

Office Statistics

Portland | Q2 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	86,743	130,032	0.6%	7.2%	7.4%	\$27.20	195,116	759,939
Lloyd District	Totals	2,860,952	58,993	139,470	4.9%	4.0%	4.0%	\$23.83	0	74,444
Portland Central City	Totals	25,155,258	145,736	269,502	1.1%	6.8%	7.0%	\$26.96	195,116	834,383
Clackamas/Milwaukie	Totals	1,598,303	38,746	43,712	2.7%	11.6%	11.6%	\$20.88	0	0
Airport Way/Columbia Corridor	Totals	1,625,922	6,126	4,664	0.3%	6.9%	6.9%	\$19.37	0	0
Close In Eastside	Totals	2,252,960	22,282	9,518	0.4%	5.0%	5.0%	\$28.47	29,483	255,300
Outer Eastside	Totals	720,885	6,596	1,099	0.2%	14.5%	14.5%	\$18.46	0	0
Portland Eastside Suburbs	Totals	6,198,070	73,750	58,993	1.0%	8.3%	8.3%	\$22.05	29,483	255,300
217 Corridor/Beaverton	Totals	5,127,762	-92,152	-120,991	-2.4%	15.2%	15.5%	\$20.69	0	0
I-5 South Corridor	Totals	3,449,971	-71,339	-40,840	-1.2%	14.5%	14.6%	\$20.45	0	0
Kruse Way	Totals	2,809,453	2,762	16,642	0.6%	10.6%	11.8%	\$28.37	0	0
Northwest	Totals	1,710,893	17,624	14,295	0.8%	10.9%	10.9%	\$23.29	0	25,003
Sunset Corridor	Totals	5,077,565	-27,216	5,559	0.1%	5.2%	7.8%	\$22.12	0	0
SW Close In	Totals	2,638,267	21,518	21,126	0.8%	10.0%	10.2%	\$17.85	0	70,000
Portland Westside	Totals	20,813,911	-148,803	-104,209	-0.5%	11.0%	11.9%	\$21.73	0	95,003
Cascade Park/Camas	Totals	2,125,617	55,535	69,034	3.2%	9.3%	9.7%	\$18.39	12,000	206,000
CBD/West Vancouver	Totals	1,955,427	8,689	41,953	2.1%	9.6%	9.6%	\$20.43	0	48,000
Hazel Dell/Salmon Creek	Totals	541,213	15,740	26,563	4.9%	8.2%	8.2%	\$20.15	0	0
Orchards/Outer Clark	Totals	317,528	4,448	-4,513	-1.4%	15.0%	15.0%	\$18.01	0	0
St. John's Central Vancouver	Totals	579,416	7,365	11,981	2.1%	4.3%	4.3%	\$19.99	0	0
Vancouver Mall	Totals	772,203	24,218	20,522	2.7%	7.1%	7.4%	\$17.18	0	0
Vancouver Suburbs	Totals	6,291,404	115,995	165,540	2.6%	8.9%	9.0%	\$19.44	12,000	254,000
Portland	Totals	58,458,643	186,678	389,826	0.7%	8.7%	9.1%	\$23.27	236,599	1,438,686
Portland CBD	A	11,822,876	-14,346	-33,628	-0.3%	6.8%	7.1%	\$30.03	0	466,880
Lloyd District	A	1,263,060	-8,835	64,933	5.1%	3.1%	3.3%	\$28.81	0	0
Portland Central City	A	13,085,936	-23,181	31,305	0.2%	6.4%	6.7%	\$29.97	0	466,880
Clackamas/Milwaukie	A	761,373	27,062	27,622	3.6%	4.6%	4.8%	\$24.32	0	0
Airport Way/Columbia Corridor	A	437,634	6,776	6,776	1.5%	2.8%	2.8%	\$24.06	0	0
Close In Eastside	A	36,000	8,974	16,410	45.6%	0.0%	0.0%	\$36.00	0	135,089
Outer Eastside	A	161,473	-6,393	-6,393	-4.0%	9.4%	9.4%	\$21.65	0	0
Portland Eastside Suburbs	A	1,396,480	36,419	44,415	3.2%	4.5%	4.6%	\$29.12	0	135,089
217 Corridor/Beaverton	A	2,298,870	2,428	-22,512	-1.0%	14.4%	14.9%	\$22.47	0	0
I-5 South Corridor	A	1,810,494	8,567	41,752	2.3%	11.3%	11.5%	\$21.63	0	0
Kruse Way	A	2,392,309	790	15,397	0.6%	11.1%	12.5%	\$29.52	0	0
Sunset Corridor	A	2,469,704	-11,922	19,693	0.8%	5.0%	8.2%	\$23.00	0	0
SW Close In	A	396,936	-1,337	1,453	0.4%	4.4%	4.9%	\$22.26	0	0
Portland Westside	A	9,368,313	-1,474	55,783	0.6%	10.1%	11.4%	\$24.66	0	0
Cascade Park/Camas	A	781,971	12,698	20,206	2.6%	16.1%	17.0%	\$22.91	0	206,000
CBD/West Vancouver	A	905,069	9,347	27,208	3.0%	12.5%	12.5%	\$22.57	0	48,000
Hazel Dell/Salmon Creek	A	152,400	11,756	16,817	11.0%	13.8%	13.8%	\$21.41	0	0
St. John's Central Vancouver	A	119,617	7,365	9,281	7.8%	3.4%	3.4%	\$22.88	0	0
Vancouver Mall	A	448,724	22,641	24,878	5.5%	3.7%	3.7%	\$20.13	0	0
Vancouver Suburbs	A	2,407,781	63,807	98,390	4.1%	11.6%	12.0%	\$22.39	0	254,000
Portland	A	26,258,510	75,571	229,893	0.9%	8.1%	8.8%	\$26.59	0	855,969

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	49,128	133,970	2.1%	7.6%	7.7%	\$25.87	195,116	293,059
Lloyd District	B	882,721	48,249	60,184	6.8%	1.7%	1.7%	\$25.02	0	74,444
Portland Central City	B	7,149,194	97,377	194,154	2.7%	6.9%	7.0%	\$25.82	195,116	367,503
Clackamas/Milwaukie	B	640,348	13,412	17,818	2.8%	20.5%	20.5%	\$19.67	0	0
Airport Way/Columbia Corridor	B	858,495	1,059	-1,480	-0.2%	7.6%	7.6%	\$19.00	0	0
Close In Eastside	B	1,540,026	16,863	-3,580	-0.2%	5.0%	5.0%	\$19.56	29,483	120,211
Outer Eastside	B	388,804	9,363	3,866	1.0%	19.6%	19.6%	\$18.51	0	0
Portland Eastside Suburbs	B	3,427,673	40,697	16,624	0.5%	10.2%	10.2%	\$19.23	29,483	120,211
217 Corridor/Beaverton	B	2,443,024	-95,115	-99,058	-4.1%	17.7%	17.7%	\$19.28	0	0
I-5 South Corridor	B	1,407,932	-80,612	-84,900	-6.0%	19.3%	19.3%	\$20.31	0	0
Kruse Way	B	329,961	1,972	2,645	0.8%	9.1%	9.1%	\$18.86	0	0
Northwest	B	1,214,724	-1,376	3,048	0.3%	12.9%	12.9%	\$22.68	0	25,003
Sunset Corridor	B	2,275,868	-14,377	-16,168	-0.7%	5.5%	7.6%	\$21.89	0	0
SW Close In	B	1,615,245	4,035	-2,450	-0.2%	11.0%	11.2%	\$18.48	0	70,000
Portland Westside	B	9,286,754	-185,473	-196,883	-2.1%	12.8%	13.4%	\$19.90	0	95,003
Cascade Park/Camas	B	1,328,646	42,837	48,828	3.7%	5.5%	5.5%	\$15.51	12,000	0
CBD/West Vancouver	B	617,685	-658	16,186	2.6%	7.6%	7.6%	\$18.73	0	0
Hazel Dell/Salmon Creek	B	305,488	3,194	6,295	2.1%	6.6%	6.6%	\$18.70	0	0
Orchards/Outer Clark	B	238,419	4,048	-3,713	-1.6%	12.0%	12.0%	\$18.01	0	0
St. John's Central Vancouver	B	355,056	0	2,700	0.8%	5.9%	5.9%	\$19.91	0	0
Vancouver Mall	B	323,479	1,577	-4,356	-1.3%	11.9%	12.4%	\$15.46	0	0
Vancouver Suburbs	B	3,168,773	50,998	65,940	2.1%	7.2%	7.2%	\$18.36	12,000	0
Portland	B	23,032,394	3,599	79,835	0.3%	9.8%	10.1%	\$20.93	236,599	582,717
Portland CBD	C	4,204,957	51,961	29,690	0.7%	7.5%	7.8%	\$21.96	0	0
Lloyd District	C	715,171	19,579	14,353	2.0%	8.3%	8.3%	\$19.46	0	0
Portland Central City	C	4,920,128	71,540	44,043	0.9%	7.6%	7.9%	\$21.55	0	0
Clackamas/Milwaukie	C	196,582	-1,728	-1,728	-0.9%	9.3%	9.3%	\$21.96	0	0
Airport Way/Columbia Corridor	C	329,793	-1,709	-632	-0.2%	10.4%	10.4%	\$15.91	0	0
Close In Eastside	C	676,934	-3,555	-3,312	-0.5%	5.4%	5.4%	\$26.18	0	0
Outer Eastside	C	170,608	3,626	3,626	2.1%	7.6%	7.6%	\$15.52	0	0
Portland Eastside Suburbs	C	1,373,917	-3,366	-2,046	-0.1%	7.5%	7.5%	\$20.05	0	0
217 Corridor/Beaverton	C	385,868	535	579	0.2%	4.1%	4.1%	\$17.11	0	0
I-5 South Corridor	C	231,545	706	2,308	1.0%	9.6%	9.6%	\$16.04	0	0
Kruse Way	C	87,183	0	-1,400	-1.6%	3.5%	3.5%	\$20.97	0	0
Northwest	C	496,169	19,000	11,247	2.3%	6.1%	6.1%	\$28.00	0	0
Sunset Corridor	C	331,993	-917	2,034	0.6%	5.7%	5.7%	\$18.18	0	0
SW Close In	C	626,086	18,820	22,123	3.5%	11.2%	11.2%	\$15.07	0	0
Portland Westside	C	2,158,844	38,144	36,891	1.7%	7.4%	7.4%	\$16.72	0	0
Cascade Park/Camas	C	15,000	0	0	0.0%	0.0%	0.0%	\$16.12	0	0
CBD/West Vancouver	C	432,673	0	-1,441	-0.3%	6.6%	6.6%	\$17.32	0	0
Hazel Dell/Salmon Creek	C	83,325	790	3,451	4.1%	3.7%	3.7%	\$21.68	0	0
Orchards/Outer Clark	C	79,109	400	-800	-1.0%	23.9%	23.9%	\$18.00	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	1,190	1,210	0.2%	7.1%	7.1%	\$17.80	0	0
Portland	C	9,167,739	107,508	80,098	0.9%	7.5%	7.7%	\$19.93	0	0

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