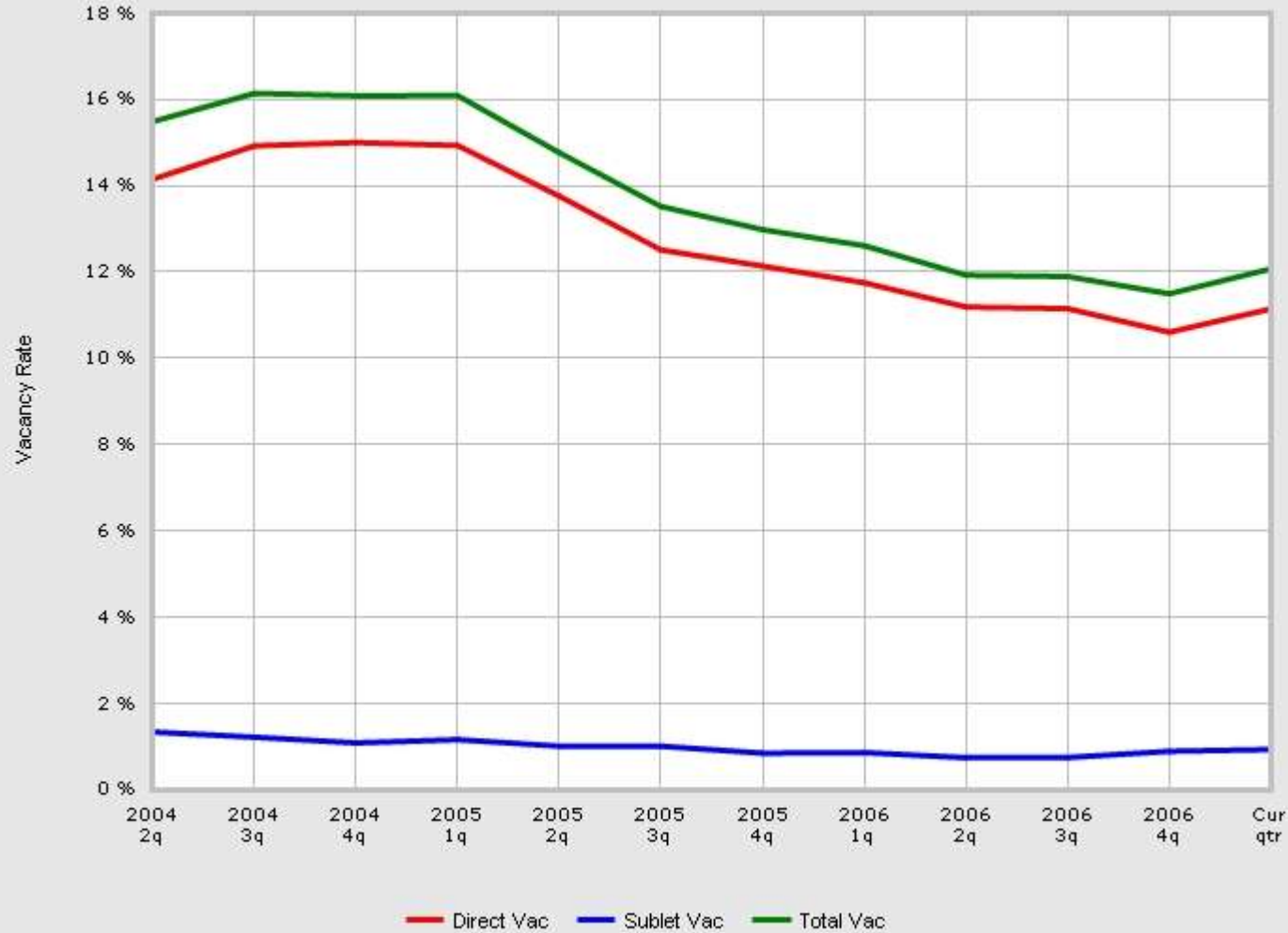


Vacancy Rates



occupancy		
Existing Bldgs:	2330 of 2330	
# Spaces:	3504	
Existing RBA:	109,446,968	
Vacant:	<13,213,014>	12%
Occupied:	96,233,954	88%
Leased:	98,061,810	90%
availability		
Vacant Avail:	12,376,621	11%
Total Avail:	14,425,283	13%
Direct Avail:	13,015,193	12%
Sublet Avail:	1,344,436	1%
Average Time:	19.0 Months	
leasing activity		
Leasing YTD:	617,326	1%
Net Absorp YTD:	(33,777)	(0%)
direct gross rent		
Office range:	\$8.50-\$420.00/yr	
Office Avg:	\$24.60/yr	