

Glossary

A/C: Used in context of listing a property's amenities or features, indicates that the entire building has air conditioning; not just the office space. See also: Amenities, Features

Absorption: Refers to the change in occupancy over a given time period. Lease renewals are not factored into absorption unless the renewal includes the occupancy of additional space. (In that case, the additional space would be counted in absorption.) Pre-leasing of space in non-existing buildings (e.g., Proposed, Under Construction, Under Renovation) is not counted in absorption until the actual move-in date. See also: Positive Absorption, Negative Absorption, Gross Absorption, Net Absorption.

Absorption Assumption: In context of Property Professional analytic forecasting, a user-entered variable for projecting vacancy rates. This assumption variable is for net absorption and can be entered as a fixed or variable rate. See also: Forecast, Delivery Assumption

Active: See Sale Status

Air Lines: Compressed air lines for operating machinery, such as pneumatic tools. See also: Features

Alert: A CoStar Property Professional feature that highlights new properties and/or spaces matching the criteria of a saved survey. Red exclamation marks or emails serve as the notification symbol to highlight the new properties and new spaces.

Amenities: Special characteristics that can enhance a property's appeal, such as: A/C, Balconies, Card Key Access, Fenced Lot, Mixed-Use, Rooftop Terrace, Tenant Controlled HVAC. See also: Features

Anchor Tenant: Tenants that are considered "credit worthy" and attract or generate traffic for a retail facility (e.g. a supermarket in a neighborhood shopping center, a major chain or department store in a regional mall).

Asking Rent: The dollar amount space is offered for lease at, based on square foot per year or month charge. Asking Rent is presented in a manner that indicates the rent amount and the services included or charged for separately. See also: Average Weighted Rent, Effective Rent, Estimated Rent, Estimated Gross Rent, Services

Assessed Value: The dollar value of a property, oftentimes stated in context of taxation. The assessed value may include a separation of land and building components.

Atrium: A lobby or open area usually with high vaulted ceilings or a grand central court. See also: Amenities

Attachment: In context of the My Surveys page, refers to a file that is associated with a saved survey and is uploaded for storage into a Client Folder. See also: Client Folder, Publish

Available Space: The total amount of space that is currently being marketed as available for lease or sale in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date. CoStar includes only existing, under construction, and under renovation buildings in its statistical calculations of available space.

Average Weighted Rent: Refers to the average rental rate for spaces within a building, with the average being weighted according to the size of the space available (the larger the space, the more that particular rental rate "counts" in the average). To calculate the average weighted rent, multiply the number of available square feet by the corresponding rental rate for each space, take that dollar amount sum, and divide that figure by the total number of available square feet. Negotiable rental rates and rental rates of zero are excluded from this calculation. Rental rates stated as a range are calculated using the midpoint of the range. When calculating the average weighted rent from a collection of rental rates that have different service types, only rents with the predominant service type are included within the calculation. See also: Asking Rent, Average Weighted Rent, Effective Rent, Estimated Rent, Estimated Gross Rent, Services

BOMA Standard: Building Owners and Managers Association Standard. Since 1915, the BOMA Standard has been the only floor measurement method for commercial real estate approved by the American National Standards Institute (ANSI). These Standards present a calculation methodology in an effort to insure accurate comparisons between buildings. They are, however, only guidelines and not a law or enforceable regimen, as is commonly thought. A must for building owners, managers, facilities managers, tenants, appraisers, architects, leasing professionals, lending institutions and others when calculating leases, allocating building expenses to cost centers, or comparing occupancy.

Biotech/Lab Space: A building or space that has been built-out for extensive laboratory use. Such

space may have, but is not limited to, extensive steel frame with concrete floors to handle additional floor loading, extremely high floor separations allowing extensive mechanical equipment "runs" above the suspended ceiling and below the floor structure above, high speed data access, heavy duty HVAC, higher roof loading capacity to support heavy air handling equipment, and enhanced environmental control technology. This space may also be designated a "clean room" for handling materials with high tolerances and contamination requirements. See also: Amenities, Secondary Type

Building Available: The total square footage of space that is available for lease or sale within a building, regardless of space type or use.

Building Contiguous: See Contiguous Block

Building Expenses: The cost associated with running and maintaining a building; including property taxes, insurance, electricity, other utilities, janitorial fees, etc. Expenses are usually divided by the rentable building area and stated on a per-square-foot basis.

Building FAR: Floor Area Ratio (FAR) is the rentable building area divided by the land area.

Building Type: See Property Type

Built-Out: See Condition

Buss Ducts: Electricity conducting copper bars that run along the ceilings in open ducts for efficiently hooking up machinery. Each section can have multiple connections and can be shut off. See also: Features

CAM (Common Area Maintenance) Charge: A potential lease expense, in addition to contractual rent, passed on to the tenant(s) for cleaning and/or maintenance of the building's common areas. For retail properties, this may include advertising and other associated expenses.

CAP Rate: Income rate of return for a total property that reflects the relationship between one year's net operating income and the total price or value. Calculated by dividing the net operating income by the sale price or value.

Card Key Access: Security system that controls building access via an electronic card reading system. This type of system will typically record and store the time and identity of the user. See also: Amenities

Ceiling Height: The distance on an industrial building from the top of the finished floor to the lowest bottom edge of the roof structure. These heights may vary in some buildings. It is used to

Glossary

measure the vertical capacity of a building for storage and/or placement of equipment.

Changes: Changes are modifications made to property or space data and presented in Property Professional search results and/or change reports. The list below identifies Change types as tracked.

Space Additions • Space Removals • Rental Rate Changes • Sales Status Changes • Properties Added • Properties Removed • RBA Changes • Property Management Changes • Leasing Company Changes

Class: An office property classification system based on the physical features and conditions, architectural quality, typical pricing methods, and general locale of a building. See also: Class A, Class B, and Class C

Class A: A classification used to describe buildings that may be considered a historical and/or architectural landmark. It may have been built within the last 5-10 years, but if it is older, it has been renovated to maintain its status and to provide many amenities. Class A buildings are generally one-of-a-kind with a unique shape and floor plans, notable architectural design, excellent and possibly outstanding location. It has the best quality materials and workmanship, expensive trim and interior fittings. It has first-rate maintenance and management and is usually occupied by prestigious tenants. Class A buildings are most eagerly sought by investors willing to pay a premium for quality and are often designed by architects whose names are immediately recognizable.

Class B: A classification used to describe buildings that offer: utilitarian space without attractions; ordinary design, if new or fairly new; good to excellent space and design if older; and a non-landmark building. Class B buildings are less appealing to tenants and may be deficient in a number of respects including floor plans, condition, and facilities. They lack prestige and must depend chiefly on lower prices to attract tenants and investors. They are generally considered to be a more speculative investment.

Class C: A classification used to describe buildings that are generally no-frills, older buildings that offer basic space. Class C buildings typically offer: below average maintenance and management, mixed or low tenant prestige, and inferior elevators and mechanical/electrical systems. As with Class B, they lack prestige and must depend

chiefly on lower pricing to attract tenants and investors.

Clear Height: See Ceiling Height

Client Folder: In context of Property Professional's My Surveys feature, a space where a user can store and organize client contact information, saved surveys, saved survey snapshots, and file attachments. Also, client folders and their contents can be "shared" with other users. See also: Publish, Attachment, Presentation

Close Date: Date that a for-sale property actually closed escrow or the Recording Date at the County Assessor's Office.

Column Depth: See Column Spacing

Column Spacing: The minimum width and depth between columns found within an industrial building. A building that is "clear of columns" does not have any columns within the building.

Column Width: See Column Spacing

Common Area: See Core

Community Center: A retail property that typically offers a wider range of apparel and other soft goods than the neighborhood center. They have two or more anchors, with supermarkets, super drugstores and discount stores as common anchors. Community center tenants sometimes contain off-price retailers selling such items as apparel, home improvement/furnishings, toys, electronics, or sporting goods. A community shopping center development typically has a total square footage between 100,000 and 350,000 SF. See also: Retail, Secondary Type, Property Type

Comparison Survey: In context of Peering, a saved analytic survey selected for use in peer group analytic comparisons. See also: Peering, Survey

Concierge: A lobby attendant provided by the building owner to assist tenants with special requests such as tickets to the theater, concerts, or other performances, restaurant information and reservations, ordering flowers, or calling taxis, to name a few. Concierges are usually found in buildings that are Class A. See also: Amenities

Condition: The state of a particular space available for lease. Conditions include those listed below. Built-Out: Space has existing tenant improvements performed on it, which make it able to be occupied by a tenant. Move-In: Space is "built-out" and a tenant may move in with no

modifications. Shell: Space is new and unimproved, as the space has never previously been occupied by a tenant. It must be built-out prior to occupancy.

Condo: Office, medical, retail, or industrial suites of space that may be purchased. The term "condominium" refers to a form of ownership, not a type of structure or building. Condominiums are typically multiunit structures or properties in which persons hold fee simple title to individual units and an undivided interest in the common areas.

Conferencing Facility: A meeting facility that may be used by all of the tenants in the building. See also: Amenities

Construction Material: Indicates the type of materials that were used to construct the building frame. The construction types are: Brick & Block, Brick & Glass, Brick & Steel, Brick & Timber, Concrete, Concrete Brick, Poured in Place, Pre-Cast, Reinforced Concrete, Reinforced Mason, Split-Face Block, Steel, Steel & Concrete, Steel & Glass, Steel & Concrete Slabs, Tilt-Up, and Wood Frame.

Contig: See Contiguous Block

Contiguous Block: Continuous available space in a building that a prospective tenant would be able to occupy. Contiguous space in a building includes all space on one floor and adjoining floors that are either above or below. Space is considered contiguous in a building if it is connected to another floor above or below. A floor may be skipped in between as long as the floors on either side are full floors. Contiguous on one floor refers to the largest block of space on a single floor. Space must be touching in order to be considered contiguous.

Core: The areas on a floor, such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors, which are available for the use of all tenants on that floor. It does not include major vertical penetrations such as elevator shafts stairways, equipment runs, etc. (Identified as a percentage of rentable area.)

Crane: Machinery used for loading, unloading and moving heavy loads through an industrial building. It runs along a track located on the ceiling of the building. There are also cab cranes that are located on the ceiling, and an operator can sit in the cab to operate the crane. The two crane types can run in tandem for heavier loads. A

Glossary

number indicates how many cranes. Capacity (in tons) and Hook Height (in feet) may also be indicated.

Cross Docks: A building attribute usually found in Truck Terminals that facilitates companies that have a high volume of inventory that is simultaneously incoming and outgoing — such as package delivery services. In a building with Cross Docks, packages can be received on one side of the building, sorted or combined with other packages “in the middle,” and loaded to go out the other side of the building. Buildings with Cross Docks are typically column-free and unheated. To have Cross Docks, the building needs to be very narrow, between 60 to 80 feet wide. See also: Loading Docks, Drive-Ins

Delivery Assumption: In context of Property Professional analytic forecasting, a user-entered variable for projecting vacancy rates. This assumption variable is for net deliveries and can be entered as a fixed or variable rate. See also: Forecast, Absorption Assumption

Demolished: A building status identifying buildings that have been destroyed (torn down, burned, earthquake, natural disaster, etc.) or were converted to a building type not tracked by CoStar (e.g., an office converted into a college). A building that has been converted from office to industrial or vice versa is also considered demolished. Demolished buildings remain in CoStar Property Professional database for historical purposes.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased. See also: Space Type

Divisible Space: The smallest amount of square feet to which the total unit of space may be divided.

Document Number: Reference number that corresponds to the grant deed, warranty deed or conveying instrument at a county recorder's office.

Docks: See Loading Docks, Cross Docks, Drive-Ins, Levelators

Double Net: In context of lease service types, an arrangement where lessee may pay for two of the building expenses as determined by the landlord and lessee. See also: Services

Drive-Ins: An entrance that enables trucks to drive right in to the building. This type of door usually indicates manufacturing use. Field values may

include: a numeric value indicating the number of drive-ins that exist, “Yes” indicating drive-ins exist, “None” indicating no drive-ins exist, and a measurement indicating the height and width of the drive-in. If there is a dash, CoStar Researchers have not yet researched this field for the particular building. See also: Loading Docks, Cross Docks

Effective Rent: The base rent paid by a tenant, adjusted downward for concessions paid for by the landlord (such as free rent, moving expenses, or other allowances), and upward for costs that are the responsibility of the tenant (such as operating expense pass throughs). Effective rent is the total of all cash flows over the term of the lease. See also: Asking Rent, Average Weighted Rent, Estimated Rent, Estimated Gross Rent, Services

Empowerment Zone: An area designated by the U. S. government where financial incentives (such as corporate income tax credits) are provided for economic development purposes. See also: Amenities

Enterprise Zone: A designated area where financial incentives (such as tax credits) are provided for economic development purposes. See also: Amenities

Escalation: Indicates the amount and timing of increases in the base rental rate for a tenant under lease. The increases can occur throughout the term of the lease, semi-annually, or at mid-term. Escalations may be expressed as a percentage of the original base rent or as a specific dollar amount per square foot each per year.

Estimated Gross Rent: Projected rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance. See also: Full Service

Estimated Rent: The estimated monthly or yearly amount that a tenant pays in rent per square foot. The estimated rent is based upon the asking rent of the available space at the time the tenant moved in. This value is oftentimes displayed in context of integrated CoStar Tenant[®] information.

Estimated Spread/SF: Spread/SF is the difference between the building's asking rent/SF and the tenant's rent/SF paid. $\text{Spread/SF} = (\text{Current Asking Rate}) - (\text{Estimated Rate paid})$. A positive value denotes a favorable dollar differential for the tenant. A negative value denotes an unfavorable dollar differential for the tenant.

Evaporative Cooled: Term relating to a type of climate conditioning in a warehouse environment. Produced by a equipment that turns air

into moist, cool air by saturating it with water vapour. This type of equipment is commonly used in warm, dry climates. Common in the Phoenix market.

Executive Suite: A small unit of office space on a multi-tenanted floor. Typically has shared access to a reception area, conference room and staff services. May be furnished and provide access to photocopying, telephone usage and mail handling.

Existing: A building status identifying buildings that have been completed and are ready for occupancy. A certificate of occupancy has been issued to the owner.

FAR: See Building FAR

Features: Special characteristics that can enhance an industrial property's appeal, such as: 24/7 building access, floor drains, skylights, property manager on sight, wet lab. See also: Amenities

Fee Simple: Absolute ownership of real property. The owner has the right of disposition without limitation for the duration of their life. After death, the property then passes to the owner-designated heirs.

Flex: Describes spaces and properties that can be used for a variety of purposes. Can be used in combination with office, warehouse, quasi-retail, R&D, industrial, and distribution uses. As a property type, Flex buildings have at least half of the RBA used as office space, typically have ceiling heights under 18 feet, and are commonly zoned light industrial. Flex buildings have also been called Incubator, Tech, and Showroom buildings in markets throughout the country. See Space Use, Property Type

Floor Area Ratio: See Building FAR

Floor Contiguous: See Contiguous Block

Floors: See Stories

Foil: A protective metal barrier that is placed between bays and in the ceiling of an industrial building to contain harmful chemicals. See also: Features

Forecast: In context of Property Professional analytics, a feature for projecting vacancy rate trends, based upon search result data and user-entered delivery and absorption assumptions.

Foreign Trade Zones (FTZs): Were created in the United States to provide special customs procedures to U.S. plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and

Glossary

then reexported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the U.S. market. This helps to offset customs advantages available to overseas producers who compete with domestic industry.

Freestanding: A retail property with a single tenant retail completely by itself and not part of any type of shopping center. See also: Retail, Secondary Type, Property Type

Front Loading: An industrial building feature where the loading docks are located on the front of the building facing the street, rather than in more common locations in the rear or at the side of the building. See also: Features

Full Floors Only: A search criteria field that will narrow your search so that only spaces where the entire floor is available for lease will be considered. See also: Contiguous Block

Full Service (Full Service Gross or Gross): Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance. See also: Services

Full Value: When the terms of a sale are all cash, the documentary transfer tax is paid on the entire sales price. Cash plus a new loan by the buyer is treated the same as an all cash sale.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time. See also: Absorption

Gross Income Multiplier (GIM): The ratio of sale price to gross scheduled income plus other income at time of sale, or projected GSI for the first year of ownership. Calculated by dividing the sale price by the gross scheduled income plus other income.

Gross Rent Multiplier (GRM): Calculated by dividing the sale price by the gross yearly rental income.

Gross Scheduled Income (GSI): The total annualized scheduled rents for an investment property at time of sale or projected for the first year of ownership, assuming full occupancy and including miscellaneous income.

Ground Lease: A lease agreement where the land owner (lessor) agrees to lease their land for a set period of time. Depending on the contents of the agreement, the lessor can stipulate what the lessee can and can not do with the property. The lease term is often 50 years or more, with most

being 99 years in length. The lessee pays the lessor a monthly, quarterly or annual rent payment. The lessee often constructs a building on the site and operates it as if they owned the ground outright. At the expiration of the lease agreement, the lessor gains control of whatever is constructed on the land, unless the lease is renewed. Typically these occur in large urban areas like New York, Philadelphia, Baltimore, etc.

One of the largest ground leases in history involved the territory of Hong Kong. The city was once controlled by Great Britain under a 99-year lease signed in 1898. China flat-out refused to renew the lease. So in 1997, as the lease expired, China received one of the largest and most-modern cities in the world.

Horizontal Space: See Contiguous Block

Improvement Ratio: The assessed value of the improvements divided by total property assessed value.

Incubator: See Flex

Industrial: A type of building that is designed and built for bulk warehousing, distribution, mechanical storage and repair, and heavy manufacturing. Ceiling heights are generally in excess of 18 feet with heavy industrial zoning. Manufacturing buildings may include ductwork, air lines, buss ducts, exhaust systems, floor drains and storage tanks. Warehouse buildings will contain open space for storage such as a building with no columns and will have high ceilings. It may include humidity and cooling controls. Industrial secondary types as tracked are: Distribution, Manufacturing, Service, Truck Terminal, and Warehouse. See Property Type, Secondary Type

Industrial Gross: An industrial rent where the landlord may pay base year real estate taxes and insurance. Tenant may pay common area maintenance. Exact payments need to be determined as they may reflect local custom. See also: Services

Land: The total acreage or square footage of a land parcel. The site may be improved with a structure(s) or it may be vacant.

Land Area: Total size of the parcel of land. The size can be expressed in acres or square feet, dependent upon the user's "My Profile" preference settings. The site may be improved with a structure(s) or it may be vacant.

Lease Term: The duration of the lease. Values for this field may be "TBD" (to be determined), a time span (e.g., 3-5yrs), or a date (e.g., thru April 2004).

Leased Space: All the space that has a financial

lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in under construction, planned buildings or under renovation buildings.

Levelators: Steel plates moved by auto-hydraulic lifts to level a loading dock or door with a truck bed. A fully loaded truck sits 4-6 inches lower than a standard 48-inch high-dock. An empty truck will sit 4-6 inches higher. The levelator is used to account for the difference so a forklift can be driven into the truck. A building with multiple docks may not have a levelator for each spot. Field values include: a numeric value indicating the number of levelators that exist and "None" indicating there are no levelators. If a dash displays, CoStar Researchers have not yet researched this field for the particular building.

Levelor: See Levelators

Lifestyle Center: An upscale, specialty retail, main street concept shopping center. An open center, usually without anchors, about 300,000 SF GLA or larger, located near affluent neighborhoods, includes upscale retail, trendy restaurants and entertainment retail. Nicely landscaped with convenient parking located close to the stores.

Listed: The amount of time, in weeks or months, the listing has been on the market.

Load Factor: The ratio between the usable area and rentable areas — or — the factor by which the usable area is increased to obtain the rentable area. For example, Usable Area 10,000 SF x 1.15 = 11,500 SF Rentable Area.

Loading Docks: Platforms that are level with a truck bed and are located on the interior or exterior of a building. This type of door usually indicates warehouse or distribution uses and allows for loading/unloading of inventory from a truck. Field values that may appear include: a numeric value indicating the number of docks that exist, "Yes" indicating docks exist, "None" indicating no docks exist, "Int" indicating internal docks exist, and "Ext" indicating external docks exist. If there is a dash, CoStar Researchers have not yet researched this field for the particular building. See also: Cross Docks, Drive-Ins

Glossary

Loft/Creative Space: Pre-World War II era, multi-story industrial buildings that were constructed in urban settings. Lofts have floor-to-ceiling windows and a minimum of 12' ceilings. Renovations in these buildings creatively convert the space use from manufacturing to office. However, the building will maintain the loft-style appearance despite its space use. Lofts will be labeled for the type of space they contain if they do not meet the physical descriptions described above. See also: Secondary Type

Lookup: A simplified search approach that finds results based on a single piece of information, such as a property address, building name, or a company name. Lookup uses a specialized search engine that compares the Lookup entry against multiple fields of data — then returns the results that most closely match the entry.

Mall: See Regional Mall, Retail

Medical: Indicates space that is used exclusively for medical purposes. The build-out and/or configuration should support operations of medical tenants (e.g., laboratory support, greater number of wet stacks, special power requirements, visitors' parking). Medical space is considered a subset of office space and is counted as such. See also: Secondary Type, Space Use

Metal Halide: A type of reflective light fixture, associated to industrial property features, used to maximize lighting and minimize cost. See also: Features

Mezzanine: A partial story between two main stories of a building. See also: Amenities

Modified Gross: Similar to Full Service, but the tenant will be responsible for one or more of their proportional share of the expenses. The landlord will pay the remaining expenses the tenant does not pay. (Modified Gross can be used to identify all lease types that are not Full Service or Net — they vary from market to market.) See also: Services

Month-to-Month: In context of Occupancy Status, condition where the tenant leases the space it currently occupies on a short-term, month-to-month basis.

Move-In: See Condition

Negative Absorption: Condition that occurs when space that was occupied by a tenant is no longer occupied. All the physically vacated space is counted as negative absorption, even if the tenant vacating the space still has a lease obligation to the space they are vacating. See also: Absorption

Neighborhood Center: A retail property designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. A center ranges in size from 30,000 — 150,000 SF. A supermarket and/or drugstore anchor most of these (one or more anchors). Smaller stores offer drugs, sundries, snacks and personal services. The center is usually configured as a straight-line strip with no enclosed walkway or mall area, although a canopy may connect the storefronts. See also: Retail, Secondary Type, Property Type

Net Absorption: The net change in occupied space over a given period of time, calculated by summing all the positive changes in occupancy (move ins) and subtracting all the negative changes in occupancy (move outs). See also: Absorption

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs. There are many variations of net rental rates that can assume a variety of names such as Net of Electric, Single Net, Double Net, Triple Net, and others.

New Space: Sometimes called first generation space; refers to space that has never been occupied and/or leased by a tenant. See also: Space Type

Occupancy Status: The type of possession in which a tenant has over a space. See Leased, Subleased, Month-to-Month, Owned, and Pending

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Ofc: See Office in Warehouse

Office: A property type designed for office space use. It may have some retail space, such as banks, restaurants, and ground floor shops. See also: Space Use, Property Type

Office in Warehouse: Associated office areas within an existing Industrial type building; specifically a warehouse facility.

Offsites: Power, water, and sewer; width and paving of the streets, curbs, gutters, and sidewalks. Anything outside the boundaries of the subject lot.

Outlet Center: A retail property usually located in a rural or occasionally in a tourist location.

Originally, an outlet center consists of manufacturer's outlet stores selling their own brands at a discount. However, today most outlet centers provide a secondary location for major retailers to move their out-of-season fashions and no discounts are available. An outlet center does not have to be anchored. A strip configuration is most common, although some are enclosed in malls and others can be arranged in a village cluster. Typically 50,000 — 400,000 SF. See also: Retail, Secondary Type, Property Type

Overage: A common condition in retail leases where the tenant pays a certain percentage of their gross sales receipts to the landlord. This payment is in addition to the base rent. The terms can state that the payment is due on a fixed basis (paid every month) or it can be based on gross sales in-excess of a certain amount (10% of all sales over \$10,000 per month). This is also called "Percentage Lease".

Owned: In context of Occupancy Status, condition where the tenant owns the space it currently occupies.

Park Name: The name of the park, subdivision, or complex in which the building is located.

Parking: Descriptive information regarding a property's parking, potentially including the type of parking (e.g., Covered, Surface) and conditions of parking (e.g., Reserved, Free).

Peering: An analytic feature that enables the user to see an analytic search result (as an aggregate set) or a single property compared to one or two saved analytic survey result sets. Peering is available when viewing summary and history data in "analytic view" or on the "analytic tab" on a tabbed detail page.

Pending: See Sale Status

Pending: In context of Occupancy Status, condition where there is a proposed lease with the execution pending signature by a representative from the landlord and/or the tenant.

Percent Leased: The percentage of space in a specific building that has been leased or pre-leased. This applies to buildings that are under construction or proposed, as well as existing buildings. Percent Leased = Total Space Leased / Rentable Building Area x 100

Plus All Utilities: A building service type where the tenant is responsible for their proportional share of utilities. See also: Services

Plus Cleaning: A building service type where the tenant is responsible for their proportional share

Glossary

of cleaning expenses. See also: Services

Plus Electric: A building service type where the Lessor pays for all services except electricity. Tenants pay their share based on the square footage in which they occupy. See also: Services

Plus Electric & Cleaning: A building service type where the Lessor pays for all services except electricity and cleaning expenses. See also: Services

Plus Utilities and Char.: A building service type where the Lessee pays for everything except utilities (electric, water, etc.) and cleaning. See also: Services

Positive Absorption: Condition that occurs when space not previously occupied becomes occupied (by a tenant). See also: Absorption

Power Center: A retail property dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or “category killers,” i.e., stores that offer tremendous selection in a particular merchandise category at low prices. The center typically consists of several freestanding (unconnected) anchors and only a minimum amount of small specialty tenants. 250,000 — 600,000 SF. See also: Retail, Secondary Type, Property Type

Pre-leased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date. CoStar includes only under construction or planned/proposed properties in its statistical calculations of pre-leased space.

Premier Property: A property that is featured via CoStar Interactive Advertising and receives special treatments within the screen display.

Presentation: In context of the My Surveys page and saved surveys, a Presentation is a “snapshot copy” of a search result that was created either upon saving a survey (and including the option to save criteria AND results) or upon editing results via the Presentation Maker. The snapshot copy of the results corresponds to the data values seen at the time when the snapshot copy was made. While the user can edit data values via the Presentation Maker, the snapshot data values are not updated as a part of CoStar research team updates. See also: Publish

Presentation Maker: A Property Professional utility for editing property and space data within a Property Search or Lookup result set.

Price Per SF Net: Example: 5000 SF of land sold for \$1,000,000 and the assessed improvement ratio (supplied by the assessment office) is 80%.

Take the inverse of the Improvement ratio to generate a land ratio of 20%. Calculate the value of the land when using the land ratio against the sales price. ($\$1,000,000 \times 20\% = \$200,000$) That value is then divided by the land area to come up with a Net \$/SF for land. (e.g., $\$200,000/5000 = \40 Price per SF Net)

Property ID: A unique six-character property identification code.

Property Type: In context of CoStar Property Professional, Property Type is the overall classification related to a property. The list below identifies the Property Type options as tracked. Each option is also defined separately within this glossary. Industrial, Flex, Office, Multi-Family, Retail, Land. See also: Space Use, Secondary Type

Proposed: A building status identifying buildings that are not yet under construction, but have complete site and architectural plans, and a scheduled completion date.

Publish: In context of the My Surveys page, refers to a feature where Property Professional users can make Presentations and/or Attachments visible to password-protected Web sites. The user manages access to those password-protected Web sites. In order for a user to Publish, that user must have an active subscription to Property Professional and CoStar Connect.

Published Attachment: See Attachment, Publish

Published Presentation: See Presentation Snapshot, Publish

Published Presentation: See Presentation, Publish

Rail Line (Industrial): Indicates that rail service is available to the building, including an area for train cars to pull up at one time for loading and unloading. See also: Rail Spots

Rail Spots (Industrial): Indicates the number of exterior and interior rail spots (doors) available to the building. See also: Rail Line

Raw Land: See Land

RBA: Rentable Building Area is the usable area plus the tenants’ share of common areas, such as air-conditioning rooms, electrical rooms, janitorial rooms, hallways, and bathrooms. It can also be defined as the gross floor area deducting vertical penetration (elevator shafts, stair wells, large equipment runs). Typically this is the amount of space on which the rent is based; calculated according to local practice.

Recoverable Expenses: The landlord’s collection of expenses from tenants, which is often factored

into the income equation. A majority of the expenses collected from tenants are paid out for fixed and operating expenses throughout the course of the year. The tenants are either billed on a monthly or quarterly basis. Owners use specific accounting standards to maintain a balanced account of what tenants are billed and what is paid out to vendors. The net charges can be adjusted (as well as credited back) in order to offset an out of balance ledger. When these expenses have been included in the gross effective income the norm is to offset this figure by including the total operating expenses into the pro forma expenses.

Regional Mall: A retail property that is typically enclosed, with an inward orientation of the stores connected by a common walkway and parking surrounds the outside perimeter. The term represents the most common design mode for regional and super regional centers and has become an informal term for these types of centers. This center type provides general merchandise (a large percentage of which is apparel) and services in full depth and variety. Its main attractions are its anchors: traditional, mass merchant, or discount department stores or fashion specialty stores. Malls are 400,000 SF and up. See also: Retail, Secondary Type, Property Type

Relet: A space type describing a space that was previously occupied by a tenant but is now under the control of the building owner (to lease). See also: Space Type

Rent: See Asking Rent, Average Weighted Rent, Effective Rent, Estimated Rent, Estimated Gross Rent

Rentable Building Area: See RBA

Requirement: In context of a saved surveys and the My Surveys page, the name assigned to a saved survey.

Retail: A space use and/or a property type designed for retail sale uses. A retail space can be within a non-retail property type, such as the Office property type. A retail property type can be classified further with one of the secondary type options listed below. Each secondary type option is also defined separately within this glossary. See also: Space Use, Property Type, Secondary Type

Sale Status: Status of a “for sale” property. Status options as tracked are listed below.

Active • Pending • Under Contract

Secondary Type: A characterization that corresponds to a building’s physical design and/or

Glossary

use, such as: Apartment units, bank, bar, airport, landfill, self-storage, warehouse, medical, showroom, distribution.

Services: In context of presentation of an Asking Rent, refers to services or charges for services. The list below identifies tracked Services. Items on the list with an asterisk have additional separate definitions found within this glossary. The service type can display as “Negotiable” in cases when the leasing contact does not provide the service type. The service type can display as “TBD” for cases in which services are not known, because the building is not built yet (as in Proposed or Under Construction properties). Definitions of other tracked service types can be found within this glossary.

Double Net • Full Service (Full Service Gross or Gross) Industrial Gross • Modified GrossNet • Plus All Utilities • Plus Cleaning • Plus Electric • Plus Electric & Cleaning • Plus Utilities and Char. • Tenant Electric • Triple Net (NNN)

SF Occupied: See Occupied Space

SF/Employee: The average number of square feet per employee based on the total square feet occupied divided by the number of employees at a given location. This does not apply to tenants in industrial buildings.

Shallow Bay: A specific type of industrial classification, which reflects a clear height of 18 to 24 feet, 11 to 30 percent office build-out, bay depth 120 to 200 feet, dock high and drive-in doors, minimum max contiguous areas 5,000sf to 25,000sf, may have rail service, and the primary uses are distribution, or light manufacturing. See also: Features

Shell: See Condition

Showroom: See Flex

Site Plan Approved: Applies to proposed buildings only. It indicates that all governmental, construction, and other necessary approvals have been received, and that construction can begin. Obtaining financing or financing approval is not included, as these are separate items, which may or may not be needed. See also: Amenities

Skylights: In context of industrial building features, refers to a built-in fire safety feature that allows smoke and heat to escape through the ceiling/roof either automatic or melt-away. See also: Features

Space: A block of square footage within a building that could be occupied by a tenant. See also: Space Type, Space Use

Space Notes: Comments indicating key information about a particular space; such as, office fixtures and furnishings, amenities, on-site facilities, type of view, proximity to transportation and restaurants, and parking information.

Space Type: Refers to the means by which space is available for lease. The list below identifies the Space Type options as tracked. Each option is also defined separately within this glossary. Direct and Relet terminology is used interchangeably, dependent upon the user’s “My Profile” preference settings.

Direct • Relet • Sublet • New

See also: Space Use

Space Use: Describes the type of operations and/or purpose designated for or associated with a particular space. The list below identifies the Space Use options as tracked. Items with an asterisk have additional separate definitions found within this glossary.

Office • Retail • Medical* • Flex* • Warehouse

See also: Space Type

Specialty/Festival/Entertainment Center: A retail property typically employing a unifying theme that is carried out by the individual shops in their architectural design and, to an extent, in their merchandise. The biggest appeal of these centers is to tourists. Restaurants and entertainment facilities can be anchors. These centers, generally located in urban areas, tend to be adapted from older, sometimes historic, buildings, and can be part of mixed-use projects. 80,000 — 250,000 SF. See also: Retail, Secondary Type, Property Type

Spread Ratio: The percentage of rent that the tenant is overpaying or underpaying in regards to the building’s asking rent. Spread ratio is calculated by $(\text{Spread/SF}) / (\text{Asking Rent/SF}) \times 100$. Spread/SF is the difference between the building’s asking rent/SF and the tenant’s rent/SF paid. $\text{Spread/SF} = (\text{Current Asking Rate}) - (\text{Estimated Rate paid})$. A positive value in spread denotes a favorable percent differential for the tenant. This information displays on CoStar Tenant® detail card.

Sprinkler: Fire safety system tracked within industrial properties. Field values that may appear (and a description of each) are listed below. Wet: sprinkler pipes are fully charged with water. Dry: sprinkler pipes are not filled with water and a shut-off valve with a pump regulator controls the water pressure. (If a fire starts, at a certain temperature the solder melts away — there-

by releasing water into the pipes.) None: building does not have a sprinkler system. ESFR: Early Suppression Fast Response system is present. (If a fire starts, the system will concentrate releasing water only where it senses a fire.) Yes: a sprinkler system exists, however, its type has yet to be confirmed.

Status: In context of CoStar Property Professional, Status is the designation that relates to the property’s physical existence. The list below identifies the Status options as tracked. Each option is also defined separately within this glossary.

Existing • Under Construction • Under Renovation • Proposed • Demolished

Stories: The number of floors in the building.

Strip Center: See Unanchored Strip Center

Subleased: In context of Occupancy Status, condition where the tenant leases the space it currently occupies from another tenant that has a lease on the space.

Sublet Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. See also: Space Type

Submarket: The specific geographic boundary that serves to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.) with distinct boundaries that are dependent upon different factors relevant to each building type.

Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Submarket Cluster in which they are located. See also: Market, Submarket Cluster

Submarket Cluster: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Submarket Clusters are building type specific, and non-overlapping contiguous geographic designations have a cumulative sum that matches the boundaries of the entire Region or Market in which they are contained. Submarkets can be subdivided into Submarkets. See also: Market, Submarket

Survey: Properties and spaces within a search result. Incorporates criteria entered (either as part of a search or a Lookup), individual proper-

Glossary

ties and spaces added or removed (via features for Add Properties or remove property), and properties and spaces added or removed by query.

Tech: See Flex

Telecom Hotel/Data Hosting: A building designed as a centralized repository for the storage, management, and dissemination of data and information. The primary characteristic of these facilities is that they have very few, if any, offices, because they principally house electronic equipment. A data center is owned or leased to one company and a telecom hotel leased to numerous companies. See also: Secondary Type

Tenant Electric: Lessor pays for all services and Lessee is responsible for their usage of lights and electrical outlets. See also: Services

Term: See Lease Term

Time on Market: The length of time a property is initially listed for sale until an offer is accepted and the property is either put under contract or escrow is opened.

Total in Building: An advanced search criteria option that will apply your SF Avail criteria to the sum of all the available space in an entire building.

Total in Listing: An advanced search criteria option that will apply your SF Avail criteria to the sum of all the available space under one contractual listing.

Transfer Tax -Full Value: Documentary transfer tax affixed to the deed is computed on the full value of the property conveyed.

Triple Net (NNN): In context of lease service types, usually a lease where the tenant is responsible for all expenses associated with their proportional share of occupancy of the building, except long-lived structural components and management charges. Local custom dictates differences, which must be confirmed. See also: Services

Truck Well: A slope that brings the level of a truck bed to a dock high loading platform. Capacity is defined as the number of trucks that can simultaneously load or unload cargo.

Truss Height: See Ceiling Height

Type: See Property Type, Space Type, Secondary Type

Unanchored Strip Center: A retail property with an attached row of stores or service outlets managed as a coherent retail entity, with on-site parking usually located in front of the stores. Open

canopies may connect the storefronts, but a strip center does not have enclosed walkways linking the stores. A strip center may be configured in a straight line, or have an “L” or “U” shape. Strip centers range in size from 20,000 — 99,999 SF. See also: Retail, Secondary Type, Property Type

Under Construction: A building status identifying a building in the process of being developed, assembled, built or constructed. A building is considered to be under construction after it has begun construction and until it receives a certificate of occupancy.

Under Contract: See Sale Status

Under Renovation: A building status identifying buildings that are unoccupied because they are in a state of renovation. Either they are awaiting building certificates or are currently under reconstruction.

Unpublished Attachment: See Attachment, Publish

Unpublished Presentation: See Presentation, Publish

Usable Area: The area occupied by the tenant and not shared with other tenants or building services. It is the rentable area minus the common areas.

Vacancy Rate: The percentage of space that exists but is not currently occupied. Vacancy Rate equals the space that is currently marketed in an existing building, which is physically vacant, plus any space not on the market and not yet occupied divided by the existing RBA (Rentable Building Area). It is important to note that CoStar offers two vacancy rates: one that includes Sublet space and one that does not. Therefore, vacancy rate can be calculated as new/relet or new/relet/sublet. See also: Forecast

Vacant Available Space: Space that is both vacant and available at the same time. That is, space that is being marketed as for lease or for sale, and that is physically not occupied by a tenant. The difference between vacant space and vacant available space is that vacant space can contain spaces that have been leased by a tenant but not occupied by the tenant.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant

space. Likewise, space that has been leased but not yet occupied because of finish work being done would also be considered vacant space.

Vertical Space: See Contiguous Block

Warehouse: Facility used exclusively for storage. See also: Space Use, Secondary Type

Weighted Average Rent: See Average Weighted Rent

Wet Lab: A type of laboratory that is equipped with fume-hoods and sinks with running water. See also: Features

Year Built: The year an existing building was completed. For “Under Construction” and “Proposed” buildings, this is the scheduled completion date.

Zoning: The public regulation of real estate use accomplished by establishing districts or areas with uniform restrictions.