



### Average Vacancy and Rental Rates - 2nd Quarter 2009

Office Space Type	Vacancy Rate	Rental Rate
Class A	16.5%	\$22.63 psf
Class B	15.0%	\$18.56 psf
Class C	7.6%	\$16.75 psf
<b>TOTAL OFFICE</b>	<b>12.2%</b>	<b>\$19.17 psf</b>
Historical – Total Office	Vacancy Rate	Rental Rate
2 <sup>nd</sup> Quarter 2009	12.2%	\$19.17 psf
1 <sup>st</sup> Quarter 2009	12.2%	\$19.49 psf
4 <sup>th</sup> Quarter 2008	11.5%	\$19.81 psf
3 <sup>rd</sup> Quarter 2008	11.8%	\$19.92 psf
2 <sup>nd</sup> Quarter 2008	11.3%	\$19.91 psf

Industrial Space Type	Vacancy Rate	Rental Rate
Warehouse Space	7.6%	\$5.83 psf
Flex Space	13.1%	\$10.27 psf
<b>TOTAL INDUSTRIAL</b>	<b>8.5%</b>	<b>\$6.57 psf</b>
Historical – Total	Vacancy Rate	Rental Rate
2 <sup>nd</sup> Quarter 2009	8.5%	\$6.57 psf
1 <sup>st</sup> 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

Retail Space Type	Vacancy Rate	Rental Rate
General Retail	5.9%	\$17.58 psf
Mall	2.0%	\$8.91 psf
Power Center	8.1%	\$19.93 psf
Shopping Center	9.1%	\$14.96 psf
Specialty Center	9.7%	\$18.56 psf
<b>TOTAL RETAIL</b>	<b>7.3%</b>	<b>\$16.12 psf</b>
Historical – Total Retail	Vacancy Rate	Rental Rate
2 <sup>nd</sup> Quarter 2009	7.3%	\$16.12 psf
1 <sup>st</sup> Quarter 2009	7.1%	\$16.94 psf
4 <sup>th</sup> Quarter 2008	6.7%	\$16.94 psf
3 <sup>rd</sup> Quarter 2008	5.9%	\$16.94 psf
2 <sup>nd</sup> Quarter 2008	5.5%	\$16.82 psf

Source: CoStar Commercial Real Estate Database  
For more Real Estate Information go to [www.pced.org/redevelopment](http://www.pced.org/redevelopment)