

Office Statistics

Seattle-Bellevue | 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 asking rent (\$ p.s.f.)	YTD completions (s.f.)	Under construction (s.f.)
Seattle CBD	Totals	24,535,865	156,833	123,286	0.5%	10.3%	10.8%	\$36.99	0	2,198,515
Ballard/U District	Totals	2,099,316	-1,491	3,263	0.2%	0.5%	1.4%	\$30.47	0	0
Lake Union	Totals	6,869,095	508,699	392,004	5.7%	4.9%	5.1%	\$35.70	345,992	2,745,304
Belltown/Denny Regrade	Totals	4,858,413	25,669	55,602	1.1%	4.8%	5.2%	\$29.97	0	0
Queen Anne	Totals	3,315,970	73,598	91,644	2.8%	10.9%	11.1%	\$28.34	0	185,087
South Seattle	Totals	2,182,081	101,329	9,230	0.4%	25.7%	25.7%	\$33.17	0	0
Pioneer Square/Waterfront	Totals	4,709,919	17,919	103,106	2.2%	6.7%	7.3%	\$28.79	0	181,000
Downtown	Totals	48,570,659	882,556	778,135	1.6%	8.9%	9.4%	\$35.17	345,992	5,309,906
Bothell/Kenmore	Totals	3,344,191	2,506	19,480	0.6%	8.1%	8.1%	\$27.60	0	0
Edmonds/Lynnwood	Totals	1,398,861	-10,770	-4,719	-0.3%	22.6%	23.7%	\$28.31	0	0
Northgate/N Seattle	Totals	607,438	13,976	23,364	3.8%	5.8%	5.8%	\$25.92	0	0
S Everett/Harbor Point	Totals	936,719	2,945	3,771	0.4%	8.7%	8.7%	\$26.34	0	0
Mill Creek/Woodinville	Totals	260,653	-983	3,017	1.2%	10.5%	10.5%	\$32.31	0	0
N Snohomish County	Totals	30,684	0	0	0.0%	0.0%	0.0%	\$20.00	0	0
Everett CBD	Totals	1,056,241	-1,235	-3,575	-0.3%	15.3%	15.3%	\$24.32	0	0
Northend	Totals	7,634,787	6,439	41,338	0.5%	11.7%	11.9%	\$27.22	0	0
Renton/Tukwila	Totals	3,860,892	-79,030	-57,130	-1.5%	9.1%	9.4%	\$24.53	0	0
Federal Way/Auburn	Totals	2,263,167	-38,853	518	0.0%	23.3%	23.4%	\$23.53	0	0
Kent Valley	Totals	1,320,543	14,924	22,518	1.7%	27.7%	27.7%	\$23.53	0	0
SeaTac/Burien	Totals	857,638	959	259	0.0%	27.3%	27.3%	\$23.91	0	0
Southend	Totals	8,302,240	-102,000	-33,835	-0.4%	17.8%	18.0%	\$23.86	0	0
Bellevue CBD	Totals	8,144,433	14,119	-13,998	-0.2%	5.8%	7.2%	\$39.16	0	1,540,693
520 Corridor	Totals	2,027,049	27,342	-5,942	-0.3%	8.1%	9.1%	\$31.03	0	0
Redmond	Totals	3,319,971	8,720	-4,746	-0.1%	13.2%	13.4%	\$28.82	0	0
I-90 Corridor	Totals	4,484,541	23,952	82,230	1.8%	8.8%	8.9%	\$32.76	0	0
Suburban Bellevue	Totals	2,712,588	61,210	53,211	2.0%	7.7%	7.7%	\$32.32	0	0
Kirkland	Totals	3,048,280	-50,564	-55,400	-1.8%	9.0%	9.8%	\$33.22	0	180,000
Coal Creek/Issaquah	Totals	1,382,437	-15,157	-213,821	-15.5%	15.7%	15.7%	\$34.83	0	0
Mercer Island	Totals	297,333	-16,825	-15,182	-5.1%	15.1%	15.1%	\$35.58	0	0
Eastside	Totals	25,416,632	52,797	-173,648	-0.7%	8.7%	9.4%	\$33.97	0	1,720,693
Seattle-Bellevue	Totals	89,924,318	839,792	611,990	0.7%	9.9%	10.4%	\$32.05	345,992	7,030,599

	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.)
Seattle CBD	A	20,083,249	194,410	193,896	1.0%	10.0%	10.4%	\$38.57	0	2,198,515
Ballard/U District	A	747,692	0	-1,023	-0.1%	0.0%	2.4%	\$35.00	0	0
Lake Union	A	3,997,175	392,539	322,367	8.1%	4.5%	4.6%	\$37.69	345,992	2,745,304
Belltown/Denny Regrade	A	2,829,018	13,142	38,542	1.4%	2.3%	2.8%	\$33.99	0	0
Queen Anne	A	1,146,774	60,353	75,959	6.6%	23.5%	24.1%	\$34.76	0	185,087
South Seattle	A	911,437	0	45,456	5.0%	30.0%	30.0%	\$41.03	0	0
Pioneer Square/Waterfront	A	1,793,386	213	11,533	0.6%	4.0%	4.0%	\$33.43	0	181,000
Downtown	A	31,508,731	660,657	686,730	2.2%	9.1%	9.5%	\$38.47	345,992	5,309,906
Bothell/Kenmore	A	257,827	0	0	0.0%	5.8%	5.8%	\$31.00	0	0
Edmonds/Lynnwood	A	678,316	-7,100	9,090	1.3%	21.5%	23.9%	\$30.76	0	0
Northgate/N Seattle	A	205,361	5,672	11,168	5.4%	4.3%	4.3%	\$27.74	0	0
Everett CBD	A	88,000	0	0	0.0%	0.0%	0.0%	\$26.00	0	0
Northend	A	1,229,504	-1,428	20,258	1.6%	13.8%	15.1%	\$30.75	0	0
Renton/Tukwila	A	468,154	0	0	0.0%	0.0%	0.0%	\$24.00	0	0
Federal Way/Auburn	A	88,000	650	650	0.7%	6.6%	6.6%	\$39.50	0	0
Kent Valley	A	57,768	0	0	0.0%	0.0%	0.0%	\$23.00	0	0
SeaTac/Burien	A	427,654	0	0	0.0%	38.6%	38.6%	\$24.50	0	0
Southend	A	1,041,576	650	650	0.1%	16.4%	16.4%	\$25.01	0	0
Bellevue CBD	A	7,152,831	-18,764	-10,534	-0.1%	5.0%	6.3%	\$39.35	0	1,540,693
520 Corridor	A	685,821	2,632	-33,388	-4.9%	8.0%	8.0%	\$32.23	0	0
Redmond	A	1,016,824	-7,558	3,159	0.3%	11.2%	12.0%	\$31.76	0	0
I-90 Corridor	A	2,688,243	6,435	17,624	0.7%	3.7%	4.0%	\$32.72	0	0
Suburban Bellevue	A	44,000	0	0	0.0%	100.0%	100.0%	\$35.50	0	0
Kirkland	A	1,032,484	-1,599	2,937	0.3%	3.3%	3.3%	\$38.06	0	180,000
Coal Creek/Issaquah	A	714,914	0	-106,944	-15.0%	15.0%	15.0%	\$34.88	0	0
Mercer Island	A	105,796	-16,825	-15,182	-14.4%	42.5%	42.5%	\$35.58	0	0
Eastside	A	13,440,913	-35,679	-142,328	-1.1%	6.4%	7.2%	\$36.31	0	1,720,693
Seattle-Bellevue	A	47,220,724	624,200	565,310	1.2%	8.6%	9.1%	\$36.81	345,992	7,030,599
Seattle CBD	B	4,452,616	-37,577	-70,610	-1.6%	11.7%	12.5%	\$30.83	0	0
Ballard/U District	B	1,351,624	-1,491	4,286	0.3%	0.8%	0.8%	\$27.88	0	0
Lake Union	B	2,871,920	116,160	69,637	2.4%	5.4%	5.7%	\$34.40	0	0
Belltown/Denny Regrade	B	2,029,395	12,527	17,060	0.8%	8.4%	8.6%	\$27.86	0	0
Queen Anne	B	2,169,196	13,245	15,685	0.7%	4.2%	4.2%	\$24.22	0	0
South Seattle	B	1,270,644	101,329	-36,226	-2.9%	22.7%	22.7%	\$27.85	0	0
Pioneer Square/Waterfront	B	2,916,533	17,706	91,573	3.1%	8.5%	9.3%	\$28.68	0	0
Downtown	B	17,061,928	221,899	91,405	0.5%	8.7%	9.1%	\$29.49	0	0
Bothell/Kenmore	B	3,086,364	2,506	19,480	0.6%	8.3%	8.3%	\$26.58	0	0
Edmonds/Lynnwood	B	720,545	-3,670	-13,809	-1.9%	23.5%	23.5%	\$25.15	0	0
Northgate/N Seattle	B	402,077	8,304	12,196	3.0%	6.5%	6.5%	\$25.15	0	0
S Everett/Harbor Point	B	936,719	2,945	3,771	0.4%	8.7%	8.7%	\$26.34	0	0
Mill Creek/Woodinville	B	260,653	-983	3,017	1.2%	10.5%	10.5%	\$32.31	0	0
N Snohomish County	B	30,684	0	0	0.0%	0.0%	0.0%	\$20.00	0	0
Everett CBD	B	968,241	-1,235	-3,575	-0.4%	16.7%	16.7%	\$24.32	0	0
Northend	B	6,405,283	7,867	21,080	0.3%	11.3%	11.3%	\$26.05	0	0
Renton/Tukwila	B	3,392,738	-79,030	-57,130	-1.7%	10.3%	10.7%	\$24.53	0	0
Federal Way/Auburn	B	2,175,167	-39,503	-132	0.0%	24.0%	24.1%	\$23.36	0	0
Kent Valley	B	1,262,775	14,924	22,518	1.8%	29.0%	29.0%	\$23.53	0	0
SeaTac/Burien	B	429,984	959	259	0.1%	16.0%	16.0%	\$22.90	0	0
Southend	B	7,260,664	-102,650	-34,485	-0.5%	18.0%	18.2%	\$23.73	0	0
Bellevue CBD	B	991,602	32,883	-3,464	-0.3%	12.0%	13.1%	\$38.49	0	0
520 Corridor	B	1,341,228	24,710	27,446	2.0%	8.2%	9.7%	\$30.50	0	0
Redmond	B	2,303,147	16,278	-7,905	-0.3%	14.0%	14.0%	\$28.05	0	0
I-90 Corridor	B	1,796,298	17,517	64,606	3.6%	16.4%	16.4%	\$32.78	0	0
Suburban Bellevue	B	2,668,588	61,210	53,211	2.0%	6.2%	6.2%	\$31.87	0	0
Kirkland	B	2,015,796	-48,965	-58,337	-2.9%	11.9%	13.1%	\$31.86	0	0
Coal Creek/Issaquah	B	667,523	-15,157	-106,877	-16.0%	16.6%	16.6%	\$34.73	0	0
Mercer Island	B	191,537	0	0	0.0%	0.0%	0.0%	\$29.00	0	0
Eastside	B	11,975,719	88,476	-31,320	-0.3%	11.4%	11.8%	\$32.04	0	0
Seattle-Bellevue	B	42,703,594	215,592	46,680	0.1%	11.4%	11.8%	\$28.20	0	0