



Pinellas County Commercial Real Estate Quarterly Update**

Average Vacancy and Rental Rates

2nd Quarter 2010 (as of 07/01/2010)

Office Space	Vacancy Rate	Rental Rate
Class A	17.0%	\$21.12 psf
Class B	19.1%	\$17.88 psf
Class C	9.8%	\$14.52 psf
Total Office	14.6%	\$17.76 psf

Historical Values- Office (Year in Review)

Period	Vacancy Rate	Rental Rate
2010 2q	14.6%	\$17.76 psf
2010 1q	14.6%	\$17.88 psf
2009 4q	14.3%	\$18.12 psf
2009 3q	13.5%	\$18.36 psf
2009 2q	12.3%	\$18.96 psf
2009 1q	12.2%	\$19.32 psf

Warehouse Space	8.5%	\$ 5.04 psf
Flex Space	17.1%	\$ 8.88 psf
Total Industrial	9.7%	\$ 5.64 psf

Historical Values- Industrial (Year in Review)

Period	Vacancy Rate	Rental Rate
2010 2q	9.7%	\$5.64 psf
2010 1q	9.8%	\$5.88 psf
2009 4q	9.2%	\$5.88 psf
2009 3q	8.5%	\$6.00 psf
2009 2q	7.9%	\$6.24 psf
2009 1q	7.3%	\$6.36 psf

**Source CoStar Commercial Real Estate Database

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

Dede Haggerty
Business Development Specialist
Pinellas County Economic Development
dhaggerty@pinellascounty.org
(727) 464-8119