

EXHIBIT C



The **KARNES** | Report

Triad Office | 2nd Quarter 2015



Greensboro / High Point / Winston-Salem

Vol. 10, No. 2

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Prepared By
 Karnes Research Company, LLC
 www.karnesco.com

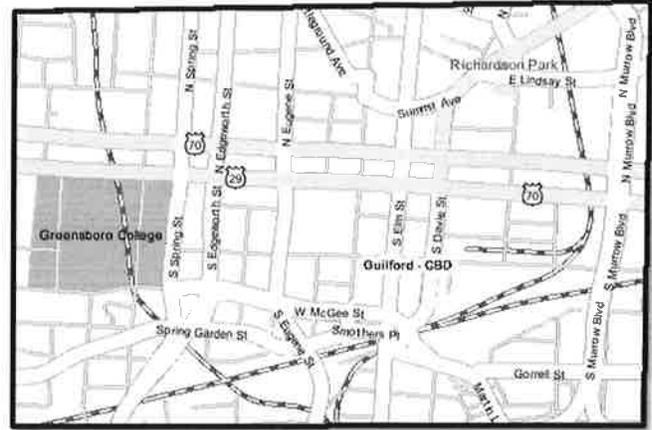
Raleigh Office
 324 S. Wilmington St.
 Suite 215
 Raleigh, NC 27601
 T 919.829.9141
 F 919.829.9066

Charlotte Office
 200 S Tryon St.
 Suite 1525
 Charlotte, NC 28202
 T 704.940.9550
 F 888.879.2160

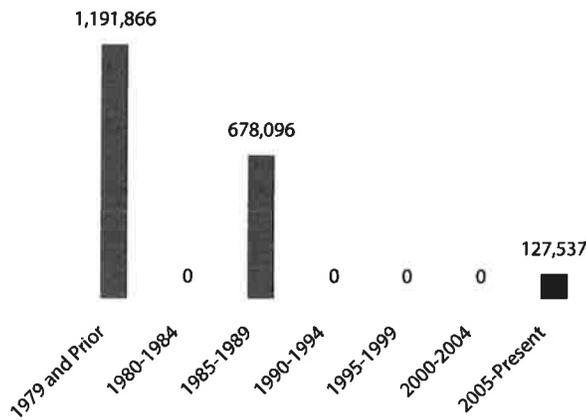
OFFICE | Guilford - CBD

Guilford - CBD Submarket Snapshot

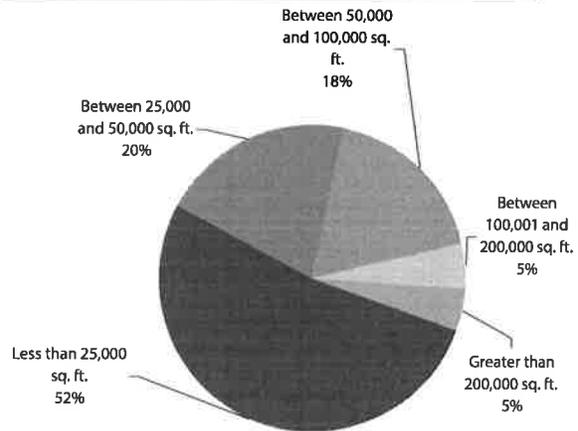
Number of Buildings	44
Total Sq. Ft.	1,997,499
Total Sq. Ft. Vacant	267,404
Vacancy Rate	13.4%
Average Rent	\$19.35
Sq. Ft. Under Construction	95,000
Sq. Ft. Proposed	30,000
Completions (Qtr. YTD)	30,000 30,000
Net Absorption (Qtr. YTD)	28,617 52,826



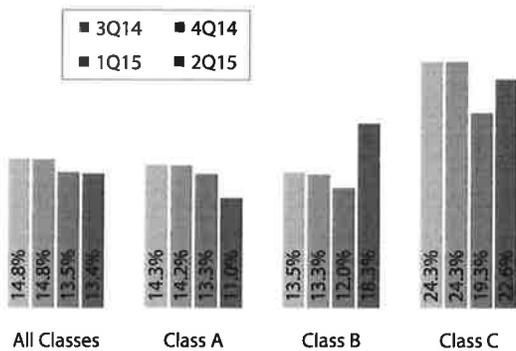
Historical Deliveries In Square Feet



Market Share By Building Size



Vacancy By Class



Avg. Rents By Class (Full Service)

