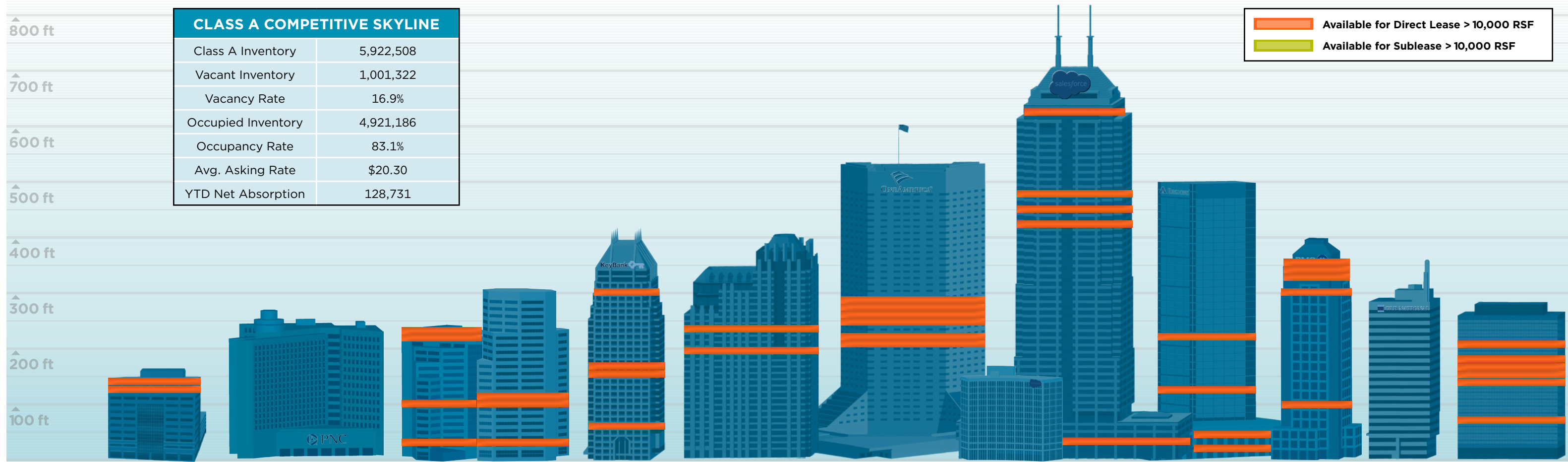


Indianapolis Class A Downtown Skyline Report (3Q16)



CLASS A COMPETITIVE SKYLINE	
Class A Inventory	5,922,508
Vacant Inventory	1,001,322
Vacancy Rate	16.9%
Occupied Inventory	4,921,186
Occupancy Rate	83.1%
Avg. Asking Rate	\$20.30
YTD Net Absorption	128,731

█ Available for Direct Lease > 10,000 RSF
█ Available for Sublease > 10,000 RSF

CLICK	251 East Ohio	PNC Center	Fifth Third Tower	Capital Center South	Market Tower	300 North Meridian	OneAmerica Tower	Salesforce Center	Salesforce Tower	Regions Tower	BMO Plaza	101 West Ohio	Market Square Center
FLOORS	11 Floors	16 Floors	18 Floors	22 Floors	30 Floors	27 Floors	38 Floors	12 Floors	48 Floors	37 Floors	28 Floors	22 Floors	20 Floors
RBA	214,356	635,078	327,012	318,978	593,437	358,583	899,382	131,573	1,121,764	706,591	455,734	299,440	396,300
LEASE	90,619	37,903	91,881	77,964	132,249	67,737	112,306	9,764	201,169	154,773	151,163	29,984	202,590
SUBLEASE	0	0	3,821	0	0	0	0	0	23,978	0	0	0	0
OCCUPIED	123,737	597,175	235,131	241,014	461,188	290,846	787,076	121,809	920,595	551,818	304,571	269,456	193,710
OCCUPANCY	57.7%	94.0%	71.9%	75.6%	77.7%	81.1%	87.5%	92.6%	82.1%	78.1%	66.8%	90.0%	48.9%
VACANT	89,845	35,113	32,973	67,263	128,328	38,162	0	1,617	175,157	198,650	121,054	16,524	119,495
VACANCY	42.3%	6.0%	28.1%	24.4%	22.3%	18.9%	12.5%	7.4%	17.9%	21.9%	33.2%	10.0%	51.1%
OWNER	Mission Peak Capital	CommonWealth	Hertz	Hertz	Zeller Realty	REI	OneAmerica	CommonWealth	CommonWealth	Nightingale	Hearn	Amerimar	Mission Peak Capital
BUILT	1985	1977	1986	1986	1988	1989	1982	1989	1989	1969	1989	1987	1975
RATE	\$17.50	\$20.00	\$19.50	\$19.50	\$26.00	\$22.50	\$23.50	\$25.00	\$26.50	\$19.50-25.00	\$21.00	\$18.75	\$17.50
AGENCY	Cushman & Wakefield	CBRE	CBRE	CBRE	Zeller Realty	REI	Cushman & Wakefield	JLL	JLL	JLL	Avison Young	Amerimar	Cushman & Wakefield