

Office Statistics

Portland | Q1 2015



	Class	Inventory (s.f.)	Total net absorption (s.f.)	YTD total net absorption (s.f.)	YTD total net absorption (%) of stock	Direct vacancy (%)	Total vacancy (%)	Average direct asking rent (\$ p.s.f.)	YTD completions (s.f.)	Under construction (s.f.)
Portland CBD	Totals	22,294,306	43,289	43,289	0.2%	7.4%	7.8%	\$27.29	177,116	728,240
Lloyd District	Totals	2,860,952	80,477	80,477	2.8%	6.1%	6.1%	\$21.91	0	40,000
Portland Central City	Totals	25,155,258	123,766	123,766	0.5%	7.3%	7.6%	\$26.88	177,116	768,240
Clackamas/Milwaukie	Totals	1,598,303	4,966	4,966	0.3%	13.9%	14.1%	\$22.11	0	0
Airport Way/Columbia Corridor	Totals	1,625,922	-1,462	-1,462	-0.1%	7.0%	7.2%	\$19.97	0	0
Close In Eastside	Totals	2,210,897	-12,764	-12,764	-0.6%	4.7%	4.8%	\$24.36	0	164,704
Outer Eastside	Totals	720,885	-5,497	-5,497	-0.8%	15.4%	15.4%	\$17.46	0	0
Portland Eastside Suburbs	Totals	6,156,007	-14,757	-14,757	-0.2%	9.0%	9.1%	\$21.11	0	164,704
217 Corridor/Beaverton	Totals	5,127,762	-28,839	-28,839	-0.6%	13.5%	13.7%	\$20.95	0	0
I-5 South Corridor	Totals	3,449,971	30,499	30,499	0.9%	12.4%	12.5%	\$20.84	0	0
Kruse Way	Totals	2,809,453	13,880	13,880	0.5%	11.3%	11.9%	\$28.05	0	0
Northwest	Totals	1,710,893	-3,329	-3,329	-0.2%	11.9%	11.9%	\$19.59	0	25,003
Sunset Corridor	Totals	5,077,565	32,775	32,775	0.6%	4.7%	7.3%	\$21.31	0	0
SW Close In	Totals	2,638,267	-392	-392	0.0%	10.9%	11.1%	\$17.91	0	0
Portland Westside	Totals	20,813,911	44,594	44,594	0.2%	10.4%	11.2%	\$21.46	0	25,003
Cascade Park/Camas	Totals	2,125,617	13,499	13,499	0.6%	12.1%	12.3%	\$21.72	12,000	0
CBD/West Vancouver	Totals	1,955,427	33,264	33,264	1.7%	10.1%	10.1%	\$20.73	0	0
Hazel Dell/Salmon Creek	Totals	541,213	10,823	10,823	2.0%	11.1%	11.1%	\$20.40	0	0
Orchards/Outer Clark	Totals	317,528	-8,961	-8,961	-2.8%	16.4%	16.4%	\$17.19	0	0
St. John's Central Vancouver	Totals	579,416	4,616	4,616	0.8%	5.6%	5.6%	\$19.62	0	0
Vancouver Mall	Totals	772,203	-3,696	-3,696	-0.5%	10.3%	10.5%	\$18.77	0	0
Vancouver Suburbs	Totals	6,291,404	49,545	49,545	0.8%	10.8%	10.9%	\$19.93	12,000	0
Portland	Totals	58,416,580	203,148	203,148	0.3%	8.9%	9.4%	\$23.12	189,116	957,947
Portland CBD	A	11,822,876	-19,282	-19,282	-0.2%	6.3%	7.0%	\$29.77	0	437,181
Lloyd District	A	1,263,060	73,768	73,768	5.8%	2.6%	2.6%	\$27.56	0	0
Portland Central City	A	13,085,936	54,486	54,486	0.4%	6.0%	6.6%	\$29.70	0	437,181
Clackamas/Milwaukie	A	761,373	560	560	0.1%	8.1%	8.3%	\$24.76	0	0
Airport Way/Columbia Corridor	A	437,634	0	0	0.0%	3.6%	4.3%	\$24.06	0	0
Close In Eastside	A	36,000	7,436	7,436	20.7%	24.9%	24.9%	\$33.00	0	114,089
Outer Eastside	A	161,473	0	0	0.0%	5.4%	5.4%	\$17.19	0	0
Portland Eastside Suburbs	A	1,396,480	7,996	7,996	0.6%	6.8%	7.2%	\$24.54	0	114,089
217 Corridor/Beaverton	A	2,298,870	-24,940	-24,940	-1.1%	14.7%	15.0%	\$22.94	0	0
I-5 South Corridor	A	1,810,494	33,185	33,185	1.8%	11.7%	12.0%	\$23.63	0	0
Kruse Way	A	2,392,309	14,607	14,607	0.6%	11.8%	12.5%	\$29.14	0	0
Sunset Corridor	A	2,469,704	31,615	31,615	1.3%	4.7%	7.8%	\$22.64	0	0
SW Close In	A	396,936	2,790	2,790	0.7%	4.1%	4.6%	\$21.91	0	0
Portland Westside	A	9,368,313	57,257	57,257	0.6%	10.3%	11.5%	\$24.84	0	0
Cascade Park/Camas	A	781,971	7,508	7,508	1.0%	18.1%	18.7%	\$22.37	0	0
CBD/West Vancouver	A	905,069	17,861	17,861	2.0%	13.5%	13.5%	\$22.76	0	0
Hazel Dell/Salmon Creek	A	152,400	5,061	5,061	3.3%	21.5%	21.5%	\$22.25	0	0
St. John's Central Vancouver	A	119,617	1,916	1,916	1.6%	9.6%	9.6%	\$18.65	0	0
Vancouver Mall	A	448,724	2,237	2,237	0.5%	8.8%	8.8%	\$20.78	0	0
Vancouver Suburbs	A	2,407,781	34,583	34,583	1.4%	14.4%	14.6%	\$22.17	0	0
Portland	A	26,258,510	154,322	154,322	0.6%	8.3%	9.1%	\$26.14	0	551,270

Patricia Raicht - Director of Research
 1120 NW Couch St, Suite 610, Portland OR 97258 tel +1 503 972 8000 patricia.raicht@am.jll.com

	Class	Inventory (s.f.)	Total net absorption (s.f.)	YTD total net absorption (s.f.)	YTD total net absorption (%) of stock	Direct vacancy (%)	Total vacancy (%)	Average direct asking rent (\$ p.s.f.)	YTD completions (s.f.)	Under construction (s.f.)
Portland CBD	B	6,266,473	84,842	84,842	1.4%	8.4%	8.5%	\$25.76	177,116	291,059
Lloyd District	B	882,721	11,935	11,935	1.4%	7.1%	7.1%	\$22.41	0	40,000
Portland Central City	B	7,149,194	96,777	96,777	1.4%	8.2%	8.3%	\$25.44	177,116	331,059
Clackamas/Milwaukie	B	640,348	4,406	4,406	0.7%	22.6%	22.6%	\$20.65	0	0
Airport Way/Columbia Corridor	B	858,495	-2,539	-2,539	-0.3%	7.7%	7.7%	\$19.52	0	0
Close In Eastside	B	1,510,543	-20,443	-20,443	-1.4%	4.0%	4.2%	\$23.03	0	50,615
Outer Eastside	B	388,804	-5,497	-5,497	-1.4%	22.1%	22.1%	\$18.08	0	0
Portland Eastside Suburbs	B	3,398,190	-24,073	-24,073	-0.7%	10.5%	10.6%	\$20.17	0	50,615
217 Corridor/Beaverton	B	2,443,024	-3,943	-3,943	-0.2%	13.8%	13.9%	\$19.47	0	0
I-5 South Corridor	B	1,407,932	-4,288	-4,288	-0.3%	13.6%	13.6%	\$18.99	0	0
Kruse Way	B	329,961	673	673	0.2%	9.7%	9.7%	\$19.26	0	0
Northwest	B	1,214,724	4,424	4,424	0.4%	12.8%	12.8%	\$17.80	0	0
Sunset Corridor	B	2,275,868	-1,791	-1,791	-0.1%	4.6%	7.0%	\$20.20	0	0
SW Close In	B	1,615,245	-6,485	-6,485	-0.4%	11.2%	11.4%	\$18.43	0	0
Portland Westside	B	9,286,754	-11,410	-11,410	-0.1%	10.8%	11.4%	\$19.02	0	0
Cascade Park/Camas	B	1,328,646	5,991	5,991	0.5%	8.7%	8.7%	\$20.83	12,000	0
CBD/West Vancouver	B	617,685	16,844	16,844	2.7%	7.4%	7.4%	\$18.44	0	0
Hazel Dell/Salmon Creek	B	305,488	3,101	3,101	1.0%	7.7%	7.7%	\$18.15	0	0
Orchards/Outer Clark	B	238,419	-7,761	-7,761	-3.3%	13.7%	13.7%	\$17.54	0	0
St. John's Central Vancouver	B	355,056	2,700	2,700	0.8%	5.9%	5.9%	\$20.13	0	0
Vancouver Mall	B	323,479	-5,933	-5,933	-1.8%	12.3%	12.9%	\$15.78	0	0
Vancouver Suburbs	B	3,168,773	14,942	14,942	0.5%	8.8%	8.9%	\$17.67	12,000	0
Portland	B	23,002,911	76,236	76,236	0.3%	9.7%	10.0%	\$20.73	189,116	381,674
Portland CBD	C	4,204,957	-22,271	-22,271	-0.5%	9.1%	9.1%	\$23.73	0	0
Lloyd District	C	715,171	-5,226	-5,226	-0.7%	11.0%	11.0%	\$19.17	0	0
Portland Central City	C	4,920,128	-27,497	-27,497	-0.6%	9.4%	9.4%	\$23.06	0	0
Clackamas/Milwaukie	C	196,582	0	0	0.0%	8.4%	8.4%	\$23.00	0	0
Airport Way/Columbia Corridor	C	329,793	1,077	1,077	0.3%	9.9%	9.9%	\$16.69	0	0
Close In Eastside	C	664,354	243	243	0.0%	5.0%	5.0%	\$24.25	0	0
Outer Eastside	C	170,608	0	0	0.0%	9.8%	9.8%	\$14.87	0	0
Portland Eastside Suburbs	C	1,361,337	1,320	1,320	0.1%	7.3%	7.3%	\$20.11	0	0
217 Corridor/Beaverton	C	385,868	44	44	0.0%	4.2%	4.2%	\$17.00	0	0
I-5 South Corridor	C	231,545	1,602	1,602	0.7%	9.9%	9.9%	\$16.90	0	0
Kruse Way	C	87,183	-1,400	-1,400	-1.6%	3.5%	3.5%	\$20.97	0	0
Northwest	C	496,169	-7,753	-7,753	-1.6%	9.9%	9.9%	\$23.90	0	25,003
Sunset Corridor	C	331,993	2,951	2,951	0.9%	5.4%	5.4%	\$17.03	0	0
SW Close In	C	626,086	3,303	3,303	0.5%	14.2%	14.2%	\$16.04	0	0
Portland Westside	C	2,158,844	-1,253	-1,253	-0.1%	9.2%	9.2%	\$18.51	0	25,003
Cascade Park/Camas	C	15,000	0	0	0.0%	0.0%	0.0%	\$16.12	0	0
CBD/West Vancouver	C	432,673	-1,441	-1,441	-0.3%	6.6%	6.6%	\$17.43	0	0
Hazel Dell/Salmon Creek	C	83,325	2,661	2,661	3.2%	4.7%	4.7%	\$22.30	0	0
Orchards/Outer Clark	C	79,109	-1,200	-1,200	-1.5%	24.4%	24.4%	\$16.78	0	0
St. John's Central Vancouver	C	104,743	0	0	0.0%	0.0%	0.0%	\$16.37	0	0
Vancouver Suburbs	C	714,850	20	20	0.0%	7.2%	7.2%	\$17.55	0	0
Portland	C	9,155,159	-27,410	-27,410	-0.3%	8.8%	8.9%	\$21.23	0	25,003