$9	\$199	100.0%	7.0%	Childress Klein	Childress Klein	Childress Klein
TIER II									
The Park - Alexander Building	Healthcare Trust of America	Dec-19	\$25	\$206	83.2%	6.1%	OA Development	Healthcare Trust of America	Spectrum Companies
The Park - Latta Building	Healthcare Trust of America	Dec-19	\$21	\$206	88.1%	6.1%	OA Development	Spectrum Companies	Spectrum Companies
The Park - Reed Building	Healthcare Trust of America	Dec-19	\$14	\$206	100.0%	6.1%	OA Development	Spectrum Companies	Spectrum Companies
The Park - Storrs Building	Healthcare Trust of America	Dec-19	\$12	\$206	91.1%	6.1%	OA Development	Spectrum Companies	Spectrum Companies
The Park - Kemp Building	Healthcare Trust of America	Dec-19	\$9	\$206	95.9%	6.1%	OA Development	Spectrum Companies	Spectrum Companies
TIER III									
NorthPointe One	AEW Capital Management							Spectrum Companies	Spectrum Companies
NorthPointe Two	AEW Capital Management							Spectrum Companies	Spectrum Companies
NorthPointe Three	AEW Capital Management							Spectrum Companies	Spectrum Companies
NorthPointe Four	AEW Capital Management							Spectrum Companies	Spectrum Companies