

If you are already working with a Broker,
be sure to ask them about the following buildings:



10201 Centurion Pkwy North
Up to 40,000 SF Available



7111 Baymeadows Road
Up to 6,020 SF Office Available



BB&T Tower
Up to 31,183 SF Office
Contiguous Available



7960 & 8000 Arlington Exway
Up TO 80,000 SF Office Available



5526 Arlington Road
8,300 SF Freestanding Bldg.
Available for Sale

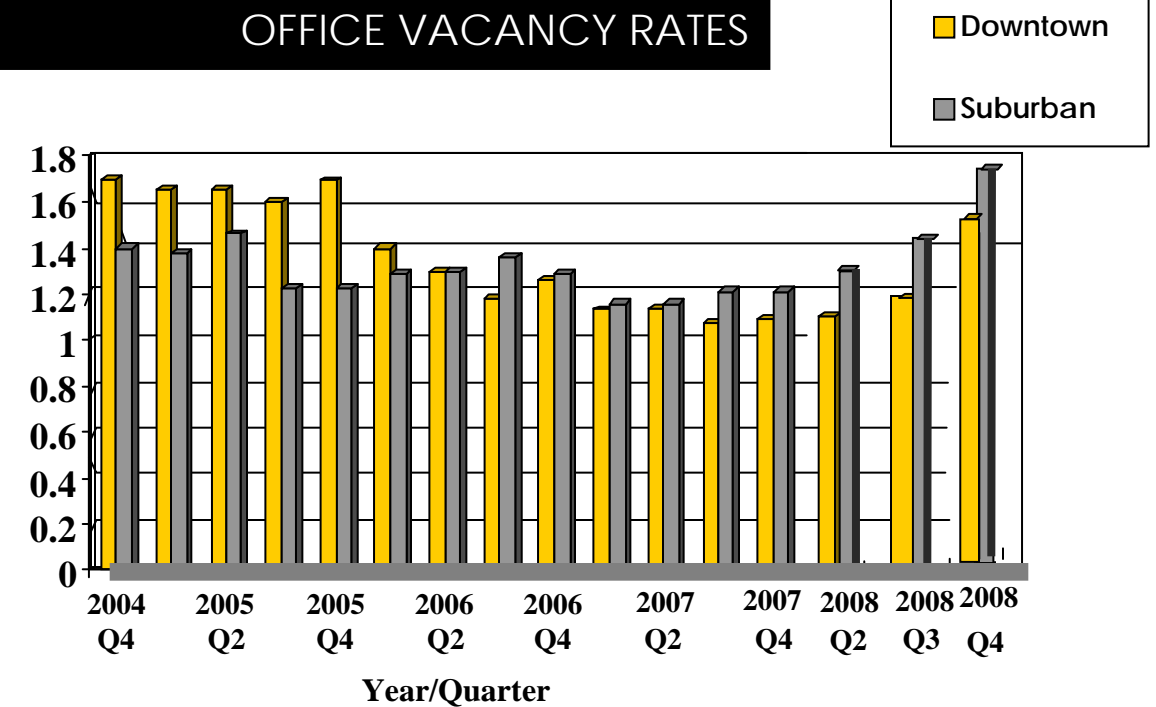
HEATHER PREDILETTO
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OFFICE REPORT – 4th QUARTER, 2008

OFFICE VACANCY RATES



ESTIMATED OFFICE MARKET

SUBMARKET	TOTAL SIZE	VACANT	ESTIMATED VACANCY RATE	AVG QUOTED RENTAL RATE
Downtown	11,407,949 SF	1,752,320 SF	15.0 %	\$18.88 PSF
Suburban	23,122,261 SF	4,091,190 SF	18.0 %	\$18.96 PSF

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JACKSONVILLE'S OVERALL OFFICE MARKET
4th Quarter, 2008

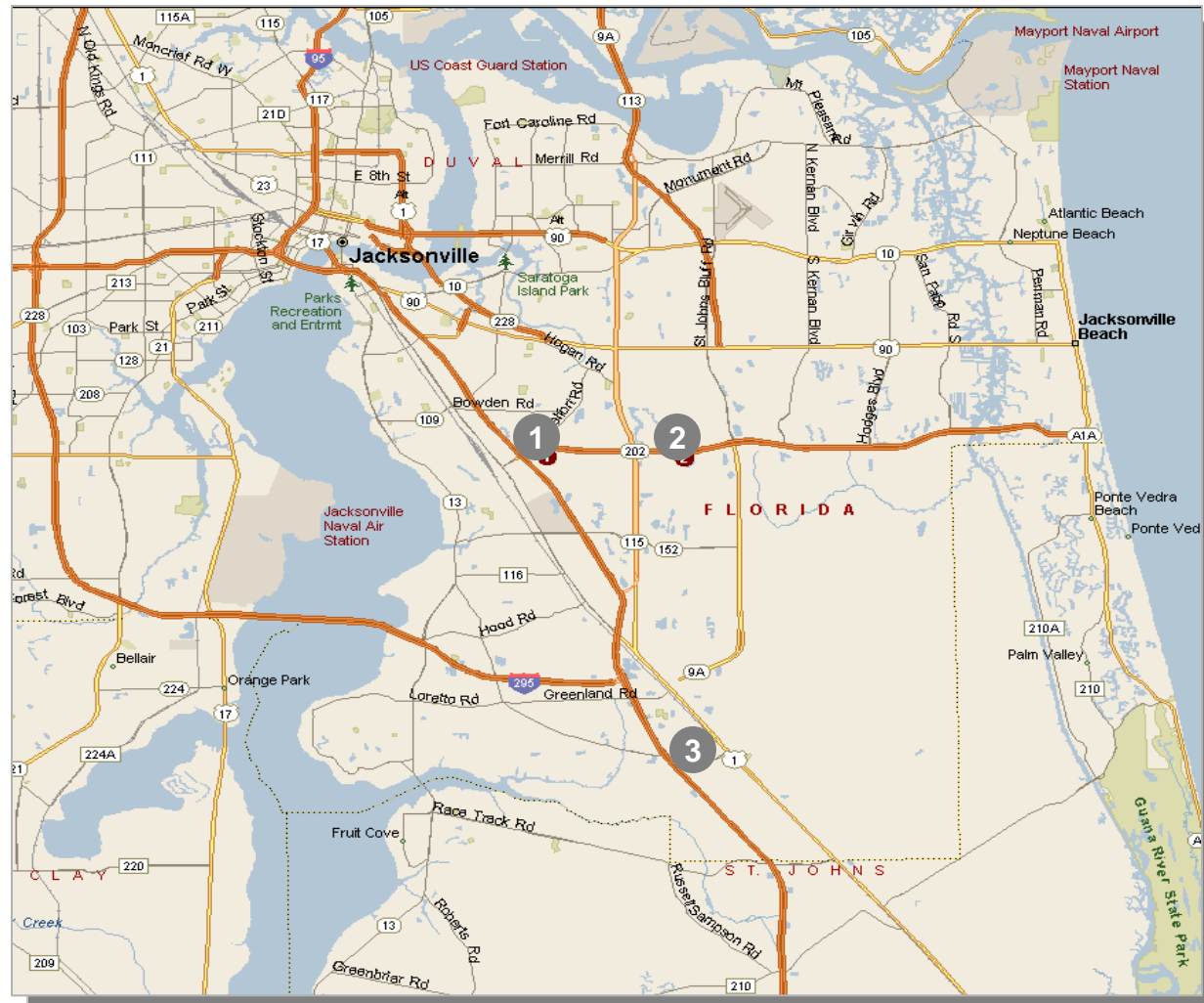
Jacksonville's overall office vacancy rate ended the fourth quarter of 2008 at *13.3%. Net absorption ended over 170,000 square feet. Average rental rates remained at \$18.89 per square foot.

The average quoted class A office space in the Jacksonville market for the 2nd quarter of 2008 was \$20.54. Average class B rates were quoted at \$18.86 while average class C rates were \$16.32.

Notable recent deliveries and projects under construction include:

1. Butler Plaza III, 4875 Belfort Road
2. Waterview Building II, 10752 Deerwood Park Boulevard
3. Lakeside V, Flagler Center

**Note: This number incorporates Owner Occupied Buildings. Removing such Buildings from analysis would increase the Vacancy rate to ±17.0%. This number also incorporates the Northeast, Northwest, Beaches, Arlington and Clay County Submarkets.*



LOCAL PRESENCE. GLOBAL REACH

Because your focus is on running your business and you more than likely do not have time to research the market, locate the ideal space, and negotiate a lease, my services may be of use to you. This is what I do on a daily basis at absolutely no cost to you because my fee is paid by the Landlord.

CALL ME TO DISCUSS YOUR:

**Will You
Be Looking
For Space In The
Next Two Years?**

- Desired location
- Size requirement
- Desired move in date
- Current lease expiration date
- Budgeted price per square foot
- Parking requirement
- Ideal space design

I have access to every available office property in Jacksonville and focus most of my business negotiating on behalf of Tenants and Buyers. Since joining Grubb & Ellis | Phoenix Realty Group in 2004, I have been involved in lease and sales transactions totaling over \$38,000,000.



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Education:

- April 2005 – Masters in Business Administration (M.B.A.)
Jacksonville University, Jacksonville, FL
- May 1998 – Bachelors of Science (B.S.) in Communications
Florida State University, Tallahassee, Florida

Professional Affiliations:

- NAIOP
- 2007 & 2008 NAIOP Board Member
- CCIM Candidate
- Commercial & Industrial Task Force
- Executive Women International (EWI)
- 2008 EWI Board Member

Awards and Recognitions:

- 2005 CoStar Power Broker Award Recipient
(top 20 brokers in market)
- 2007 CoStar Power Broker Award Recipient
(top 20 brokers in market)
- 2007 Top 5 Broker Award Recipient
(Grubb & Ellis | Phoenix Realty Group)