



### Average Vacancy and Rental Rates - 1st Quarter 2009

Office Space Type	Vacancy Rate	Rental Rate
Class A	16.9%	\$23.31 psf
Class B	14.7%	\$18.62 psf
Class C	7.7%	\$16.89 psf
<b>TOTAL OFFICE</b>	<b>12.2%</b>	<b>\$19.49 psf</b>
Historical – Total	Vacancy Rate	Rental Rate
1st Quarter 2009	12.2%	\$19.49 psf
4th Quarter 2008	11.5%	\$19.81 psf
3rd Quarter 2008	11.8%	\$19.92 psf
2 <sup>nd</sup> Quarter 2008	11.3%	\$19.91 psf
1 <sup>st</sup> Quarter 2008	10.8%	\$20.02 psf

Industrial Space	Vacancy Rate	Rental Rate
Warehouse Space	7.4%	\$5.92 psf
Flex Space	12.2%	\$9.93 psf
<b>TOTAL INDUSTRIAL</b>	<b>8.1%</b>	<b>\$6.63 psf</b>
Historical – Total	Vacancy Rate	Rental Rate
1st Quarter 2009	8.1%	\$6.63 psf
4 <sup>th</sup> Quarter 2008	7.6%	\$6.86 psf
3 <sup>rd</sup> Quarter 2008	6.8%	\$7.06 psf
2 <sup>nd</sup> Quarter 2008	6.4%	\$7.01 psf
1 <sup>st</sup> Quarter 2008	5.3%	\$7.22 psf

Retail Space Type	Vacancy Rate	Rental Rate
General Retail	6.0%	\$18.58 psf
Mall	1.8%	\$9.07 psf
Power Center	8.9%	\$20.85 psf
Shopping Center	8.6%	\$15.62 psf
Specialty Center	9.7%	\$18.56 psf
<b>TOTAL RETAIL</b>	<b>7.1%</b>	<b>\$16.94 psf</b>
Historical – Total	Vacancy Rate	Rental Rate
1 <sup>st</sup> Quarter 2009	7.1%	\$16.94 psf
4 <sup>th</sup> Quarter 2008	6.7%	\$16.94psf
3 <sup>rd</sup> Quarter 2008	5.9%	\$16.94 psf
2 <sup>nd</sup> Quarter 2008	5.5%	\$16.82 psf
1 <sup>st</sup> Quarter 2008	5.5%	\$16.75 psf

Source: CoStar Commercial Real Estate Database