



Uptown Charlotte - Tier Report - 2019 4Q



Property Name	RSF	Year Built	Vacancy			Gross Rate	Net Absorption			Parking Ratio	Owner
			Direct	Direct SF	Sublet		2017	2018	2019		
<u>TIER I</u>											
300 South Tryon	638,459	2017	12.8%	81,765	0.0%	\$41.00	289,709	129,877	137,108	1.0x	Barings Real Estate Advisers LLC
Regions 615	375,865	2017	11.2%	42,256	0.0%	\$41.50	92,579	224,849	16,181	2.0x	CBRE Global Investors Ltd
Duke Energy Center	1,394,659	2010	0.3%	3,828	1.3%	NM	(35,445)	43,588	(2,389)	1.0x	Wells Fargo & Company
Ally Center	428,048	2009	3.1%	13,463	0.0%	NM	(1,783)	(747)	(10,933)	3.3x	EPIC UK Ltd
NASCAR Plaza	415,612	2009	1.9%	7,804	11.1%	\$36.50	3,084	(32,148)	7,220	2.5x	Cousins Properties Incorporated
Truist Center	970,002	2002	1.0%	10,007	0.0%	\$41.00	3,283	(5,948)	9,963	1.4x	Cousins Properties Incorporated
Three Wells Fargo Center	930,733	1999	0.0%	0	0.0%	NM	0	0	0	0.9x	Wells Fargo & Company
Fifth Third Center	698,000	1997	3.9%	27,469	0.0%	\$40.00	2,512	(36,663)	24,872	1.5x	Cousins Properties
Transamerica Square Center	434,048	1997	0.0%	0	0.0%	-	0	0	0	1.8x	Bank of America Corporation
300 S Brevard	360,000	1994	0.0%	0	0.0%	\$32.50	(348,929)	4,817	355,183	1.9x	Stream Realty Partners, LP
Carillon Tower	488,243	1991	9.6%	46,882	1.1%	\$35.71	(9,656)	(2,385)	(6,769)	1.0x	The Kessler Enterprise, Inc.
121 West Trade	329,930	1990	35.5%	117,249	0.0%	\$32.00	5,725	(57,230)	13,325	0.5x	Lincoln Harris
One Wells Fargo Center	1,018,120	1988	0.0%	0	0.3%	NM	38,132	0	(2,728)	1.2x	Vision Properties, LLC
Charlotte Plaza	967,290	1981	10.8%	104,802	2.8%	\$34.50	(219,996)	42,530	157,659	1.3x	JFR Global Investments, LLC
Bank of America Plaza	952,800	1974	7.7%	73,731	1.1%	\$37.00	1,784	(15,624)	(65,424)	1.0x	Cousins Properties
Two Wells Fargo Center	758,508	1971	0.1%	954	0.0%	\$22.65	0	0	(954)	1.0x	First Union Development Corp
Wgt. Avg. / Total	10,521,858	1997	5.0%	530,210	1.0%	\$33.85	(179,001)	294,916	632,314	1.4x	
<u>TIER II</u>											
525 North Tryon	425,000	1998	12.7%	53,881	0.0%	\$29.50	65,763	13,649	11,129	1.2x	Grubb Properties
Gateway Center	310,745	1987	8.7%	27,164	0.0%	\$26.50	0	1,170	0	0.6x	Hamilton Equity Partners
First Citizens Bank Plaza	477,000	1985	37.2%	177,245	0.0%	\$35.00	(5,572)	158,470	17,957	1.0x	The Dilweg Companies
101 North Tryon	546,878	1983	14.2%	77,715	0.5%	\$34.00	589	60,465	25,605	1.1x	Crescent Communities, LLC
BB&T Center	568,646	1975	10.3%	58,801	0.8%	\$33.00	(15,722)	31,895	25,861	2.7x	The Arden Group Inc.
400 South Tryon	583,911	1974	2.1%	12,474	1.7%	\$28.00	9,656	18,828	(3,300)	0.9x	Oaktree Capital Management, L.P.
200 South Tryon	240,000	1962	5.1%	12,306	0.0%	\$24.60	3,212	(6,608)	17,739	0.0x	Jewell Capital, LLC
South Tryon Square	264,067	1961	13.7%	36,226	0.0%	\$34.00	(5,379)	(3,993)	(3,898)	1.5x	Goldman Sachs & Company
Wgt. Avg. / Total	3,416,247	1978	13.3%	455,812	0.5%	\$31.05	52,547	273,876	91,093	1.1x	
<u>TIER III</u>											
301 Midtown	192,287	1971	19.3%	37,166	1.9%	\$28.00	(1,307)	16,994	(16,091)	1.0x	The Fallon Company
Charlotte Chamber of Commerce	65,570	1962	0.0%	0	3.7%	NM	4,500	0	2,452	3.0x	Ferncroft Capital
Trade West	153,498	1957	27.5%	42,207	0.0%	\$29.62	7,702	(6,453)	11,661	1.7x	Somerset Properties, Inc.
Packard Place	92,602	1928	18.8%	17,412	0.0%	\$29.86	(18,742)	10,156	(4,902)	1.5x	Packard Place, LLC
Johnston Building	170,564	1924	30.6%	52,267	5.8%	\$32.00	(8,972)	(24,009)	(10,543)	0.0x	Spaulding & Slye Investments
Wgt. Avg. / Total	674,521	1948	22.1%	149,052	2.4%	\$29.81	(16,819)	(3,312)	(17,423)	1.5x	
<u>Total Competitive Set*</u>											
Total Competitive Set*	14,612,626	1983	7.8%	1,135,074	1.0%	\$32.80	(143,273)	565,480	705,984	1.4x	

*excludes build-to-suit / single tenant buildings and buildings for which data was not available.