

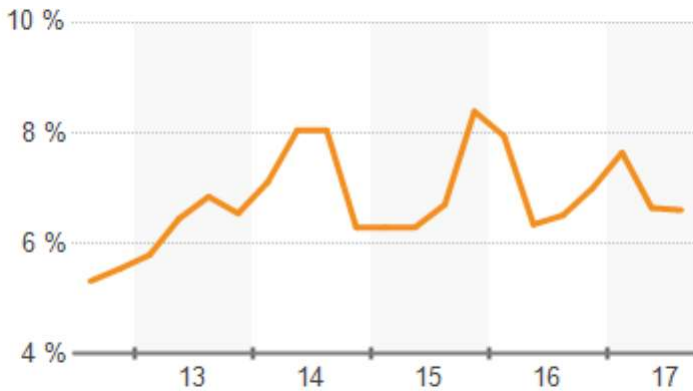
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$9.20	\$7.39
Vacancy Rate	6.6%	6.8%
Vacant SF	428,947	433,611
Availability Rate	7.7%	8.6%
Available SF	500,855	553,216
Sublet SF	0	5,322
Months on Market	9.2	14.7

Inventory	Survey	5-Year Avg
Existing Buildings	444	436
Existing SF	6,499,606	6,380,437
12 Mo. Const. Starts	7,200	53,635
Under Construction	2,339	34,699
12 Mo. Deliveries	11,414	60,339

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-6,708	17,013
12 Mo. Leasing SF	85,780	115,182

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$119	\$118
Asking Price Per SF	\$133	\$117
Sales Volume (Mil.)	\$5.5	\$5.8
Cap Rate	5.9%	7.8%

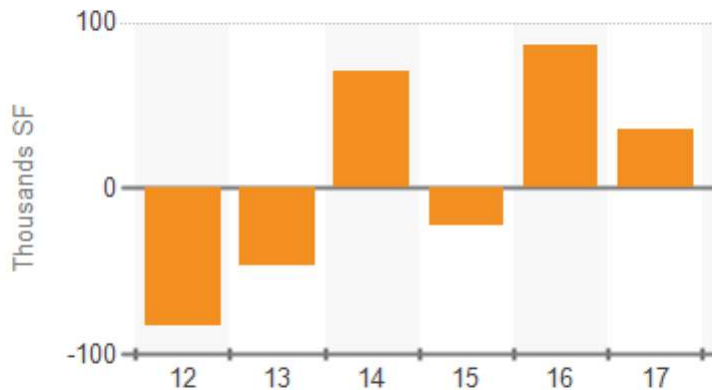
Vacancy Rate



NNN Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

