

IREM PHOENIX CHAPTER & Central Arizona CCIM Chapter
2016 Market Forecast
OFFICE MARKET SUMMARY

Category >10,000 Sq. Ft.	IREM/CCIM Index	2016 Year-End Forecast		
	2015	Larry Downey		
New Construction (Completed) Class A (CoStar 4&5 Star)	2,324,000	6,266,054		
Net Absorption Class A (CoStar 4&5 Star)	2,739,000	2,897,000		
New Construction (Completed) Class B (CoStar 2&3 Star)	347,000	357,894		
Net Absorption Class B (CoStar 2&3 Star)	650,000	843,856		
<u>Vacancy Rate - %</u>				
Class A (CoStar 4&5 Star)	16.40%	14.80%		
Class B (CoStar 2&3 Star)	14.80%	19.60%		
<u>Asking Rental Rate</u> <u>(\$/Sq.Ft./Year)</u>				
Class A (CoStar 4&5 Star)	\$25.39	\$29.14		
Class B (CoStar 2&3 Star)	\$21.69	\$23.58		
<u>SALES</u>				
Class A (CoStar 4&5 Star) - Average \$/Sq. Ft	\$215	\$280		
Class B (CoStar 2&3 Star) - Average \$/Sq. Ft	\$164	\$200		

Prepared by C.Hornaday, Research Analyst;
Numbers are based on Cushman & Wakefield's corporate forecast

