

SUBMARKET KEY

A: CBD

B: St. Louis City

C: Clayton

D: Olive-270/Westport

E. West County

F. South County

G: North County

H: St. Charles

I: Illinois

Summary

St. Louis Regional Office Market Q1 2016

April 2016

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q4 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	14,340,264	2,932,089	20.4% ↑ .3%	(20.1%)	Class A - \$18.14 Class B - \$13.76
St. Louis City	1,943,256	250,890	12.9% ↑ .3%	(12.6%)	Class A - \$25.35 Class B - \$14.67
Clayton	7,346,388	569,476	7.8% ↓ .3%	(8.1%)	Class A - \$25.81 Class B - \$19.02
Olive-270/Westport	7,351,286	1,205,771	16.4% ↓ .4%	(16.8%)	Class A - \$23.29 Class B - \$17.39
West County	7,477,452	718,754	9.6% ↑ 1.4%	(8.2%)	Class A - \$25.83 Class B - \$20.16
South County	2,842,407	296,297	10.4% ↓ .4%	(10.8%)	Class A - \$25.60 Class B - \$19.69
North County	4,800,933	1,220,148	25.4% ↓ .4%	(25.8%)	Class A - \$20.08 Class B - \$16.17
St. Charles	1,836,285	333,012	18.1% ↑ .6%	(17.5%)	Class A - \$21.39 Class B - \$14.25
Illinois	2,516,311	465,032	18.5% ↑ .3%	(18.2%)	Class A - \$22.88 Class B - \$15.94
Total	50,454,582	7,991,469	15.8% ↑ .1%	(15.7%)	Class A - \$23.15 Class B - \$16.78 (\$23.25) (\$16.81)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of April 1, 2016.

*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

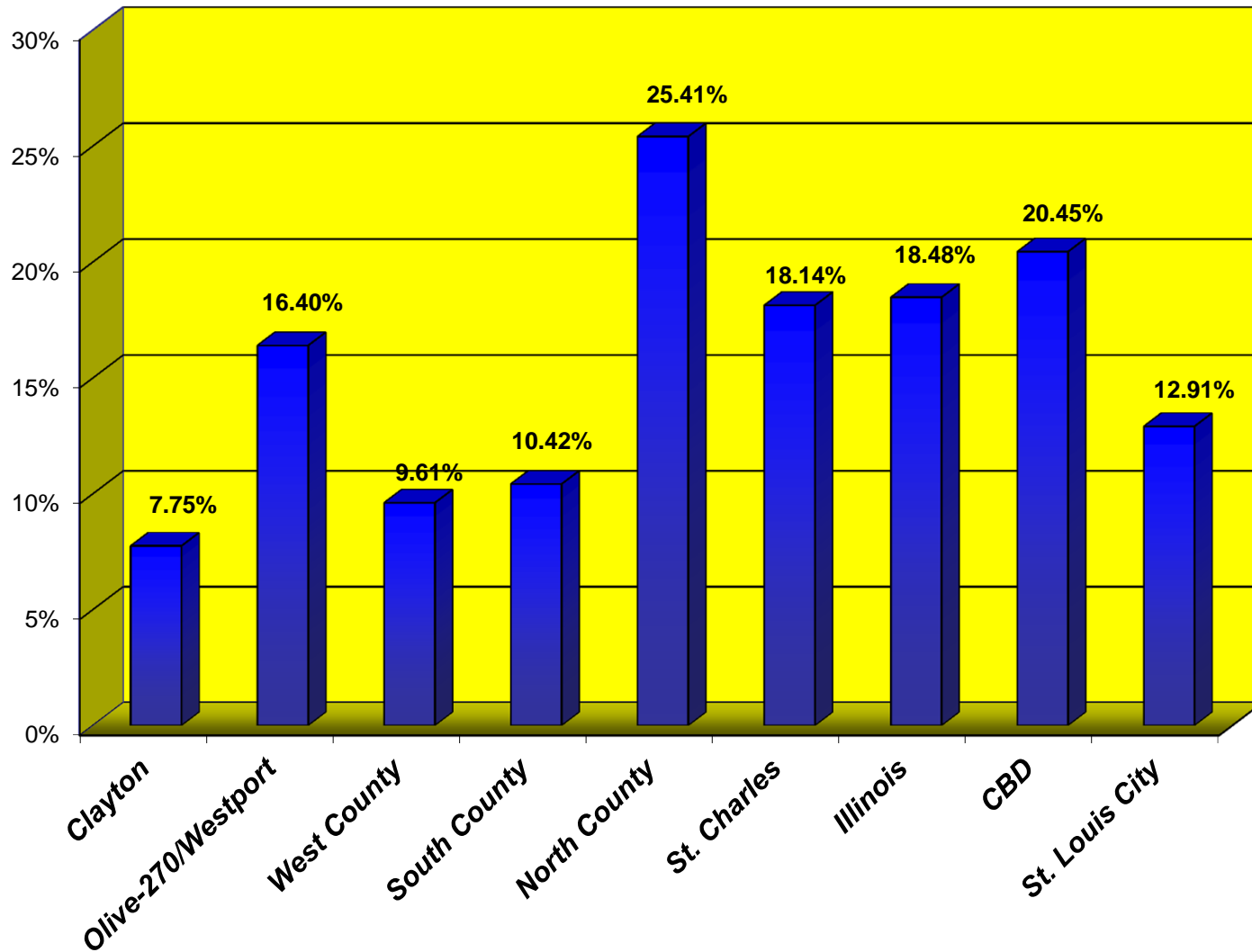


150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel: (314) 862-9400
www.GershmanCommercial.com

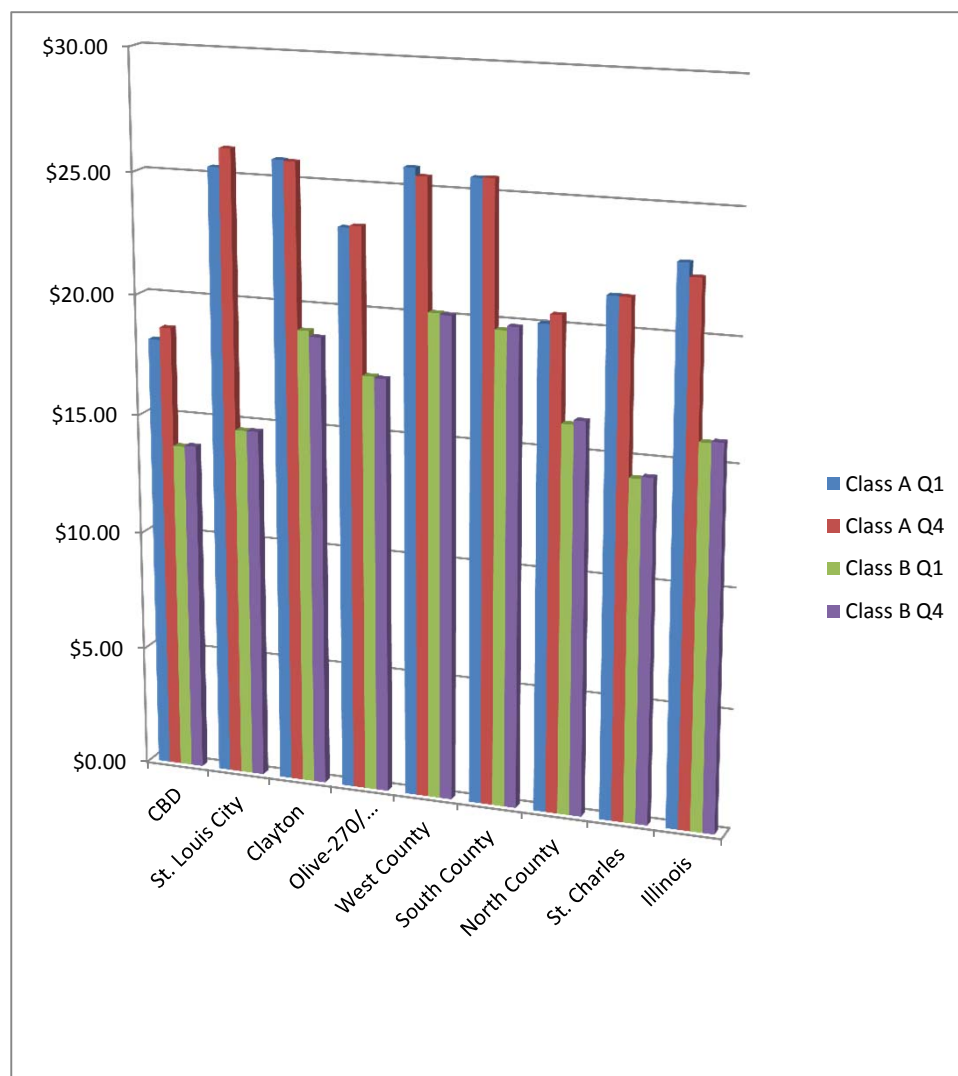
**Gershman Commercial
Office Building Database
*** SUMMARY STATISTICS FOR CLASS A & B***
April 2016**

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	31,380,894	4,494,591	139,397	14.32%
St. Louis City - Just A & B	9,226,823	1,488,376	127,371	16.13%
Total St. Louis Region - Just A & B	40,607,717	5,982,967	266,768	14.73%
Total St. Louis Region - Class A	25,438,316	3,172,995	252,527	12.47%
Total St. Louis Region - Class B	19,656,094	4,017,955	14,241	20.44%
St. Louis City	9,226,823	1,488,376	127,371	16.13%
Class A Space	8,635,885	1,424,141	127,371	16.49%
Class B Space	590,938	64,235	0	10.87%
Suburban St. Louis	31,380,894	4,494,591	139,397	14.32%
Class A Space	16,802,431	1,748,854	125,156	10.41%
Class B Space	14,578,463	2,745,737	14,241	18.83%

**April 2016
Office Vacancy Rate by Submarket**

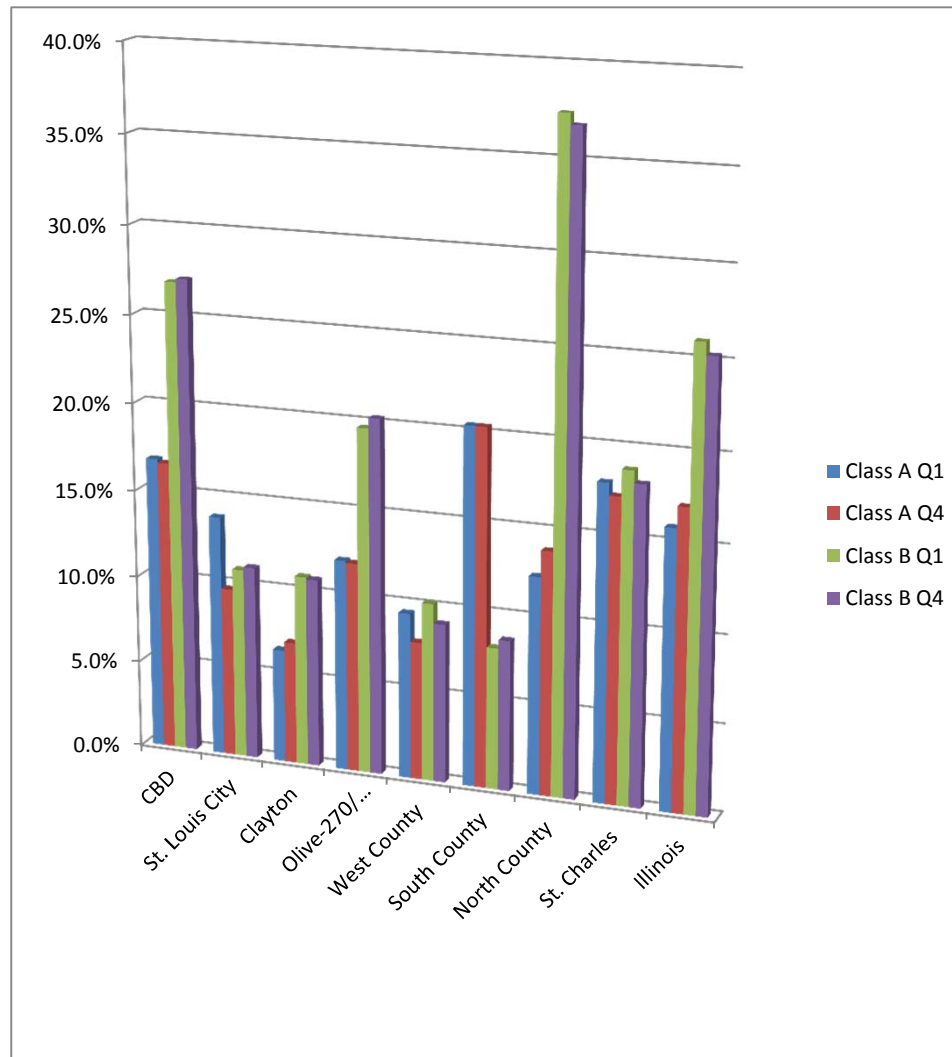


Class A & Class B Asking Rates by Submarket



	2016	2015	2016	2015
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	\$18.14	\$18.66	\$13.76	\$13.81
St. Louis City	\$25.35	\$26.13	\$14.67	\$14.68
Clayton	\$25.81	\$25.77	\$19.02	\$18.79
Olive-270/ Westport	\$23.29	\$23.38	\$17.39	\$17.33
West County	\$25.83	\$25.51	\$20.16	\$20.10
South County	\$25.60	\$25.62	\$19.69	\$19.86
North County	\$20.08	\$20.47	\$16.17	\$16.35
St. Charles	\$21.39	\$21.38	\$14.25	\$14.34
Illinois	\$22.88	\$22.34	\$15.94	\$16.00

Class A & Class B Vacancy Rates by Submarket



	2016	2015	2016	2015
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	16.8%	16.6%	26.9%	27.1%
St. Louis City	13.8%	9.7%	10.9%	11.1%
Clayton	6.5%	7.0%	10.9%	10.8%
Olive-270/ Westport	12.1%	12.0%	19.7%	20.3%
West County	9.5%	7.9%	10.2%	9.1%
South County	20.4%	20.4%	8.1%	8.6%
North County	12.4%	13.9%	37.4%	36.8%
St. Charles	18.0%	17.3%	18.8%	18.1%
Illinois	15.9%	17.1%	26.0%	25.3%

CBD

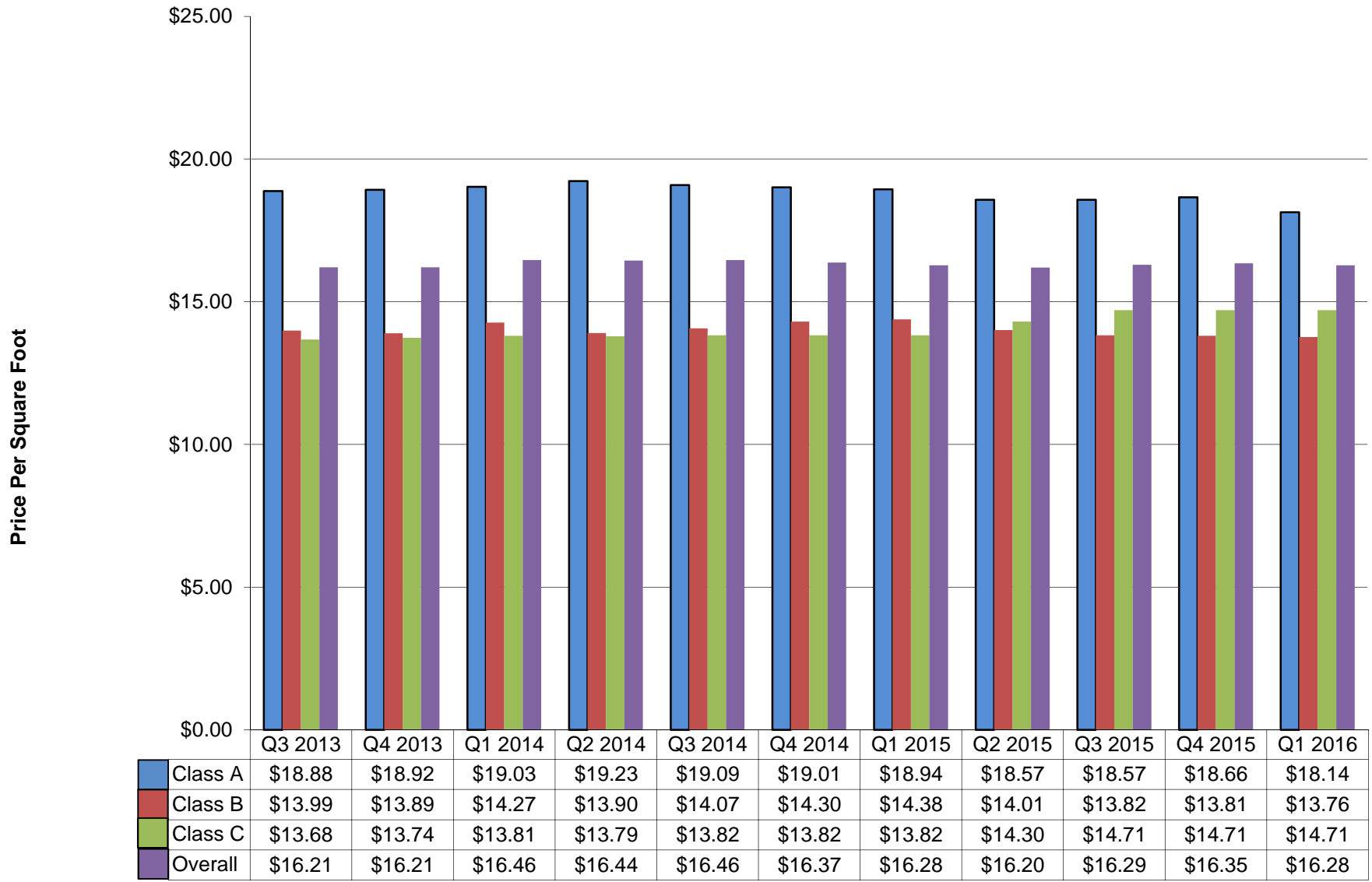
From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	19.3%	17.7%	17.6%	16.6%	16.7%	15.7%	16.9%	16.1%	16.3%	16.6%	16.8%	0.2%
Class B	22.3%	22.4%	22.8%	22.3%	22.1%	21.8%	30.5%	27.9%	28.6%	27.1%	26.9%	-0.2%
Class C	18.7%	18.7%	17.5%	17.4%	17.4%	17.4%	17.4%	18.0%	17.9%	18.3%	20.2%	1.9%
Overall	20.1%	19.3%	19.2%	18.5%	18.5%	17.8%	21.2%	20.1%	20.4%	20.1%	20.4%	0.3%

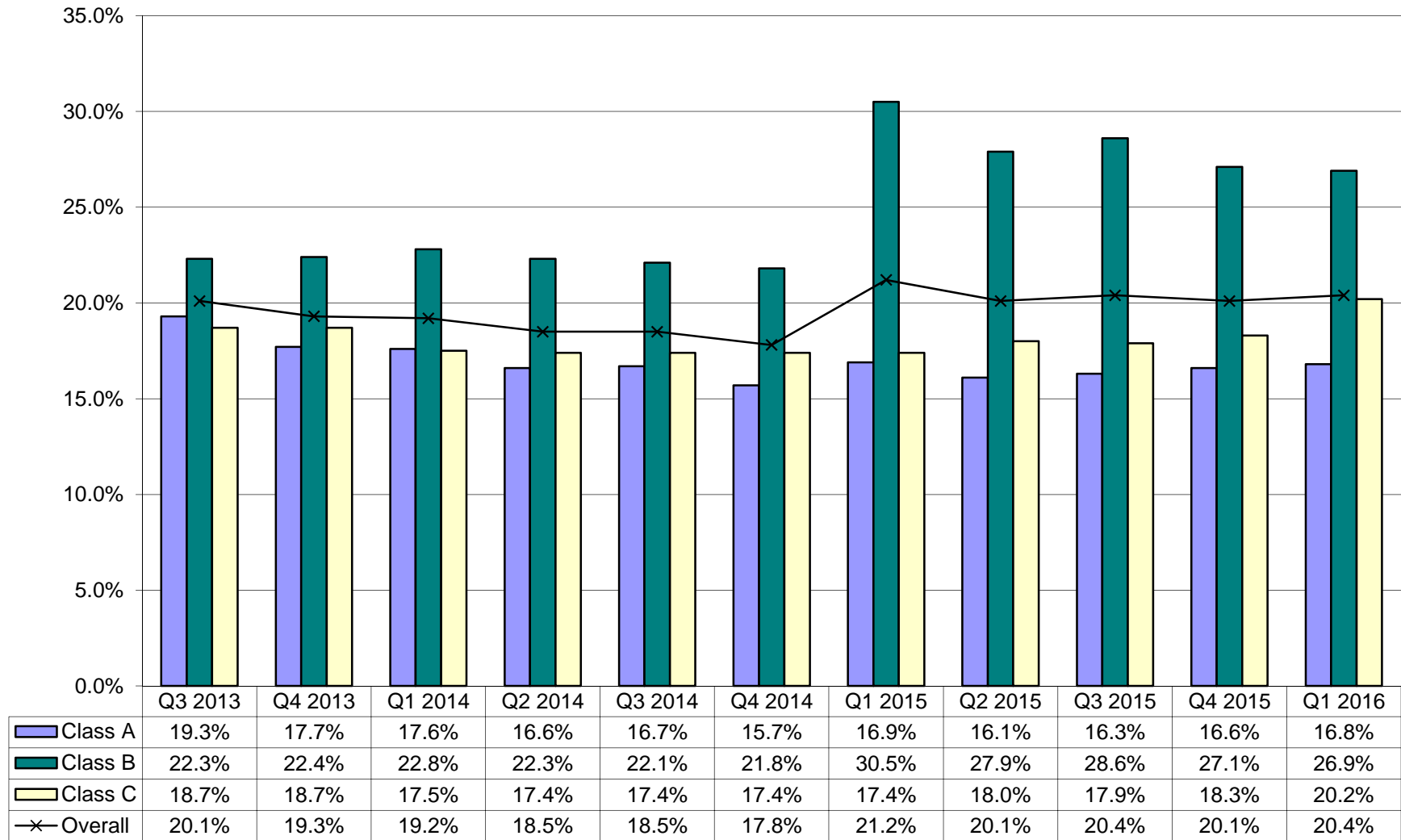
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	40,789	125,724	8,910	77,776	(8,955)	80,106	(99,603)	67,982	(16,698)	(21,984)	(16,569)	5,415
Class B	(677)	(7,536)	(17,540)	23,935	6,811	14,023	(388,644)	115,317	(29,823)	64,942	9,196	(55,746)
Class C	13,667	0	25,534	1,866	375	0	0	(12,250)	1,943	(8,000)	(3,900)	4,100
Overall	53,779	118,188	14,904	103,577	(1,769)	94,129	(488,247)	171,049	(44,578)	34,958	(46,373)	(81,331)

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$18.88	\$18.92	\$19.03	\$19.23	\$19.09	\$19.01	\$18.94	\$18.57	\$18.57	\$18.66	\$18.14	-\$0.52
Class B	\$13.99	\$13.89	\$14.27	\$13.90	\$14.07	\$14.30	\$14.38	\$14.01	\$13.82	\$13.81	\$13.76	-\$0.05
Class C	\$13.68	\$13.74	\$13.81	\$13.79	\$13.82	\$13.82	\$13.82	\$14.30	\$14.71	\$14.71	\$14.71	\$0.00
Overall	\$16.21	\$16.21	\$16.46	\$16.44	\$16.46	\$16.37	\$16.28	\$16.20	\$16.29	\$16.35	\$16.28	-\$0.07

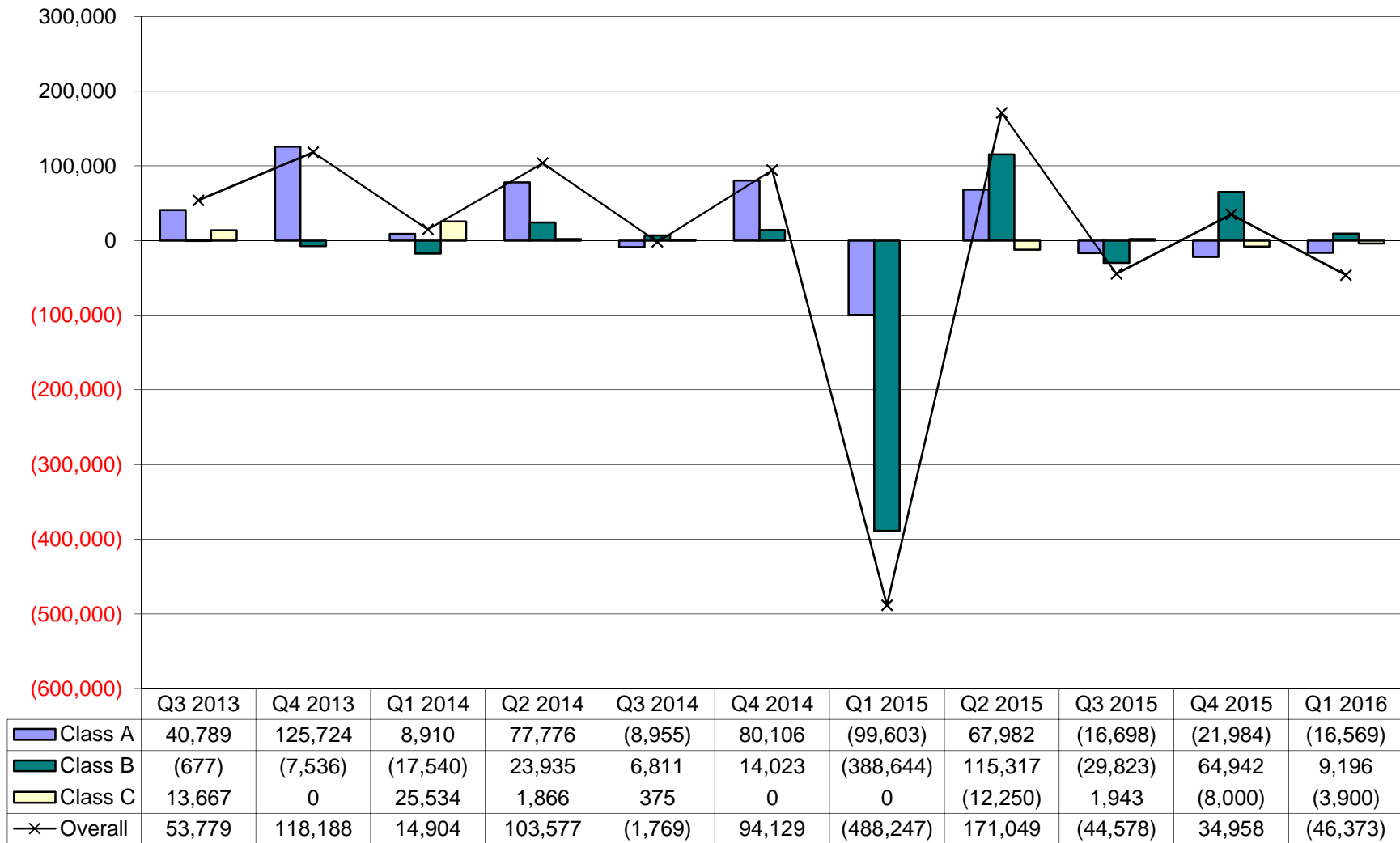
Average Asking Rates CBD Submarket



CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



CBD Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	18,527	7.1%	22,294	8.5%	69,842	61,075	3,767	42,548	\$21.77/fs
505 N 7th St	658,000	68,469	10.4%	68,469	10.4%	54,078	54,078	0	19,717	\$18.50/fs
100 N Broadway	510,202	142,606	28.0%	142,606	28.0%	192,024	192,024	0	64,891	\$18.00/fs
200 N Broadway	337,088	69,746	20.7%	69,746	20.7%	94,726	94,726	0	50,892	\$18.75/fs
211 N Broadway	1,171,595	202,444	17.3%	202,444	17.3%	228,279	228,279	0	29,685	\$21.00/fs
500 N Broadway	285,211	34,470	12.1%	34,470	12.1%	44,158	44,158	0	18,920	\$17.75/fs
10 S Broadway	430,373	19,368	4.5%	19,368	4.5%	59,080	59,080	0	17,000	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	120,000	8,800	7.3%	8,800	7.3%	8,800	8,800	0	8,800	-
701 Market St	442,080	34,759	7.9%	76,059	17.2%	122,773	81,473	41,300	70,772	\$21.06/fs
800 Market St	749,857	41,058	5.5%	80,161	10.7%	86,119	47,016	39,103	19,554	\$19.17/fs
1010 Market St	347,399	193,026	55.6%	193,026	55.6%	220,770	220,770	0	123,550	\$14.62/fs
2350 Market St	96,000	0	0.0%	0	0.0%	0	0	0	0	-
2351 Market St	84,370	56,000	66.4%	56,000	66.4%	56,000	56,000	0	28,000	\$15.00/nnn
1-99 S Memorial Dr	213,228	24,566	11.5%	24,566	11.5%	27,242	27,242	0	10,197	\$16.75/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
1000 Saint Louis Union Station	67,784	25,900	38.2%	25,900	38.2%	21,812	21,812	0	15,949	\$16.25/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	10,666	0	10,666	10,666	\$21.50/fs
210 N Tucker Blvd	285,485	44,000	15.4%	44,000	15.4%	54,000	54,000	0	44,000	\$12.00/nnn
710 N Tucker Blvd	550,000	122,600	22.3%	122,600	22.3%	165,339	165,339	0	70,000	\$12.00/mg
600-634 Washington Ave	385,000	117,164	30.4%	117,164	30.4%	117,164	117,164	0	98,604	\$18.75/fs
Total (21 Bldgs)	7,806,068	1,225,750	15.7%	1,309,920	16.8%	1,632,872	1,533,036	94,836	123,550	\$18.14/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	105,000	17,201	16.4%	17,201	16.4%	17,201	17,201	0	4,696	\$15.00/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	22,324	22,324	0	13,214	\$11.59/fs
618-624 N 2nd St	57,000	0	0.0%	0	0.0%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	63,525	16,755	26.4%	16,755	26.4%	19,212	19,212	0	6,515	\$14.00/fs
708-710 N 2nd St	40,000	0	0.0%	0	0.0%	600	600	0	600	\$10.00/mg
712 N 2nd St	20,000	5,757	28.8%	5,757	28.8%	11,757	11,757	0	6,000	\$12.00/mg
801-805 N 2nd St	40,000	8,500	21.3%	8,500	21.3%	8,500	8,500	0	6,000	\$12.00/nnn
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
220 N 4th St	52,000	8,381	16.1%	8,381	16.1%	8,381	8,381	0	3,078	\$12.00/fs
319 N 4th St	104,000	31,161	30.0%	31,161	30.0%	38,545	38,545	0	14,691	\$15.00/fs
440-444 N 4th St	60,000	47,000	78.3%	47,000	78.3%	47,000	47,000	0	20,000	\$12.00/fs
312-316 N 8th St	24,502	0	0.0%	0	0.0%	13,664	13,664	0	8,064	\$17.25/nnn
217 N 10th St	22,240	2,971	13.4%	2,971	13.4%	2,971	2,971	0	1,950	\$12.00/fs
411 N 10th St	57,086	16,900	29.6%	16,900	29.6%	16,900	16,900	0	10,400	\$13.00/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
133 S 11th St	37,037	2,260	6.1%	2,260	6.1%	2,260	2,260	0	2,260	\$17.95/fs
308 N 21st St	45,755	7,289	15.9%	7,289	15.9%	12,042	12,042	0	4,753	\$15.67/fs
326 S 21st St	43,161	17,594	40.8%	17,594	40.8%	17,594	17,594	0	11,851	\$10.00/fs
1831 Chestnut St	424,518	30,000	7.1%	30,000	7.1%	83,000	83,000	0	53,000	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	123,941	38.5%	123,941	38.5%	142,835	142,835	0	58,382	\$12.50/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	21,390	21,390	0	21,390	-
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	36,516	100.0%	36,516	100.0%	36,516	36,516	0	36,516	\$8.75/negot
2221 Locust St	28,850	28,484	98.7%	28,484	98.7%	28,484	28,484	0	28,484	\$16.95/fs
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	33,734	80.8%	33,734	80.8%	41,734	41,734	0	17,364	\$17.50/fs
301 N Memorial Dr	57,000	27,749	48.7%	27,749	48.7%	27,749	27,749	0	27,749	\$12.50/fs
515-521 Olive St	226,200	39,915	17.6%	39,915	17.6%	53,959	53,959	0	12,648	\$14.33/fs
720 Olive St	457,900	91,351	19.9%	91,351	19.9%	121,569	121,569	0	29,218	\$16.50/fs
900-914 Olive St	202,607	50,766	25.1%	50,766	25.1%	50,766	50,766	0	21,754	\$12.75/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	20,000	20,000	100.0%	20,000	100.0%	20,000	20,000	0	20,000	-
401 Pine St	42,000	0	0.0%	0	0.0%	37,381	37,381	0	37,381	\$20.00/mg
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	44,024	40.0%	44,024	40.0%	77,042	77,042	0	66,036	\$15.95/fs
800 St. Louis Union Station	57,814	6,571	11.4%	6,571	11.4%	9,422	6,571	2,851	6,571	\$15.19/fs
700 Union Station	39,648	2,291	5.8%	2,291	5.8%	2,291	2,291	0	2,291	\$15.50/fs
505 Washington Ave	56,800	56,800	100.0%	56,800	100.0%	56,800	56,800	0	56,800	\$12.50/fs
555 Washington Ave	160,000	52,523	32.8%	52,523	32.8%	64,023	64,023	0	20,893	\$13.50/fs
911-919 Washington Ave	159,500	28,490	17.9%	28,490	17.9%	38,422	30,654	7,768	8,700	\$14.39/fs
1001 Washington Ave	69,218	0	0.0%	0	0.0%	4,777	4,777	0	4,118	-
1409 Washington Ave	34,234	10,059	29.4%	10,059	29.4%	10,770	10,770	0	6,200	\$9.73/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
1706 Washington Ave	270,000	270,000	100.0%	270,000	100.0%	270,000	270,000	0	270,000	-
Total (46 Bldgs)	4,486,693	1,207,983	26.9%	1,207,983	26.9%	1,510,881	1,500,262	10,619	270,000	\$13.76/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
800-804 N 1st St	38,500	6,959	18.1%	6,959	18.1%	6,959	6,959	0	3,700	\$12.00/fs
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
718-720 N 3rd St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	30,000	57.7%	30,000	57.7%	30,000	30,000	0	12,000	\$12.00/nnn
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
717 N 16th St	24,500	12,250	50.0%	12,250	50.0%	12,250	12,250	0	12,250	\$15.95/fs
1624 Delmar Blvd	28,980	19,320	66.7%	19,320	66.7%	19,320	19,320	0	19,320	\$11.95/mg
512 Locust St	21,483	0	0.0%	0	0.0%	0	0	0	0	-
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	\$10.00/nnn
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1113-1115 Locust St	38,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	120,000	57,057	47.5%	57,057	47.5%	60,009	60,009	0	20,000	\$13.50/fs
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
1101 Lucas Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	32,000	24.2%	32,000	24.2%	0	0	0	0	-
916 Olive St	27,510	5,500	20.0%	5,500	20.0%	5,500	5,500	0	5,500	\$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	\$9.00/mg
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,200	14.4%	14,200	14.4%	14,200	14,200	0	14,200	\$12.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	36,000	36,000	0	12,000	\$14.95/fs
900 Walnut St	112,266	7,000	6.2%	7,000	6.2%	7,000	7,000	0	7,000	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
1426-1432 Washington Ave	28,125	1,700	6.0%	1,700	6.0%	5,662	5,662	0	3,962	\$12.00/fs
Total (27 Bldgs)	2,047,503	414,186	20.2%	414,186	20.2%	413,100	413,100	0	80,000	\$14.71/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(94 Bldgs)	14,340,264	2,847,919	19.9%	2,932,089	20.4%	3,556,853	3,446,398	105,455	270,000	\$16.28/fs

STL City

From Previous Qtr.

Vacancy Rate

	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	3.2%	2.0%	15.5%	14.6%	10.3%	8.1%	8.6%	9.7%	9.7%	9.7%	13.8%	4.1%
Class B	17.7%	15.0%	14.9%	15.5%	16.0%	11.2%	11.4%	11.3%	11.6%	11.1%	10.9%	-0.2%
Class C	13.2%	14.3%	16.5%	16.2%	16.6%	17.2%	17.3%	14.7%	14.1%	18.6%	13.9%	-4.7%
Overall	10.3%	9.2%	15.6%	15.3%	13.7%	11.6%	11.9%	11.6%	11.5%	12.6%	12.9%	0.3%

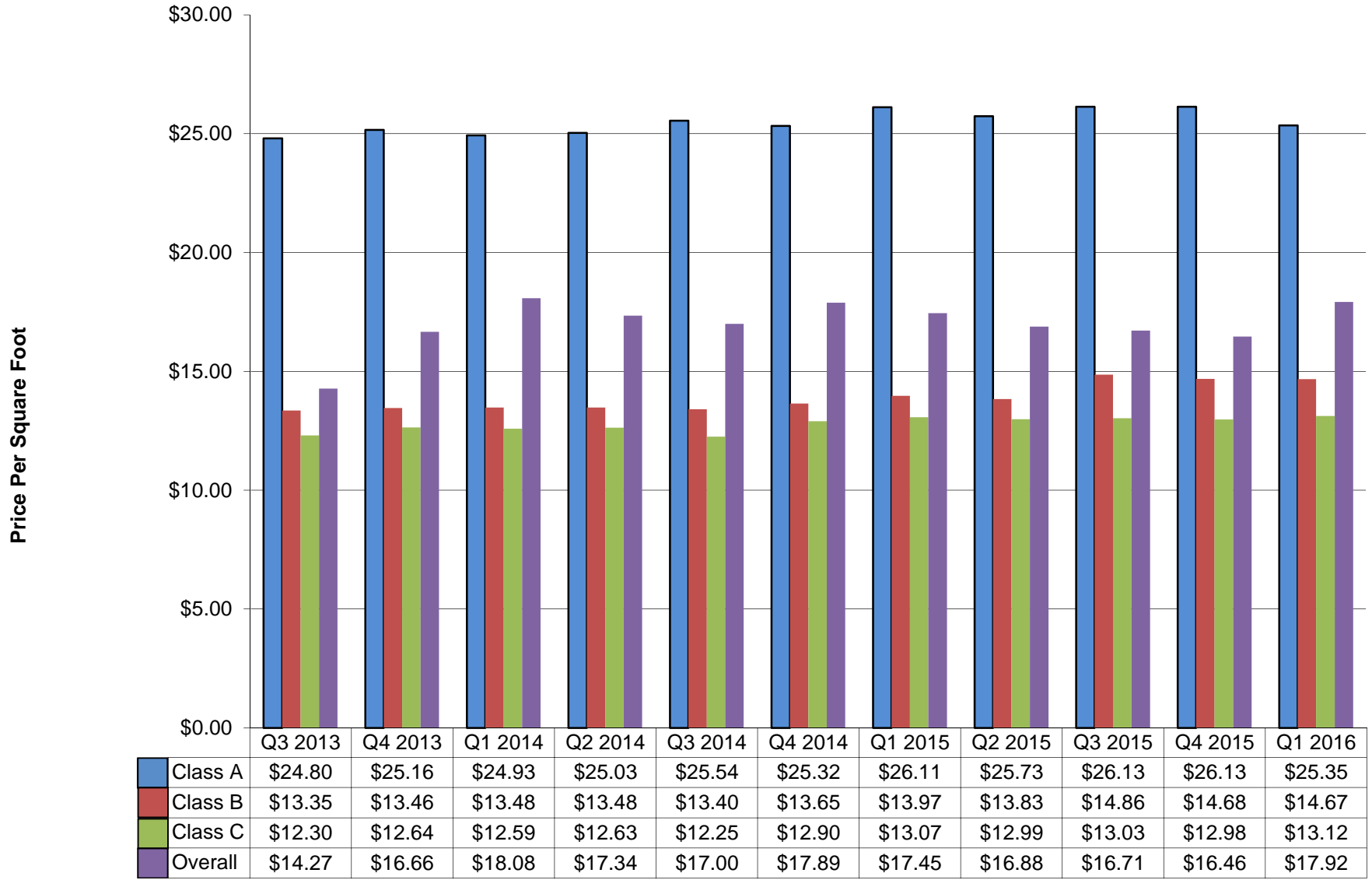
Net Absorption

	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	12,206	10,000	(112,223)	7,500	36,000	18,423	(4,652)	(8,709)	0	0	(34,000)	(34,000)
Class B	5,235	15,525	500	(3,411)	(3,036)	27,447	(1,400)	821	(2,031)	29,151	1,354	(27,797)
Class C	1,600	(5,878)	(12,232)	1,391	(2,193)	(3,401)	(100)	14,223	3,435	(25,046)	(70)	24,976
Overall	19,041	19,647	(123,955)	5,480	30,771	42,469	(6,152)	6,335	1,404	4,105	(32,716)	(36,821)

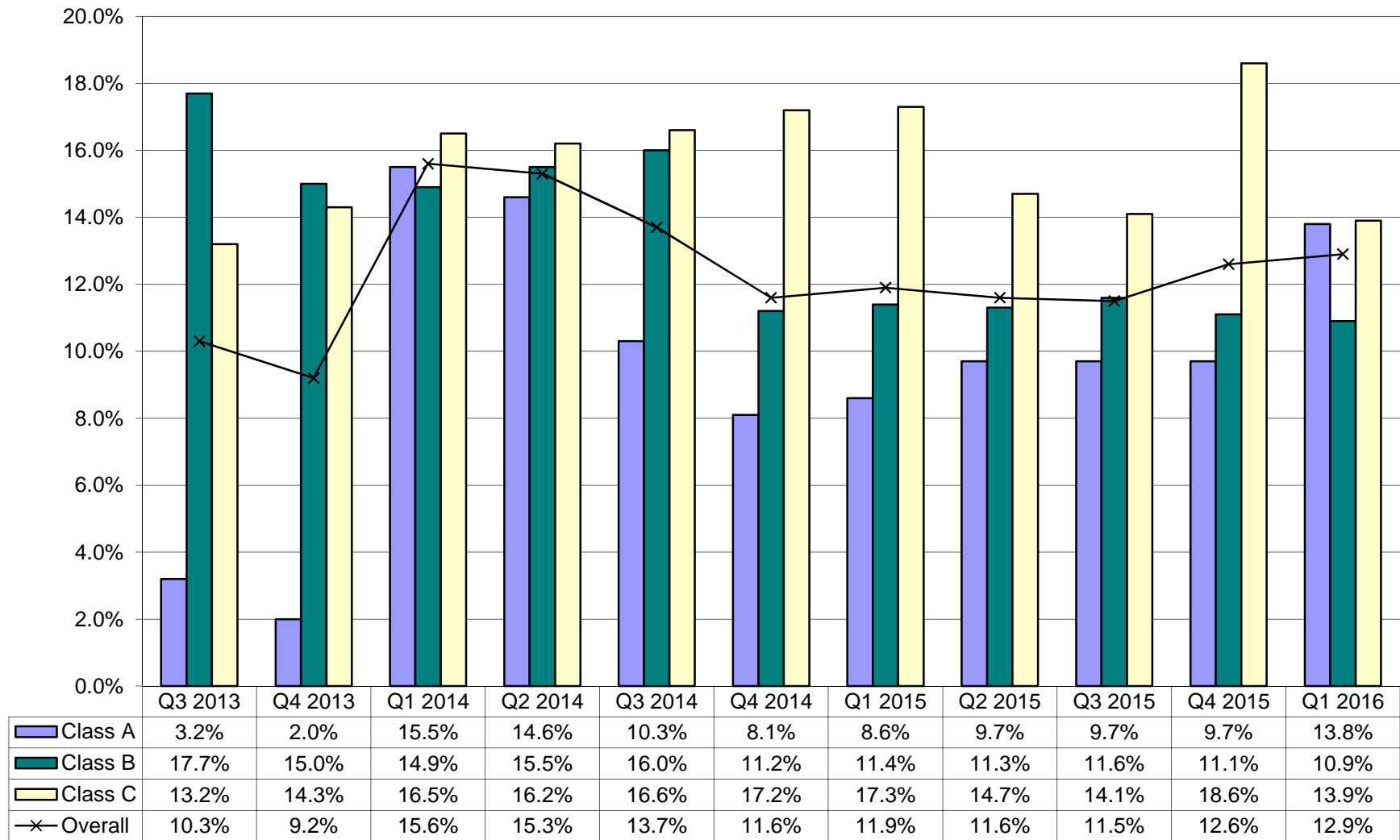
Asking Rates

	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$24.80	\$25.16	\$24.93	\$25.03	\$25.54	\$25.32	\$26.11	\$25.73	\$26.13	\$26.13	\$25.35	-\$0.78
Class B	\$13.35	\$13.46	\$13.48	\$13.48	\$13.40	\$13.65	\$13.97	\$13.83	\$14.86	\$14.68	\$14.67	-\$0.01
Class C	\$12.30	\$12.64	\$12.59	\$12.63	\$12.25	\$12.90	\$13.07	\$12.99	\$13.03	\$12.98	\$13.12	\$0.14
Overall	\$14.27	\$16.66	\$18.08	\$17.34	\$17.00	\$17.89	\$17.45	\$16.88	\$16.71	\$16.46	\$17.92	\$1.46

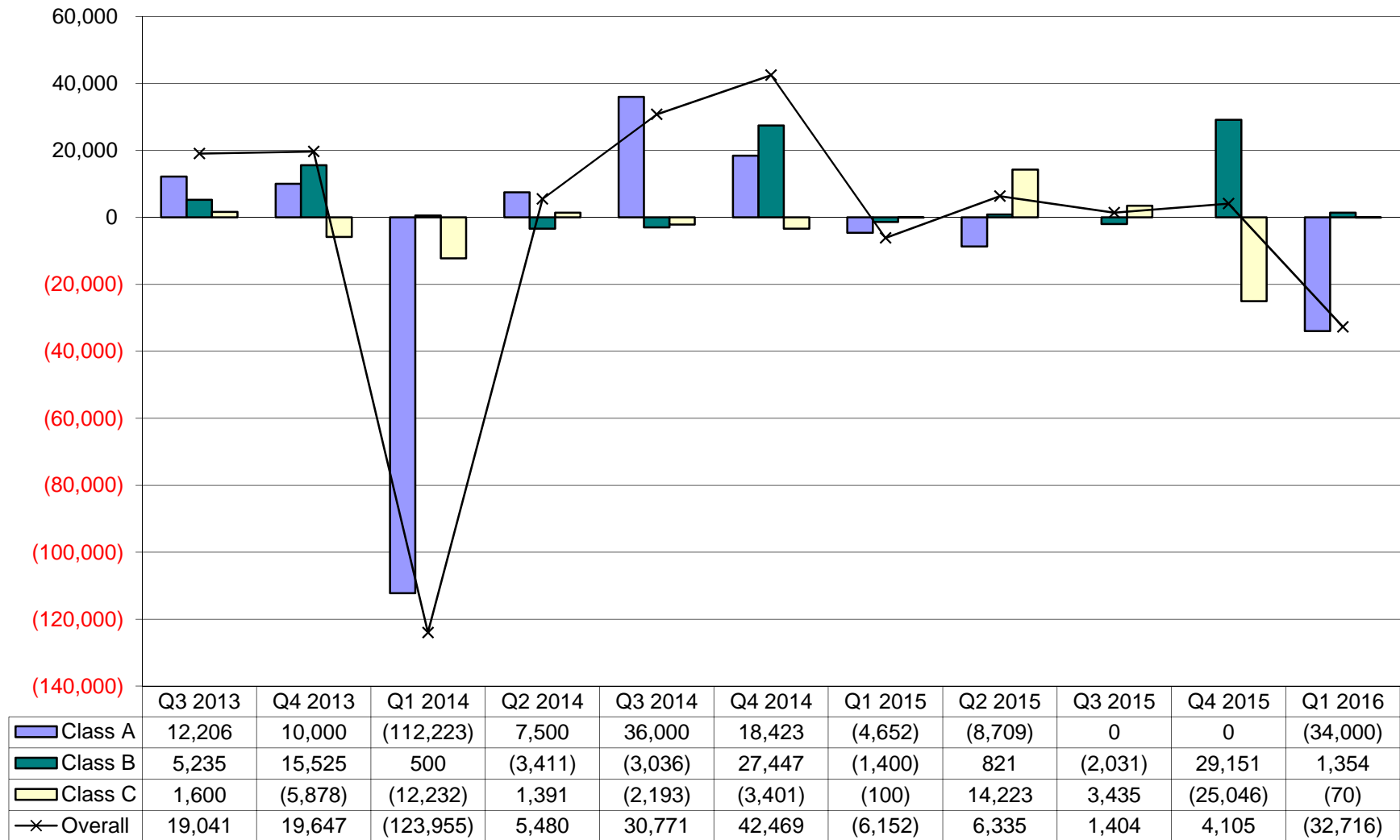
Average Asking Rates STL City Submarket



STL City Historic Vacancy Trends



STL City Historic Net Absorption Trends



STL City Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4240 Duncan Ave	197,527	30,667	15.5%	30,667	15.5%	30,667	30,667	0	17,322	\$19.50/nnn
4300 Duncan Ave	172,000	0	0.0%	34,000	19.8%	34,000	0	34,000	34,000	\$25.00/fs
4300-4348 Forest Park Ave	165,000	0	0.0%	9,201	5.6%	9,201	0	9,201	9,201	\$23.00/fs
1001 Highlands Plaza Dr	146,000	22,293	15.3%	22,293	15.3%	22,293	22,293	0	17,350	\$26.50/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
645 S Newstead Ave	63,000	13,500	21.4%	13,500	21.4%	13,500	13,500	0	13,500	\$16.50/nnn
5700-5720 Oakland Ave	62,290	4,560	7.3%	4,560	7.3%	9,560	4,560	5,000	5,000	\$26.96/fs
Total (7 Bldgs)	829,817	71,020	8.6%	114,221	13.8%	119,221	71,020	48,201	34,000	\$25.35/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	25,494	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
4625 Lindell Blvd	71,652	14,630	20.4%	14,630	20.4%	29,219	29,219	0	26,066	-
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	31,905	14.4%	31,905	14.4%	32,583	32,583	0	10,302	\$13.24/fs
5243 Shaw Ave	76,751	14,700	19.2%	14,700	19.2%	14,700	14,700	0	8,700	\$14.00/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	590,938	64,235	10.9%	64,235	10.9%	79,502	79,502	0	26,066	\$14.67/fs

STL City Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
904-908 S 4th St	22,000	9,800	44.5%	9,800	44.5%	9,800	9,800	0	2,400	\$12.00/nnn
1120 S 6th St	60,000	22,000	36.7%	22,000	36.7%	36,750	36,750	0	22,000	\$14.00/fs
1 Campbell Plz	28,290	16,956	59.9%	16,956	59.9%	16,956	16,956	0	9,414	\$11.93/fs
6025 Chippewa St	24,000	3,358	14.0%	3,358	14.0%	3,358	3,358	0	901	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	22,500	22,500	0	45,000	\$12.75/fs
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	1,200	0	0	1,200	-
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	3,835	3,835	0	3,835	-
1300 Hampton Ave	39,316	800	2.0%	800	2.0%	800	800	0	800	\$12.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
2220 Lemp Ave	26,273	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	\$11.44/fs
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	3,220	14.3%	3,220	14.3%	7,070	7,070	0	3,850	\$14.00/mg
1917 Rutger St	0	0	-	0	-	0	0	0	0	-
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	8,800	8,800	0	8,800	\$7.27/nnn
Total (18 Bldgs)	522,501	72,434	13.9%	72,434	13.9%	127,369	126,169	0	45,000	\$13.12/fs

Grand Totals

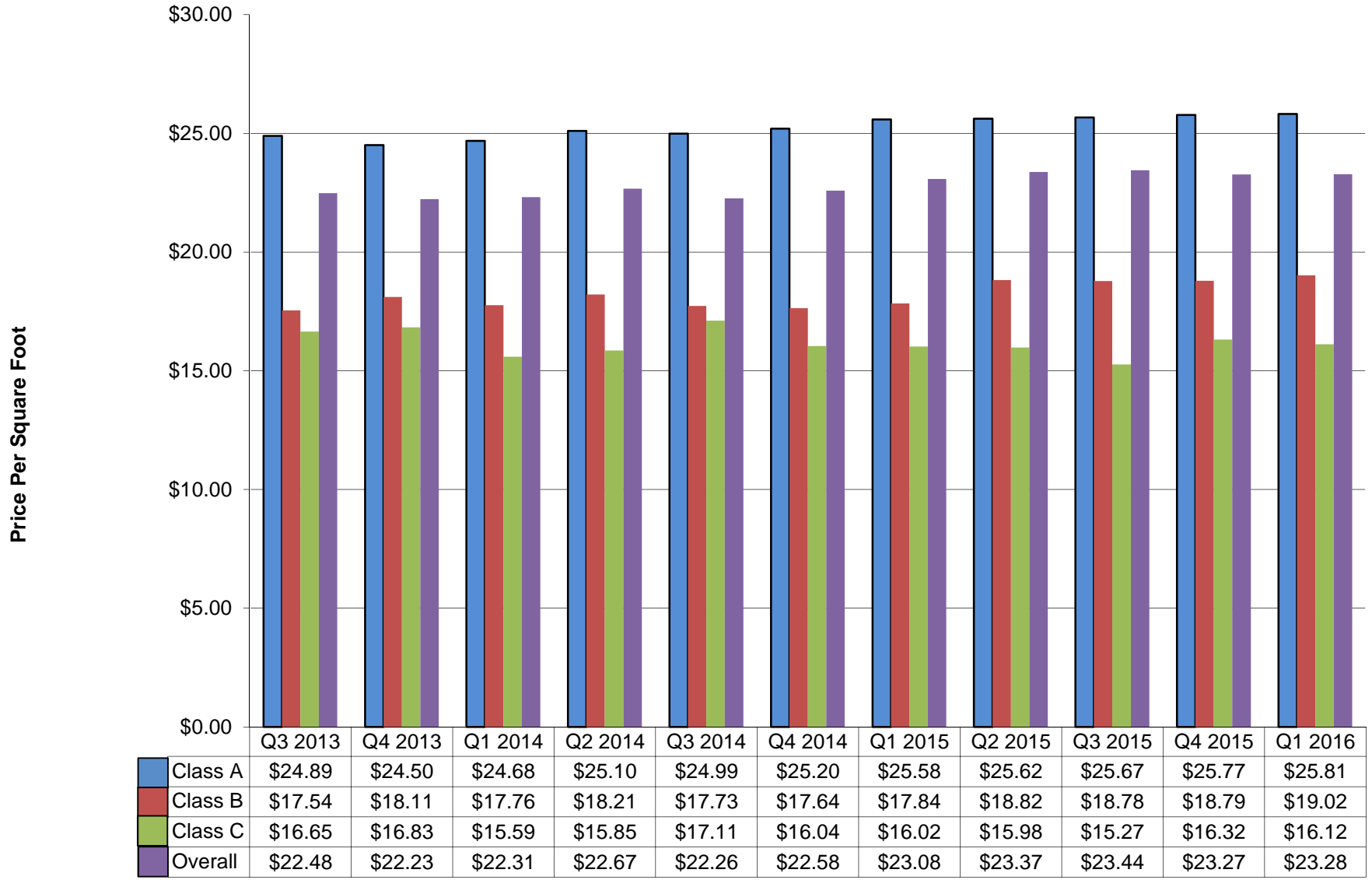
	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(35 Bldgs)	1,943,256	207,689	10.7%	250,890	12.9%	326,092	276,691	48,201	45,000	\$17.92/fs

Clayton

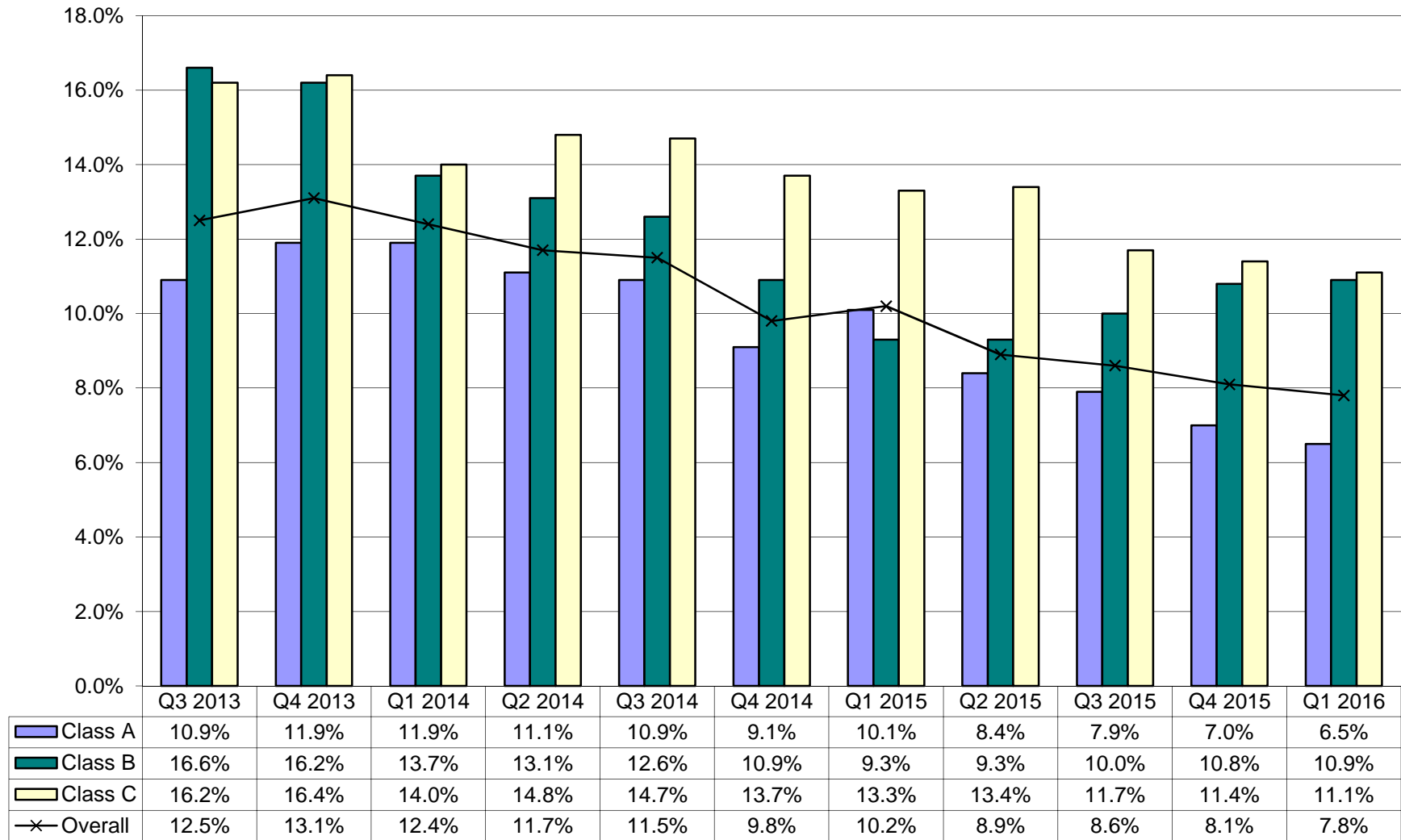
From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	10.9%	11.9%	11.9%	11.1%	10.9%	9.1%	10.1%	8.4%	7.9%	7.0%	6.5%	-0.5%
Class B	16.6%	16.2%	13.7%	13.1%	12.6%	10.9%	9.3%	9.3%	10.0%	10.8%	10.9%	0.1%
Class C	16.2%	16.4%	14.0%	14.8%	14.7%	13.7%	13.3%	13.4%	11.7%	11.4%	11.1%	-0.3%
Overall	12.5%	13.1%	12.4%	11.7%	11.5%	9.8%	10.2%	8.9%	8.6%	8.1%	7.8%	-0.3%
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	6,109	(52,771)	2,662	42,449	9,670	91,434	(52,188)	89,689	29,552	45,027	26,630	(18,397)
Class B	30,849	6,403	39,802	8,918	8,219	26,799	24,936	331	(11,071)	(12,320)	(1,559)	10,761
Class C	5,251	(940)	11,775	(3,915)	473	4,712	2,102	(645)	8,002	1,529	1,330	(199)
Overall	42,209	(47,308)	54,239	47,452	18,362	122,945	(25,150)	89,375	26,483	34,236	26,401	(7,835)
Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$24.89	\$24.50	\$24.68	\$25.10	\$24.99	\$25.20	\$25.58	\$25.62	\$25.67	\$25.77	\$25.81	\$0.04
Class B	\$17.54	\$18.11	\$17.76	\$18.21	\$17.73	\$17.64	\$17.84	\$18.82	\$18.78	\$18.79	\$19.02	\$0.23
Class C	\$16.65	\$16.83	\$15.59	\$15.85	\$17.11	\$16.04	\$16.02	\$15.98	\$15.27	\$16.32	\$16.12	-\$0.20
Overall	\$22.48	\$22.23	\$22.31	\$22.67	\$22.26	\$22.58	\$23.08	\$23.37	\$23.44	\$23.27	\$23.28	\$0.01

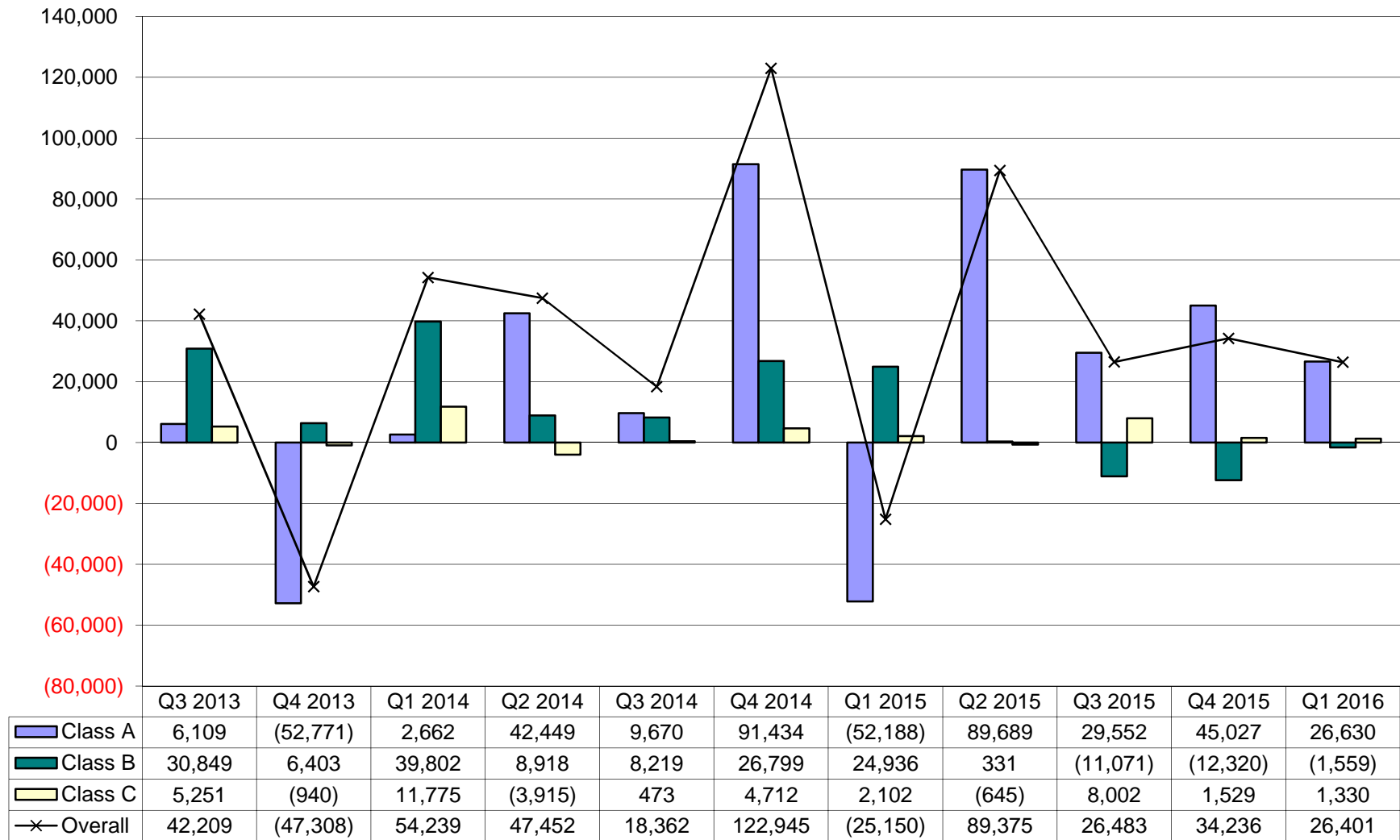
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,004	18,298	10.5%	18,398	10.6%	18,553	18,298	100	5,132	\$26.00/fs
7700 Bonhomme Ave	101,327	7,311	7.2%	7,311	7.2%	7,311	7,311	0	3,746	\$27.75/fs
7777 Bonhomme Ave	197,311	72,030	36.5%	79,671	40.4%	65,189	57,548	7,641	7,658	\$24.06/fs
1 N Brentwood Blvd	274,272	25,993	9.5%	25,993	9.5%	25,993	25,993	0	13,713	\$31.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	36,038	13.7%	36,038	13.7%	36,038	36,038	0	4,381	\$24.63/mg
1401 S Brentwood Blvd	175,000	18,906	10.8%	18,906	10.8%	39,018	30,265	8,753	9,145	\$25.83/fs
1600 S Brentwood Blvd	105,000	8,673	8.3%	8,673	8.3%	12,334	8,673	3,661	4,469	\$18.60/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	6,790	6,790	0	4,018	\$33.00/fs
120 S Central Ave	300,500	24,214	8.1%	24,214	8.1%	46,705	46,705	0	10,400	\$24.75/fs
7980 Clayton Rd	63,032	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	3,916	12.5%	3,916	12.5%	3,916	3,916	0	3,916	\$23.00/fs
500 Corporate Park Dr	124,597	0	0.0%	0	0.0%	0	0	0	0	-
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	1,230	0.2%	1,230	0.2%	1,230	1,230	0	1,230	-
7701 Forsyth Blvd	217,689	14,049	6.5%	14,049	6.5%	38,872	31,516	7,356	15,527	\$27.50/fs
7733 Forsyth Blvd	360,129	34,369	9.5%	34,369	9.5%	53,534	44,629	3,905	9,874	\$27.50/fs
7800 Forsyth Blvd	108,000	2,984	2.8%	2,984	2.8%	41,103	41,103	0	24,272	\$26.50/fs
7911 Forsyth Blvd	57,543	4,536	7.9%	4,536	7.9%	7,256	7,256	0	5,440	\$25.50/fs
8235 Forsyth Blvd	240,000	5,961	2.5%	5,961	2.5%	45,546	30,993	14,553	13,017	\$29.50/fs
101 S Hanley Rd	361,000	17,445	4.8%	20,591	5.7%	41,984	23,647	18,337	15,191	\$25.99/fs
1405 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	10,972	5.5%	10,972	5.5%	35,596	35,596	0	13,791	\$26.00/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	0	0	0	0	-
8182 Maryland Ave	256,829	6,304	2.5%	6,304	2.5%	6,304	6,304	0	6,304	\$27.50/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	1,737	2.8%	1,737	2.8%	1,737	1,737	0	1,737	\$24.50/fs
165 N Meramec Ave	62,785	2,345	3.7%	2,345	3.7%	8,078	4,892	3,186	3,186	\$23.66/fs
168 N Meramec Ave	58,499	12,736	21.8%	12,736	21.8%	14,311	14,311	0	12,736	\$24.50/fs
Total (31 Bldgs)	5,300,687	336,837	6.4%	347,724	6.6%	557,398	484,751	67,492	24,272	\$25.81/fs

Clayton Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
130 S Bemiston Ave	77,969	8,373	10.7%	8,373	10.7%	13,105	13,105	0	5,121	\$19.50/fs
230 S Bemiston Ave	99,190	7,208	7.3%	7,208	7.3%	7,208	7,208	0	5,625	\$19.38/fs
7711 Bonhomme Ave	82,473	8,156	9.9%	8,156	9.9%	9,140	9,140	0	4,722	\$24.00/fs
1750 S Brentwood Blvd	74,568	2,346	3.1%	2,346	3.1%	7,490	7,490	0	3,325	\$18.00/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
7710 Carondelet Ave	52,350	8,692	16.6%	8,692	16.6%	20,094	20,094	0	4,422	\$16.22/fs
7730 Carondelet Ave	37,120	2,765	7.4%	2,765	7.4%	3,271	3,271	0	5,570	\$14.80/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	5,439	5,439	0	5,439	\$17.00/fs
7751 Carondelet Ave	49,505	4,399	8.9%	4,399	8.9%	5,461	5,461	0	2,008	\$17.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	127,949	6,103	4.8%	6,103	4.8%	20,539	15,686	4,853	7,763	\$20.73/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	8,800	8,800	0	8,800	-
7930 Clayton Rd	100,000	32,509	32.5%	32,509	32.5%	47,509	47,509	0	47,509	\$22.00/fs
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	35,850	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	30,154	27.3%	30,154	27.3%	31,024	31,024	0	10,108	\$14.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	14,760	42.2%	14,760	42.2%	14,760	14,760	0	7,380	\$13.95/mg
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	0	0.0%	0	0.0%	29,158	29,158	0	24,658	\$20.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	6,521	6,521	0	6,521	\$23.00/fs
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	0	0	0	0	-
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	12,850	23.3%	12,850	23.3%	12,850	12,850	0	11,525	\$13.87/fs
8301 Maryland Ave	50,400	0	0.0%	0	0.0%	9,259	9,259	0	9,259	\$21.00/fs
135 N Meramec Ave	50,995	16,200	31.8%	16,200	31.8%	16,200	16,200	0	8,177	\$18.00/fs
222 S Meramec Ave	24,760	3,721	15.0%	3,721	15.0%	3,721	3,721	0	1,286	\$18.50/fs
225 S Meramec Ave	34,024	11,941	35.1%	11,941	35.1%	12,507	12,507	0	5,051	\$18.00/fs
235 S Meramec Ave	50,071	0	0.0%	0	0.0%	0	0	0	0	-
Total (29 Bldgs)	1,567,259	170,177	10.9%	170,177	10.9%	284,056	279,203	4,853	47,509	\$19.02/fs

Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
7912 Bonhomme Ave	22,580	0	0.0%	0	0.0%	0	0	0	0	-
8000 Bonhomme Ave	36,800	8,104	22.0%	8,104	22.0%	8,104	8,104	0	1,476	\$18.00/fs
30-34 N Brentwood Blvd	34,200	1,738	5.1%	1,738	5.1%	2,306	2,306	0	820	\$15.78/fs
2500-2518 S Brentwood Blvd	63,008	3,742	5.9%	3,742	5.9%	3,742	3,742	0	1,250	\$14.00/fs
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	15,000	68.2%	15,000	68.2%	15,000	15,000	0	10,000	\$12.00/nnn
7000-7020 Clayton Rd	27,739	5,800	20.9%	5,800	20.9%	5,800	5,800	0	1,800	\$11.59/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	\$16.00/fs
8400-8448 Delmar Blvd	44,980	17,230	38.3%	17,230	38.3%	17,230	17,230	0	5,675	-
8328 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	7,627	7,627	0	4,777	\$19.00/fs
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
Total (13 Bldgs)	478,442	53,189	11.1%	53,189	11.1%	61,384	61,384	0	10,000	\$16.12/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(73 Bldgs)	7,346,388	560,203	7.6%	571,090	7.8%	902,838	825,338	72,345	47,509	\$23.28/fs

Olive-270/Westport

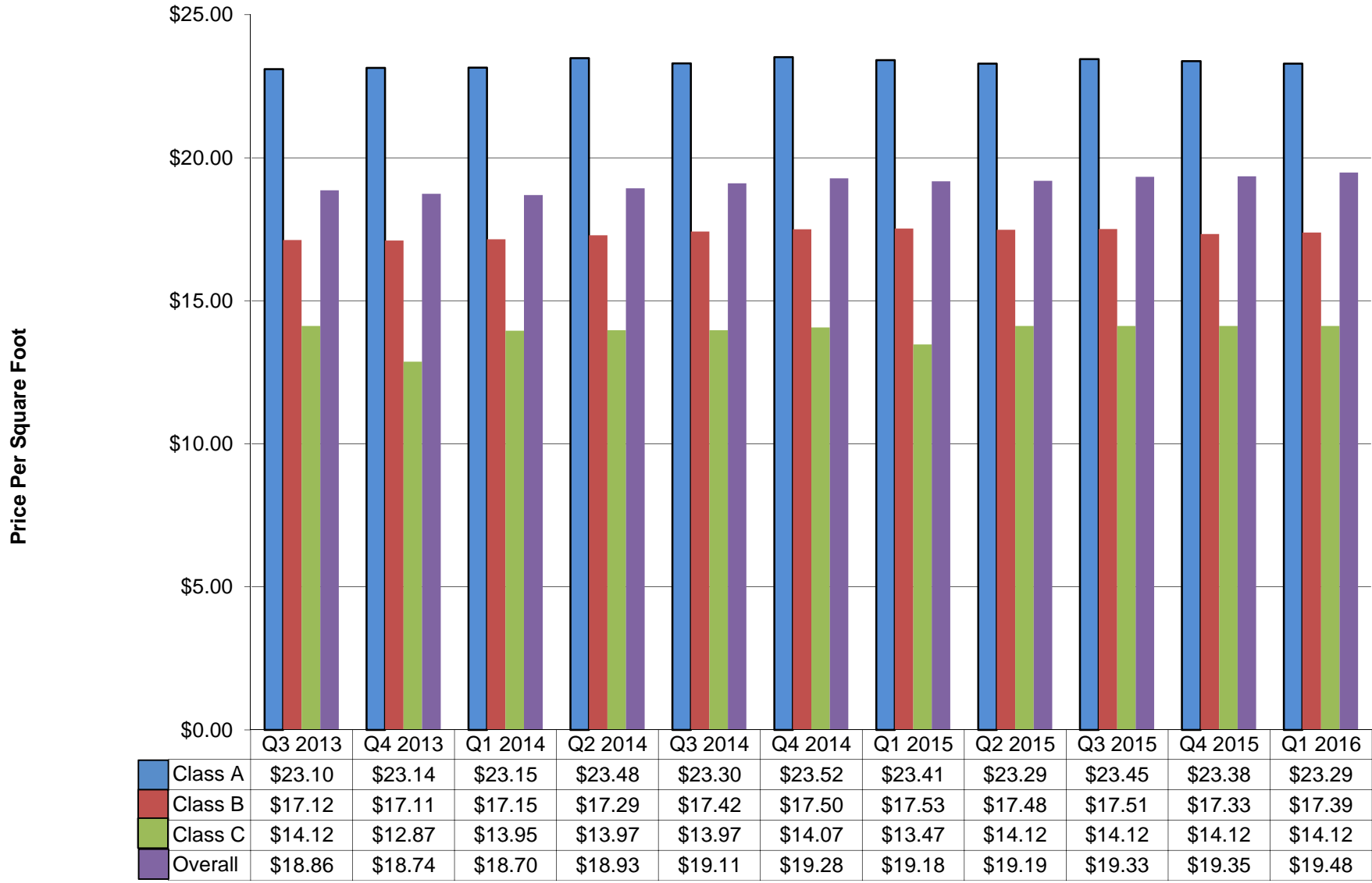
From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	12.7%	11.1%	12.0%	11.6%	12.0%	11.4%	11.5%	14.0%	12.4%	12.2%	12.1%	-0.1%
Class B	23.3%	23.2%	23.9%	23.9%	22.3%	22.8%	22.2%	21.1%	21.3%	20.3%	19.7%	-0.6%
Class C	10.1%	10.1%	14.9%	33.0%	32.3%	31.4%	31.3%	31.9%	31.8%	22.5%	21.1%	-1.4%
Overall	17.9%	17.1%	18.1%	18.9%	18.3%	18.2%	17.9%	18.5%	17.9%	16.8%	16.4%	-0.4%

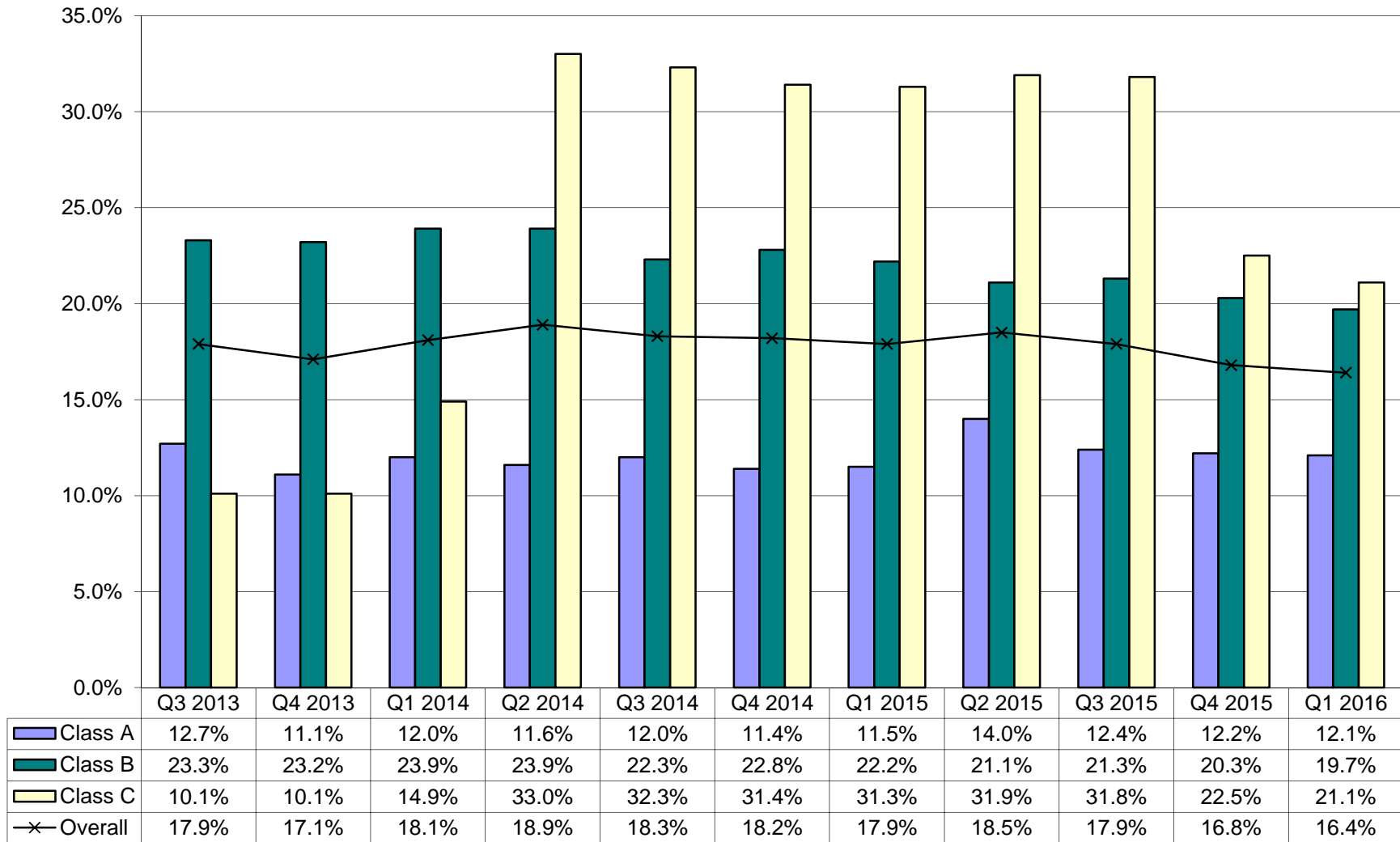
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	(7,568)	53,839	(28,318)	12,420	(14,491)	20,432	(4,356)	(80,853)	53,420	4,878	2,899	(1,979)
Class B	25,904	2,172	(24,842)	(1,500)	58,090	(18,324)	23,200	41,766	(8,997)	35,586	23,352	(12,234)
Class C	(19,662)	0	(18,673)	(70,011)	2,800	3,643	400	(2,530)	551	35,860	5,261	(30,599)
Overall	(1,326)	56,011	(71,833)	(59,091)	46,399	5,751	19,244	(41,617)	44,974	76,324	31,512	(44,812)

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$23.10	\$23.14	\$23.15	\$23.48	\$23.30	\$23.52	\$23.41	\$23.29	\$23.45	\$23.38	\$23.29	-\$0.09
Class B	\$17.12	\$17.11	\$17.15	\$17.29	\$17.42	\$17.50	\$17.53	\$17.48	\$17.51	\$17.33	\$17.39	\$0.06
Class C	\$14.12	\$12.87	\$13.95	\$13.97	\$13.97	\$14.07	\$13.47	\$14.12	\$14.12	\$14.12	\$14.12	\$0.00
Overall	\$18.86	\$18.74	\$18.70	\$18.93	\$19.11	\$19.28	\$19.18	\$19.19	\$19.33	\$19.35	\$19.48	\$0.13

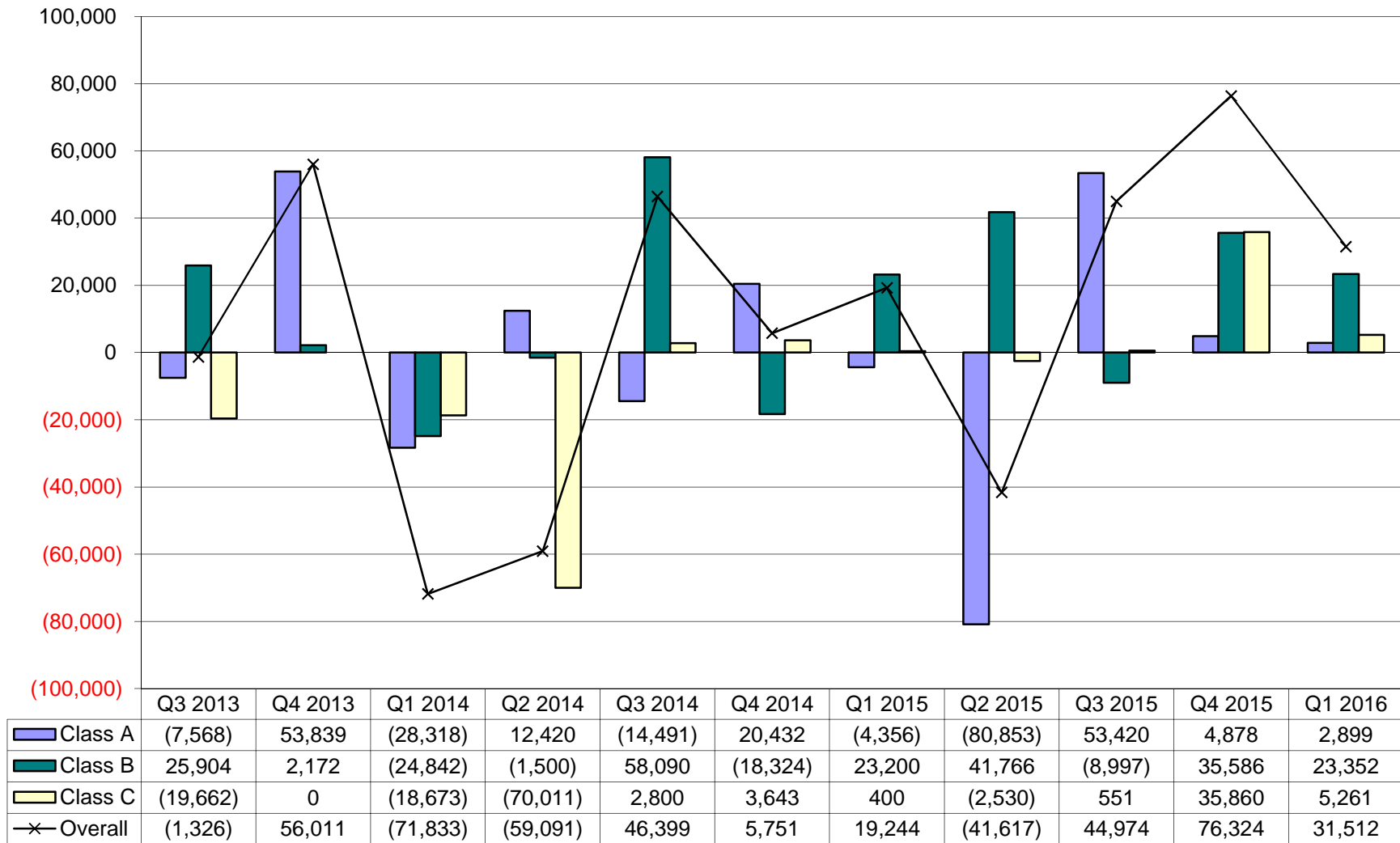
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive-270/Westport Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 CityPlace Dr	288,867	33,077	11.5%	33,077	11.5%	38,850	38,850	0	15,285	\$25.00/fs
2 CityPlace Dr	117,936	9,126	7.7%	9,126	7.7%	17,254	12,254	0	6,228	\$25.00/fs
3 CityPlace Dr	230,000	9,007	3.9%	9,007	3.9%	9,007	9,007	0	2,732	\$26.50/fs
4 CityPlace Dr	103,034	4,529	4.4%	4,529	4.4%	4,529	4,529	0	3,369	\$25.00/fs
6 Cityplace Dr	223,000	0	0.0%	0	0.0%	22,937	3,533	19,404	14,364	\$26.75/fs
600 Emerson Rd	112,794	3,287	2.9%	3,287	2.9%	21,269	3,287	17,982	17,982	\$18.27/fs
622 Emerson Rd	209,687	8,290	4.0%	8,290	4.0%	43,507	43,507	0	35,217	\$26.50/fs
701 Emerson Rd	139,855	981	0.7%	981	0.7%	981	981	0	981	\$24.00/mg
721 Emerson Rd	152,788	9,110	6.0%	9,110	6.0%	9,110	9,110	0	5,689	\$24.00/fs
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	35,360	26.8%	35,360	26.8%	0	0	0	0	\$19.25/fs
10330 Old Olive Street Rd	25,000	11,000	44.0%	11,000	44.0%	11,000	11,000	0	11,000	\$19.75/fs
11410-11440 Olive Blvd	24,000	0	0.0%	3,073	12.8%	15,516	0	12,443	12,443	\$22.00/fs
12312 Olive Blvd	125,645	56,449	44.9%	56,449	44.9%	59,113	59,113	0	18,375	\$24.00/fs
12400 Olive Blvd	114,757	23,240	20.3%	23,240	20.3%	48,885	48,885	0	21,670	\$22.03/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	56,403	56,403	0	48,803	\$24.50/fs
12647 Olive Blvd	134,544	36,765	27.3%	36,765	27.3%	46,352	46,352	0	23,159	\$24.50/fs
12655 Olive Blvd	98,588	5,882	6.0%	5,882	6.0%	5,882	5,882	0	5,882	\$24.50/mg
1801 Park 270 Dr	152,353	29,228	19.2%	29,228	19.2%	29,228	29,228	0	25,010	\$18.50/fs
1807 Park 270 Dr	122,297	31,467	25.7%	31,467	25.7%	31,467	31,467	0	12,317	\$18.50/fs
1005 N Warson Rd	110,000	16,200	14.7%	16,200	14.7%	16,200	16,200	0	12,500	\$32.00/nnn
55 Westport Plaza Dr	87,670	16,452	18.8%	16,452	18.8%	25,495	20,185	5,310	12,906	\$21.96/fs
77 Westport Plaza Dr	147,170	40,012	27.2%	40,012	27.2%	67,726	67,726	0	31,544	\$23.00/fs
111 Westport Plaza Dr	149,909	10,860	7.2%	15,733	10.5%	26,217	16,344	4,873	8,474	\$21.89/fs
Total (24 Bldgs)	3,282,973	390,322	11.9%	398,268	12.1%	606,928	533,843	60,012	48,803	\$23.29/fs

Olive-270/Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 1st Missouri Ctr	20,330	1,829	9.0%	1,829	9.0%	3,140	3,140	0	1,829	\$16.50/fs
11710 Administration Dr	20,000	6,029	30.1%	6,029	30.1%	6,029	6,029	0	1,105	\$17.00/fs
1850-1862 Borman Ct	41,391	26,911	65.0%	26,911	65.0%	26,911	26,911	0	10,924	\$5.00/nnn
11701 Borman Dr	81,617	28,546	35.0%	28,546	35.0%	28,546	28,546	0	27,334	\$17.95/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
11970 Borman Dr	21,450	7,752	36.1%	7,752	36.1%	7,752	7,752	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	20,090	100.0%	20,090	100.0%	20,090	20,090	0	20,090	\$9.95/nnn
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	21,333	21,333	0	21,333	\$18.50/fs
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
655 Craig Rd	55,000	1,945	3.5%	1,945	3.5%	1,945	1,945	0	1,945	\$17.00/fs
680 Craig Rd	52,500	9,263	17.6%	9,263	17.6%	9,263	9,263	0	4,356	\$17.24/fs
1001 Craig Rd	77,000	35,628	46.3%	35,628	46.3%	37,468	37,468	0	17,863	\$19.00/fs
1810 Craig Rd	25,000	5,582	22.3%	5,582	22.3%	5,582	5,582	0	2,508	\$16.95/fs
1820-1868 Craig Rd	30,000	6,312	21.0%	6,312	21.0%	14,508	14,508	0	8,196	\$16.50/fs
1950-1968 Craig Rd	40,970	2,550	6.2%	2,550	6.2%	2,550	2,550	0	2,550	\$12.75/fs
1850 Craigshire Dr	61,374	31,536	51.4%	31,536	51.4%	31,536	31,536	0	20,458	\$18.50/fs
2055 Craigshire Dr	35,701	0	0.0%	0	0.0%	1,151	1,151	0	1,151	\$19.00/fs
955 Executive Parkway Dr	35,000	15,670	44.8%	15,670	44.8%	15,670	15,670	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	11,298	18.9%	11,298	18.9%	5,320	5,320	0	5,320	\$19.00/fs
1000 Executive Parkway Dr	30,500	11,647	38.2%	11,647	38.2%	11,647	11,647	0	7,526	\$14.00/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	7,242	23.4%	7,242	23.4%	7,242	7,242	0	4,518	\$19.00/fs
1215 Fern Ridge Pky	59,941	14,814	24.7%	14,814	24.7%	14,814	14,814	0	11,248	\$14.75/fs
1224 Fern Ridge Pky	50,374	29,612	58.8%	29,612	58.8%	29,612	29,612	0	22,089	\$14.75/fs
1285 Fern Ridge Pky	66,510	35,535	53.4%	35,535	53.4%	35,535	35,535	0	33,179	-
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	14,978	14,978	0	14,978	\$19.00/fs
2122 Kratky Rd	25,344	0	0.0%	0	0.0%	0	0	0	0	-
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	2,116	2,116	0	2,116	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
11630-11644 Lilburn Park Rd	31,051	3,321	10.7%	3,321	10.7%	9,783	9,783	0	6,462	\$8.95/mg
211 N Lindbergh Blvd	32,616	4,564	14.0%	4,564	14.0%	4,564	4,564	0	2,901	\$18.00/fs
275 N Lindbergh Blvd	35,000	23,705	67.7%	23,705	67.7%	23,705	23,705	0	13,447	\$21.22/fs
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	77,899	19,988	25.7%	19,988	25.7%	32,525	32,525	0	19,988	\$17.00/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	0	0	0	0	-
522 N New Ballas Rd	55,922	13,074	23.4%	13,074	23.4%	13,074	13,074	0	2,964	\$23.00/fs
555 N New Ballas Rd	105,000	22,806	21.7%	22,806	21.7%	22,806	22,806	0	6,767	\$26.35/fs
638-672 Office Pky	26,462	14,397	54.4%	14,397	54.4%	14,397	14,397	0	6,997	\$16.95/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	2,140	7.6%	2,140	7.6%	4,940	4,940	0	2,800	\$20.00/mg
10425 Old Olive St	27,000	4,101	15.2%	4,101	15.2%	6,531	6,531	0	2,430	\$13.98/fs
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-

Olive-270/Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
11475-11477 Olde Cabin Rd	84,024	29,639	35.3%	29,639	35.3%	36,639	36,639	0	13,178	\$17.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	\$23.00/fs
9378 Olive Blvd	33,000	1,035	3.1%	1,035	3.1%	1,335	1,335	0	1,035	\$14.77/fs
9666 Olive Blvd	159,229	25,848	16.2%	25,848	16.2%	33,369	33,369	0	15,632	\$16.41/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	171,052	12,500	7.3%	12,500	7.3%	12,500	12,500	0	12,500	\$18.94/fs
11500 Olive Blvd	36,897	16,087	43.6%	16,087	43.6%	16,087	16,087	0	4,368	\$16.01/fs
11901 Olive Blvd	32,000	560	1.8%	560	1.8%	560	560	0	560	\$18.00/fs
12395 Olive Blvd	29,600	10,044	33.9%	10,044	33.9%	10,044	10,044	0	10,044	-
12747 Olive Blvd	72,699	20,943	28.8%	20,943	28.8%	20,943	20,943	0	22,442	\$15.75/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	0	0	0	0	-
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	-
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	10,000	10,000	0	7,500	-
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	3,300	12.5%	3,300	12.5%	3,300	3,300	0	3,300	\$16.65/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	19,735	19,735	0	19,735	\$17.25/fs
2388 Schuetz Rd	26,928	3,330	12.4%	3,330	12.4%	5,136	5,136	0	1,800	\$15.00/fs
1276-1278 N Warson Rd	26,168	10,000	38.2%	10,000	38.2%	10,000	10,000	0	10,000	\$8.95/mg
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	1,970	1,970	0	450	\$14.00/fs
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
4 West Dr	24,818	4,721	19.0%	4,721	19.0%	4,721	4,721	0	3,200	\$14.95/nnn
11830 Westline Industrial Dr	27,697	3,313	12.0%	3,313	12.0%	7,362	3,313	4,049	4,049	\$16.65/fs
11830 Westline Industrial Dr	53,596	6,027	11.2%	6,027	11.2%	6,027	6,027	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	42,000	5,980	14.2%	5,980	14.2%	8,155	8,155	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	11,451	12.6%	11,451	12.6%	25,024	25,024	0	14,862	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	18,136	15.0%	18,136	15.0%	18,136	18,136	0	13,710	\$16.75/fs
940 Westport Plaza Dr	89,552	21,750	24.3%	21,750	24.3%	21,750	21,750	0	11,522	\$22.00/fs
2200 Westport Plaza Dr	39,173	10,573	27.0%	10,573	27.0%	10,971	10,971	0	6,147	\$17.95/fs
12140 Woodcrest Exec Dr	92,960	21,402	23.0%	21,402	23.0%	21,402	21,402	0	5,529	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	1,530	3.0%	1,530	3.0%	10,418	10,418	0	7,099	\$18.04/fs
2043 Woodlands Pky	64,858	21,000	32.4%	21,000	32.4%	25,760	25,760	0	21,000	\$17.50/fs
Total (76 Bldgs)	3,682,102	725,894	19.7%	725,894	19.7%	828,407	824,358	4,049	33,179	\$17.39/fs

Olive-270/Westport Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	26,990	0	0.0%	0	0.0%	0	0	0	0	-
1845 Borman Ct	31,104	31,104	100.0%	31,104	100.0%	31,104	31,104	0	31,104	\$13.75/fs
10176 Corporate Square Dr	73,788	13,769	18.7%	13,769	18.7%	13,769	13,769	0	13,769	\$17.50/fs
745 Craig Rd	21,575	0	0.0%	0	0.0%	0	0	0	0	\$15.50/fs
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2130-2132 Kratky Rd	36,736	36,736	100.0%	36,736	100.0%	0	0	0	0	\$14.00/fs
11828 Lackland Rd	35,860	0	0.0%	0	0.0%	0	0	0	0	\$12.75/fs
795 Office Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	-
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (12 Bldgs)	386,211	81,609	21.1%	81,609	21.1%	44,873	44,873	0	31,104	\$14.12/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(112 Bldgs)	7,351,286	1,197,825	16.3%	1,205,771	16.4%	1,480,208	1,403,074	64,061	48,803	\$19.48/fs

West County

From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	9.2%	7.6%	8.9%	7.6%	7.2%	5.6%	8.1%	7.1%	7.3%	7.9%	9.5%	1.6%
Class B	15.7%	14.9%	16.0%	14.7%	11.5%	9.9%	10.3%	10.1%	9.4%	9.1%	10.2%	1.1%
Class C	4.9%	4.9%	4.9%	7.0%	6.2%	7.2%	6.5%	5.6%	5.5%	5.5%	5.6%	0.1%
Overall	11.4%	10.2%	11.4%	10.1%	8.7%	7.3%	8.8%	8.1%	8.0%	8.2%	9.6%	1.4%

Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	43,299	72,549	(59,096)	60,981	17,410	67,314	(108,467)	43,874	(8,452)	(26,964)	(71,591)	(44,627)
Class B	7,239	21,484	(31,608)	37,452	85,331	46,244	(10,922)	4,831	19,497	8,273	(31,456)	(39,729)
Class C	(743)	0	0	(6,196)	2,389	(2,997)	2,118	2,582	415	0	(363)	(363)
Overall	49,795	94,033	(90,704)	92,237	105,130	110,561	(117,271)	51,287	11,460	(18,691)	(103,410)	(84,719)

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$23.56	\$24.57	\$24.43	\$24.42	\$24.74	\$24.87	\$25.26	\$25.06	\$25.33	\$25.51	\$25.83	\$0.32
Class B	\$19.41	\$19.53	\$19.26	\$19.28	\$19.01	\$19.28	\$19.43	\$19.89	\$20.01	\$20.10	\$20.16	\$0.06
Class C	\$15.44	\$15.26	\$15.26	\$15.91	\$15.91	\$15.67	\$15.60	\$15.72	\$15.72	\$15.91	\$16.00	\$0.09
Overall	\$21.69	\$22.40	\$22.19	\$22.18	\$22.13	\$22.09	\$22.22	\$22.30	\$22.96	\$23.35	\$23.60	\$0.25

Notes:

Largest Negative Absorption Added was in the following buildings:

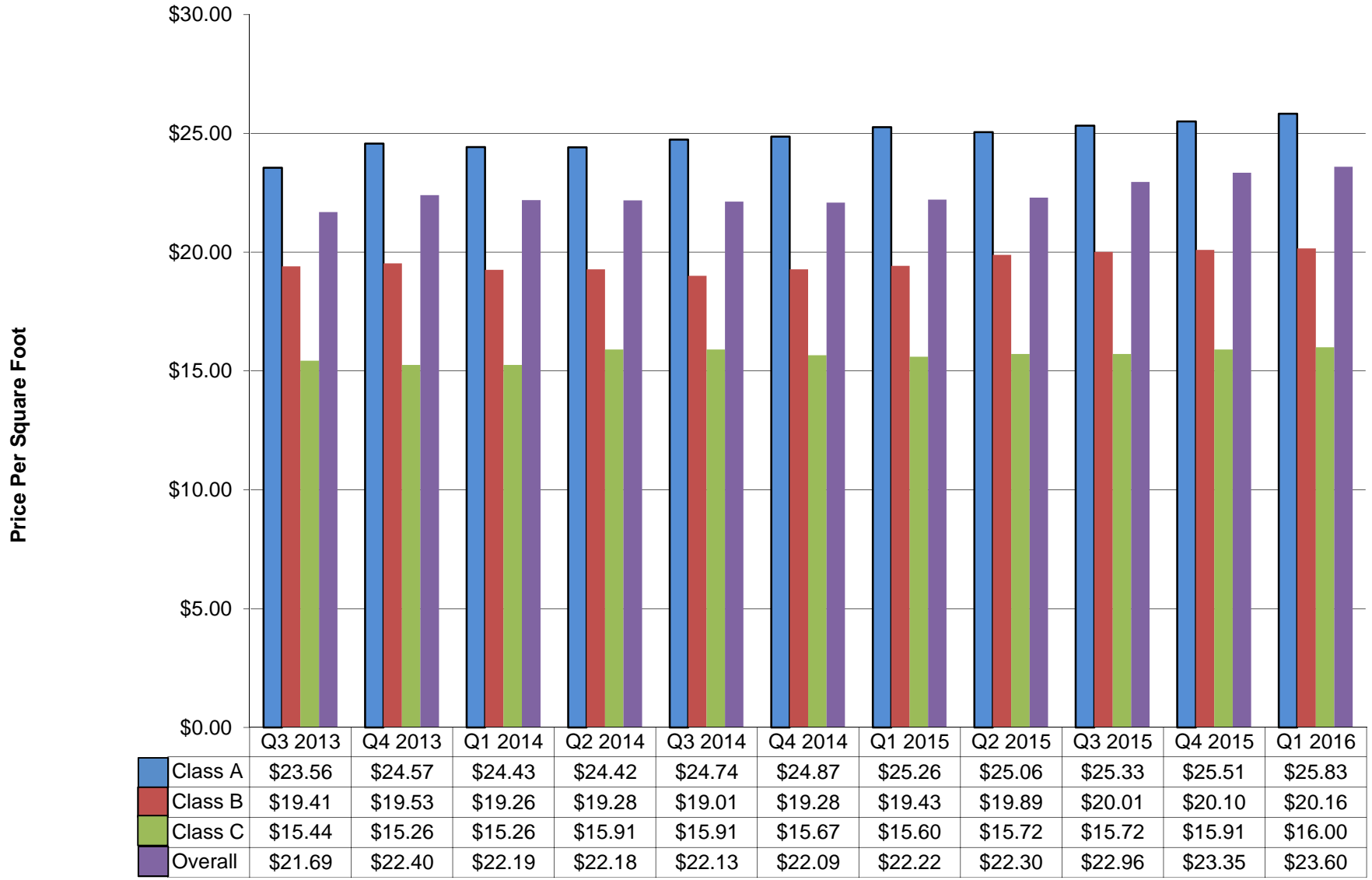
100 Chesterfield Parkway (11,304)

1630 Des Peres Rd (18,827)

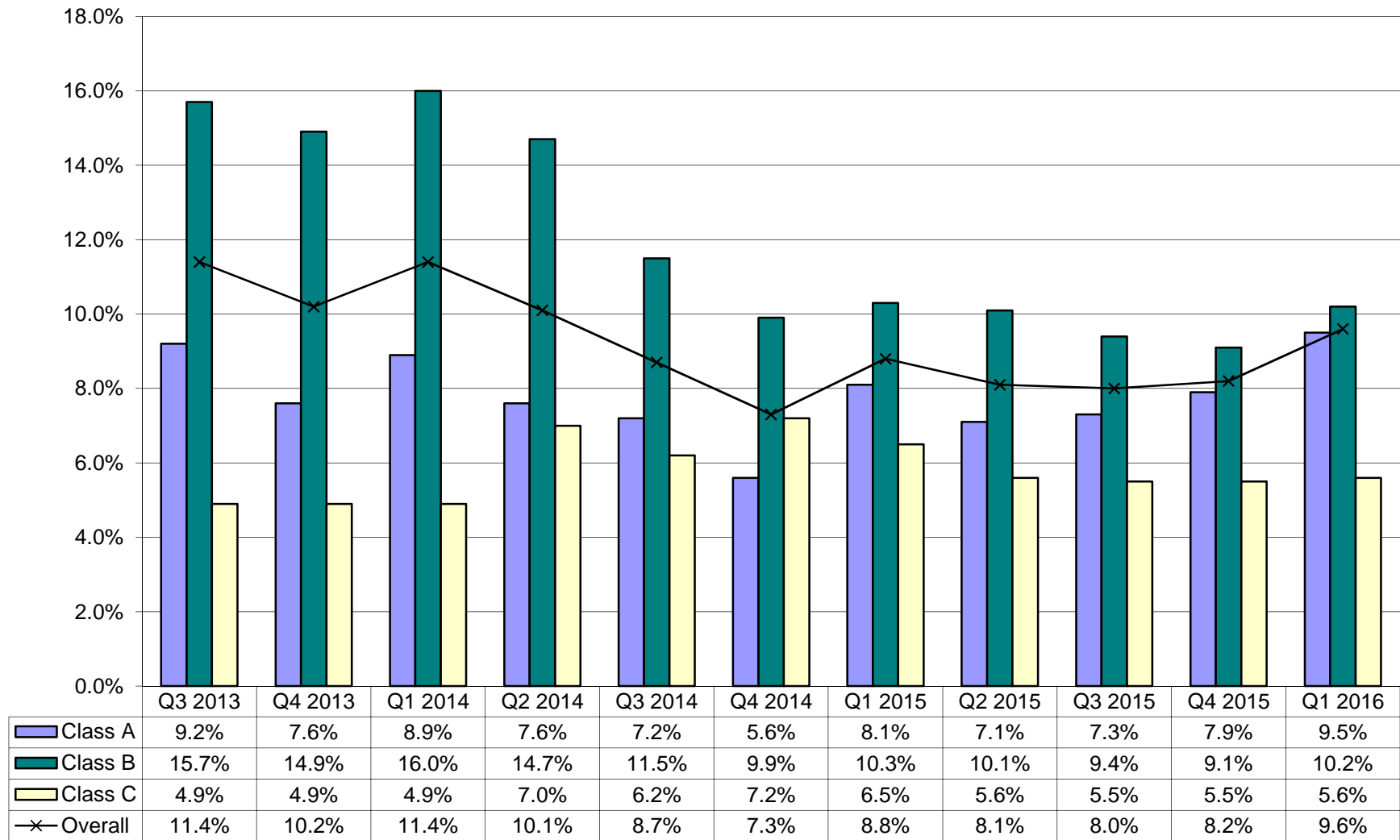
16401 Swingley Ridge Rd (44,830)

14515 N Outer Forty (30,540)

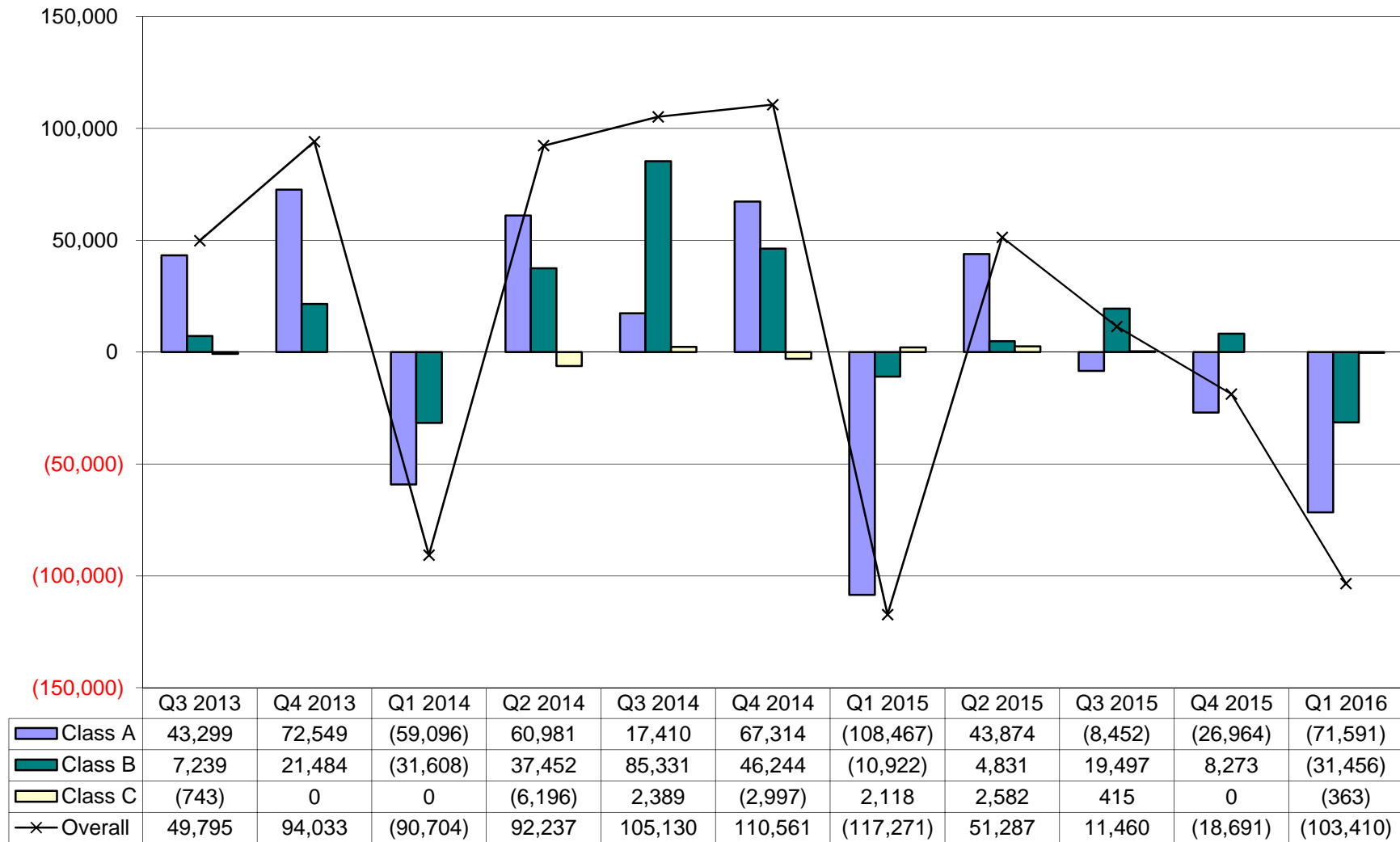
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	4,928	4,928	0	4,928	\$21.50/fs
100 Chesterfield Business Pky	60,000	11,304	18.8%	11,304	18.8%	16,304	11,304	0	11,304	-
1610 Des Peres Rd	96,609	15,845	16.4%	15,845	16.4%	17,203	17,203	0	6,200	\$23.00/fs
1630 Des Peres Rd	96,378	18,827	19.5%	18,827	19.5%	18,827	18,827	0	11,283	\$23.00/fs
1650 Des Peres Rd	96,258	0	0.0%	0	0.0%	6,654	6,654	0	6,654	\$23.00/fs
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	1,001	1.0%	1,001	1.0%	84,227	42,614	41,613	41,613	\$27.54/fs
13205 Manchester Rd	73,000	6,896	9.4%	6,896	9.4%	6,896	6,896	0	6,896	\$22.00/fs
13358 Manchester Rd	23,908	1,236	5.2%	1,236	5.2%	1,236	1,236	0	1,236	\$21.00/fs
520 Maryville Centre Dr	115,453	21,619	18.7%	26,762	23.2%	34,399	29,256	5,143	45,445	\$26.50/mg
530 Maryville Centre Dr	107,962	16,929	15.7%	16,929	15.7%	16,929	16,929	0	9,804	\$26.50/fs
540 Maryville Centre Dr	107,972	8,892	8.2%	8,892	8.2%	10,961	10,961	0	5,431	\$24.46/fs
550 Maryville Centre Dr	97,106	883	0.9%	883	0.9%	883	883	0	883	\$26.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	15,184	5.8%	152,985	137,801	15,184	137,801	\$26.31/fs
625 Maryville Centre Dr	104,990	0	0.0%	0	0.0%	2,407	0	2,407	2,407	\$19.00/fs
635-645 Maryville Centre Dr	152,415	7,211	4.7%	7,211	4.7%	3,790	3,790	0	3,790	\$26.50/nnn
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	0	0.0%	0	0.0%	0	0	0	0	\$27.50/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
17280 N Outer 40	23,600	0	0.0%	0	0.0%	0	0	0	0	-
14528 S Outer 40 Rd	210,409	4,825	2.3%	4,825	2.3%	4,825	4,825	0	4,825	\$24.00/fs
14567 N Outer Forty	107,874	8,733	8.1%	8,733	8.1%	33,016	33,016	0	22,197	\$24.78/fs
14805 N Outer Forty	60,000	0	0.0%	0	0.0%	0	0	0	0	\$27.50/fs
14755 N Outer Forty Dr	143,473	14,590	10.2%	14,590	10.2%	14,416	14,416	0	10,345	\$26.50/fs
15450 S Outer Forty	104,410	6,900	6.6%	6,900	6.6%	6,900	6,900	0	6,900	\$21.00/fs
12412 Powerscourt Dr	62,578	8,544	13.7%	8,544	13.7%	10,928	10,928	0	4,874	\$24.30/fs
12444 Powerscourt Dr	130,989	30,542	23.3%	30,542	23.3%	8,385	8,385	0	4,041	\$25.00/fs
16020 Swingley Ridge Rd	50,000	335	0.7%	335	0.7%	335	335	0	335	\$23.00/mg
16052 Swingley Ridge Rd	48,000	1,178	2.5%	1,178	2.5%	17,198	17,198	0	16,020	\$23.00/fs
16090 Swingley Ridge Rd	89,047	0	0.0%	0	0.0%	0	0	0	0	-
16091 Swingley Ridge Rd	50,000	0	0.0%	0	0.0%	0	0	0	0	-
16253 Swingley Ridge Rd	79,732	38,647	48.5%	38,647	48.5%	38,647	38,647	0	20,395	\$24.50/mg
16305 Swingley Ridge Rd	119,950	17,801	14.8%	17,801	14.8%	17,801	17,801	0	8,657	\$24.43/mg
16401 Swingley Ridge Rd	154,000	44,830	29.1%	44,830	29.1%	54,178	44,830	9,348	44,830	\$25.00/mg
16690 Swingley Ridge Rd	97,024	10,838	11.2%	10,838	11.2%	15,445	15,445	0	10,838	\$25.50/fs
1350 Timberlake Manor Pky	116,312	67,878	58.4%	67,878	58.4%	6,062	6,062	0	6,062	\$26.54/fs
1370 Timberlake Manor Pky	117,618	0	0.0%	0	0.0%	0	0	0	0	\$26.50/fs
1390 Timberlake Manor Pky	116,361	25,213	21.7%	25,213	21.7%	21,340	21,340	0	11,132	\$27.00/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woodsmill Rd	87,567	10,187	11.6%	10,187	11.6%	10,187	10,187	0	6,847	\$23.50/fs

West County Building List

Total (43 Bldgs)	4,434,433	401,684	9.1%	422,011	9.5%	638,292	559,597	73,695	137,801	\$25.83/fs
------------------	-----------	---------	------	---------	------	---------	---------	--------	---------	------------

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
12977 N 40 Dr	55,800	10,315	18.5%	10,315	18.5%	10,315	10,315	0	2,993	\$19.00/fs
300 Chesterfield Ctr	20,000	11,409	57.0%	11,409	57.0%	11,544	11,544	0	2,483	\$19.00/fs
500 Chesterfield Ctr	39,554	3,345	8.5%	3,345	8.5%	3,345	3,345	0	1,736	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	15,177	32.3%	15,177	32.3%	15,177	15,177	0	3,947	\$20.00/fs
17151 Chesterfield Airport Rd	70,000	0	0.0%	0	0.0%	0	0	0	0	-
17998 Chesterfield Airport Rd	24,982	6,444	25.8%	6,444	25.8%	24,982	20,494	13,264	13,750	\$16.85/mg
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
16647 Chesterfield Grove Rd	38,853	0	0.0%	0	0.0%	0	0	0	0	-
16650 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	1,878	5.4%	1,878	5.4%	3,319	3,319	0	1,441	\$17.86/fs
1819 Clarkson Rd	38,800	2,006	5.2%	2,006	5.2%	2,006	2,006	0	2,006	\$18.50/fs
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	85,000	6,000	7.1%	6,000	7.1%	6,000	6,000	0	6,000	-
15480 Clayton Rd	27,100	4,235	15.6%	4,235	15.6%	0	0	0	0	\$14.50/fs
15933 Clayton Rd	126,546	39,903	31.5%	39,903	31.5%	47,217	47,217	0	15,960	\$17.75/fs
15455 Conway Rd	50,364	4,118	8.2%	4,118	8.2%	12,792	12,792	0	6,054	\$20.00/fs
1714 Deer Track Trl	39,442	1,439	3.6%	1,439	3.6%	11,876	11,876	0	6,006	\$22.50/fs
1715 Deer Track Trl	30,000	1,466	4.9%	1,466	4.9%	5,555	2,795	2,760	2,760	\$17.75/fs
1350 Elbridge Payne	30,536	11,439	37.5%	11,439	37.5%	11,439	11,439	0	3,493	\$17.75/fs
1415 Elbridge Payne	44,000	8,985	20.4%	8,985	20.4%	8,985	8,985	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	3,981	14.2%	3,981	14.2%	3,981	3,981	0	3,981	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,797	10.0%	2,797	10.0%	2,797	2,797	0	2,797	\$20.00/fs
12801 Flushing Meadows Dr	42,894	0	0.0%	0	0.0%	0	0	0	0	\$22.50/fs
12813 Flushing Meadows Dr	23,421	2,662	11.4%	2,662	11.4%	2,662	2,662	0	2,662	\$19.75/fs
12825 Flushing Meadows Dr	22,831	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	42,000	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	4,897	4,897	0	4,897	\$22.50/fs
600 Kellwood Pky	73,794	0	0.0%	0	0.0%	0	0	0	0	-
200 Long Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
240-280 Long Rd	20,836	0	0.0%	0	0.0%	0	0	0	0	-
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
13100 Manchester Rd	28,527	4,953	17.4%	4,953	17.4%	3,625	3,625	0	1,280	\$16.95/fs
13354 Manchester Rd	23,362	0	0.0%	0	0.0%	0	0	0	0	-
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	4,000	4,000	0	4,000	\$22.50/te
2190 S Mason Rd	21,792	4,101	18.8%	4,101	18.8%	5,621	5,621	0	1,589	\$17.95/fs
1 McBride & Son Center Dr	33,148	3,113	9.4%	3,113	9.4%	3,113	3,113	0	1,865	\$18.45/fs
621 S New Ballas Rd	150,000	2,300	1.5%	2,300	1.5%	2,300	2,300	0	2,300	-
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
707-757 Old Frontenac Sq	28,000	2,140	7.6%	2,140	7.6%	4,940	4,940	0	2,800	\$20.00/mg
14515 N Outer Forty	81,075	33,780	41.7%	33,780	41.7%	33,780	33,780	0	27,025	\$19.00/fs
14323 S Outer Forty	82,459	2,398	2.9%	2,398	2.9%	19,337	19,337	0	12,800	-

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15400 S Outer Forty	27,468	5,045	18.4%	5,045	18.4%	5,045	5,045	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	12,877	15.1%	12,877	15.1%	29,877	29,877	0	17,000	\$19.50/fs
14522 S Outer Forty Rd	91,487	21,646	23.7%	21,646	23.7%	34,598	34,598	0	34,598	\$18.95/fs
300 Ozark Trail Dr	21,504	4,596	21.4%	4,596	21.4%	6,713	6,713	0	2,117	\$18.33/fs
410 Sovereign Ct	34,000	900	2.6%	900	2.6%	2,786	2,786	0	1,886	\$12.00/mg
702 Spirit 40 Park Dr	29,640	240	0.8%	5,531	18.7%	5,531	240	5,291	5,291	\$14.95/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	5,211	5,211	0	2,769	\$18.50/fs
714 Spirit 40 Park Dr	31,938	22,124	69.3%	22,124	69.3%	22,124	22,124	0	9,753	\$17.24/fs
743 Spirit 40 Park Dr	25,000	0	0.0%	0	0.0%	0	0	0	0	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	2,529	5.2%	2,529	5.2%	2,529	2,529	0	2,529	\$19.50/fs
101-123 Valley Center Dr	27,820	0	0.0%	0	0.0%	0	0	0	0	-
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	9,018	8.9%	9,018	8.9%	9,018	9,018	0	9,018	\$23.00/fs
424 S Woods Mill Rd	102,300	0	0.0%	0	0.0%	11,463	11,463	0	11,463	\$23.00/fs
Total (59 Bldgs)	2,736,791	274,256	10.0%	279,547	10.2%	400,500	387,961	21,315	34,598	\$20.16/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
10375 Clayton Rd	23,188	0	0.0%	0	0.0%	0	0	0	0	-
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
11411 N Forty Dr	28,497	8,000	28.1%	8,000	28.1%	8,000	8,000	0	8,000	\$8.75/nnn
930 Kehrs Mill Rd	62,423	363	0.6%	363	0.6%	17,418	17,418	0	9,289	\$15.00/fs
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	8,833	29.4%	8,833	29.4%	8,833	8,833	0	2,596	\$17.50/fs
Total (8 Bldgs)	306,228	17,196	5.6%	17,196	5.6%	34,251	34,251	0	9,289	\$16.00/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(110 Bldgs)	7,477,452	693,136	9.3%	718,754	9.6%	1,073,043	981,809	95,010	137,801	\$23.60/fs

South County

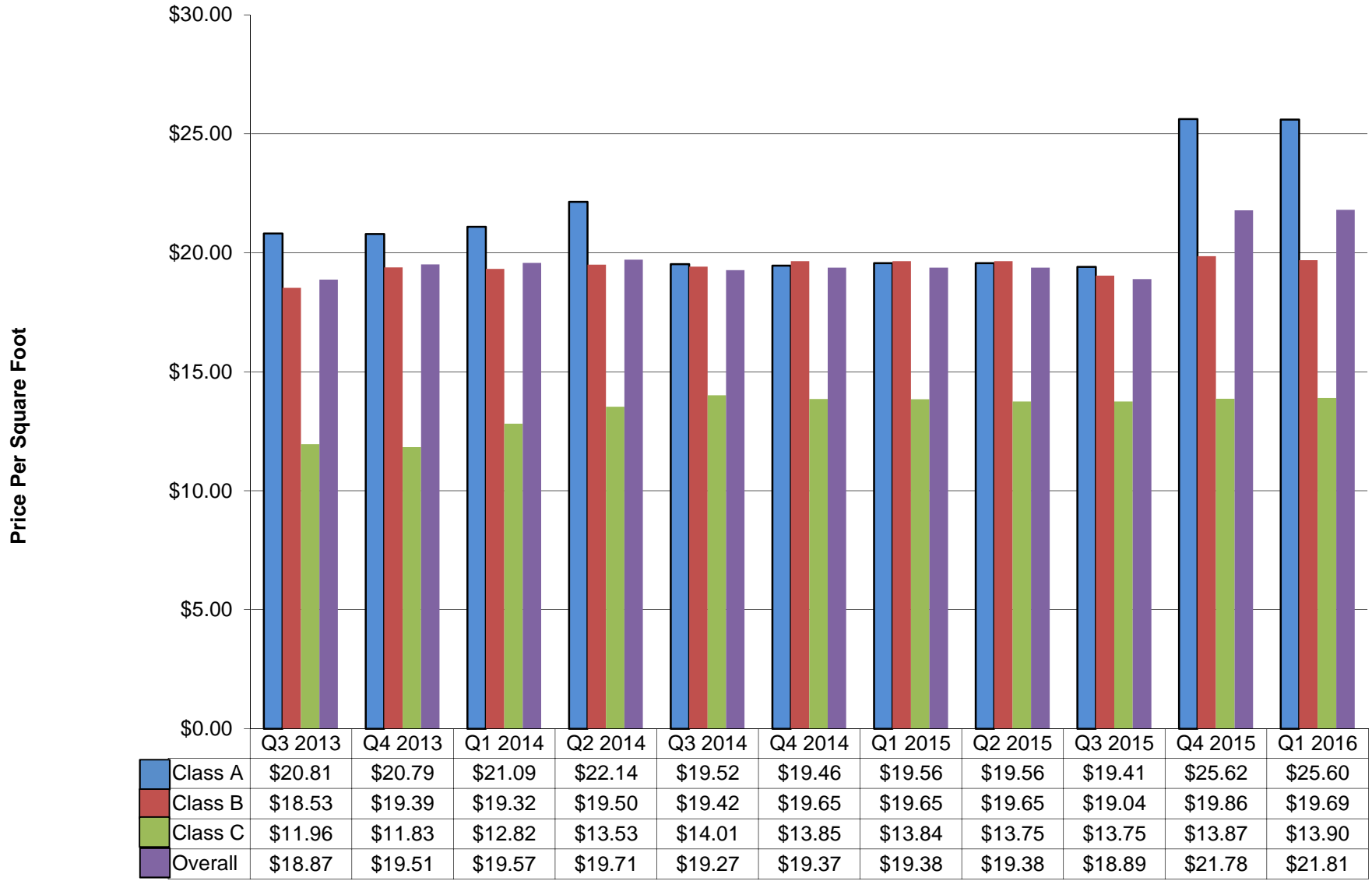
From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	16.0%	16.0%	17.0%	15.2%	13.8%	13.4%	12.4%	12.0%	11.1%	20.4%	20.4%	0.0%
Class B	12.2%	12.4%	10.0%	10.7%	10.6%	10.1%	9.7%	9.8%	9.4%	8.6%	8.1%	-0.5%
Class C	6.6%	6.6%	8.0%	8.5%	10.1%	10.1%	6.9%	6.9%	5.2%	5.2%	5.2%	0.0%
Overall	12.5%	12.7%	11.3%	11.5%	11.2%	10.8%	10.1%	10.0%	9.4%	10.8%	10.4%	-0.4%

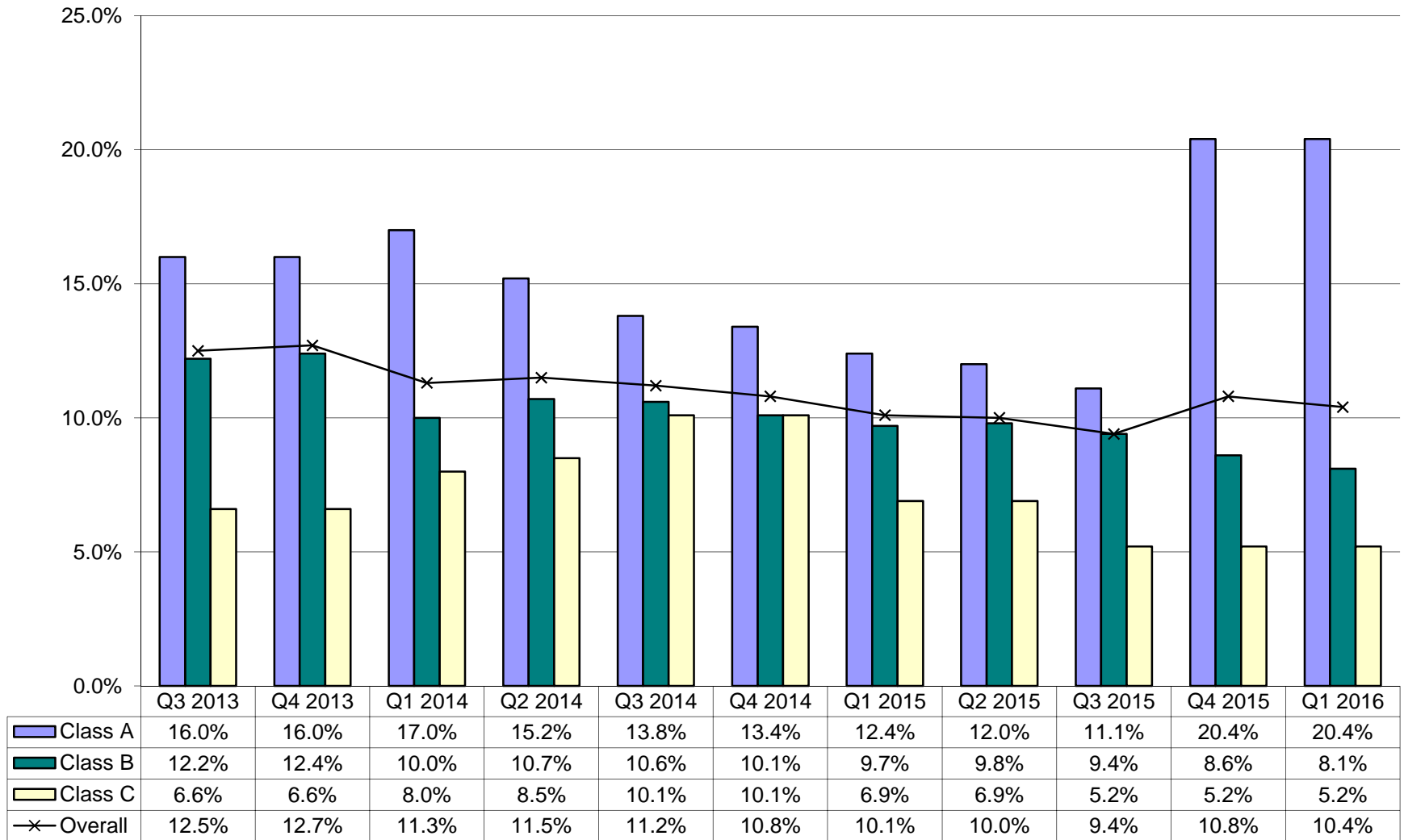
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	43,766	0	(5,932)	10,214	8,438	2,442	6,030	2,350	5,324	(55,000)	0	55,000
Class B	(21,535)	(5,027)	48,895	(14,508)	2,772	8,925	8,166	(1,294)	8,990	14,795	10,529	(4,266)
Class C	(314)	0	(3,200)	(1,000)	(3,814)	0	7,340	0	4,034	0	0	0
Overall	21,917	(5,027)	39,763	(5,294)	7,396	11,367	21,536	1,056	18,348	(40,205)	10,529	50,734

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$20.81	\$20.79	\$21.09	\$22.14	\$19.52	\$19.46	\$19.56	\$19.56	\$19.41	\$25.62	\$25.60	-\$0.02
Class B	\$18.53	\$19.39	\$19.32	\$19.50	\$19.42	\$19.65	\$19.65	\$19.65	\$19.04	\$19.86	\$19.69	-\$0.17
Class C	\$11.96	\$11.83	\$12.82	\$13.53	\$14.01	\$13.85	\$13.84	\$13.75	\$13.75	\$13.87	\$13.90	\$0.03
Overall	\$18.87	\$19.51	\$19.57	\$19.71	\$19.27	\$19.37	\$19.38	\$19.38	\$18.89	\$21.78	\$21.81	\$0.03

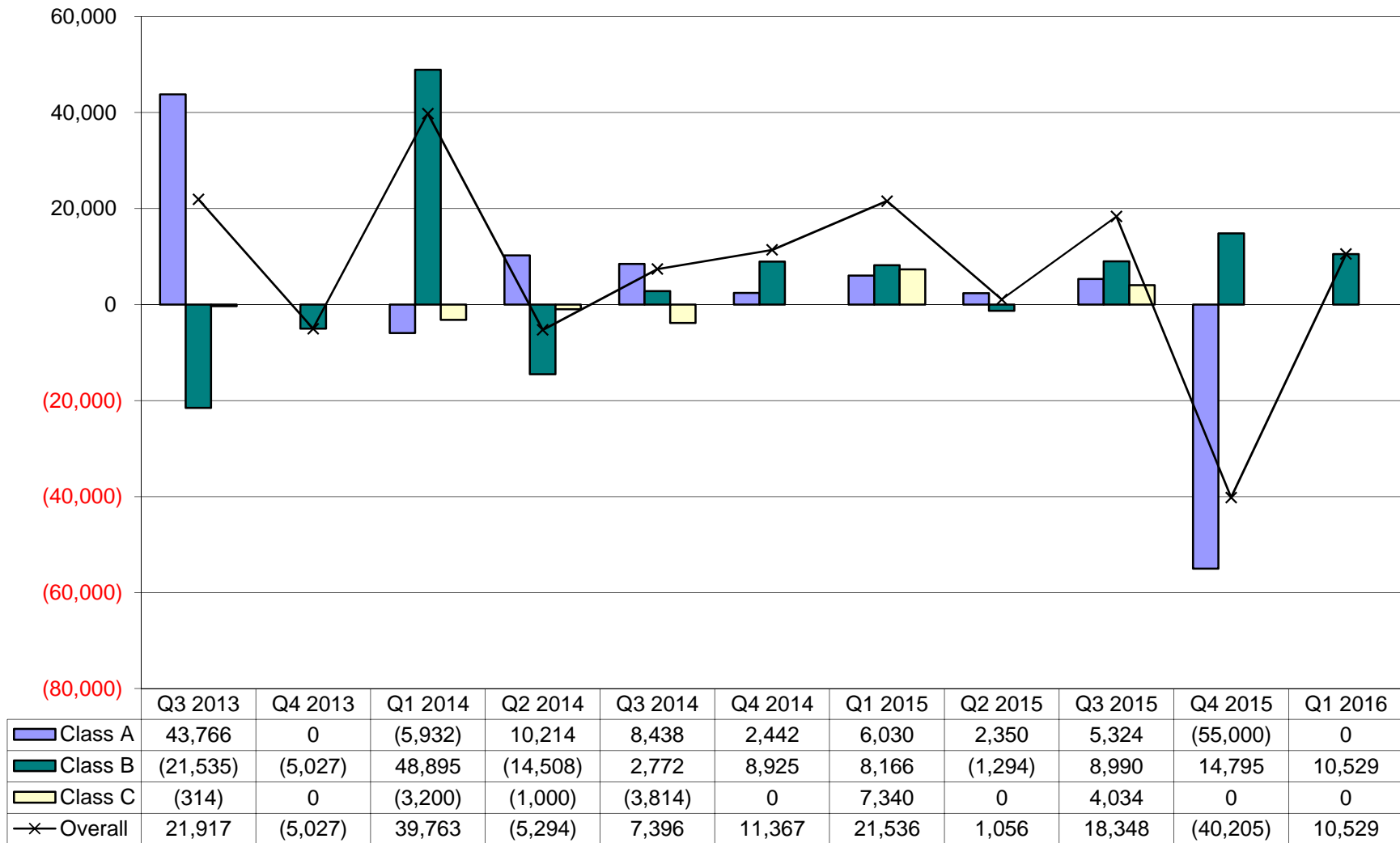
Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Historic Net Absorption Trends



South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3630 S Geyer Rd	116,277	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	113,308	18,412	16.2%	18,412	16.2%	23,412	18,412	0	10,266	\$24.00/fs
3660 S Geyer Rd	51,843	31,849	61.4%	31,849	61.4%	31,849	31,849	0	17,083	\$22.50/fs
3668 S Geyer Rd	61,340	4,155	6.8%	4,155	6.8%	4,155	4,155	0	2,089	\$23.50/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	11,360	0	11,360	11,360	\$16.00/fs
10025 Office Center Ave	22,304	0	0.0%	0	0.0%	0	0	0	0	-
900 N Rock Hill Rd	27,282	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	55,000	100.0%	55,000	100.0%	55,000	55,000	0	27,500	\$26.00/nnn
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	44,827	44,827	0	44,827	\$23.00/fs
12250 Weber Hill Rd	64,370	11,047	17.2%	11,047	17.2%	21,068	21,068	0	10,531	\$23.48/fs
Total (10 Bldgs)	590,631	120,463	20.4%	120,463	20.4%	191,671	175,311	11,360	44,827	\$25.60/fs

South County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	2,501	2,501	0	1,000	\$15.50/fs
13515 Barrett Parkway Dr	43,270	2,865	6.6%	2,865	6.6%	6,019	6,019	0	3,154	\$18.00/fs
13523 Barrett Parkway Dr	43,353	5,701	13.2%	5,701	13.2%	20,143	20,143	0	9,777	\$18.00/fs
1859 Bowles Ave	65,320	4,175	6.4%	4,175	6.4%	4,175	4,175	0	4,175	\$19.50/fs
4173-4175 Crescent Dr	63,129	0	0.0%	0	0.0%	0	0	0	0	-
4-68 Crestwood Executive Dr	42,845	10,752	25.1%	10,752	25.1%	10,752	10,752	0	2,819	\$16.50/fs
1000 Des Peres Rd	75,000	3,000	4.0%	3,000	4.0%	3,000	3,000	0	3,000	\$24.75/fs
2705 Dougherty Ferry Rd	27,000	4,533	16.8%	4,533	16.8%	5,133	5,133	0	4,533	\$17.00/fs
30 Elizabeth Dr	0	0	-	0	-	0	0	0	0	-
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
1400 S Highway Dr	400,000	58,834	14.7%	58,834	14.7%	103,827	103,827	0	103,827	\$21.50/fs
343 S Kirkwood Rd	34,416	12,200	35.4%	12,200	35.4%	12,200	12,200	0	5,354	\$24.50/fs
9735 Landmark Parkway Dr	84,905	0	0.0%	0	0.0%	0	0	0	0	-
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	0	0	0	0	-
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	13,605	35.1%	13,605	35.1%	13,605	13,605	0	8,000	\$16.88/fs
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	81,402	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
345 Marshall Ave	42,319	13,256	31.3%	13,256	31.3%	10,615	10,615	0	10,615	\$18.30/fs
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	0	0.0%	0	0.0%	18,500	18,500	0	18,500	\$15.95/fs
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	5,457	5,457	0	2,307	\$16.50/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	0	0	0	0	\$21.18/fs
10805 Sunset Office Dr	77,704	4,645	6.0%	4,645	6.0%	20,966	12,466	0	8,500	\$22.50/fs
10820 Sunset Office Dr	45,000	4,238	9.4%	4,238	9.4%	4,238	4,238	0	2,870	\$19.00/fs
4111 Telegraph Rd	29,842	0	0.0%	0	0.0%	0	0	0	0	-
11116 S Towne Sq	20,000	6,204	31.0%	6,204	31.0%	7,798	7,798	0	1,582	\$17.47/fs
11124 S Towne Sq	20,000	3,928	19.6%	3,928	19.6%	3,928	3,928	0	1,628	\$16.50/fs
4121 Union Rd	68,873	13,221	19.2%	13,221	19.2%	13,221	13,221	0	4,020	\$17.50/fs
9200 Watson Rd	56,010	703	1.3%	703	1.3%	703	703	0	703	\$21.35/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	31,256	31,256	0	16,256	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
10877 Watson Rd	40,000	0	0.0%	0	0.0%	7,357	7,357	0	7,357	\$17.00/fs
Total (39 Bldgs)	2,020,939	163,860	8.1%	163,860	8.1%	305,394	296,894	0	103,827	\$19.69/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	-
3117 S Big Bend Blvd	24,478	0	0.0%	0	0.0%	0	0	0	0	-
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	0	0.0%	0	0.0%	1,800	1,800	0	1,800	\$12.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	0	0	0	\$16.00/fs
7563-7565 Ravensridge Rd	21,000	2,500	11.9%	2,500	11.9%	2,500	2,500	0	2,500	\$12.00/mg
8050 Watson Rd	43,876	7,940	18.1%	7,940	18.1%	7,940	7,940	0	3,180	\$12.50/mg
8330-8340 Watson Rd	21,760	1,534	7.0%	1,534	7.0%	1,534	1,534	0	1,534	-
Total (9 Bldgs)	230,837	11,974	5.2%	11,974	5.2%	13,774	13,774	0	3,180	\$13.90/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(58 Bldgs)	2,842,407	296,297	10.4%	296,297	10.4%	510,839	485,979	11,360	103,827	\$21.81/fs

North County

From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	23.3%	24.4%	22.8%	22.7%	28.3%	21.4%	18.6%	17.5%	13.7%	13.9%	12.4%	-1.5%
Class B	35.5%	34.4%	35.8%	37.7%	42.3%	43.5%	42.4%	42.4%	42.3%	36.8%	37.4%	0.6%
Class C	15.3%	14.0%	14.2%	17.6%	17.5%	17.5%	17.5%	17.5%	17.5%	17.4%	16.8%	-0.6%
Overall	28.5%	28.2%	28.3%	29.6%	34.1%	32.0%	30.4%	30.0%	28.5%	25.8%	25.4%	-0.4%

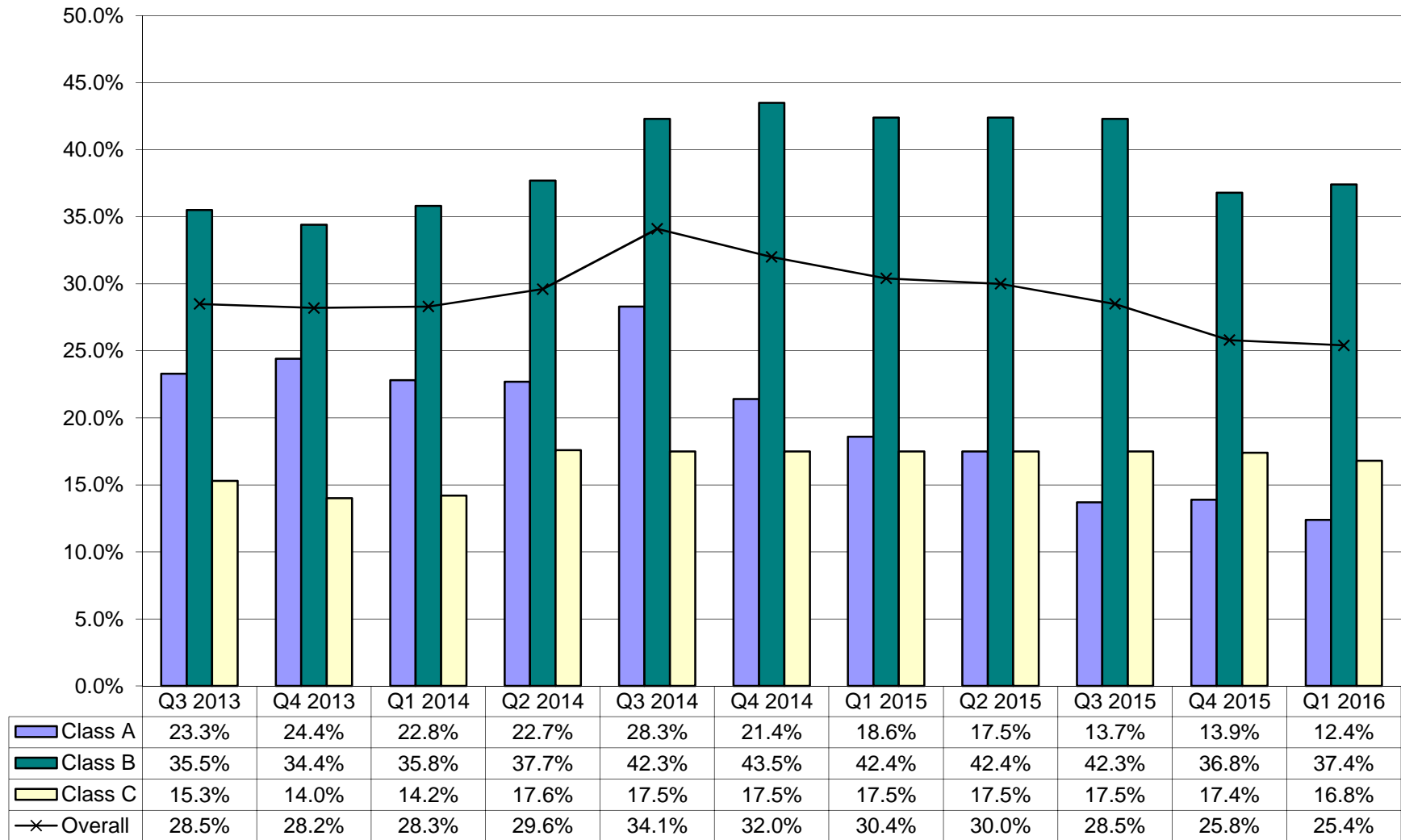
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	(37,497)	(19,126)	28,703	1,987	(103,412)	126,831	52,549	20,044	70,766	(4,371)	27,622	31,993
Class B	14,246	25,349	(32,643)	(45,554)	(109,588)	(30,633)	26,536	896	1,264	133,161	(14,153)	(147,314)
Class C	(19,778)	6,774	(1,100)	(18,580)	352	0	0	350	0	689	3,100	2,411
Overall	(43,029)	12,997	(5,040)	(62,147)	(212,648)	96,198	79,085	21,290	72,030	129,479	16,569	(112,910)

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$20.50	\$20.60	\$20.68	\$20.79	\$20.73	\$20.47	\$20.11	\$20.39	\$20.34	\$20.47	\$20.08	-\$0.39
Class B	\$14.81	\$14.18	\$14.28	\$14.81	\$15.74	\$16.21	\$16.32	\$16.35	\$16.56	\$16.35	\$16.17	-\$0.18
Class C	\$12.09	\$12.22	\$11.71	\$11.74	\$11.62	\$11.63	\$11.13	\$12.28	\$12.28	\$12.60	\$12.60	\$0.00
Overall	\$16.91	\$16.70	\$16.64	\$17.21	\$17.69	\$17.20	\$16.87	\$17.13	\$17.20	\$17.03	\$17.07	\$0.04

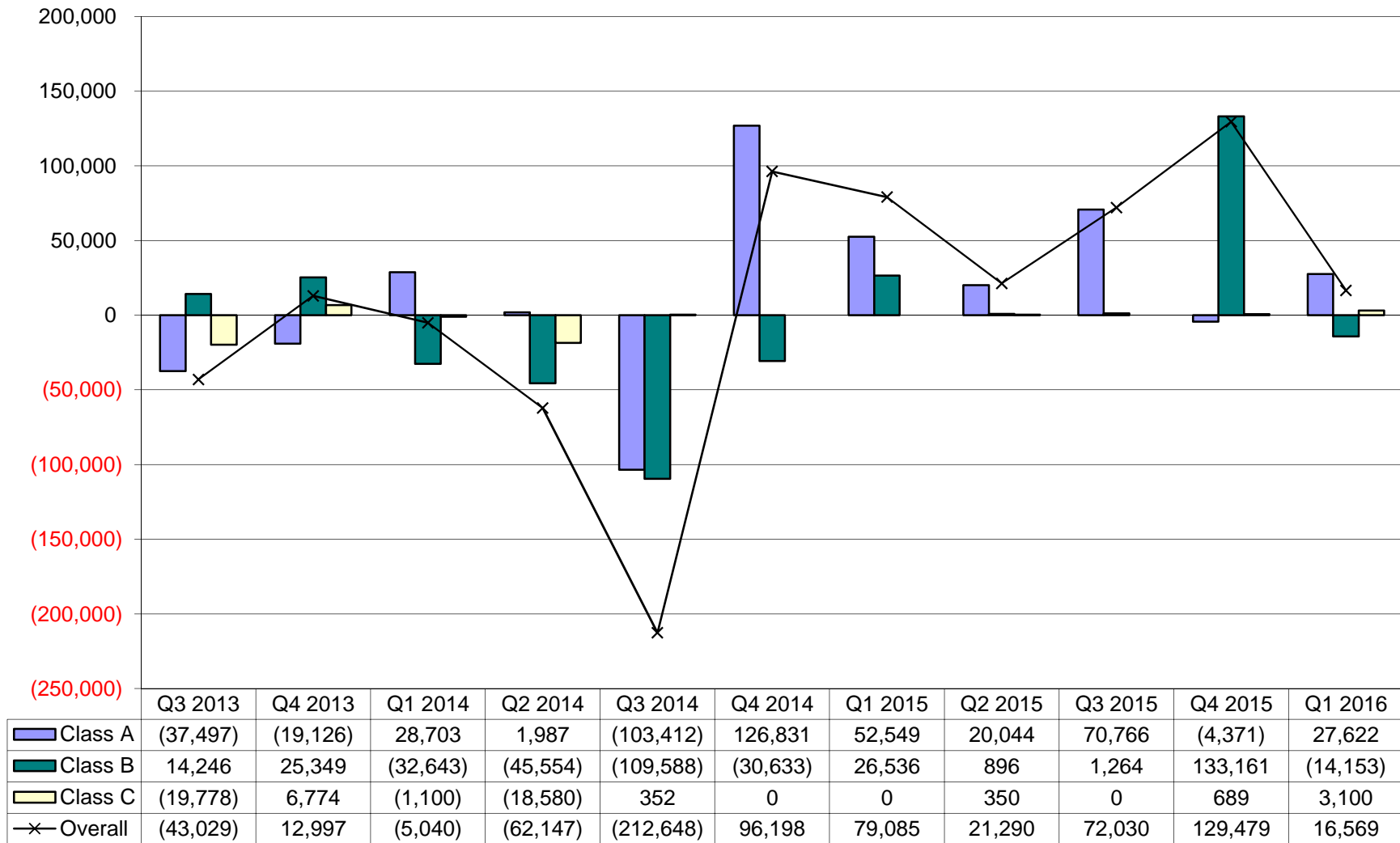
Average Asking Rates North County Submarket



North County Historic Vacancy Trends



North County Historic Net Absorption Trends



North County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
111 Corporate Office Dr	147,972	0	0.0%	0	0.0%	3,820	3,820	0	1,769	\$19.00/fs
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	47,947	0	47,947	37,597	\$15.83/fs
2458 Old Dorsett Rd	62,564	3,220	5.1%	3,220	5.1%	7,750	7,750	0	1,879	\$19.00/fs
3300 Rider Trail S	104,583	104,583	100.0%	104,583	100.0%	104,583	104,583	0	104,583	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13640-13690 Riverport Dr	132,375	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	23,637	19.9%	23,637	19.9%	33,716	33,716	0	23,637	\$17.93/fs
13736 Riverport Dr	317,891	6,610	2.1%	6,610	2.1%	27,017	14,017	13,000	13,000	\$19.11/fs
13801 Riverport Dr	100,521	19,396	19.3%	19,396	19.3%	23,752	23,752	0	11,880	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	37,034	0	37,034	37,034	\$20.50/fs
55 Westport Plaza Dr	87,670	16,452	18.8%	16,452	18.8%	25,495	20,185	5,310	12,906	\$21.96/fs
77 Westport Plaza Dr	147,170	40,012	27.2%	40,012	27.2%	67,726	67,726	0	31,544	\$23.00/fs
111 Westport Plaza Dr	149,909	13,587	9.1%	18,460	12.3%	26,217	16,344	4,873	8,474	\$21.89/fs
Total (14 Bldgs)	1,849,399	227,497	12.3%	232,370	12.6%	405,057	291,893	108,164	104,583	\$20.08/fs

North County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11710 Administration Dr	20,000	6,029	30.1%	6,029	30.1%	6,029	6,029	0	1,105	\$17.00/fs
12131 Dorsett Rd	26,000	5,766	22.2%	5,766	22.2%	5,766	5,766	0	1,925	\$16.00/fs
502-514 Earth City Plz	128,289	47,107	36.7%	56,057	43.7%	66,759	55,849	10,910	11,245	\$15.01/fs
945-951 Hornet Dr	105,087	8,762	8.3%	8,762	8.3%	8,762	8,762	0	8,762	\$15.43/fs
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	14,978	14,978	0	14,978	\$19.00/fs
2122 Kratky Rd	25,344	0	0.0%	0	0.0%	0	0	0	0	-
3165 Mckelvey Rd	51,067	25,552	50.0%	25,552	50.0%	25,552	25,552	0	13,527	\$16.50/fs
400 Northwest Plz	150,000	138,000	92.0%	138,000	92.0%	138,000	138,000	0	138,000	\$10.00/nnn
500 Northwest Plz	262,259	138,196	52.7%	138,196	52.7%	138,196	138,196	0	62,909	\$15.00/fs
700 Northwest Plz	300,000	134,500	44.8%	134,500	44.8%	134,500	134,500	0	134,500	\$10.00/nnn
800 Northwest Plz	82,115	82,115	100.0%	82,115	100.0%	82,115	82,115	0	82,115	\$10.00/nnn
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	10,000	10,000	0	7,500	-
10801 Pear Tree Ln	50,615	8,436	16.7%	8,436	16.7%	12,347	12,347	0	6,650	\$14.75/fs
8920 Pershall Rd	89,050	0	0.0%	0	0.0%	89,050	89,050	0	89,050	\$12.95/n
5757 Phantom Dr	86,449	12,000	13.9%	12,000	13.9%	23,939	23,939	0	23,939	\$16.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	67,901	56.6%	67,901	56.6%	67,901	67,901	0	67,901	\$17.75/fs
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	20,086	100.0%	20,086	100.0%	20,086	20,086	0	20,086	\$8.00/nnn
2258 Schuetz Rd	26,360	3,300	12.5%	3,300	12.5%	3,300	3,300	0	3,300	\$16.65/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	19,735	19,735	0	19,735	\$17.25/fs
2388 Schuetz Rd	26,928	3,330	12.4%	3,330	12.4%	5,136	5,136	0	1,800	\$15.00/fs
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
11830 Westline Industrial Dr	30,754	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	3,313	12.0%	3,313	12.0%	7,362	3,313	4,049	4,049	\$16.65/fs
11830 Westline Industrial Dr	53,596	6,027	11.2%	6,027	11.2%	6,027	6,027	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	42,000	5,980	14.2%	5,980	14.2%	8,155	8,155	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	11,451	12.6%	11,451	12.6%	25,024	25,024	0	14,862	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	18,136	15.0%	18,136	15.0%	18,136	18,136	0	13,710	\$16.75/fs
940 Westport Plaza Dr	89,552	21,750	24.3%	21,750	24.3%	21,750	21,750	0	11,522	\$22.00/fs
2200 Westport Plaza Dr	39,173	10,573	27.0%	10,573	27.0%	10,971	10,971	0	6,147	\$17.95/fs
4349-4363 Woodson Rd	53,350	53,350	100.0%	53,350	100.0%	53,350	53,350	0	53,350	-
4433 Woodson Rd	20,000	8,138	40.7%	8,138	40.7%	8,617	8,617	0	8,617	\$13.50/fs
4477 Woodson Rd	38,800	800	2.1%	800	2.1%	800	800	0	800	\$13.50/fs
Total (34 Bldgs)	2,402,973	889,436	37.0%	898,386	37.4%	1,032,343	1,017,384	14,959	138,000	\$16.17/fs

North County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	26,990	0	0.0%	0	0.0%	0	0	0	0	-
320 Brookes Dr	40,000	1,830	4.6%	1,830	4.6%	1,830	1,830	0	1,100	\$10.60/fs
111-119 Church St	25,962	1,900	7.3%	1,900	7.3%	1,900	1,900	0	1,100	\$12.00/+elec
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	5,000	5,000	0	5,000	-
3145-3159 Fee Fee Rd	30,000	20,900	69.7%	20,900	69.7%	20,900	20,900	0	20,900	\$9.50/fs
2130-2132 Kratky Rd	36,736	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	-
3855 Lucas-Hunt Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	0	0.0%	0	0.0%	0	0	0	0	-
11755-11575 Old Halls Ferry Rd	25,754	0	0.0%	0	0.0%	0	0	0	0	-
3751 Penridge Dr	24,371	7,676	31.5%	7,676	31.5%	8,411	8,411	0	8,411	\$13.95/fs
12181 Prichard Farm Rd	20,648	20,648	100.0%	20,648	100.0%	20,648	20,648	0	20,648	\$13.50/fs
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	1,640	640	0	1,000	-
10449 Saint Charles Rock Rd	32,000	2,429	7.6%	2,429	7.6%	12,862	12,862	0	10,433	\$12.00/fs
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	1,000	1,000	0	1,000	\$9.50/fs
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (19 Bldgs)	548,561	55,383	10.1%	55,383	10.1%	74,191	73,191	0	20,900	\$12.60/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(67 Bldgs)	4,800,933	1,172,316	24.4%	1,186,139	24.7%	1,511,591	1,382,468	123,123	138,000	\$17.07/fs

St. Charles

From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	8.3%	8.3%	7.9%	8.1%	8.4%	8.1%	17.3%	17.0%	17.3%	17.3%	18.0%	0.7%
Class B	28.1%	25.2%	26.0%	22.0%	21.7%	23.7%	23.5%	21.9%	20.5%	18.1%	18.8%	0.7%
Class C	11.6%	11.6%	11.6%	11.6%	11.6%	11.6%	11.4%	10.1%	10.1%	16.1%	16.0%	-0.1%
Overall	17.1%	15.8%	16.0%	14.4%	14.4%	15.1%	19.3%	18.4%	17.9%	17.5%	18.1%	0.6%

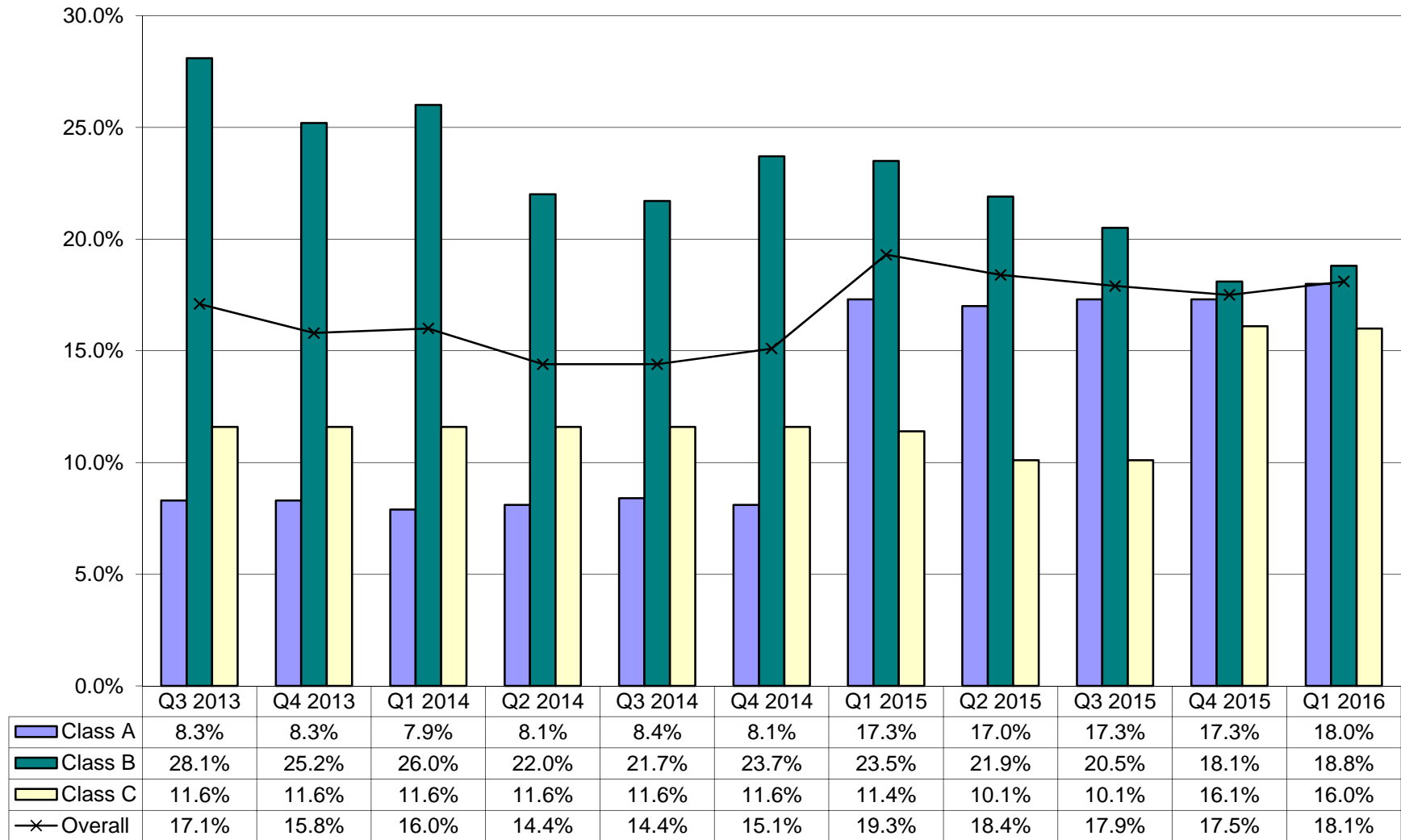
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	12,744	0	3,798	(2,377)	(2,232)	2,499	(79,512)	2,848	(2,814)	0	(6,004)	(6,004)
Class B	(8,064)	22,695	(6,459)	31,635	1,964	(15,325)	1,816	12,253	10,547	19,382	(5,562)	(24,944)
Class C	34,161	0	0	0	0	0	395	2,685	0	(11,667)	150	11,817
Overall	38,841	22,695	(2,661)	29,258	(268)	(12,826)	(77,301)	17,786	7,733	7,715	(11,416)	(19,131)

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$19.05	\$19.24	\$19.40	\$18.95	\$22.00	\$22.00	\$21.75	\$21.43	\$21.38	\$21.38	\$21.39	\$0.01
Class B	\$14.49	\$14.49	\$14.48	\$14.29	\$14.24	\$14.09	\$14.27	\$14.64	\$14.45	\$14.34	\$14.25	-\$0.09
Class C	\$8.90	\$8.90	\$8.90	\$10.81	\$10.81	\$10.42	\$10.42	\$10.93	\$10.93	\$10.93	\$10.93	\$0.00
Overall	\$15.29	\$15.41	\$16.11	\$16.45	\$17.79	\$17.72	\$17.58	\$17.97	\$17.97	\$17.98	\$17.98	\$0.00

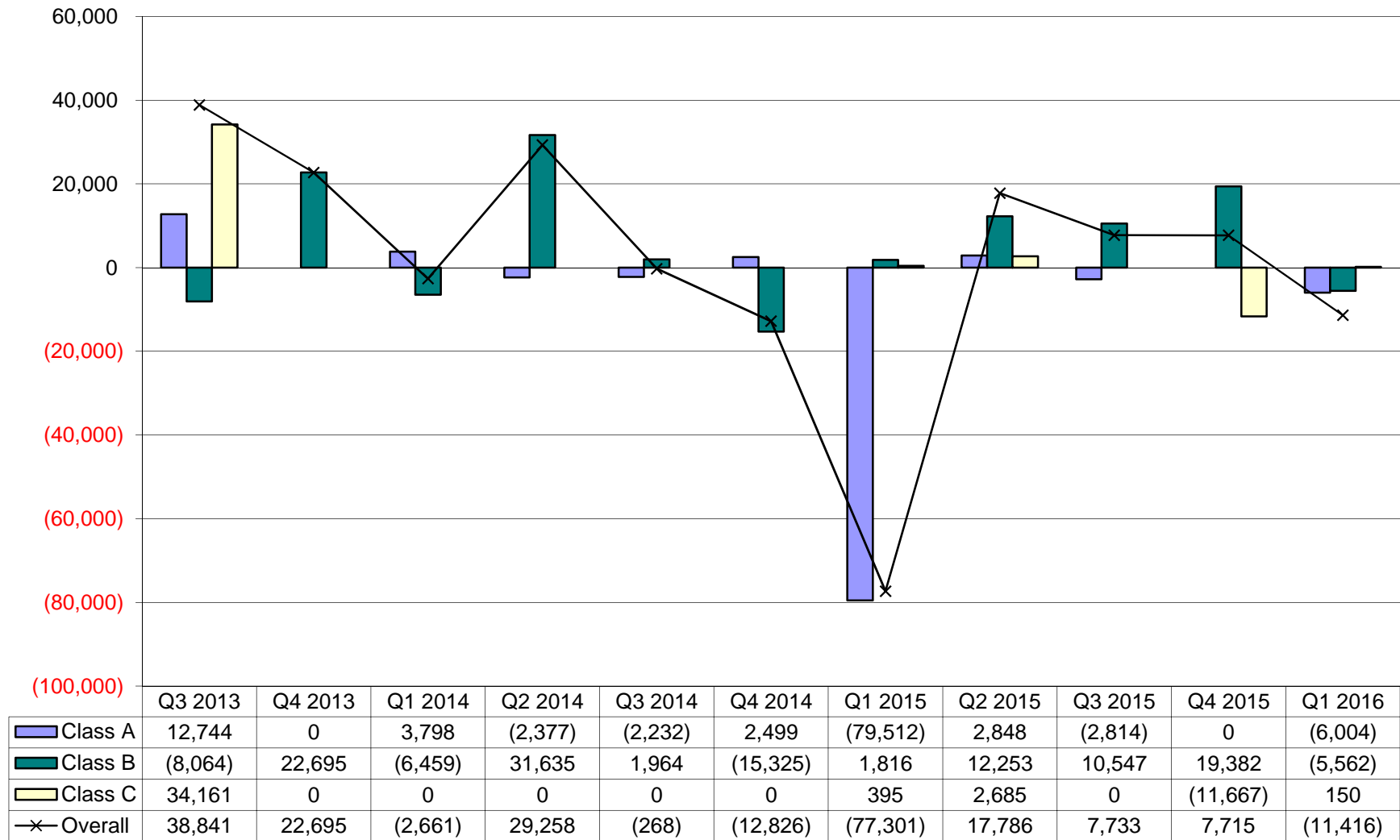
Average Asking Rates St. Charles Submarket



St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



St. Charles Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1520 S 5th St	92,174	16,606	18.0%	16,606	18.0%	16,606	16,606	0	4,349	\$24.50/fs
1001 Boardwalk Springs Pl	76,000	2,927	3.9%	2,927	3.9%	2,927	2,927	0	2,927	\$21.50/fs
3050 W Clay St	34,200	31,016	90.7%	31,016	90.7%	31,016	31,016	0	31,016	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	33,396	33,396	0	33,396	\$21.00/fs
800 Friedens Rd	25,939	2,814	10.8%	2,814	10.8%	2,814	2,814	0	2,814	\$17.00/fs
1 Progress Point Pky	123,055	7,178	5.8%	7,178	5.8%	7,178	7,178	0	7,178	\$19.75/fs
36 Research Park Ct	81,125	0	0.0%	81,123	100.0%	81,123	0	81,123	81,123	\$16.00/nnn
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	\$16.00/nnn
295 Salt Lick Rd	21,000	3,070	14.6%	3,070	14.6%	3,070	3,070	0	3,070	\$16.50/fs
500 Technology Dr	128,000	0	0.0%	0	0.0%	0	0	0	0	-
2342 Technology Dr	75,000	10,701	14.3%	10,701	14.3%	4,792	4,792	0	4,792	\$23.00/fs
5301 Veterans Memorial Pky	35,400	0	0.0%	0	0.0%	10,702	10,702	0	10,702	\$18.95/+clea
Total (12 Bldgs)	861,663	74,312	8.6%	155,435	18.0%	193,624	112,501	81,123	81,123	\$21.39/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	1,000	1.7%	1,000	1.7%	1,000	1,000	0	1,000	\$16.50/fs
1053 Cave Springs Rd	21,336	9,974	46.7%	9,974	46.7%	9,974	9,974	0	2,547	\$15.50/fs
1275 Century Link Dr	68,511	68,511	100.0%	68,511	100.0%	68,511	68,511	0	68,511	\$10.00/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	4,345	14.5%	4,345	14.5%	4,345	4,345	0	4,345	\$15.95/+clea
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	1,686	7.7%	1,686	7.7%	7,121	3,966	3,155	3,155	\$14.25/fs
4600 Executive Center Pky	21,000	5,000	23.8%	5,000	23.8%	5,000	5,000	0	5,000	\$12.40/mg
500 Fountain Lakes Blvd	54,800	0	0.0%	0	0.0%	0	0	0	0	-
500 Jungermann Rd	36,000	873	2.4%	873	2.4%	2,323	2,323	0	1,450	\$12.94/fs
3000 Little Hills Expy	26,316	4,500	17.1%	4,500	17.1%	4,500	4,500	0	4,500	\$15.95/fs
5600 Mexico Rd	30,000	10,110	33.7%	10,110	33.7%	10,110	10,110	0	10,110	\$15.50/fs
5650 Mexico Rd	31,500	14,978	47.5%	14,978	47.5%	14,978	14,978	0	5,604	\$15.50/fs
1 Mid Rivers Mall Dr	56,724	9,153	16.1%	9,153	16.1%	15,531	15,531	0	3,006	\$19.97/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
115 Piper Hill Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
128-130 Point West Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	0	0.0%	0	0.0%	4,476	4,476	0	4,476	\$19.00/mg
255 Spencer Rd	20,000	2,945	14.7%	2,945	14.7%	2,945	2,945	0	2,945	\$16.75/fs
150 St. Peters Centre Blvd	22,250	8,906	40.0%	8,906	40.0%	8,906	8,906	0	8,906	\$14.75/mg
300 St. Peters Centre Blvd	32,648	4,575	14.0%	4,575	14.0%	4,575	4,575	0	2,374	\$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	4,235	4,235	0	4,235	\$19.75/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	6,369	6,369	0	4,594	\$22.50/fs
Total (23 Bldgs)	780,601	146,556	18.8%	146,556	18.8%	174,899	171,744	3,155	68,511	\$14.25/fs

St. Charles Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
2645 W Clay St	20,400	0	0.0%	0	0.0%	0	0	0	0	-
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$9.50/mg
1600 Heritage Lndg	63,062	22,256	35.3%	22,256	35.3%	23,266	23,266	0	4,000	\$10.84/mg
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	194,021	31,021	16.0%	31,021	16.0%	32,031	32,031	0	8,765	\$10.93/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(40 Bldgs)	1,836,285	251,889	13.7%	333,012	18.1%	400,554	316,276	84,278	81,123	\$17.98/fs

Illinois

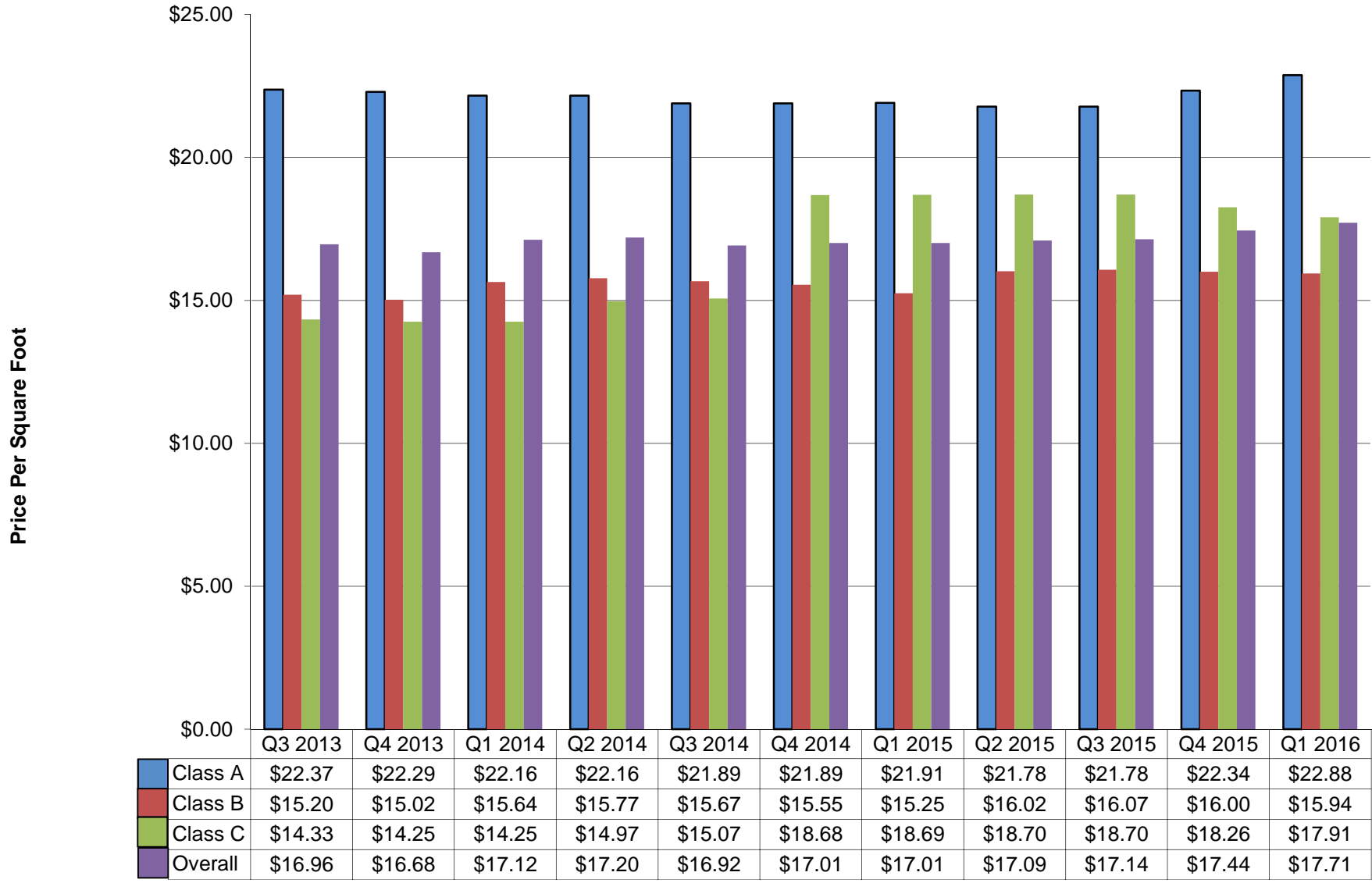
From Previous Qtr.

Vacancy Rate												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	17.5%	17.5%	19.7%	17.6%	16.0%	16.0%	15.6%	15.6%	14.9%	17.1%	15.9%	-1.2%
Class B	19.7%	20.8%	21.7%	22.1%	22.1%	21.9%	24.9%	24.8%	24.5%	25.3%	26.0%	0.7%
Class C	5.9%	5.9%	5.9%	6.1%	2.6%	2.9%	2.7%	3.1%	3.1%	3.7%	4.1%	0.4%
Overall	15.7%	16.4%	17.2%	17.1%	15.9%	15.9%	17.4%	17.4%	17.2%	18.2%	18.5%	0.3%

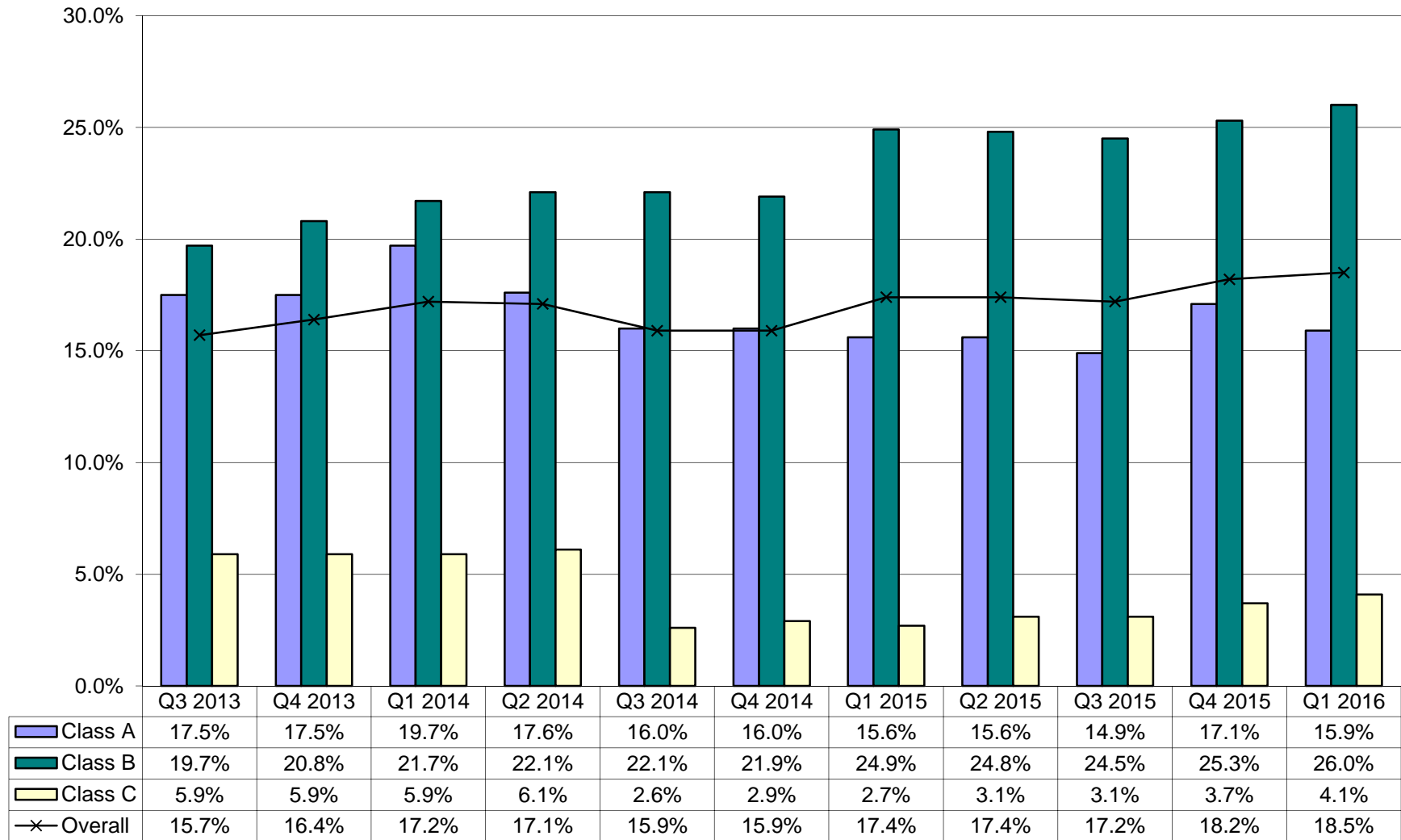
Net Absorption												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	16,932	(109)	(10,214)	10,168	7,379	0	2,105	0	3,506	(10,754)	5,566	16,320
Class B	8,553	(16,438)	(11,479)	(5,391)	(522)	3,066	(41,890)	1,610	3,422	(11,066)	(9,886)	1,180
Class C	0	0	0	(1,061)	22,300	(1,702)	1,000	(2,000)	0	(4,325)	(2,733)	1,592
Overall	25,485	(16,547)	(21,693)	3,716	29,157	1,364	(38,785)	(390)	6,928	(26,145)	(7,053)	19,092

Asking Rates												
	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Difference
Class A	\$22.37	\$22.29	\$22.16	\$22.16	\$21.89	\$21.89	\$21.91	\$21.78	\$21.78	\$22.34	\$22.88	\$0.54
Class B	\$15.20	\$15.02	\$15.64	\$15.77	\$15.67	\$15.55	\$15.25	\$16.02	\$16.07	\$16.00	\$15.94	-\$0.06
Class C	\$14.33	\$14.25	\$14.25	\$14.97	\$15.07	\$18.68	\$18.69	\$18.70	\$18.70	\$18.26	\$17.91	-\$0.35
Overall	\$16.96	\$16.68	\$17.12	\$17.20	\$16.92	\$17.01	\$17.01	\$17.09	\$17.14	\$17.44	\$17.71	\$0.27

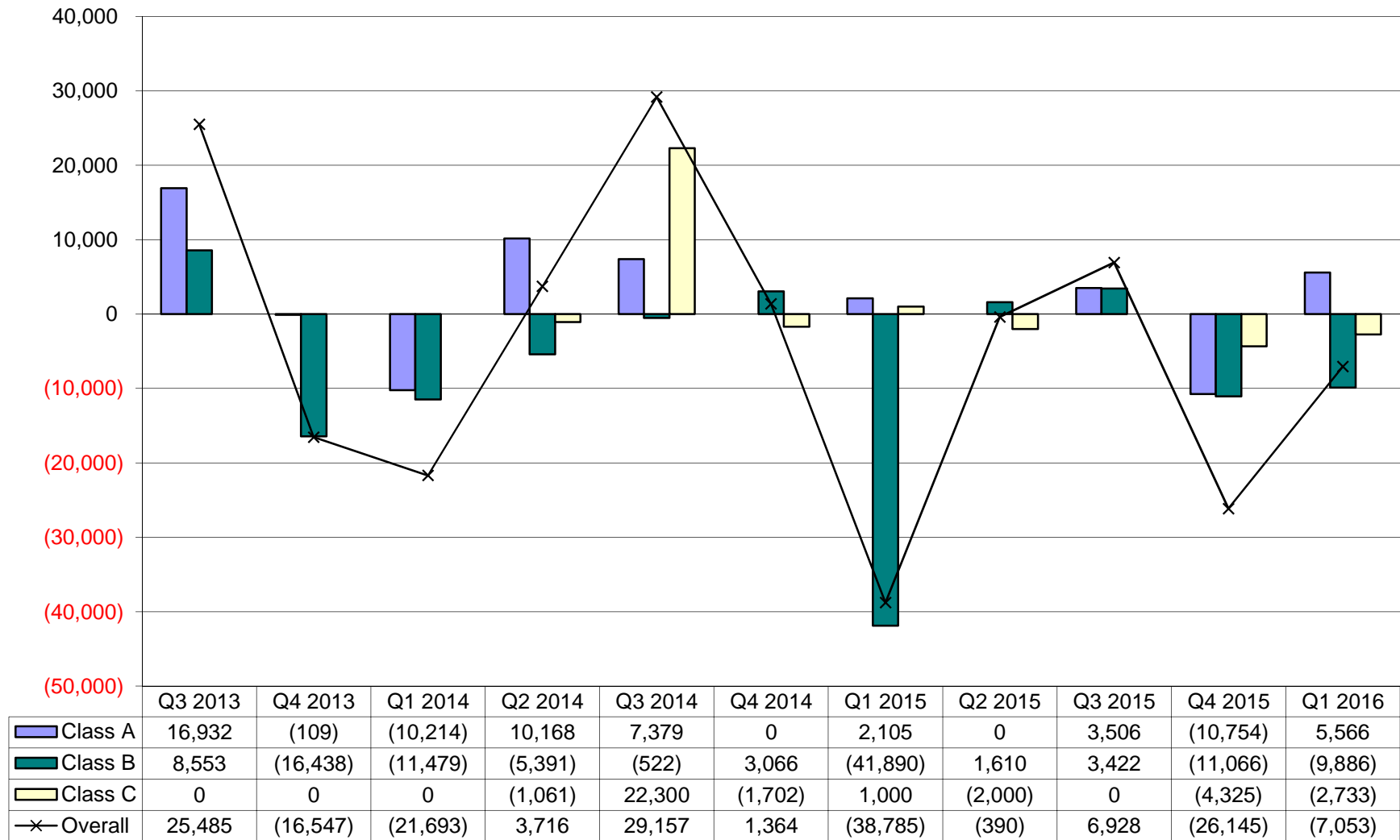
Average Asking Rates Illinois Submarket



Illinois Historic Vacancy Trends



Illinois Historic Net Absorption Trends



Illinois Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8 Executive Dr	42,633	1,153	2.7%	1,153	2.7%	1,153	1,153	0	1,153	\$21.90/fs
16 Executive Dr	51,063	25,919	50.8%	25,919	50.8%	25,919	25,919	0	7,233	\$24.50/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	2,100	3.6%	2,100	3.6%	16,100	16,100	0	14,000	\$21.54/fs
475 Regency Park Dr	50,155	0	0.0%	0	0.0%	21,618	15,961	5,657	9,907	\$25.75/fs
331 Salem Pl	31,121	18,148	58.3%	18,148	58.3%	18,148	18,148	0	5,781	\$21.90/fs
333 Salem Pl	30,942	2,828	9.1%	2,828	9.1%	1,020	1,020	0	1,020	\$21.90/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia	43,531	17,060	39.2%	17,060	39.2%	17,060	17,060	0	13,285	\$21.90/fs
103 W Vandalia St	45,711	7,071	15.5%	7,071	15.5%	11,122	11,122	0	4,051	\$21.90/fs
105 W Vandalia St	40,700	2,645	6.5%	2,645	6.5%	2,645	2,645	0	2,645	\$22.90/fs
Total (11 Bldgs)	482,645	76,924	15.9%	76,924	15.9%	114,785	109,128	5,657	14,000	\$22.88/fs

Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	1,384	4.6%	1,384	4.6%	1,384	1,384	0	1,384	-
111 E 4th St	81,402	40,000	49.1%	40,000	49.1%	80,000	80,000	0	40,000	\$12.00/fs
1 Bronze Pointe	36,037	9,025	25.0%	9,025	25.0%	9,025	9,025	0	9,025	\$10.00/mg
235-237 E Center Dr	22,000	0	0.0%	0	0.0%	0	0	0	0	-
2421 Corporate Center Dr	25,000	12,500	50.0%	12,500	50.0%	12,500	12,500	0	5,000	\$14.50/fs
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
11 Executive Dr	34,487	19,506	56.6%	19,506	56.6%	19,506	19,506	0	7,500	\$8.30/nnn
13 Executive Dr	41,593	11,418	27.5%	11,418	27.5%	10,631	10,631	0	5,202	\$7.28/nnn
15 Executive Dr	30,000	22,250	74.2%	22,250	74.2%	22,250	22,250	0	22,250	\$6.95/nnn
303 Fountains Pky	25,789	2,500	9.7%	2,500	9.7%	2,500	2,500	0	2,500	\$24.50/fs
343 Fountains Pky	24,300	0	0.0%	0	0.0%	0	0	0	0	-
509 Hamacher St	26,368	0	0.0%	0	0.0%	0	0	0	0	\$20.00/nnn
307 Henry St	35,000	3,200	9.1%	3,200	9.1%	3,200	3,200	0	1,350	\$12.58/fs
7 N High St	38,000	28,179	74.2%	28,179	74.2%	28,179	28,179	0	7,500	\$12.00/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	84,000	51.2%	84,000	51.2%	84,000	84,000	0	84,000	\$16.50/fs
200 E Main St	34,400	7,400	21.5%	7,400	21.5%	20,720	20,720	0	13,320	\$8.82/mg
222 E Main St	45,513	61,770	135.7%	61,770	135.7%	33,541	33,541	0	33,541	\$12.63/nnn
155 N Main St	50,421	0	0.0%	0	0.0%	0	0	0	0	-
157 N Main St	84,384	0	0.0%	0	0.0%	0	0	0	0	-
521 W Main St	36,030	9,679	26.9%	9,679	26.9%	12,706	12,706	0	8,662	\$18.36/fs
525 W Main St	36,030	4,982	13.8%	4,982	13.8%	4,982	4,982	0	3,941	\$18.00/fs
720 W Main St	39,545	25,625	64.8%	25,625	64.8%	29,823	29,823	0	13,467	\$18.45/fs
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	5,738	13.1%	5,738	13.1%	5,738	5,738	0	2,951	\$14.00/fs
650 Missouri Ave	33,959	0	0.0%	0	0.0%	0	0	0	0	-
317 W Park St	49,915	0	0.0%	0	0.0%	0	0	0	0	-
604 Pierce Blvd	24,940	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
2246 State Route 157	25,000	0	0.0%	0	0.0%	0	0	0	0	-
4215 S State Route 159	20,800	12,161	58.5%	12,161	58.5%	12,161	12,161	0	9,674	-
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (34 Bldgs)	1,387,798	361,317	26.0%	361,317	26.0%	392,846	392,846	0	84,000	\$15.94/fs

Illinois Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15 N 1st St	34,339	0	0.0%	0	0.0%	0	0	0	0	-
200 W 3rd St	34,505	2,502	7.3%	2,502	7.3%	2,502	2,502	0	741	\$17.03/fs
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217 E Center Dr	20,000	3,600	18.0%	3,600	18.0%	5,144	5,144	0	3,600	-
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	3,683	11.7%	3,683	11.7%	3,683	3,683	0	2,733	\$16.00/mg
1004 S Lincoln Ave	56,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	15,000	15,000	0	15,000	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	15,000	71.8%	15,000	71.8%	15,000	15,000	0	15,000	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
1012 Plummer Dr	21,561	1,006	4.7%	1,006	4.7%	1,006	1,006	0	1,006	\$16.50/nnn
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	1,000	2.8%	1,000	2.8%	4,400	4,400	0	2,000	\$11.18/nnn
100 E Washington St	24,800	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (18 Bldgs)	645,868	26,791	4.1%	26,791	4.1%	46,735	46,735	0	15,000	\$17.91/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(63 Bldgs)	2,516,311	465,032	18.5%	465,032	18.5%	554,366	548,709	5,657	84,000	\$17.71/fs