

Table 21.24-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR THE METROPOLITAN HONOLULU OFFICE MARKET, BY SUBMARKET: 2006 TO 2019

[The size of the Metropolitan Honolulu Office Market survey varies each year]

Vacancy rate 1/	Downtown 2/	Suburban 3/	Multi-class tenants
2006	7.3	7.9	104
2007	10.1	7.2	104
2008	9.6	8.1	100
2009	10.5	10.2	100
2010	15.1	12.3	100
2011	16.1	15.1	100
2012	15.1	14.8	93
2013	13.7	13.5	93
2014	14.5	15.4	94
2015	15.9	13.5	93
2016	16.0	12.0	93
2017	18.7	11.2	93
2018	17.5	9.5	94
2019	11.0	6.0	94

1/ The vacancy rates are for Class A and Class B buildings which were included in the survey. Class A buildings are those in excellent locations which have high-quality tenants, high-quality finish, are well-maintained, are professionally managed, and are usually new, or old buildings that are competitive with new buildings. Class B buildings are those in good locations that are professionally managed and have fairly high-quality construction and tenancy. Class B buildings generally show very little functional obsolescence and deterioration.

2/ Downtown is comprised of the Central Business District Submarket. Buildings surveyed in Downtown are generally 40,000 square feet and above.

3/ Suburban is comprised of eight submarkets: Kapiolani Corridor (Ala Moana, Kakaako, Kapiolani); Waikiki; East Oahu (Hawaii Kai to Kahala); East Central Oahu (Kaimuku to Kalihi); West Central Oahu (Mapunapuna to Pearl City); Leeward (Pearl City to Waipahu); West Oahu (Waipahu to Kapolei); and Windward (Kailua to Kaneohe). Buildings surveyed in the suburban market are generally 20,000 square feet and above.

Source: CBRE Group Inc. "Hawaii Market Outlook 2020" <<https://www.cbre.us/research-and-reports/Hawaii-Market-Outlook-2020>> and CBRE Research, records.