

Florida - Tampa CBD - Tier Report - 2019 4Q

			Vacancy			Gross Rate	Net Absorption			Parking
Property Name	RSF	Year Built	Direct	Direct SF	Sublet		2017	2018	2019	Ratio
<u>TIER I</u>										
SunTrust Financial Centre	526,326	1992	0.0%	0	6.6%	\$40.00	14,255	22,322	38,383	1.0x
Bank of America Plaza	786,419	1986	9.2%	72,278	0.9%	39.00	(6,155)	(8,168)	14,903	1.5x
100 North Tampa	552,080	1992	6.9%	38,175	1.3%	38.00	696	(4,397)	(22,751)	1.1x
Two Harbour Place	188,456	1998	8.2%	15,454	3.6%	36.00	(10,246)	12,778	0	4.0x
Wgt. Avg. / Total	2,053,281	1992	6.1%	125,907	2.7%	\$38.71	(1,450)	22,535	30,535	1.9x
<u>TIER II</u>										
One Harbour Place	195,695	1985	0.8%	1,647	0.7%	\$34.00	29,650	6,581	(1,404)	0.0x
Tampa City Center	757,425	1981	4.8%	36,627	5.9%	34.00	(12,243)	28,542	(32,195)	2.2x
Wells Fargo Center	389,471	1985	15.8%	61,355	2.9%	32.00	11,439	(4,003)	(38,085)	1.3x
Rivergate Tower	515,965	1988	9.9%	50,888	1.2%	31.00	1,960	37,313	(10,725)	1.5x
501 East Kennedy	296,082	1981	5.7%	16,776	0.8%	29.50	24,007	21,539	53,448	1.3x
Fifth Third Center	281,187	1981	15.1%	42,482	1.2%	29.00	7,334	8,237	5,875	1.0x
Park Tower	474,310	1973	11.0%	52,382	5.1%	29.00	20,792	7,042	7,530	0.9x
Wgt. Avg. / Total	2,910,135	1982	9.0%	262,157	3.2%	\$31.44	82,939	105,251	(15,556)	1.2x
<u>TIER III</u>										
The Times Building	199,233	1972	5.5%	11,016	1.5%	\$27.00	(3,153)	5,822	42,513	3.1x
Tampa Theatre Bldg	38,500	1926	0.0%	0	0.0%	22.50	0	(4,413)	4,413	5.5x
Franklin Exchange	385,554	1965	0.0%	0	0.0%	22.00	0	0	0	2.0x
500 E Kennedy Blvd	25,357	1921	0.0%	0	0.0%	21.00	0	0	0	1.0x
Madison Building	100,000	1966	0.1%	100	0.0%	17.00	(2,068)	9,340	0	3.5x
Wgt. Avg. / Total	748,644	1950	1.5%	11,116	0.4%	\$22.65	(5,221)	10,749	46,926	3.0x
Total Competitive Set	5,712,060	1975	7.0%	399,180	2.6%	\$32.90	76,268	138,535	61,905	1.9x



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Property Name	Owner	Date	Price	\$/RSF	Property Manager	Leasing Agent
SunTrust Financial Centre	Highwoods	Sep-15	\$126.2	\$240	Highwoods	Highwoods - Laurie Alden
Bank of America Plaza	Oaktree Capital	Dec-15	\$193.5	\$246	Banyan	CBRE - Philip Weber
100 North Tampa	Prudential	Jun-07	\$151.8	\$275	Cushman & Wakefield	Cushman & Wakefield - Philip Dinkins
Two Harbour Place	Crocker Partners	Feb-13	\$32.0	\$170	Crocker Partners	JLL - Jim Moler
One Harbour Place	Highwoods	Aug-00	\$27.2	\$139	Highwoods	Highwoods - Lisa Coulter
Tampa City Center	Banyan/Oaktree	Oct-18	\$110.0	\$145	Cushman & Wakefield	Cushman & Wakefield - Barry Oaks
Wells Fargo Center	Tower	Mar-15	-	-	Tower	Feldman Equities - Michael DiBlasi
Rivergate Tower	Banyan	Aug-15	\$70.0	\$136	Morning Calm Mgmt	CBRE - Roxanne Kempf
501 East Kennedy	Parkway Properties	Nov-19	\$67.4	\$227	Parkway Properties	Parkway Properties
Fifth Third Center	Farley White	Sep-17	\$52.5	\$187	Fairlead CRE	CBRE - Anne-Marie Ayers
Park Tower	Feldman Equities	Nov-16	\$79.8	\$169	Tower	Feldman Equities - Michael DiBlasi
The Times Building	Denholtz Associates	-	-	-	Denholtz Associates	Cushman & Wakefield - Mercedes Angell
Tampa Theatre Bldg	N/A - Condo	N/A	N/A	N/A	Owner	N/A
Franklin Exchange	The Wilson Company	Mar-99	\$6.5	\$31	The Wilson Company	The Wilson Company - Sandra McBride
500 E Kennedy Blvd	McIntyre Building	May-15	\$4.8	\$126	Owner	McIntyre - Richard McIntyre
Madison Building	Grandoff	-	-	-	Grandoff	Grandoff