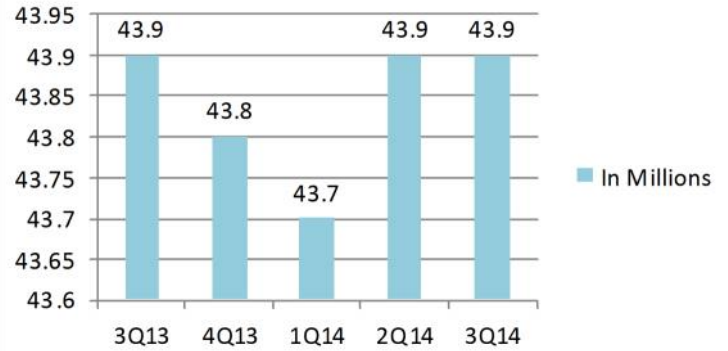


Triangle Retail Market Snapshot

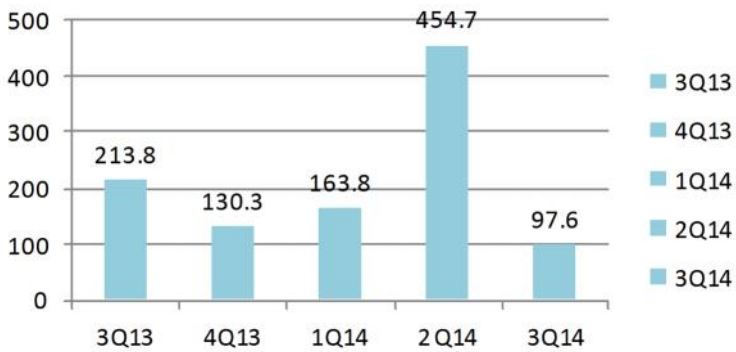
3rd Quarter 2014



Triangle Total Leasable SF



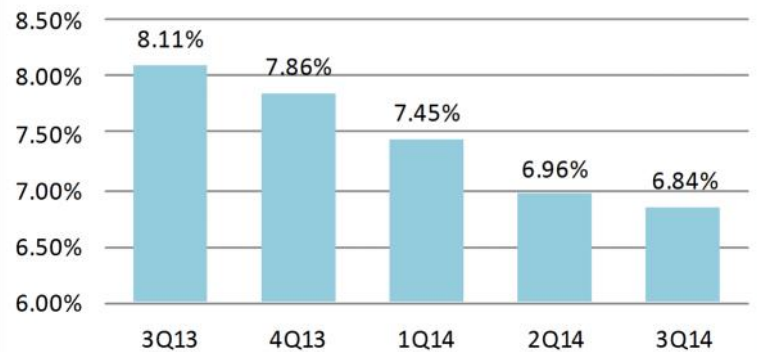
Triangle Retail Absorption



Source: Triangle Business Journal Space 10/31/14



Triangle Retail Vacancy



Triangle Retail Market Snapshot

3rd Quarter 2014

TRIANGLE SUBMARKET SNAPSHOT FOR 3Q2014

SUBMARKET	TOTAL SF	VACANCY	ABSORPTION
W. RALEIGH	890,055	2.36%	-4,523
US 70 / GLENWOOD	4,673,763	3.53%	6,463
SIX FORKS	2,004,215	3.90%	3,694
FALLS OF NEUSE	2,055,804	6.53%	8,719
US 1 / CAPITAL	6,029,274	8.44%	-6,898
DT RALEIGH	429,065	29.17%	2,518
CAMERON VILLAGE	593,284	1.33%	-4,100
E. WAKE	4,466,007	10.62%	2,715
S. WAKE	3,551,142	2.60%	52,550
CARY	6,891,435	6.17%	38,983
RTP / I-40	1,201,805	18.90%	647
CENTRAL DURHAM	430,516	8.85%	-12,835
N. DURHAM	3,802,711	7.56%	-25,565
S. DURHAM	4,845,661	4.29%	26,138
ORANGE CO.	1,987,919	10.68%	9,183

Source: Triangle Business Journal Space 10/31/2014

