

# MARKET FOCUS

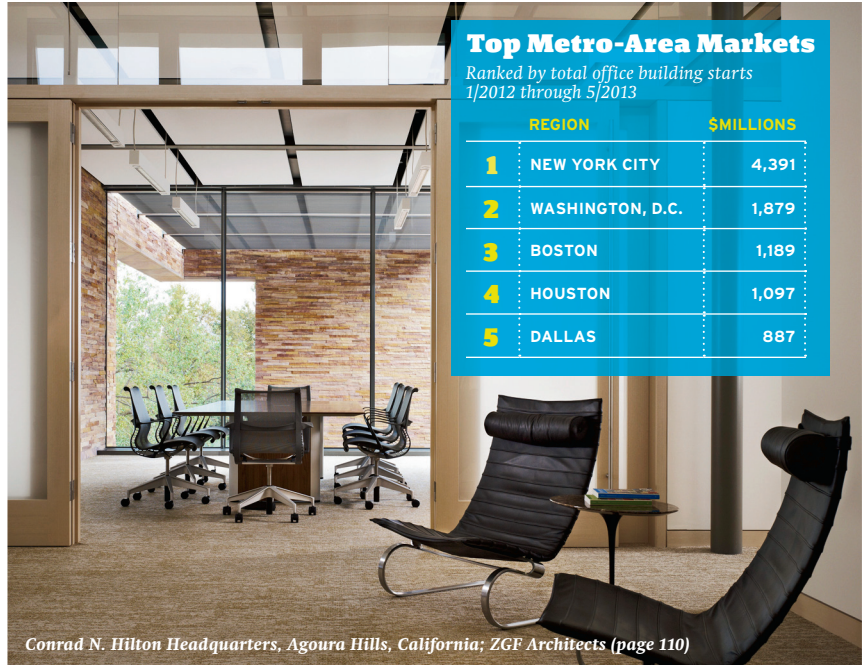
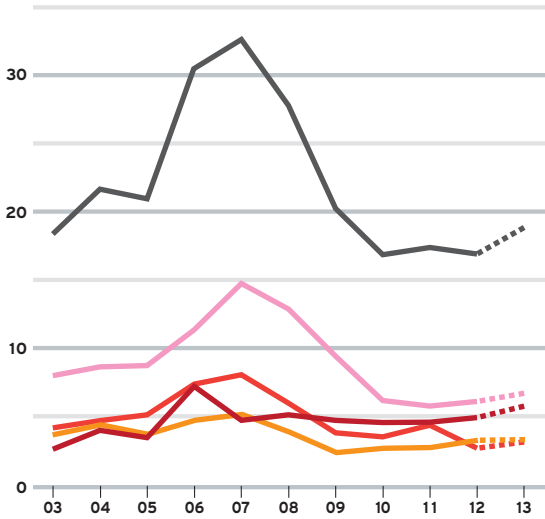
## OFFICE BUILDINGS

Office building construction starts have been slower to improve than most commercial property types due to lackluster employment gains. The sector could pick up steam as business confidence rises and vacancy rates fall.

### Office Building Starts by Region

In addition to U.S. total and 2013 forecast figures

■ NORTHEAST ■ MIDWEST ■ SOUTH ■ WEST ■ TOTAL U.S. ■■■ FORECAST  
\$BILLIONS



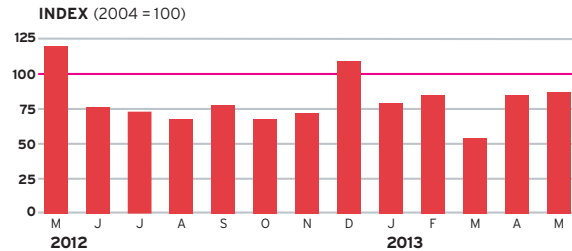
### Top Metro-Area Markets

Ranked by total office building starts  
1/2012 through 5/2013

	REGION	\$MILLIONS
1	NEW YORK CITY	4,391
2	WASHINGTON, D.C.	1,879
3	BOSTON	1,189
4	HOUSTON	1,097
5	DALLAS	887

Conrad N. Hilton Headquarters, Agoura Hills, California; ZGF Architects (page 110)

### The Dodge Index for Office Building Construction 5/2012-5/2013



The index is based on seasonally adjusted data for U.S. office building construction starts. The average dollar value of projects in 2004 serves as the index baseline.

### Top 5 Design Firms

Ranked by office building construction starts, 1/2011 through 5/2013

- 1 Gensler
- 2 Skidmore, Owings & Merrill
- 3 Kohn Pedersen Fox Associates
- 4 KlingStubbins
- 5 Architectural Nexus

### Top 5 Projects

Ranked by office building construction starts 1/2012 through 5/2013

- \$714 MILLION**  
 PROJECT: Hudson Yards South Tower  
 ARCHITECTS: Kohn Pedersen Fox, Studios, Gensler, Perkins+Will  
 LOCATION: New York City
- \$400 MILLION**  
 PROJECT: Prudential Newark  
 ARCHITECTS: Kohn Pedersen Fox, Mancini Duffy  
 LOCATION: Newark, New Jersey
- \$250 MILLION**  
 PROJECT: International Monetary Fund Headquarters Renewal Project  
 ARCHITECT: Skidmore, Owings & Merrill  
 LOCATION: Washington, D.C.
- \$216 MILLION**  
 PROJECT: The Tower at PNC Plaza  
 ARCHITECT: Gensler  
 LOCATION: Pittsburgh
- \$200 MILLION**  
 PROJECT: United Nations General Assembly Building Renovation  
 ARCHITECTS: EYP, Perkins+Will  
 LOCATION: New York City

### MOMENTUM INDEX FALTERS

After six consecutive months of increases, the Momentum Index dropped 1.5% in June, to 113.8. The month before, the index reached 115.5—its highest level since March 2009.

The Dodge Momentum Index is a leading indicator of construction spending. The information is derived from first-issued planning reports in McGraw Hill Construction's Dodge Reports database. The data leads the U.S. Commerce Department's nonresidential spending by a full year. In the graph to the right, the index has been shifted forward 12 months to reflect its relationship with the commerce data.

