

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Bayport Plaza	264,718	1985	4.0x	10.4%	27,447	13.5%	\$42.00	17,633	(19,011)	(11,088)
MetWest 1	250,000	2009	4.3x	9.4%	23,413	11.5%	\$42.00	(987)	16,520	(1,727)
MetWest 2	250,000	2013	4.0x	0.0%	0	0.0%	\$42.00	(987)	16,520	(1,727)
Corporate Center 1	391,319	1999	5.0x	0.0%	0	3.2%	\$40.00	(33,101)	33,101	0
Corporate Center 2	290,648	2001	5.0x	6.7%	19,408	0.0%	\$40.00	26,331	17,866	0
Corporate Center 3	292,357	2004	5.0x	0.0%	0	1.3%	\$40.00	332	11,347	0
Corporate Center 4	250,097	2008	4.3x	5.7%	14,251	17.5%	\$40.00	0	(43,801)	0
One MetroCenter	240,320	1988	4.0x	12.3%	29,485	1.1%	\$40.00	0	(25,767)	(2,723)
One Urban Centre	278,100	1987	4.0x	7.1%	19,728	16.0%	\$40.00	(11,072)	(640)	(4,832)
Two Urban Centre	269,954	1985	4.0x	16.2%	43,768	16.7%	\$40.00	11,583	(51,878)	(9,191)
The Pointe	252,455	1982	3.5x	10.2%	25,741	6.6%	\$37.00	(1,796)	(13,792)	5,218
Highwoods Bay Center 1	209,079	2007	4.0x	5.2%	10,904	1.2%	\$36.00	43,927	(5,573)	0
Island Center	249,797	1986	3.5x	39.4%	98,411	1.3%	\$36.00	(23,305)	2,239	(10,179)
Harborview Plaza	206,014	2002	4.6x	23.3%	47,983	14.7%	\$35.00	33,409	21,906	0
Waterford Plaza	245,016	1986	4.0x	4.3%	10,621	9.9%	\$35.00	(13,905)	2,909	0
Total / Weighted Average	3,939,874	1996	4.2x	9.4%	371,160	7.5%	\$39.16	48,062	(38,054)	(36,249)
TIER II										
WestShore 500	130,350	1984	3.3x	9.8%	12,815	3.7%	\$38.00	(1,725)	(4,922)	(2,807)
Rocky Point Centre	181,014	1985	4.0x	20.8%	37,729	0.0%	\$35.00	2,081	(9,367)	(1,435)
Meridian 1	200,395	1984	4.0x	34.3%	68,737	11.5%	\$34.00	6,455	(9,422)	(53,666)
Meridian 2	172,693	1986	4.0x	6.7%	11,516	0.0%	\$34.00	(7,022)	(3,613)	3,322
Meridian 3	218,608	1989	1.1x	5.2%	11,288	0.0%	\$34.00	7,112	(6,320)	0
Westshore Center	226,103	1984	4.0x	18.6%	42,149	1.4%	\$34.00	(3,349)	11,484	0
Tampa Commons	254,808	1984	4.0x	12.0%	30,538	7.7%	\$33.50	23,274	(26,132)	(4,155)
Westshore Corporate Center	173,556	1988	5.0x	14.5%	25,189	5.7%	\$33.46	19,214	(6,065)	(9,948)
Lincoln Center	217,695	1975	3.5x	18.7%	40,719	0.0%	\$33.00	(11,719)	(13,187)	9,138
Tower Place	180,075	1988	4.0x	17.2%	30,932	4.0%	\$33.00	(111)	(24,256)	2,186
Bridgeport Center	180,257	1980	4.0x	16.0%	28,765	2.9%	\$32.00	(3,695)	(1,727)	(3,917)
LakePointe 1	236,665	1986	6.3x	12.4%	29,390	0.0%	\$32.00	(20,572)	(8,818)	0
LakePointe 2	223,644	1999	5.0x	4.8%	10,746	5.1%	\$32.00	0	(11,475)	0
Orion Center	72,950	1987	4.0x	0.0%	0	0.0%	\$32.00	14,617	14,501	3,347
Tower I - The Towers at Westshore	101,626	1978	4.0x	25.2%	25,660	19.7%	\$31.00	4,194	(14,563)	0
Tower II - The Towers at Westshore	145,923	1982	4.0x	15.7%	22,919	3.3%	\$31.00	3,858	(15,116)	(8,565)
Fountain Square I	135,733	1989	5.2x	0.0%	0	0.0%	\$29.00	0	0	0
Fountain Square II	133,887	1989	4.0x	19.9%	26,633	0.0%	\$29.00	0	(39,031)	0
Fountain Square Centre	98,000	1999	4.0x	10.5%	10,331	7.9%	\$27.50	6,470	(12,569)	(5,469)
Anchor Plaza	98,138	1988	4.0x	6.7%	6,604	0.0%	\$25.50	0	(17,741)	11,137
Total / Weighted Average	3,382,120	1986	4.1x	14.0%	472,660	3.5%	\$32.55	39,082	(198,339)	(60,832)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER III										
Concourse Center 1	74,533	1982	5.2x	8.7%	6,505	0.0%	\$29.50	10,832	0	0
Concourse Center 2	73,180	1982	5.5x	0.0%	0	0.0%	\$29.50	0	0	0
Concourse Center 3	73,568	1983	4.0x	22.8%	16,753	0.0%	\$29.50	1,178	5,327	(9,228)
Concourse Center 4	73,468	1984	5.3x	1.7%	1,249	9.0%	\$29.50	(1,249)	(12,881)	6,250
Cypress Center 1	152,758	1982	4.0x	19.1%	29,191	40.5%	\$29.50	54,416	(15,860)	1,779
Cypress Center 2	59,800	1982	4.0x	3.4%	2,008	0.0%	\$29.50	(1,865)	25,184	0
Cypress Center 3	94,740	1982	4.0x	21.7%	20,536	0.0%	\$29.50	16,646	(10,303)	0
Airport Executive Center	238,325	1985	4.0x	15.5%	37,037	3.5%	\$29.00	(1,306)	(5,883)	61,578
Spectrum	155,347	1984	5.0x	0.0%	0	0.0%	\$29.00	0	0	0
Westwood Center	128,737	1984	4.0x	20.2%	26,035	0.0%	\$29.00	(13,219)	5,606	4,449
Kennedy Center	95,869	1980	4.0x	20.2%	19,359	2.0%	\$27.50	2,843	(9,435)	0
President's Plaza II	103,044	1985	5.8x	20.7%	21,366	0.0%	\$27.50	0	(17,091)	0
Sunforest I	115,563	1984	7.0x	0.0%	0	86.1%	\$27.50	0	0	0
Sunforest II	75,821	1986	5.0x	15.7%	11,882	2.6%	\$27.50	7,010	(7,804)	(3,866)
Reo Center	175,201	1981	2.7x	22.2%	38,936	0.0%	\$27.30	(1,606)	(15,476)	0
Memorial Center I	120,213	1983	5.5x	60.6%	72,823	0.0%	\$27.00	6,204	4,920	0
Memorial Center II	64,545	1986	5.5x	38.8%	25,068	0.0%	\$27.00	0	0	0
Corporate Oaks 1	60,832	1983	5.0x	0.0%	0	0.0%	\$26.50	0	0	0
Corporate Oaks 2	71,376	1983	5.0x	0.0%	0	0.0%	\$26.50	0	0	0
Corporate Oaks 3	65,071	1983	5.0x	0.0%	0	0.0%	\$26.50	0	0	0
One President's Plaza	93,163	1980	4.0x	9.5%	8,840	2.7%	\$26.50	(4,052)	4,146	6,856
550 Reo	76,397	1985	4.0x	14.6%	11,174	0.0%	\$25.50	(9,086)	8,224	(3,974)
Centrepointe	163,378	1985	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Total / Weighted Average	2,404,929	1983	4.6x	14.5%	348,762	7.6%	\$27.92	66,746	(41,326)	63,844
Total Competitive Set	9,726,923	1989	4.3x	12.3%	1,192,582	6.1%	\$34.08	153,890	(277,719)	(33,237)

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Bayport Plaza	GEM Realty Capital	Aug-19	\$80.0	\$302	-	-	-		Cushman & Wakefield	Cushman & Wakefield
MetWest 1	MetLife, Inc.	N/A	N/A	N/A	-	-	-		Cushman & Wakefield	Cushman & Wakefield
MetWest 2	MetLife, Inc.	N/A	N/A	N/A	-	-	-		Cushman & Wakefield	Cushman & Wakefield
Corporate Center 1	Cousins Properties	Oct-16	\$100.2	\$256	-	6.8%	-		Cousins Properties	JLL
Corporate Center 2	Cousins Properties	Oct-16	\$74.4	\$256	-	6.8%	-		Cousins Properties	JLL
Corporate Center 3	Cousins Properties	Oct-16	\$74.8	\$256	-	6.8%	-		Cousins Properties	JLL
Corporate Center 4	Cousins Properties	Oct-16	\$64.0	\$256	-	6.8%	-		Cousins Properties	JLL
One MetroCenter	MetLife, Inc.	N/A	N/A	N/A	-	-	-		Cushman & Wakefield	Cushman & Wakefield
One Urban Centre	Starwood Capital	Mar-18	\$72.3	\$260	92.0%	6.7%	-		JLL	JLL
Two Urban Centre	Starwood Capital	Mar-18	\$70.2	\$260	92.0%	6.7%	-		JLL	JLL
The Pointe	Cousins Properties	Oct-16	\$63.9	\$253	-	-	-		Cousins Properties	JLL
Highwoods Bay Center 1	Highwoods	N/A	N/A	N/A	-	-	-		Highwoods	Highwoods
Island Center	Partners Group	Oct-17	\$56.8	\$227	-	-	-		Parmenter	Cushman & Wakefield
Harborview Plaza	Cousins Properties	Sept-16	\$49.0	\$239	-	-	-		Cousins Properties	JLL
Waterford Plaza	Partners Group	Oct-17	\$55.7	\$227	-	-	-		Parmenter	Cushman & Wakefield
TIER II										
WestShore 500	The Green Companies	May-19	\$32.9	\$252	79.4%	6.8%	-		The Green Companies	Colliers
Rocky Point Centre	Parmenter	Jun-15	\$35.1	\$194	92.9%	-	-		Parmenter	Cushman & Wakefield
Meridian 1	Highwoods	Feb-13	\$27.4	\$137	86.8%	8.7%	-		Highwoods	Highwoods
Meridian 2	Highwoods	Feb-13	\$23.7	\$137	86.8%	8.7%	-		Highwoods	Highwoods
Meridian 3	Highwoods	Nov-09	\$22.3	\$101	93.5%	-	-		Highwoods	Highwoods
Westshore Center	America's Capital Partners	Jun-19	\$52.1	\$240	84.0%	5.8%	-		PM Realty	CBRE
Tampa Commons	Starwood Capital	Jun-17	\$34.1	\$134	-	-	-		Franklin Street	JLL
Westshore Corporate Center	Parkway	Nov-19	\$35.9	\$207	-	6.6%	-		Parkway	Parkway
Lincoln Center	Travelers	Mar-98	\$21.5	\$99	-	-	-		Travelers Companies	Redstone Commercial
Tower Place	Highwoods	Jul-03	\$19.4	\$108	-	-	-		Highwoods	Highwoods
Bridgeport Center	America's Capital	Apr-13	\$23.5	\$132	88.8%	9.0%	-		America's Capital	Cushman & Wakefield
LakePointe 1	Highwoods	Dec-97	\$28.0	\$118	-	-	-		Highwoods	Highwoods
LakePointe 2	Highwoods	Jan-00	\$29.9	\$134	-	-	-		Highwoods	Highwoods
Orion Center	Dilweg Companies	May-17	\$10.5	\$144	47.0%	-	-		Dilweg Companies	CBRE
Tower I - The Towers at Westshore	Edgewood	Dec-00	\$6.6	\$65	-	-	-		Edgewood	CBRE
Tower II - The Towers at Westshore	Edgewood	Dec-00	\$9.4	\$65	-	-	-		Edgewood	CBRE
Fountain Square I	W.P. Carey	May-10	\$24.8	\$183	-	-	-		CBRE	CBRE
Fountain Square II	Owens Realty Network	Jul-19	\$29.4	\$220	93.2%	7.2%	-		-	CBRE
Fountain Square Centre	Balogh Family Foundation	Feb-19	\$17.8	\$182	94.0%	7.5%	-		-	JLL
Anchor Plaza	RDB NJR Office	Aug-13	\$11.6	\$118	-	-	-		JLL	JLL

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER III										
Concourse Center 1	Dilweg Companies	May-19	\$13.5	\$181	91.3%	6.5%	-	-	CBRE	
Concourse Center 2	Dilweg Companies	May-19	\$13.2	\$181	100.0%	6.5%	-	-	CBRE	
Concourse Center 3	Dilweg Companies	May-19	\$13.3	\$181	91.4%	6.5%	-	-	CBRE	
Concourse Center 4	Dilweg Companies	May-19	\$13.3	\$181	100.0%	6.5%	-	-	CBRE	
Cypress Center 1	Parkway	Nov-19	\$31.6	\$207	-	6.6%	-	Parkway	Parkway	
Cypress Center 2	Parkway	Nov-19	\$12.4	\$207	-	6.6%	-	Parkway	Parkway	
Cypress Center 3	Parkway	Nov-19	\$19.6	\$207	-	6.6%	-	Parkway	Parkway	
Airport Executive Center	IP Capital	Oct-16	\$28.9	\$121	66.7%	-	-	Cushman & Wakefield	Cushman & Wakefield	
Spectrum	Highwoods	Dec-96	\$12.2	\$78	-	-	-	Highwoods	Highwoods	
Westwood Center	IP Capital - Blue Vista	Feb-16	\$12.6	\$98	66.6%	-	-	Cushman & Wakefield	Cushman & Wakefield	
Kennedy Center	Research Management	Jun-07	\$13.4	\$139	100.0%	7.6%	-	-	Redstone Commercial	
President's Plaza II	TPG Capital	Jul-18	-	-	-	-	-	L & W Commercial	Avison Young	
Sunforest I	Great Point Investors	Sep-04	\$13.2	\$115	-	8.5%	-	L & W Commercial	Avison Young	
Sunforest II	Great Point Investors	Sep-04	\$8.7	\$115	-	8.5%	-	L & W Commercial	Avison Young	
Reo Center	Partners Group	Nov-19	\$10.7	\$61	75.2%	-	-	Parkway	Parkway	
Memorial Center I	BVIP Memorial Center	Jun-17	\$12.5	\$104	69.4%	6.8%	-	Avison Young	Cushman & Wakefield	
Memorial Center II	BVIP Memorial Center	Jun-17	\$6.7	\$104	63.5%	6.8%	-	Avison Young	Cushman & Wakefield	
Corporate Oaks 1	Next Generation	Jun-16	\$9.9	\$162	100.0%	7.9%	-	Avison Young	Avison Young	
Corporate Oaks 2	Next Generation	Jun-16	\$11.6	\$162	100.0%	7.9%	-	Avison Young	Avison Young	
Corporate Oaks 3	Next Generation	Jun-16	\$10.6	\$162	100.0%	7.9%	-	Avison Young	Avison Young	
One President's Plaza	Carlisle Realty Holdings	Jun-07	\$13.1	\$141	96.8%	7.4%	-	-	Redstone Commercial	
550 Reo	Tampa Medical Properties	Aug-18	\$13.2	\$172	100.0%	-	-	MoreSpace Management	Century 21	
CentrepoinTE	Florida D.O.T.	Aug-17	\$35.7	\$219	96.2%	7.0%	-	-	Avison Young	