

## U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

## RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

## TRENDS AND INSIGHTS

### Cushman & Wakefield Covid-19 Webinar Replay

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**.

[Click to Replay](#)

### COVID-19: A Wholly Unprecedented Policy Response

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

### Lessons From Landlords In China's Post Covid-19 Recovery Phase

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

### 2020 Asia Pacific Office Outlook

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy.

[Click for Article](#)

CUSHMAN & WAKEFIELD  
WEEKLY COVID-19 UPDATES

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## MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)**	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
<b>CBD / UPTOWN TOTALS</b>	<b>19,140,506</b>	<b>95,956</b>	<b>844,699</b>	<b>4.9%</b>	<b>109,041</b>	<b>109,041</b>	<b>360,488</b>	<b>2,547,915</b>	<b>\$33.06</b>	<b>\$34.40</b>
Airport	10,050,563	17,689	1,064,351	10.8%	-54,976	-54,976	172,755	0	\$23.67	\$26.07
East	858,976	0	218,347	25.4%	-41,015	-41,015	8,506	0	\$16.00	\$0.00
Matthews	1,064,801	51,650	117,550	15.9%	1,545	1,545	48,590	0	\$15.59	\$0.00
Midtown	3,200,533	5,001	184,833	5.9%	-31,469	-31,469	82,029	1,729,872	\$29.69	\$29.91
Northeast / I-77	1,837,720	43,772	219,902	14.3%	12,697	12,697	23,428	0	\$25.49	\$25.75
Northwest	23,278	0	0	0.0%	0	0	0	0	\$0.00	\$0.00
Park Road	651,398	9,383	48,997	9.0%	-53,825	-53,825	26,457	0	\$0.00	\$0.00
Plaza Midwood / NoDa	471,671	0	135,617	28.8%	1,810	1,810	7,409	579,972	\$34.00	\$34.00
South	1,079,906	1,748	72,634	6.9%	17,099	17,099	17,173	0	\$25.01	\$25.35
South / 485	5,912,427	95,260	429,779	8.9%	200,280	200,280	58,0854	328,000	\$33.47	\$33.55
SouthPark	4,430,937	12,050	319,450	7.5%	-39,361	-39,361	46,553	0	\$32.47	\$35.24
University	4,082,877	31,197	359,202	9.6%	28,785	28,785	74,313	159,041	\$22.43	\$25.15
<b>SUBURBAN TOTALS</b>	<b>33,665,087</b>	<b>267,750</b>	<b>3,170,662</b>	<b>10.2%</b>	<b>41,570</b>	<b>41,570</b>	<b>565,267</b>	<b>2,796,885</b>	<b>\$27.21</b>	<b>\$30.86</b>
<b>Class A</b>	<b>37,184,004</b>	<b>260,852</b>	<b>2,332,286</b>	<b>7.6%</b>	<b>421,596</b>	<b>421,596</b>	<b>680,039</b>	<b>4,693,300</b>	<b>N/A</b>	<b>\$32.10</b>
<b>Class B</b>	<b>15,621,589</b>	<b>102,854</b>	<b>1,683,075</b>	<b>11.4%</b>	<b>-270,985</b>	<b>-270,985</b>	<b>245,716</b>	<b>651,500</b>	<b>N/A</b>	<b>N/A</b>
<b>CHARLOTTE TOTALS</b>	<b>52,805,593</b>	<b>363,706</b>	<b>4,015,361</b>	<b>8.3%</b>	<b>150,611</b>	<b>150,611</b>	<b>925,755</b>	<b>5,344,800</b>	<b>\$29.04</b>	<b>\$32.10</b>

\*Rental rates reflect full service asking

\*\*YTD Leasing Activity is not reflective of U.S. MarketBeat Tables

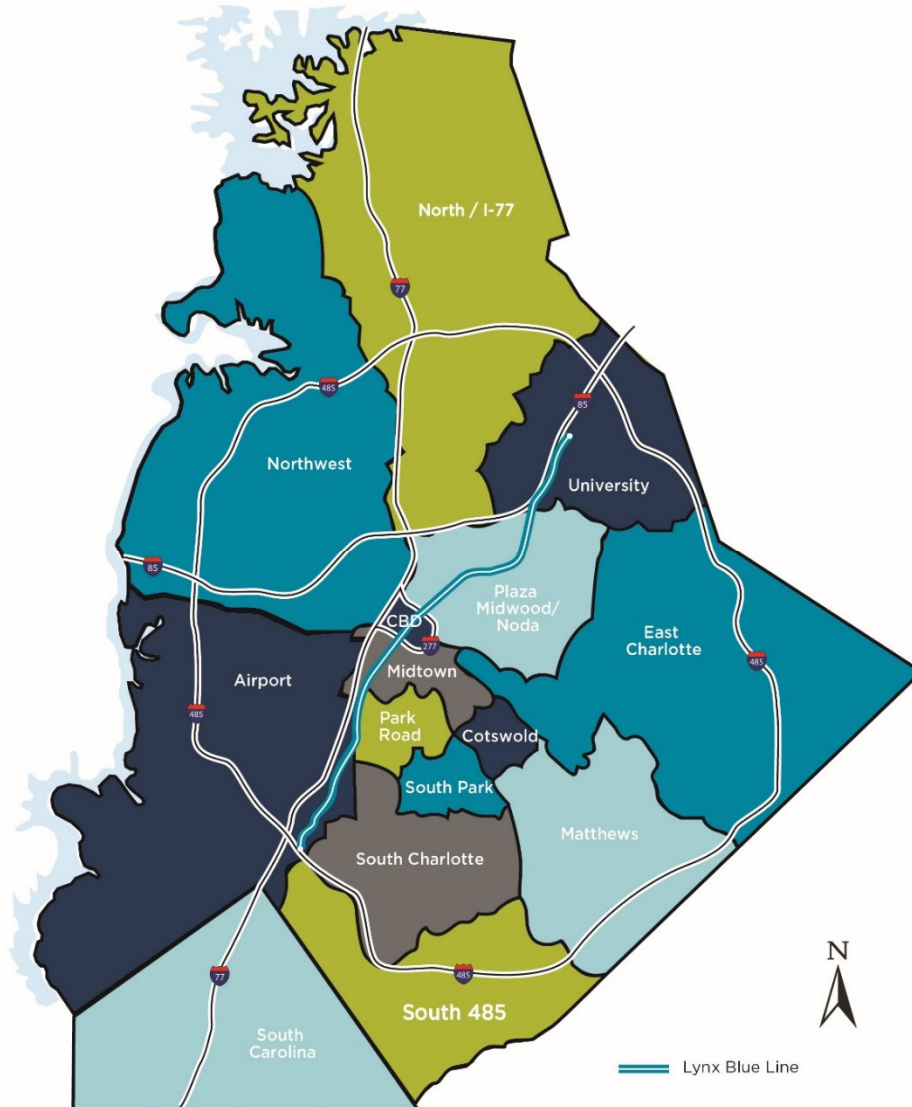
## KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
Coliseum Centre 3, 5 & 6	Airport	America's Capital Partners / South Street Partners	490,319	\$102.0M/\$208
LakePointe Center 3 & 5	Airport	Atlanta Property Group / Bridge Investment Group	226,863	\$46.3M/\$204
Latta Arcade Building	CBD	Northwood Investors / NorthPond Investors	27,867	\$7.5M/\$269

# CHARLOTTE

Office Q1 2020

OFFICE SUBMARKETS



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