

GREENVILLE AREA PROFILE



ACCOLADES & AWARDS

2007

American's 50 Hottest Cities, Expansion Management Magazine

2006

#2 Top 20 Real Estate Markets for Expanding Companies, Expansion Management Magazine

4 Star Logistics Metro, Expansion Management Magazine

Top 40 Real Estate Markets, Expansion Management Magazine

Lowest Cost Mid-Size Metro, KPMG's Competitive Alternative Guide to International Business Costs

POPULATIONS

Greater Greenville Region

Greenville	451,428
Spartanburg	286,822
Anderson	184,901
Pickens	118,144
Oconee	71,514

COLLEGES & UNIVERSITIES

Greenville	Furman University Greenville Technology College Bob Jones University
Spartanburg	University of South Carolina - Up State Spartanburg Community College
Anderson	Anderson University Tri-County Technical College

MAJOR EMPLOYERS

BB& T	Lockheed Martin
Bob Jones University	Michelin North America Inc.
Bon Secours-St. Francis Health System	School District of Greenville County
C & S Wholesale	Sealed Air Corp - Cryovac Division
City of Greenville	South Carolina State Govt.
Fluor Corporation	Tele-tech Teleservices
General Electric Co.	US Government
Greenville County Govt.	Verizon Wireless
Greenville Hospital System	
Greenville Technical College	

RECENT CORPORATE RELOCATIONS/EXPANSIONS

	NEW JOBS
Proterra Inc.	1,309
Alexium Inc.	200
Sage Automotive Interiors	130
Bosch Rexroth	50
American Truetschler Inc.	30
JHM Hotels	25

MAJOR RETAIL CENTERS (Greater than 300,000 sf)

	STORES
Haywood Mall.	155
Shops at Greenridge	44

HOSPITALS

Greenville	Greenville Memorial Medical Hospital St. Francis Hospital Inc.
Spartanburg	Mary Black Memorial Hospital Spartanburg Regional Healthcare System
Anderson	ANMED Health Patrick B. Harris Psychiatric Hospital

Leased & Managed by

EaslanCapital

Owned by

Highwoods
PROPERTIES

3322 West End Avenue, Suite 600
Nashville, Tennessee 37203
(615) 320-5566 fax (615) 320-5607
NYSE: HIW
www.highwoods.com

HIGHWOODS PROPERTIES GREENVILLE DIVISION



BRIAN REAMES

Brian is senior vice president and regional manager for Highwoods Properties where he oversees the Nashville division and the Company's Memphis and Greenville operations. In total, he manages a portfolio of 5.6 million square feet. Before joining Highwoods, Brian was a partner and owner at Eakin & Smith, Inc., a Nashville-based office real estate firm, until its merger with Highwoods in 1996. Brian is the past president of the Nashville chapter of the National Association of Industrial and Office Properties (NAIOP). He is currently serving on the board of directors of H.G. Hill Realty. Brian received a Bachelor of Arts degree from Vanderbilt University.

PORTFOLIO

GREENVILLE DIVISION

- 9 Office Properties
- 900,000 RSF
- 1 Submarkets



FEATURED OFFICE PARK

PATEWOOD OFFICE PARK

Six Office Buildings
448,505 RSF
Years Built: 1989 - 1990



FEATURED BUILDING

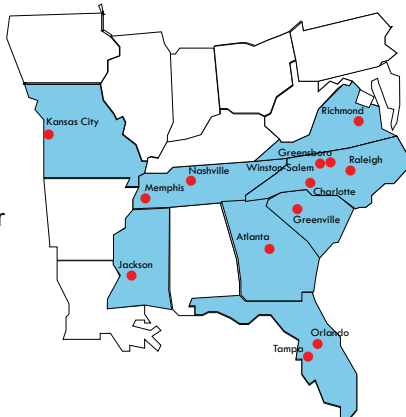
PATEWOOD VI -107,000 SF



HIGHWOODS OVERVIEW

COMPANY OVERVIEW

- Founded 1978
- IPO 1994
- Full Service REIT
- \$4B Total Market Cap
- Suburban Office
- 343 Properties
- 33.2M SF
- 2009 NAIOP Developer of the Year



TOP 5 MARKETS

Market	% OF ANNUAL REVENUE
Raleigh	15.0%
Atlanta	14.0%
Tampa	13.0%
Nashville	12.0%
Kansas City	10.0%

TOP 5 CUSTOMERS

Customer	% OF ANNUAL REVENUE
Government - State & Federal	11.3%
AT&T	3.4%
PricewaterhouseCoopers	2.4%
Healthways	1.8%
T-Mobile	1.3%

