



Pinellas County Commercial Real Estate Quarterly Update**
Average Vacancy and Rental Rates
4th Quarter 2009

Office Space	Vacancy Rate	Rental Rate
Class A	18.0 %	\$21.84 psf
Class B	17.0%	\$18.00 psf
Class C	9.2%	\$14.88 psf
Total Office	13.8%	\$18.24 psf

Historical Values- Office (Year in Review)

Period	Vacancy Rate	Rental Rate
2009 4q	13.8%	\$18.24 psf
2009 3q	13.1%	\$18.48 psf
2009 2q	12.3%	\$18.96 psf
2009 1q	12.2%	\$19.32 psf
2008 4q	11.5%	\$19.68 psf

Warehouse Space	8.3%	\$ 5.40 psf
Flex Space	16.0%	\$ 9.12 psf
Total Industrial	9.4%	\$ 5.88 psf

Historical Values- Industrial (Year in Review)

Period	Vacancy Rate	Rental Rate
2009 4q	9.4%	\$5.88 psf
2009 3q	8.7%	\$6.00 psf
2009 2q	8.0%	\$6.24 psf
2009 1q	7.5%	\$6.48 psf
2008 4q	6.9%	\$6.60 psf

**Source CoStar Commercial Real Estate Database

***For more detailed Submarket information, please contact:

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