

# Downtown Office Space

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$32.13	\$28.04
Vacancy Rate	11.7%	13.1%
Vacant SF	3,126,283	3,503,772
Availability Rate	19.9%	18.8%
Available SF	5,508,780	5,067,014
Sublet SF	1,007,183	710,443
Months on Market	19.2	20.3

Inventory	Survey	5-Year Avg
Existing Buildings	132	134
Existing SF	26,680,753	26,833,877
12 Mo. Const. Starts	670,000	761,155
Under Construction	981,015	695,272
12 Mo. Deliveries	0	0

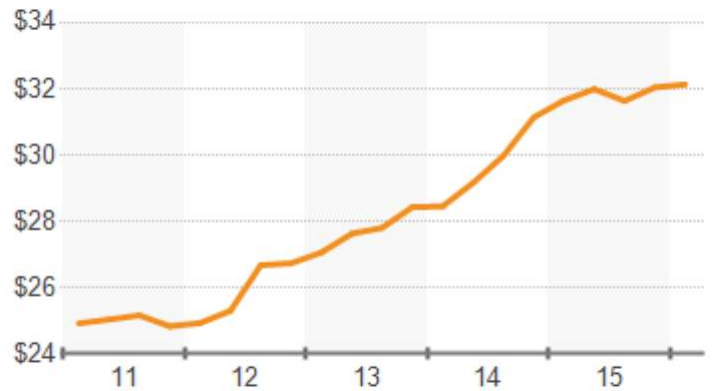
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	40,278	32,191
12 Mo. Leasing SF	2,861,877	2,542,465

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$246	\$230
Asking Price Per SF	\$243	\$179
Sales Volume (Mil.)	\$481	\$518
Cap Rate	6.4%	6.9%

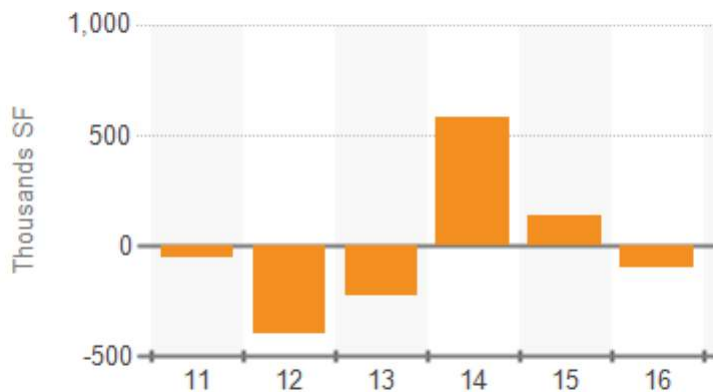
### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months

