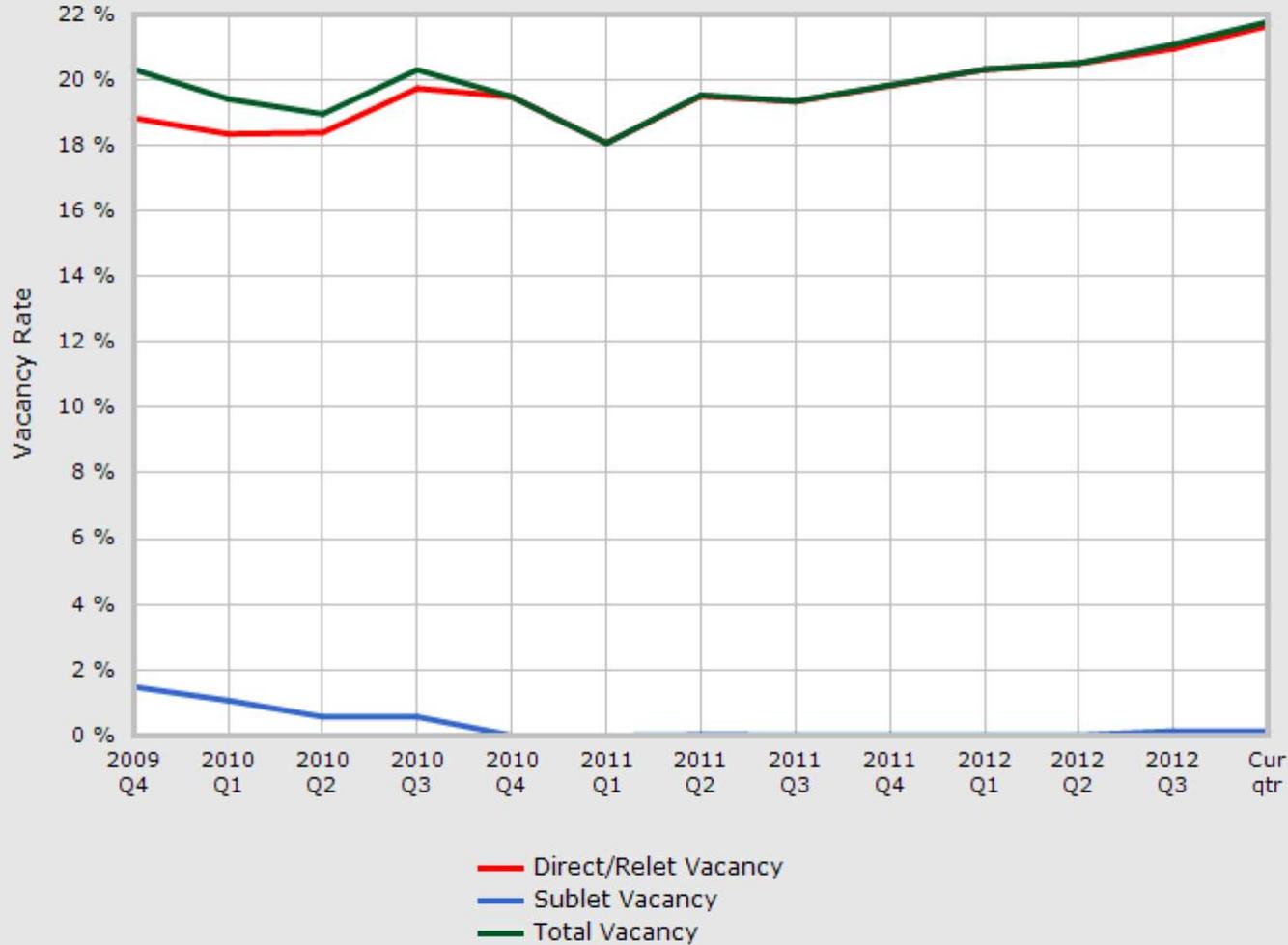


Vacancy Rates



occupancy		
Existing Bldgs:	189	
# Spaces:	295	
Existing RBA:	4,748,798	
Vacant:	<1,033,723>	22%
Occupied:	3,715,075	78%
Leased:	3,757,457	79%
availability		
Vacant Avail:	997,322	21%
Total Avail:	1,111,045	23%
Direct Avail:	1,105,064	23%
Sublet Avail:	5,981	0%
Average Time:	29.8 Months	
leasing activity		
Leasing YTD:	146,171	3%
Net Absorp YTD:	(91,616)	(2%)
Direct Gross Rent		
Office range:	\$3.02-\$34.00/yr	
Office Avg:	\$17.06/yr	

