



Average Vacancy and Rental Rates - 1st Quarter 2010

Office Space Type	Vacancy Rate	Rental Rate
Class A	17.2%	\$21.51 psf
Class B	18.5%	\$17.81 psf
Class C	9.9%	\$14.67 psf
TOTAL OFFICE	14.4%	\$17.91 psf
Historical – Total	Vacancy Rate	Rental Rate
1 st Quarter 2010	14.4%	\$17.91 psf
4 th Quarter 2009	14.1%	\$18.13 psf
3 rd Quarter 2009	13.5%	\$18.41 psf
2 nd Quarter 2009	12.3%	\$18.97 psf
1 st Quarter 2009	12.1%	\$19.30 psf

Industrial Space	Vacancy Rate	Rental Rate
Warehouse Space	8.8%	\$5.29 psf
Flex Space	16.0%	\$9.19 psf
TOTAL INDUSTRIAL	9.9%	\$5.90 psf
Historical – Total	Vacancy Rate	Rental Rate
1 st Quarter 2010	9.9%	\$5.90 psf
4 th Quarter 2009	9.1%	\$5.91 psf
3 rd Quarter 2009	8.5%	\$5.96 psf
2 nd Quarter 2009	7.9%	\$6.25 psf
1 st Quarter 2009	7.4%	\$6.43 psf

Retail Space Type	Vacancy Rate	Rental Rate
Community Center	7.6%	\$14.17 psf
Regional Mall	23.4%	\$ 2.60 psf
Power Center	6.9%	\$19.11 psf
Strip Center	8.9%	\$15.21 psf
Neighborhood Center	13.2%	\$12.44 psf
TOTAL RETAIL	8.3%	\$13.73 psf
Historical – Total	Vacancy Rate	Rental Rate
1 st Quarter 2010	8.3%	\$13.73 psf
4 th Quarter 2009	8.2%	\$14.08 psf
3 rd Quarter 2009	7.9%	\$15.45 psf
2 nd Quarter 2009	7.6%	\$16.15 psf
1 st Quarter 2009	7.3%	\$17.04 psf

Source: CoStar Commercial Real Estate Database