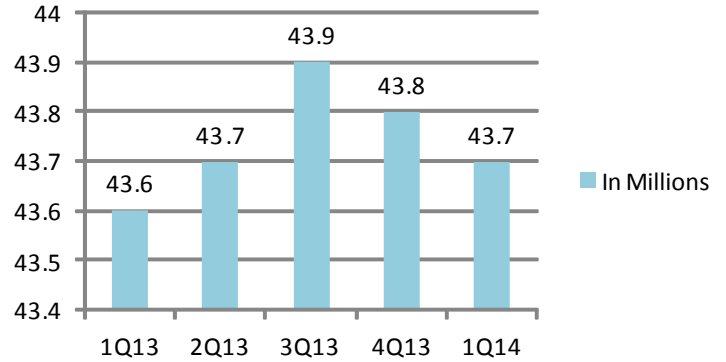


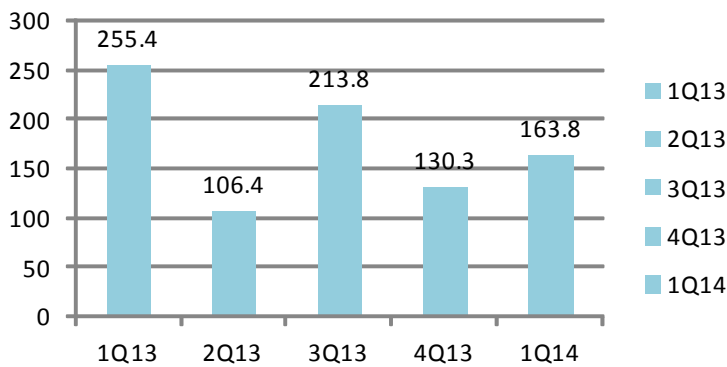
Triangle Retail Market Snapshot 1st Quarter 2014



Triangle Total Leasable SF



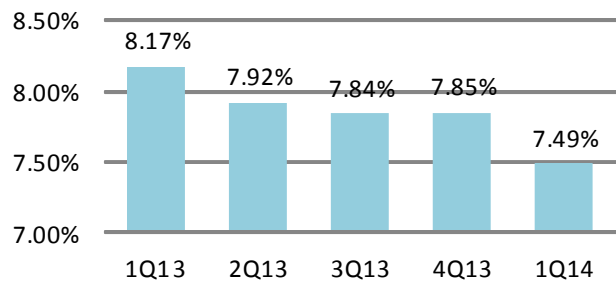
Triangle Retail Absorption



Source: Triangle Business Journal Space IQ2014



Triangle Retail Vacancy



Triangle Retail Market Snapshot 1st Quarter 2014

TRIANGLE SUBMARKET SNAPSHOT FOR 1Q2014

SUBMARKET	TOTAL SF	VACANCY	ABSORPTION
W. RALEIGH	890,055	2.45%	8,238
US 70 / GLENWOOD	4,672,962	3.68%	36,907
SIX FORKS	2,004,215	4.43%	7,020
FALLS OF NEUSE	2,157,054	7.61%	-22,008
US 1 / CAPITAL	6,045,333	9.12%	35,178
DT RALEIGH	427,954	29.23%	-6,584
CAMERON VILLAGE	593,284	0.64%	5,450
E. WAKE	4,503,426	10.69%	59,204
S. WAKE	3,496,924	4.46%	-11,537
CARY	6,552,960	6.57%	47,537
RTP / I-40	1,201,807	19.27%	6,277
CENTRAL DURHAM	430,516	7.90%	55,919
N. DURHAM	3,802,579	7.48%	31,325
S. DURHAM	4,845,661	6.32%	-600
ORANGE CO.	1,985,294	11%	-27,117

Source: Triangle Business Journal Space 1Q2014

