

## Downtown Mobile Office Market Overview Year End 2018

OFFICE-Downtown (Hank Aaron Loop)	2018	2017
Number of Buildings	26	28
Market Size Total (SF)	1,855,595	1,975,693
Total Rentable SF	1,612,842	1,718,105
Vacancy Rate	17.59%	21.58%
Occupancy Rate	82.41%	78.42%
Absorption	93,047	(6,042)
Weighted Avg. Asking Rental Rate	\$18.77	\$18.17
Percent of Asking Rates Full Service	80.08%	81.30%
Range - High-----	\$18 and Up / SF	
# of buildings	10	8
Total Rentable SF	1,123,478	1,031,093
Occupancy Rate	85.28%	82.37%
Vacancy Rate	14.72%	17.63%
Range - Mid -----	\$15-\$17.99 / SF	
# of buildings	12	13
Total Rentable SF	361,365	414,333
Occupancy Rate	79.36%	68.24%
Vacancy Rate	20.64%	31.76%
Range - Low-----	< \$15 / SF	
# of buildings	4	7
Total Rentable SF	127,999	272,679
Occupancy Rate	65.77%	55.49%
Vacancy Rate	34.23%	44.51%

Office leasing in 2018 experienced little to no change for positive reasons. The size of the surveyed market fell from 28 buildings to 26 buildings. One building, the Waterman Annex, was purchased for single owner-occupancy, and the second, the 100,000 SF Merchants Plaza, is undergoing an adaptive reuse conversion to multifamily. These conversions resulted in higher occupancy in adjacent buildings.

The redevelopment, completion, and delivery of two commercial office projects added 51,000 SF of owner-occupied space to the market. Precision Engineering completed and occupied the 24,000 SF Threaded Fasteners warehouse and former auto dealership on St. Louis Street, and Hargrove Controls + Automation completed and occupied the 27,000 SF former TV station WALA headquarters on Government Street. Both buildings experienced major upgrades in quality. The WALA building was a long vacant and underutilized building located on a prime commercial corridor. Hargrove C+A's move resulted in a net loss for the multitenant office market as they were occupying space in a tracked building.



*Merchants Plaza Building –106 St.  
Francis Street*

## Listing of Multi-Tenant Buildings Tracked

	<b>Office Building</b>	<b>Building Address</b>
1	RSA Battle House Tower	11 N. Water Street
2	RSA Trustmark Bank Building	107 St. Francis Street
3	Riverview Plaza Office Building	63 S. Royal Street
4	One St Louis Centre	1 St. Louis Street
5	Commerce Building	118 N. Royal Street
6	Merchants Plaza (8-story)	104 St. Francis Street
7	Waterman Building	61 St. Joseph Street
8	GM & O Building	110 Beaugard Street
9	Van Antwerp Building	101 Dauphin Street
10	Buick Building	451 St. Louis Street
11	LaClede Hotel	150 Government Street
12		100 St. Joseph Street
13	Landmark Square	169 Dauphin Street
14	Royal Place	150 N. Royal Street
15	Central Optical	54 St. Emanuel Street
16	Kress	18 S. Royal Street
17	Title Insurance Building	164 St. Francis Street
18	Parkview Plaza	182 St. Francis Street
19	Bayport Building	5 Dauphin Street
20		2 S. Water Street
21	Park Building	200 Dauphin Street
22		9 Dauphin Street
23		300 Dauphin Street
24		3 Dauphin Street
25	Kress	115 Dauphin Street
26	Three Sisters Building	1 S. Royal Street



Prepared by the Downtown Mobile Alliance  
For more information contact Fred Rendfrey (251) 434-8498