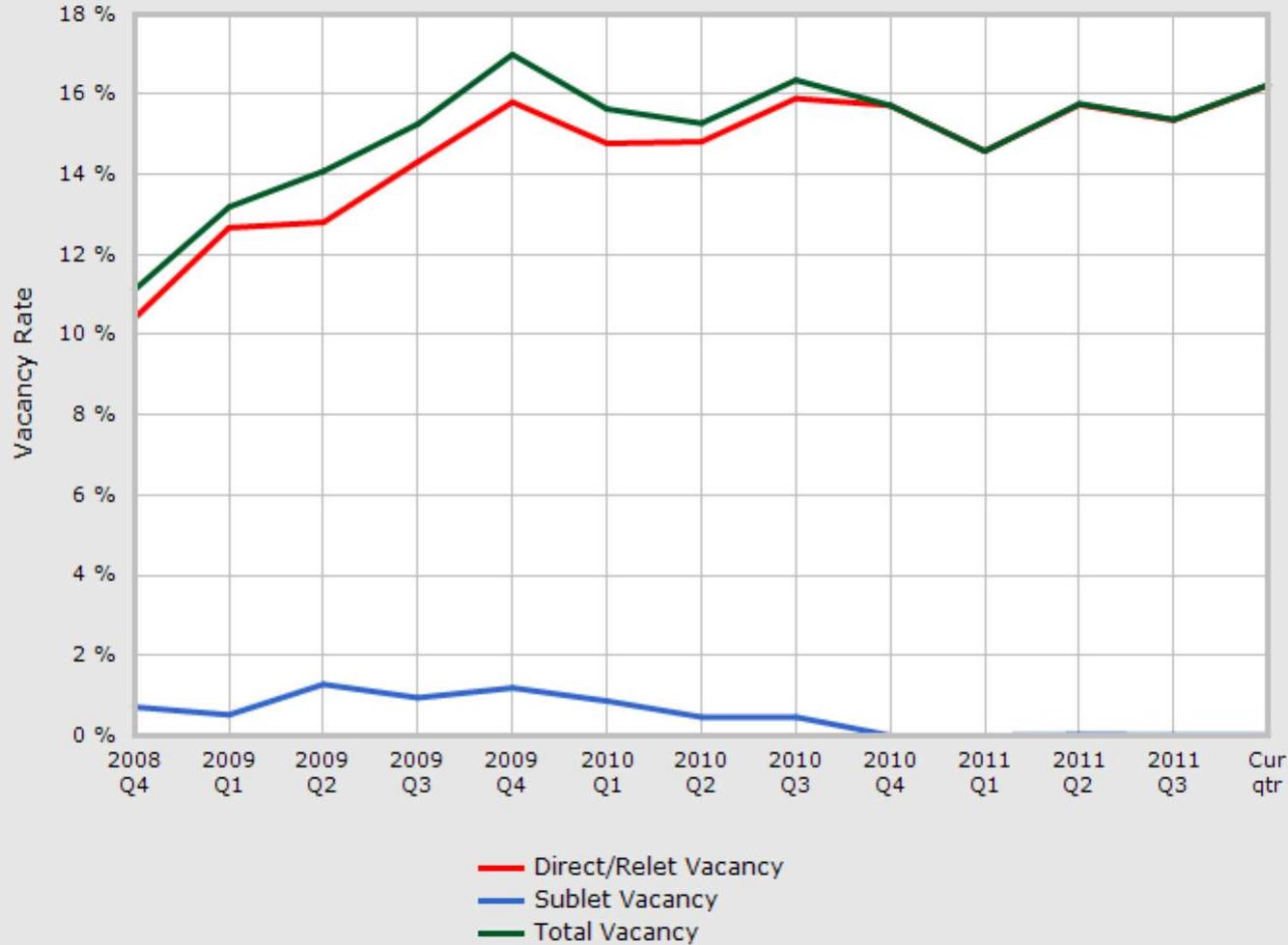


Vacancy Rates



occupancy		
Existing Bldgs:	197	
# Spaces:	276	
Existing RBA:	5,893,626	
Vacant:	<957,259>	16%
Occupied:	4,936,367	84%
Leased:	4,997,543	85%
availability		
Vacant Avail:	896,882	15%
Total Avail:	1,055,199	18%
Direct Avail:	1,054,400	18%
Sublet Avail:	799	0%
Average Time:	23.9 Months	
leasing activity		
Leasing YTD:	178,645	3%
Net Absorp YTD:	(30,353)	(1%)
direct gross rent		
Office range:	\$10.50-\$33.54/yr	
Office Avg:	\$18.58/yr	

