

**38 YEARS AGO**

**\$9.00/SF Gross Rents**

**\$3.00/SF Expenses**

**21.5% Interest Rate**

A PERSPECTIVE FROM



**EAKIN  
PARTNERS**

COMMERCIAL REAL ESTATE

# TODAY

**3.8 Million SF Under Construction**

**2 Million SF - Not Leased**

**1 Million SF - Anticipated 2019**

**Absorption**

A PERSPECTIVE FROM



**EAKIN  
PARTNERS**

COMMERCIAL REAL ESTATE



**Class A: 8.2%**

**Class B: 7.2%**

**Class C: 4.3%**

A PERSPECTIVE FROM





## CONSTRUCTION COST

## NET RENTS

**15 Years Ago**

**\$200/SF**

**\$17/SF**

**3 Years Ago**

**\$325/SF**

**\$25/SF**

**Today—UC**

**\$435/SF**

**\$33/SF**

**New Proposed**

**\$525/SF+**

**\$36/SF+**

A PERSPECTIVE FROM



# trends

- ✓ More Density – Parking
- ✓ Walkable Location
- ✓ More Amenities

A PERSPECTIVE FROM



**EAKIN  
PARTNERS**

COMMERCIAL REAL ESTATE



*Skyview Terrace*

A PERSPECTIVE FROM



COMMERCIAL REAL ESTATE



*Club Room*

A PERSPECTIVE FROM



**EAKIN  
PARTNERS**

COMMERCIAL REAL ESTATE



A PERSPECTIVE FROM

*Park Space*