

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$9.61	\$11.83
Vacancy Rate	4.6%	7.6%
Vacant SF	142,676	234,845
Availability Rate	13.9%	10.4%
Available SF	431,766	322,810
Sublet SF	0	9,322
Months on Market	9.4	16.9

Inventory	Survey	5-Year Avg
Existing Buildings	259	257
Existing SF	3,105,392	3,089,306
12 Mo. Const. Starts	9,002	9,640
Under Construction	9,002	6,412
12 Mo. Deliveries	0	8,754

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	34,236	27,394
12 Mo. Leasing SF	117,872	77,539

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$29	\$45
Asking Price Per SF	\$138	\$120
Sales Volume (Mil.)	\$8.6	\$3.9
Cap Rate	8.4%	8.2%

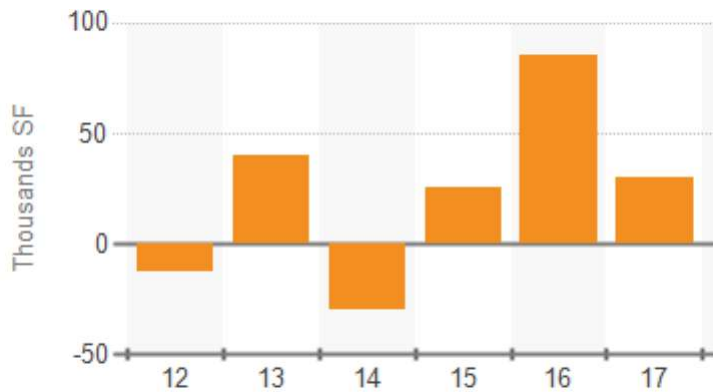
### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months

