

Tampa, Florida

The Tampa – St Petersburg - Clearwater Metropolitan Area is the second most populated metropolitan region in Florida, and the 19th largest metro area in the United States, with a population of about 2.7 million. Tampa Bay has become a clear choice for companies considering corporate relocation and expansions. Coca-Cola Enterprises, PricewaterhouseCoopers, T. Rowe Price, JPMorgan, Citigroup and many others have recently made the choice to relocate significant operations into Florida's Tampa Bay area.

Demographics

Population

Tampa Bay Metro: 2.7 Million

▲ .0%

Source: NPA

Unemployment Rate

Tampa Metro:	11.7%	▲
United States:	9.8%	▲
Florida	11%	▲

Source: U.S. Department of Labor

Avg. Household Income

Tampa Metro:	\$63,999
United States:	\$69,376
Florida	\$66,469

Source: U.S. Department of Labor

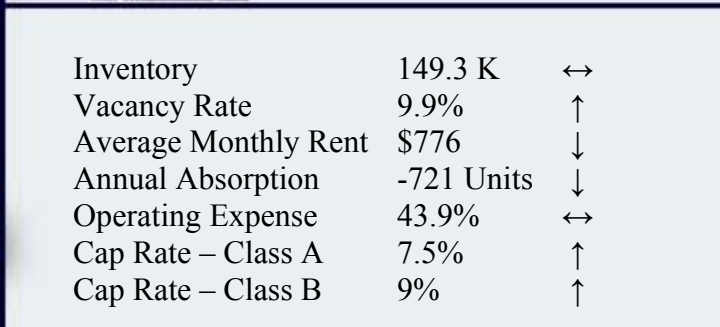
For more information contact:

Bradford L. Johnson, MAI, MRICS
 Managing Director
Integra Realty Resources – Tampa Bay
 550 North Reo Street, Suite 220
 Tampa, FL 33609
 P: 813-287-1000 Ext 121 F: 813-281-0681
 Email: bljohnson@irr.com

Metro Area Vital Signs



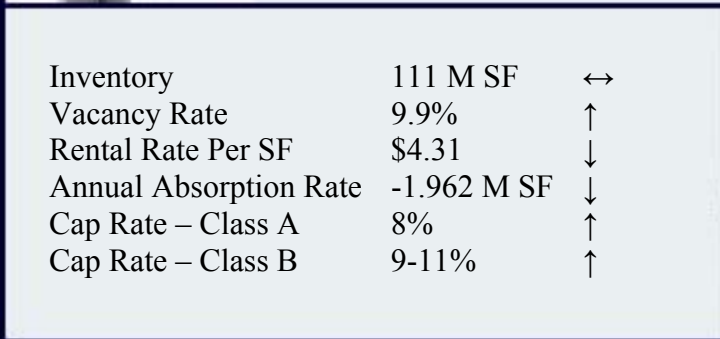
Inventory	40.9 M SF	↑
Vacancy Rate	20.1%	↑
Rental Rate Per SF	\$17.52	↓
Annual Absorption	-1.50 M SF	↑
Average Op. Expense/SF	\$7.87	↓
Cap Rate – Class A	8.5-9.5%	↑
Cap Rate – Class B	10-11%	↑



Inventory	149.3 K	↔
Vacancy Rate	9.9%	↑
Average Monthly Rent	\$776	↓
Annual Absorption	-721 Units	↓
Operating Expense	43.9%	↔
Cap Rate – Class A	7.5%	↑
Cap Rate – Class B	9%	↑



Inventory	39.15 M SF	↔
Vacancy Rate	10.3%	↑
Avg. Rental Rate Per SF	\$13.17 Net	↓
Annual Absorption	-681 K SF	↓
Average Op. Expense/SF	\$3.75	↔
Cap Rate – Class A	8%	↑
Cap Rate – Class B	9-10%	↑



Inventory	111 M SF	↔
Vacancy Rate	9.9%	↑
Rental Rate Per SF	\$4.31	↓
Annual Absorption Rate	-1.962 M SF	↓
Cap Rate – Class A	8%	↑
Cap Rate – Class B	9-11%	↑

Office

Multi-Family

Retail

Industrial