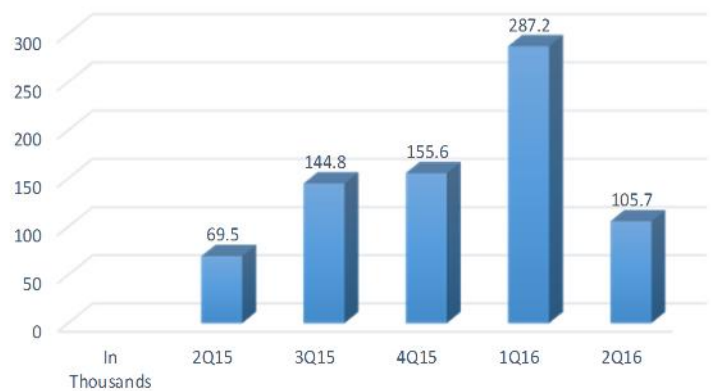


Triangle Retail Market Snapshot 2Q2016

Triangle Total Retail Leasable SF

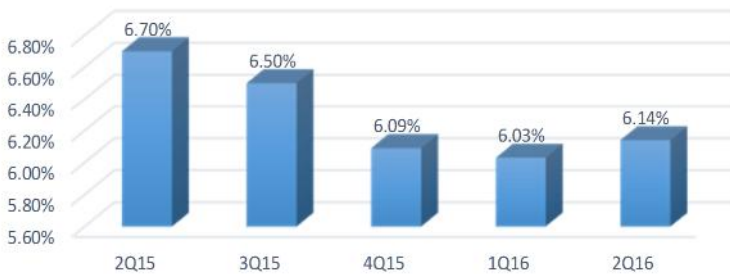


Triangle Retail Absorption



Source: Triangle Business Journal Space July 2016

Triangle Retail Vacancy



Triangle Retail Market Snapshot 2nd Quarter 2016

SUBMARKET	TOTAL SF	VACANCY	ABSORPTION
W. RALEIGH	952,611	3.42%	500
US 70 / GLENWOOD	4,769,946	3.71%	3,341
SIX FORKS	2,018,460	3.81%	3,341
FALLS OF NEUSE	2,110,527	8.12%	20,821
US 1 / CAPITAL	5,892,580	5.18%	112,909
DT RALEIGH	530,349	17.47%	-15,573
CAMERON VILLAGE	593,284	1.66%	0
E. WAKE	4,202,383	8.60%	-793
S. WAKE	4,064,081	4.95%	6,295
CARY	7,327,743	8.02%	-77,896
RTP / I-40	1,316,537	15.69%	16,596
CENTRAL DURHAM	430,516	2.87%	7,480
N. DURHAM	3,824,442	4.22%	11,228
S. DURHAM	4,865,478	4.24%	7,191
ORANGE CO.	2,340,087	7.49%	13,654

Source: Triangle Business Journal Space July 2016

