



OFFICE MARKET Mid Year 2016 Philadelphia Region

	Existing Inventory	Vacancy			YTD Net	YTD	Under	Quoted
	Total No.B	Total RBA	Direct SF	Total SF	Vacancy%	Absorption	Deliveries	Constr. Rates

Montgomery County Pennsylvania

A Class Office Market Montgomery County

Bala Cynwyd/Narbertl	14	2,259,067	199,818	210,516	9.3%	(14,561)	0	0	\$32.29
Conshohocken	24	3,342,201	196,212	236,518	7.1%	16,443	0	0	\$32.39
Ft Wash/Spring House	20	2,550,075	530,731	536,053	21.0%	(73,691)	0	0	\$25.31
Horsham/Willow Grove	38	3,889,853	344,218	382,207	9.8%	(65,300)	0	0	\$24.46
King of Prussia/Way	89	8,714,954	1,076,240	1,104,153	12.7%	159,359	0	0	\$29.14
Norristown/Valley Fo	20	2,440,368	191,707	191,707	7.9%	81,898	0	0	\$21.83
Plymouth Mtg/Blue B	46	3,883,296	362,756	379,467	9.8%	56,607	0	0	\$26.32

B Class Office Market Montgomery County

Bala Cynwyd/Narbertl	40	1,312,891	86,204	86,604	6.6%	(19,498)	0	0	\$30.40
Conshohocken	66	821,623	33,845	47,617	5.8%	(16,585)	0	0	\$24.07
Ft Wash/Spring House	105	1,920,714	270,287	273,221	14.2%	10,223	0	0	\$22.68
Horsham/Willow Grove	214	5,370,038	587,797	589,797	11.0%	74,542	76,041	0	\$23.83
King of Prussia/Way	160	4,331,254	722,771	722,771	16.7%	(32,346)	0	0	\$21.54
Norristown/Valley Fo	137	3,097,861	433,324	434,739	14.0%	(5,948)	0	0	\$19.31
Plymouth Mtg/Blue B	131	3,787,622	812,508	839,008	22.2%	(7,975)	0	0	\$21.68

C Class Office Market Montgomery County

Bala Cynwyd/Narbertl	85	645,421	132,469	132,469	20.5%	(12,126)	0	0	\$24.36
Conshohocken	77	409,152	15,735	15,735	3.8%	(6,017)	0	0	\$21.03
Ft Wash/Spring House	139	964,417	55,933	55,933	5.8%	14,005	0	0	\$20.63
Horsham/Willow Grove	354	2,495,157	187,749	187,749	7.5%	(33,764)	0	0	\$18.25
King of Prussia/Way	110	1,265,101	105,299	106,999	8.5%	489	0	0	\$19.86
Norristown/Valley Fo	345	2,020,269	120,380	120,380	6.0%	(36,501)	0	0	\$17.21
Plymouth Mtg/Blue B	153	1,166,327	115,867	115,867	9.9%	(3,497)	2,797	0	\$20.06

source:Costar