

Downtown Mobile Office Market Overview Year End 2019

OFFICE-Downtown (Hank Aaron Loop)	2019	2018
Number of Buildings	26	26
Market Size Total (SF)	1,855,595	1,855,595
Total Rentable (SF)	1,612,842	1,612,842
Vacancy Rate (%)	16.40%	17.59%
Occupancy Rate (%)	83.60%	82.41%
Absorption (SF)	19,212	93,047
Weighted Avg. Asking Rental Rate	\$18.94	\$18.77
Percent of Asking Rates Full Service	80.08%	80.08%
Range - High-----	\$18 and Up/SF	
# of buildings	11	10
Total Rentable SF	1,190,278	1,123,478
Occupancy Rate	86.22%	85.28%
Vacancy Rate	13.78%	14.72%
Range - Mid -----	\$15-\$17.99/SF	
# of buildings	11	12
Total Rentable SF	294,565	361,365
Occupancy Rate	80.63%	79.36%
Vacancy Rate	19.37%	20.64%
Range - Low-----	< \$15/SF	
# of buildings	4	4
Total Rentable SF	127,999	127,999
Occupancy Rate	66.08%	65.77%
Vacancy Rate	33.92%	34.23%

Leasing was steady in the Downtown office sub-market in 2019. We welcomed several new businesses, and occupancy rose from 82.41% to 83.72%.

Absorption was net positive, and we saw the market absorb 19,212 SF of space. The average asking rental rate increased slightly from \$18.77 to \$18.94.

Occupancy remained highest in the High-range at 86.22% and increased from 85.28% in 2018. Additionally, Mid-range increased in occupancy from 79.36% to 80.63% and the Low-range increased from 65.77% to 66.08%.

There were some interesting moves in the office space sector in 2019. In tracked buildings, One St. Louis Centre traded hands. The Waterman and the Commerce Building hit 100% occupancy levels. The Merchants National Bank complex is still in the midst of an adaptive reuse with the 18-story office tower being converted to market-rate apartments and the 8-story office wing seeing much needed investment. Both the parking lot and parking garage are being modernized. Finally, a few notable businesses, SSAB, Strayer University, Wilkins Miller, New York Life, Transworld Business Brokers and Partridge, Smith PC, moved into the market. In untracked buildings, The Container Yard, which now provides office, coworking space Downtown, expanded and relocated into 8,500 SF in the recently renovated, mixed-use building, The Broad. Next, the new federal courthouse was completed and placed in service. Finally, the historic renovation and expansion of office space making up the Innovation Portal campus is expected to open summer 2020.



One St. Louis Centre traded hands

Listing of Multi-Tenant Buildings Tracked

	Office Building	Building Address
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	RSA 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
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