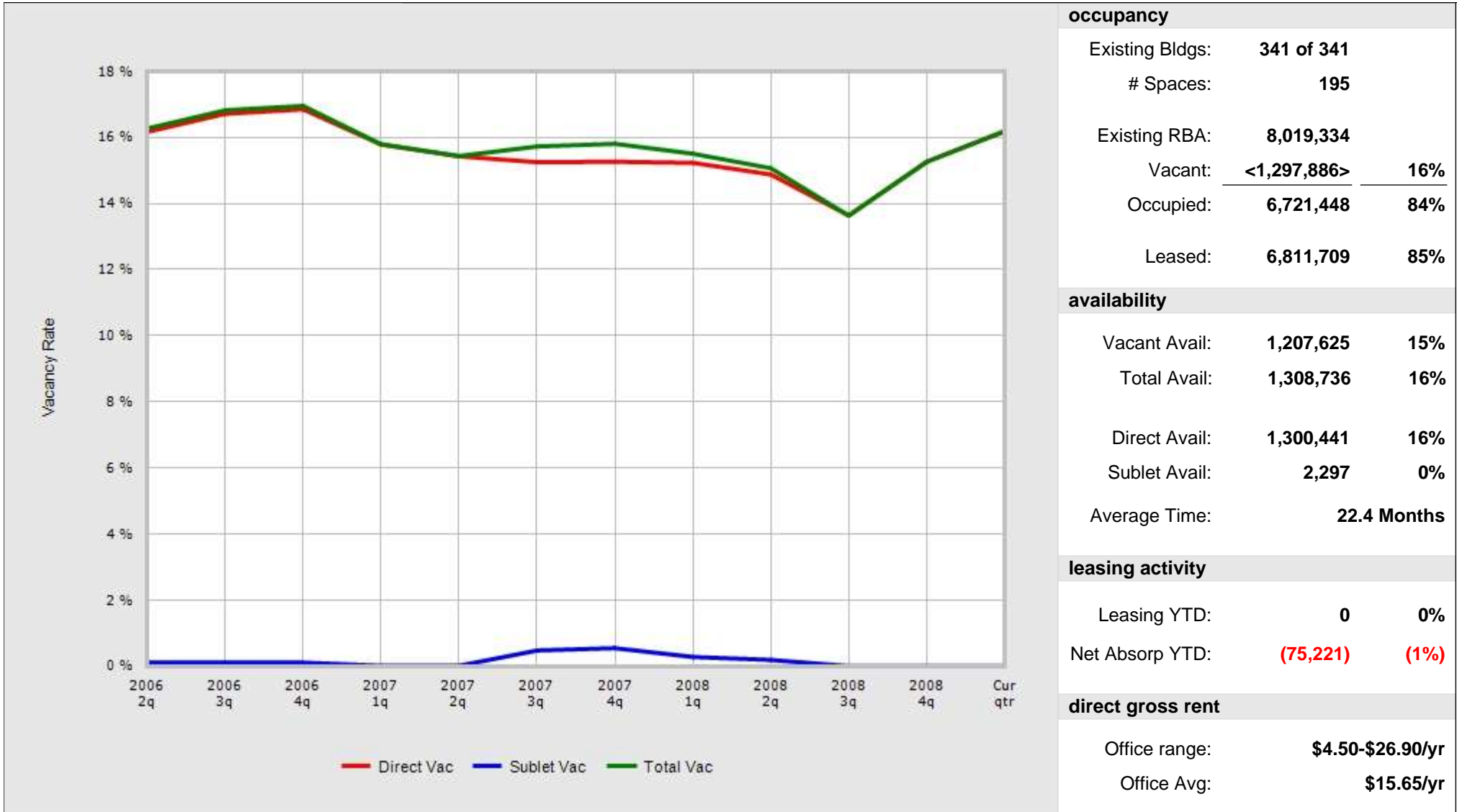


Vacancy Rates



occupancy		
Existing Bldgs:	341 of 341	
# Spaces:	195	
Existing RBA:	8,019,334	
Vacant:	<1,297,886>	16%
Occupied:	6,721,448	84%
Leased:	6,811,709	85%
availability		
Vacant Avail:	1,207,625	15%
Total Avail:	1,308,736	16%
Direct Avail:	1,300,441	16%
Sublet Avail:	2,297	0%
Average Time:	22.4 Months	
leasing activity		
Leasing YTD:	0	0%
Net Absorp YTD:	(75,221)	(1%)
direct gross rent		
Office range:	\$4.50-\$26.90/yr	
Office Avg:	\$15.65/yr	