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THE LIST

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LOUISVILLE OFFICE AND INDUSTRIAL VACANCY RATES, YEAR-END 2007

Office properties

Office class	Vacancy rate
Class A	11%
Class B	20.4%
Class C	17%

Office submarket

Office submarket	Vacancy rate
Central business district	15.9%
Suburban	16.4%
Old Louisville	24.6%
Hurstbourne/Eastpoint	17.7%
Plainview/Middletown	15%
Southeast	19.7%
Westport/Brownsboro roads	11.5%
St. Matthews	9.8%
South Central	18.3%

Industrial properties

Industrial type	Vacancy rate
Manufacturing	7.2%
Office Service	14.3%
Warehouse/Distribution	10.5%

Industrial submarket

Industrial submarket	Vacancy rate
Central	12.4%
Downtown	7.6%
I-64	3.5%
I-65	21.5%
East	7.4%
Jeffersontown	6.2%
Middletown/Easpoint	4.4%
Westport/Brownsboro roads	12%
South	7.7%
Airport	6.9%
Bishop	5.1%
Fern Valley	12.1%
West/Southwest	5.9%
Iroquois	6.4%
Riverport	7.4%
West End	0.9%
Bullitt County	13.6%

Notes: Figures reflect office properties 5,000 square feet and larger and industrial properties 10,000 square feet and larger.
SOURCE | COMMERCIAL KENTUCKY INC.

list NOTES

Information was obtained from representatives of listed companies. Others might have been eligible but did not respond to requests for information. Local refers to the Louisville area of Jefferson, Oldham, Shelby and Bullitt counties in Kentucky and Clark, Floyd and Harrison counties in Indiana.

footnotes

1. Dollar volume represents the gross value of leases and sales received by the firm in 2007 and reflects the entire amount of the lease or sale. If a company represented both sides of a transaction, the lease or sale is counted only one time.

2. Information appeared on last year's list.

3. Figure shown might include additional commercial volume, including land and multifamily properties.

key

NA - Not applicable; NR - Not ranked

Area codes: Kentucky - 502; Indiana - 812

Commercial Real Estate Brokers - Industrial

Area's Largest Ranked by Dollar Volume in Industrial Space Sold or Leased out of Local Offices in 2007

Rank	Prior rank	Name Address Phone; Web site	Dollar volume, in industrial space: ¹ 2007/ 2006 ²	Total dollar volume: 2007 ³ / 2006 ²	Units sold or leased by local offices: 2007 ³ / 2006 ²	Percent of 2007 volume from outside Louisville area	Local: Offices/ Active commercial agents	Top local official(s)/ Local managing broker(s), industrial properties	Year founded locally
1	2	CB Richard Ellis/Louisville 6060 Dutchmans Lane, Suite 100 Louisville, Ky. 40205 429-6700; www.cbre.com/louisville	\$155.35 million/ \$82.09 million	\$287.24 million/ \$227.08 million	234/ 273	22	1/ 16	David L. Hardy/ Kevin A. Grove	1987
2	6	Stephen C. Gault Co. 4011 Gardiner Point Drive, Suite 200 Louisville, Ky. 40213 451-1122; www.scgault.com	\$94.97 million/ \$15.34 million	\$100.25 million/ \$24.34 million	21/ WND	0	1/ 4	Stephen C. Gault/ same	1991
3	3	Commercial Kentucky Inc. 462 S. Fourth St., Suite 1700 Louisville, Ky. 40202 589-5150; www.commercialkentucky.com	\$80.33 million/ \$60.35 million	\$148.03 million/ \$266.58 million	188/ 106	less than 1	1/ 14	E. Phillip Scherer III/ same	1992
4	1	Colliers Harry K. Moore 7316 New La Grange Road Louisville, Ky. 40222 426-1300; www.colliersharrykmoore.com	\$69.34 million/ \$105.28 million	\$130.24 million/ \$195.41 million	195/ 204	3	1/ 10	Powell Spears/ same	1948
5	4	The Schroering Co. 1640 Lyndon Farm Court, Suite 1500 Louisville, Ky. 40223 425-5050; www.schroering.com	\$36.06 million/ \$26.61 million	\$67.18 million/ \$37.8 million	20/ 20	1	1/ 1	Michael Schroering/ same	1993
6	17	Ray & Associates 13750 Old Henry Road Louisville, Ky. 40245 489-8380; www.ray-associates.com	\$23.05 million/ \$1.09 million	\$23.12 million/ \$2.22 million	6/ 12	0	1/ 4	Carl K. Ray Jr./ same	1984
7	8	Commonwealth Commercial Real Estate 10444 Bluegrass Parkway Louisville, Ky. 40299 379-6000; www.ccre.biz	\$21.96 million/ \$12.53 million	\$45.53 million/ \$25.29 million	97/ 114	0	1/ 7	David Davis/ same	2004
8	7	NAI Walter Wagner Jr. Company Realtors LLC 222 S. First St., Suite 400 Louisville, Ky. 40202 562-9200; www.walterwagner.com	\$17.25 million/ \$12.86 million	\$55.56 million/ \$35.1 million	141/ WND	5	1/ 19	Walter C. Wagner Jr./ same	1959
9	5	Sperry Van Ness/Ward Commercial Group 1601 Business Center Court, Suite 102 Louisville, Ky. 40299 297-8797; www.louisville-commercial.com	\$5.12 million/ \$20.18 million	\$80.59 million/ \$61.39 million	98/ 91	7	1/ 12	Jerry W. Ward/ same	2004
10	NR	Doll Commercial Realty Inc. 9900 Shelbyville Road, Suite 2A Louisville, Ky. 40223 412-5550; NA	\$4.96 million/ NA	\$5.71 million/ NA	17/ NA	1	1/ 2	Jlm Doll/ same	2000
11	10	Hoagland Commercial Realtors 4010 Dupont Circle, Suite L-7 Louisville, Ky. 40207 897-3310; www.hoaglandcommercial.com	\$4.95 million/ \$7.42 million	\$46.81 million/ \$50.55 million	WND/ WND	13	1/ 9	John Hoagland/ same	1991
12	15	Fortis Group LLC 462 S. Fourth St., Suite 1810 Louisville, Ky. 40202 583-4040; NA	\$3.22 million/ \$3.4 million	\$23.51 million/ \$15.48 million	51/ 51	0	2/ 2	Jon Seiz/ Mark Wardlaw	2001
13	12	Rubel Lenihan Properties P.O. Box 58 Glenview, Ky. 40025 368-6611; www.rlproperties.com	\$2.91 million/ \$5.47 million	\$12.19 million/ \$5.47 million	6/ 8	100	1/ 2	John S. Lenihan/ same	1985
14	16	Re/Max 100 Inc. 6006 Brownsboro Park Blvd. Louisville, Ky. 40207 897-1200; www.remax-100louisvilleky.com	\$2.67 million/ \$1.22 million	\$15.17 million/ \$10.03 million	35/ 31	38	1/ 5	Harold Helm, Mark Helm/ Mark Helm	1980
15	NR	Duncan Commercial Real Estate LLC 3406 Frankfort Ave. Louisville, Ky. 40207 292-5464; www.duncancre.com	\$1.81 million/ NA	\$20.37 million/ NA	42/ NA	35	1/ 4	William G. Duncan III, J. Todd Whitchurch/ same	2005
16	9	NTS Development Co. 10172 Linn Station Road Louisville, Ky. 40241 426-4800; www.ntsdevelopment.com	\$1.71 million/ \$8.9 million	\$206.2 million/ \$38.87 million	6,301/ 79	41	1/ 5	Brian Lavin/ same	1966
17	18	Metts Company Realtors - Sandy Metts & Associates 4014 Dutchmans Lane, Louisville, Ky. 40207 894-0300; www.mettscompany.com	\$670,000/ \$665,800	\$3.44 million/ \$4.13 million	13/ 24	0	1/ 7	Sandra J. Metts/ same	1965

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