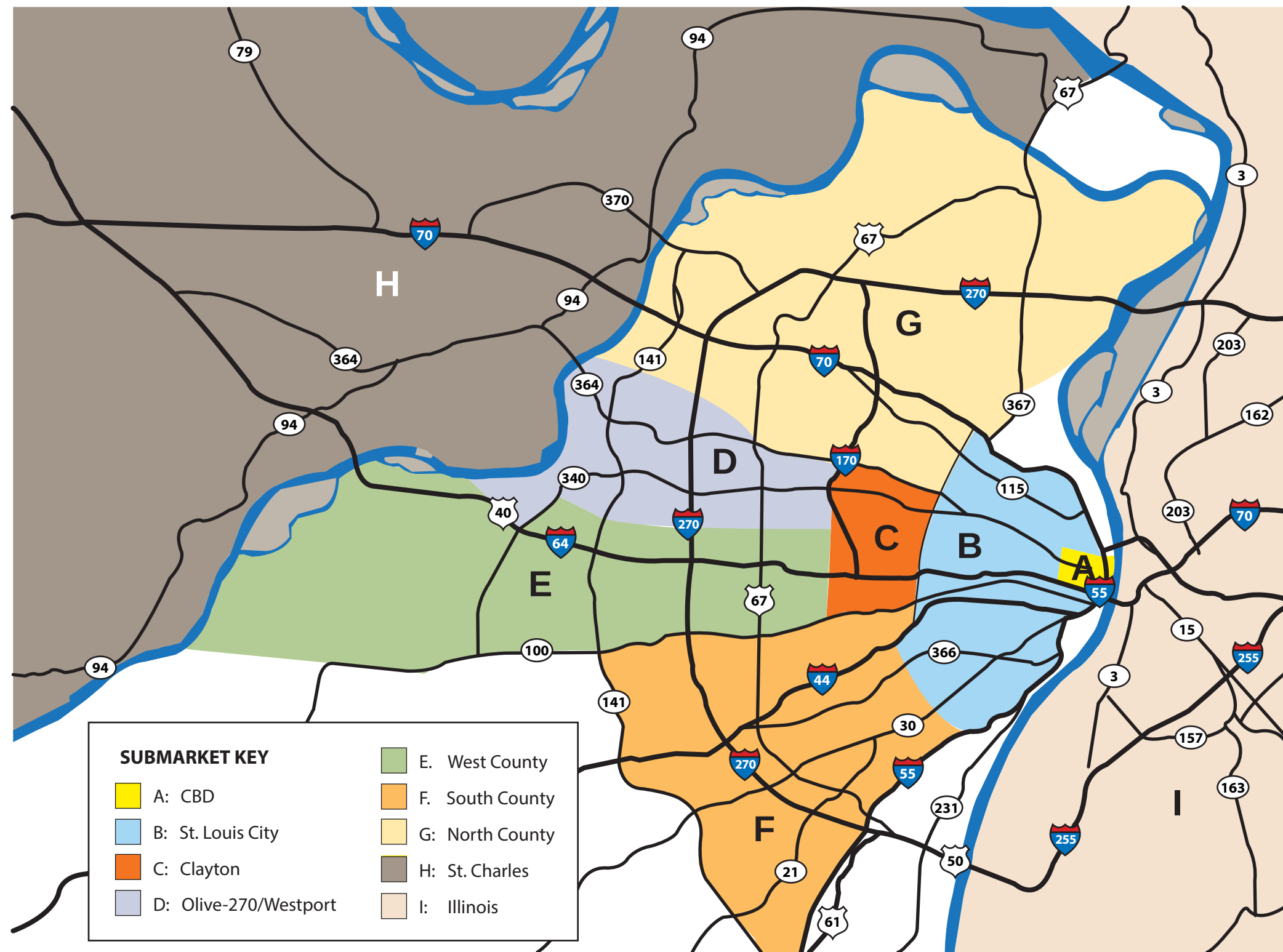




Summary

St. Louis Regional Office Market Q4 2017

January 2018

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q3 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	14,610,070	2,237,586	15.3% ↑ .4%	(14.9%)	Class A - \$17.68 Class B - \$14.23
St. Louis City	2,302,961	153,108	6.6% ↑ .8%	(5.8%)	Class A - \$27.17 Class B - \$16.45
Clayton	7,475,113	419,644	5.6% ↑ .7%	(4.9%)	Class A - \$26.94 Class B - \$19.50
Olive-270/Westport	7,433,597	672,097	9.0% ↓ 3.2%	(12.2%)	Class A - \$24.40 Class B - \$18.23
West County	7,743,344	559,613	7.2% ↓ .5%	(7.7%)	Class A - \$25.67 Class B - \$20.88
South County	2,962,908	273,322	9.2% ↓ .6%	(10.6%)	Class A - \$27.04 Class B - \$20.32
North County	3,683,225	766,090	20.8% ↓ 2.6%	(23.4%)	Class A - \$18.94 Class B - \$16.90
St. Charles	2,478,915	205,580	8.3% ↑ .3%	(8.0%)	Class A - \$19.80 Class B - \$17.55
Illinois	2,955,833	245,520	8.3% ↓ 1.4%	(9.7%)	Class A - \$23.41 Class B - \$15.29
Total	51,645,966	5,532,560	10.7% ↓ .6%	(11.3%)	Class A - \$23.45 Class B - \$17.71 (\$23.42) (\$17.99)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of January 1, 2018.

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

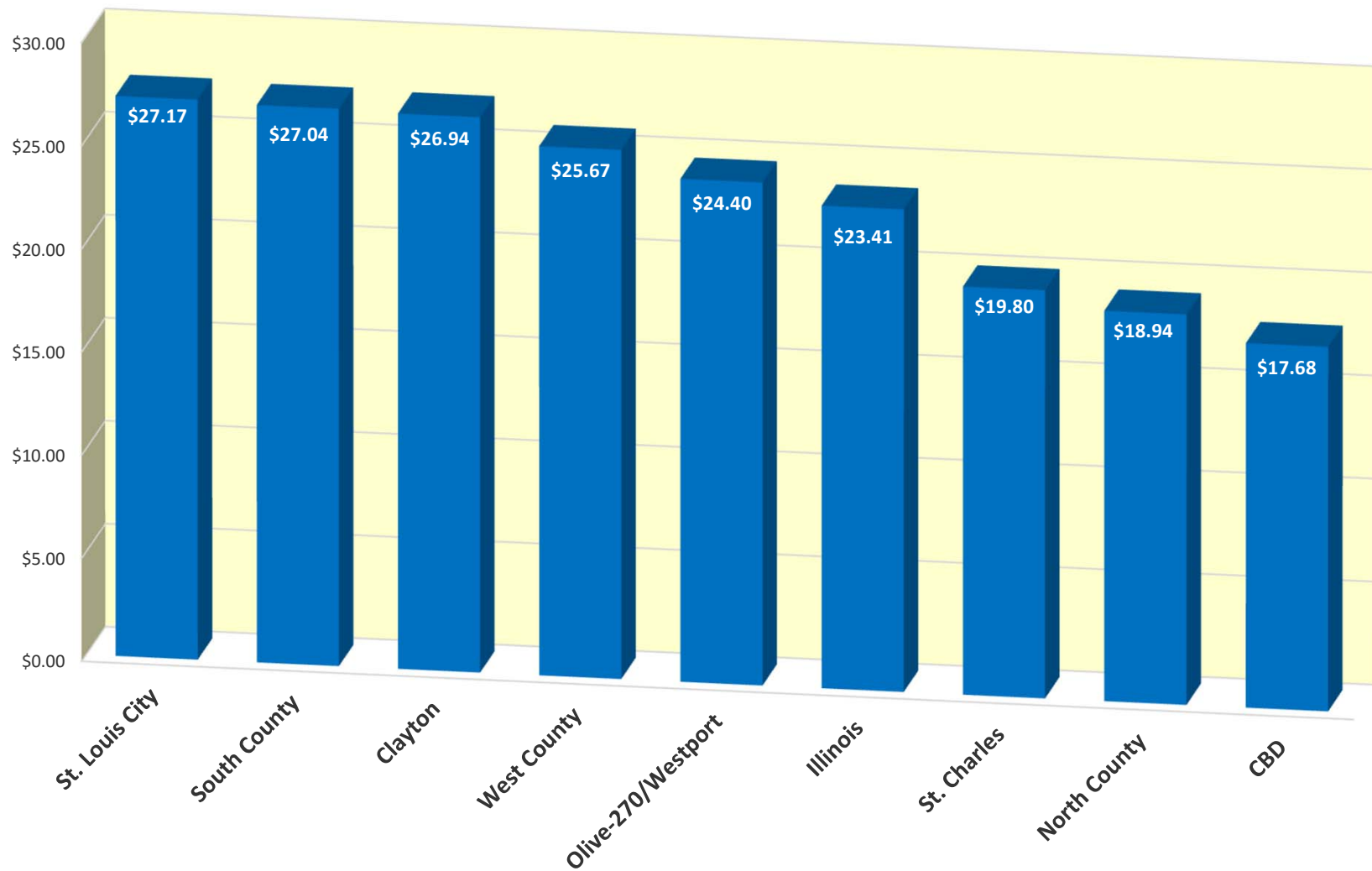


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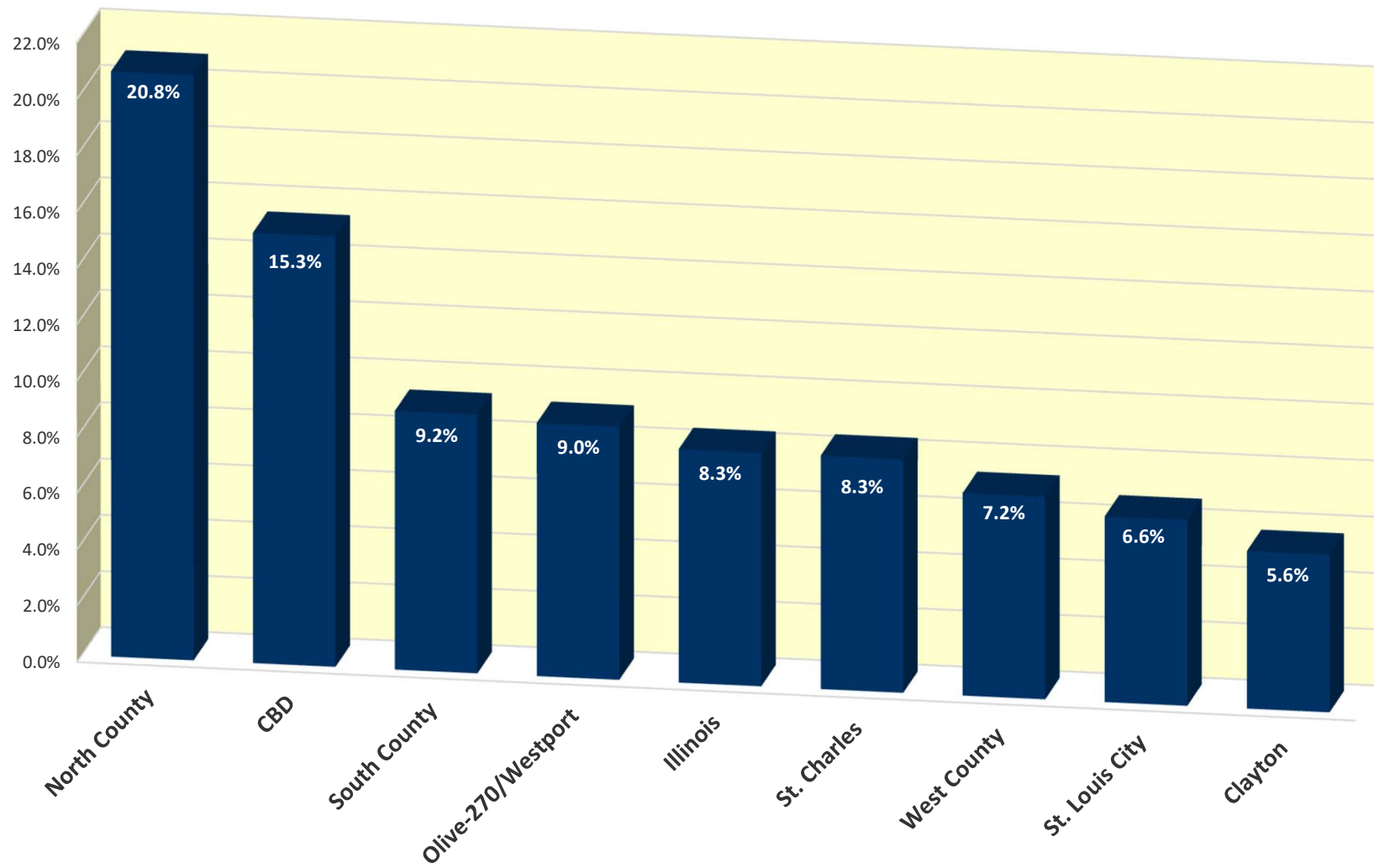
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
January 2018

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	31,689,182	3,039,574	137,747	9.59%
St. Louis City - Just A & B	13,863,147	2,174,523	87,543	15.69%
Total St. Louis Region - Just A & B	45,552,329	5,214,097	225,290	11.45%
Total St. Louis Region - Class A	26,251,950	2,325,269	193,827	8.86%
Total St. Louis Region - Class B	19,300,379	2,888,828	31,463	14.97%
St. Louis City	13,863,147	2,174,523	87,543	15.69%
Class A Space	8,885,468	1,281,629	87,543	14.42%
Class B Space	4,977,679	892,894	0	17.94%
Suburban St. Louis	31,689,182	3,039,574	137,747	9.59%
Class A Space	17,366,482	1,043,640	106,284	6.01%
Class B Space	14,322,700	1,995,934	31,463	13.94%

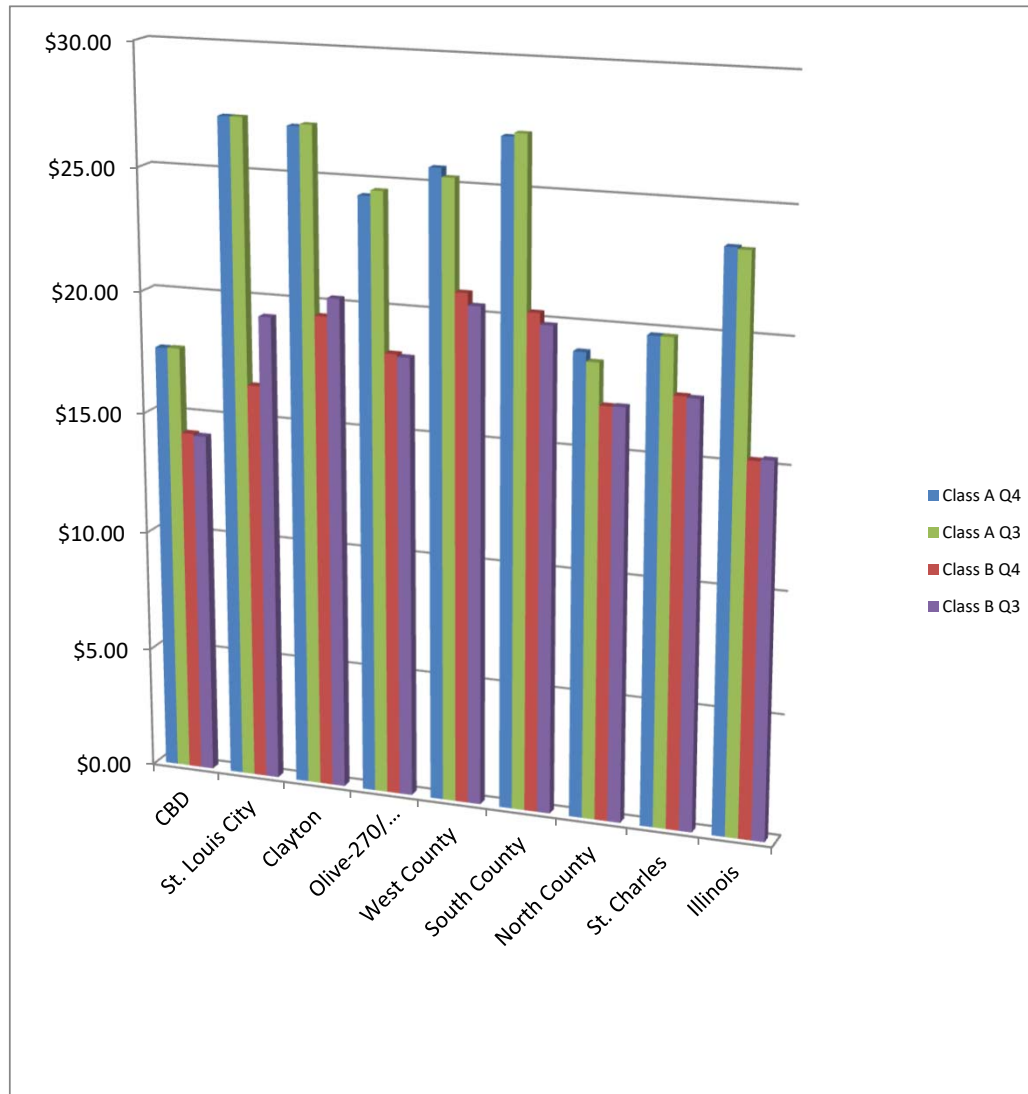
Class A Office Rental Rate by Submarket January 2018



Office Vacancy Rate by Submarket January 2018

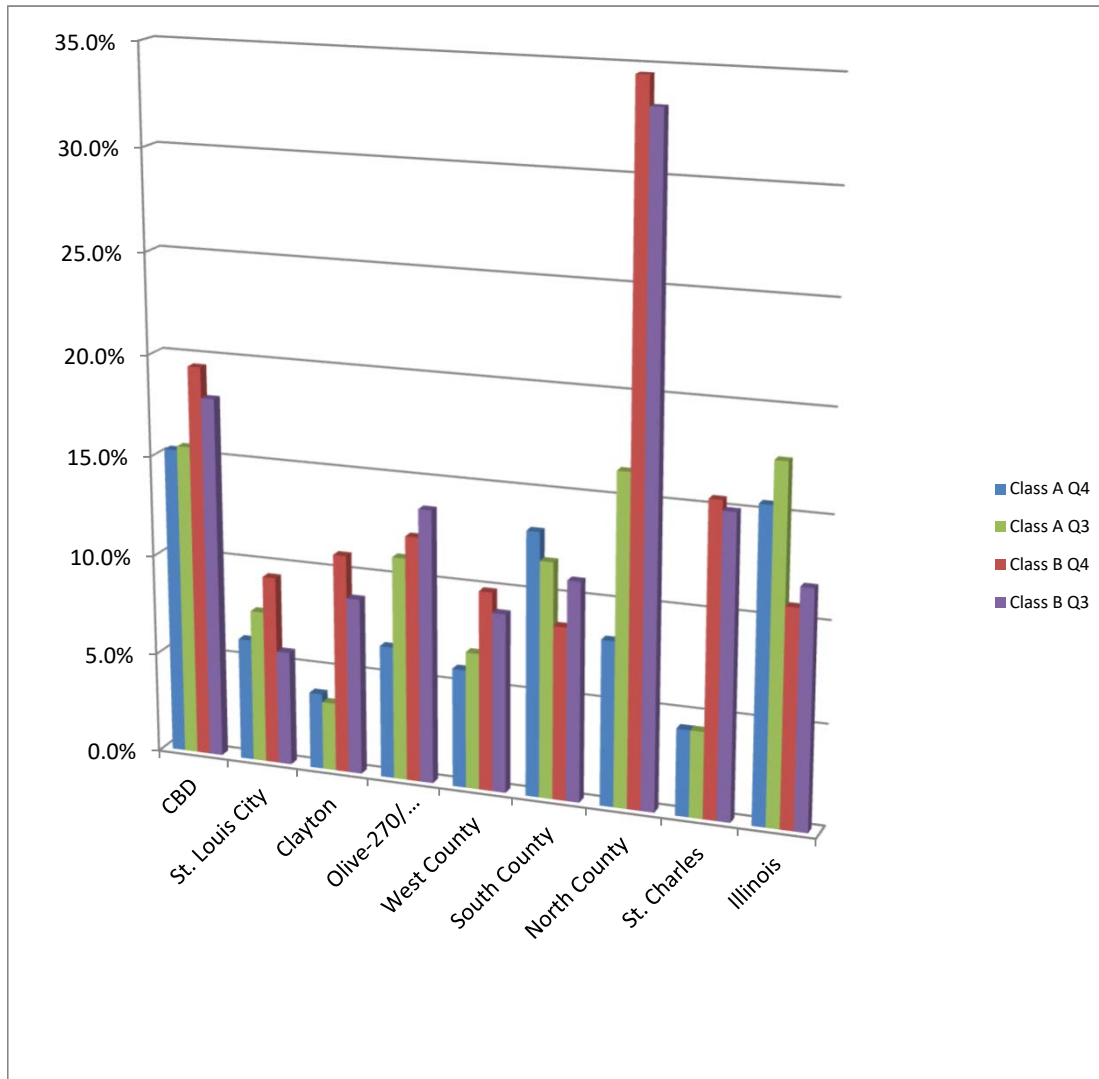


Class A & Class B Asking Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	\$17.68	\$17.70	\$14.23	\$14.16
St. Louis City	\$27.17	\$27.17	\$16.45	\$19.29
Clayton	\$26.94	\$27.03	\$19.50	\$20.25
Olive-270/ Westport	\$24.40	\$24.63	\$18.23	\$18.13
West County	\$25.67	\$25.32	\$20.88	\$20.40
South County	\$27.04	\$27.19	\$20.32	\$19.87
North County	\$18.94	\$18.58	\$16.90	\$16.92
St. Charles	\$19.80	\$19.80	\$17.55	\$17.50
Illinois	\$23.41	\$23.34	\$15.29	\$15.36
Average	\$23.45	\$23.42	\$17.71	\$17.99

Class A & Class B Vacancy Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	15.3%	15.5%	19.5%	18.0%
St. Louis City	6.1%	7.6%	9.4%	5.7%
Clayton	3.8%	3.4%	10.9%	8.8%
Olive-270/ Westport	6.6%	11.1%	12.2%	13.6%
West County	5.9%	6.8%	9.9%	8.9%
South County	13.1%	11.7%	8.6%	10.9%
North County	8.2%	16.4%	34.6%	33.2%
St. Charles	4.3%	4.3%	15.5%	15.0%
Illinois	15.5%	17.6%	10.8%	11.8%
Average	8.8%	10.5%	14.6%	14.0%

CBD

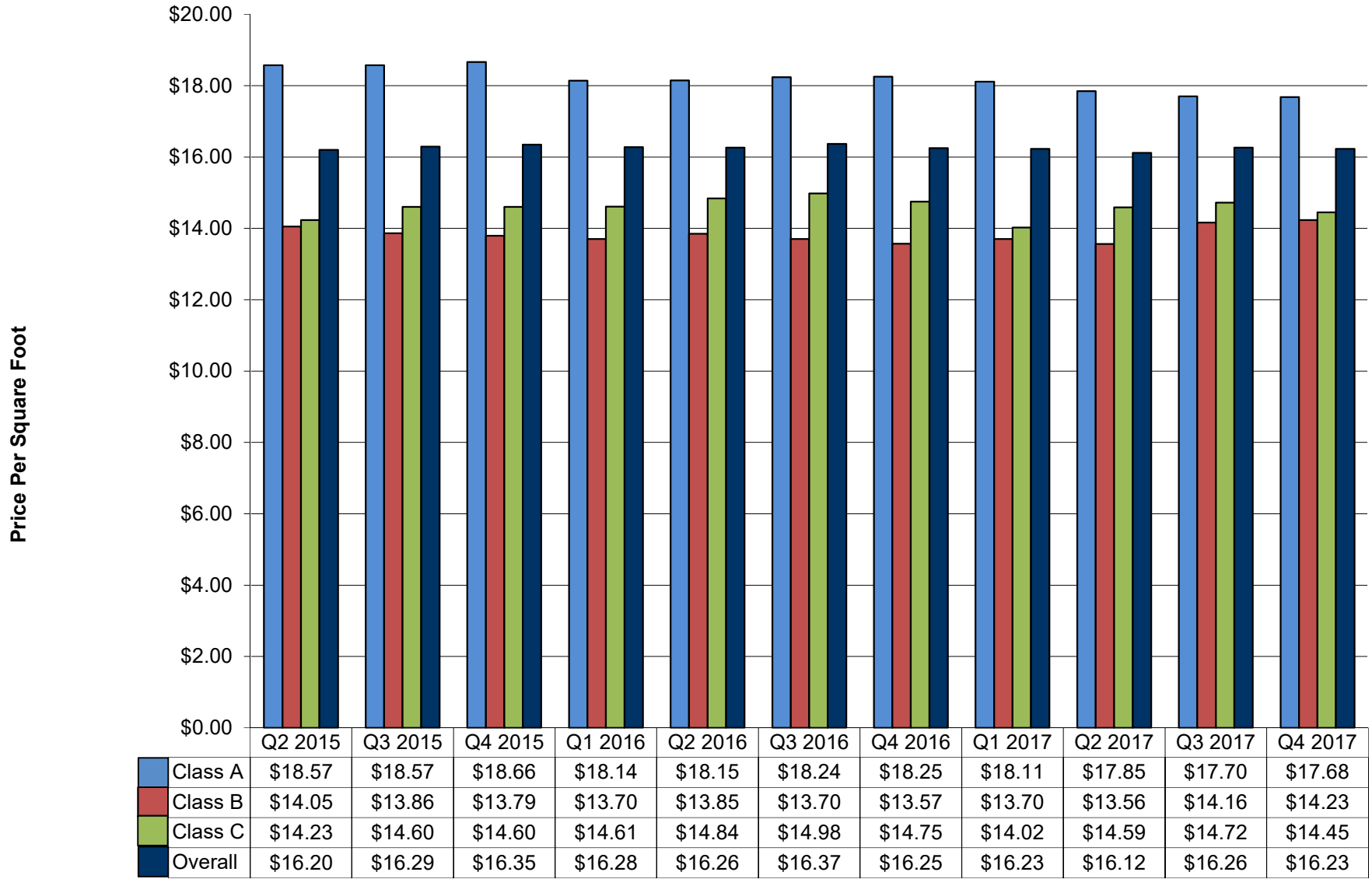
From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	15.4%	15.6%	15.9%	16.1%	16.1%	15.3%	14.3%	14.8%	15.5%	15.5%	15.3%	-0.2%
Class B	18.0%	18.7%	17.2%	16.9%	16.7%	17.0%	17.3%	18.2%	18.1%	18.0%	19.5%	1.5%
Class C	19.0%	18.9%	19.1%	18.5%	14.7%	13.6%	13.6%	14.1%	15.1%	7.6%	7.9%	0.3%
Overall	16.8%	17.1%	16.8%	16.7%	16.0%	15.5%	15.1%	15.7%	16.2%	14.9%	15.3%	0.4%

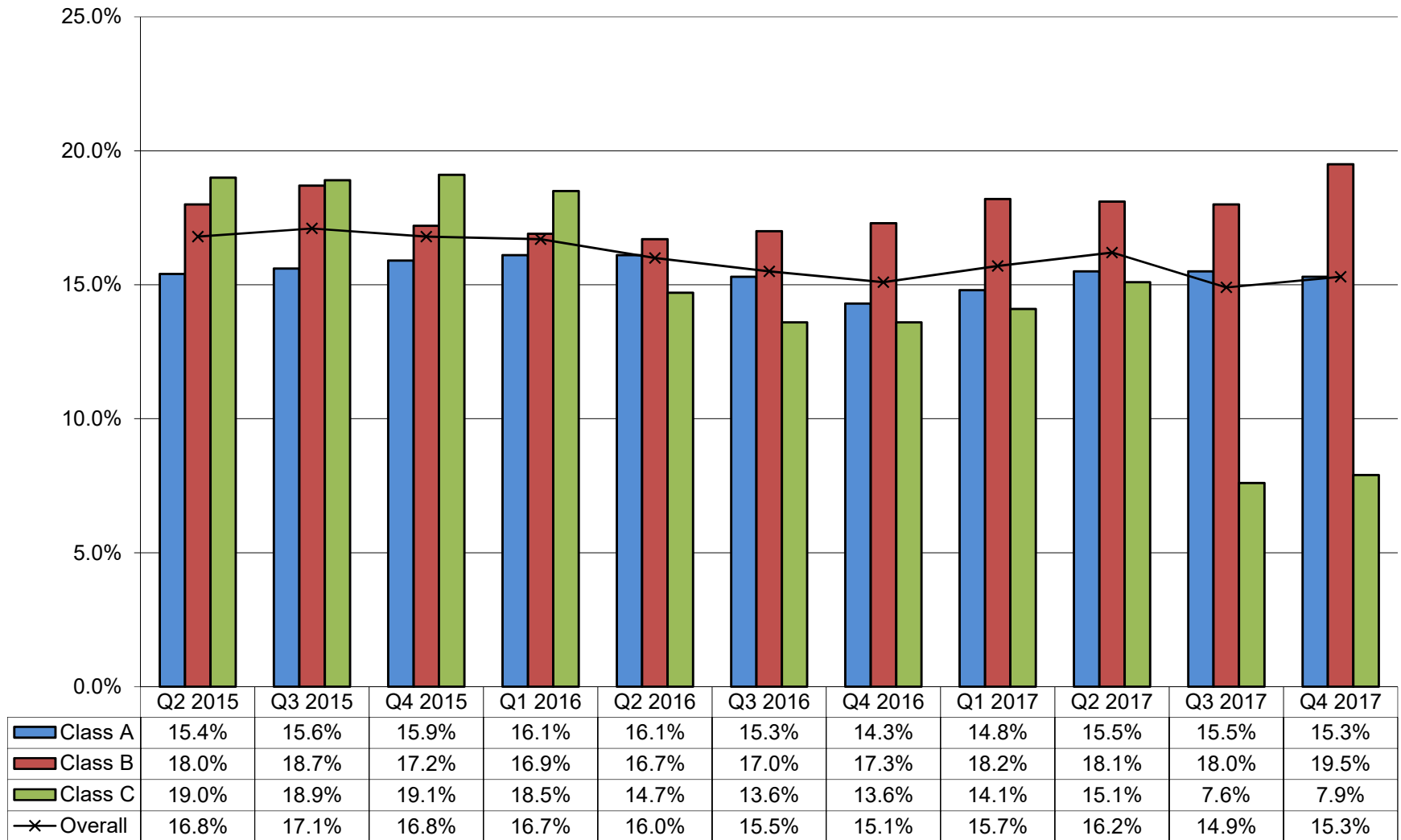
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	67,982	(16,698)	(21,984)	(16,569)	(7)	64,342	80,471	(41,668)	(57,695)	387	14,373	13,986
Class B	174,283	(29,823)	63,928	14,658	7,408	(12,713)	(13,249)	(36,461)	4,092	4,520	(62,966)	(67,486)
Class C	8,901	(22,750)	1,943	(6,057)	14,676	92,000	25,160	790	(12,857)	(22,521)	152,992	175,513
Overall	219,515	(44,578)	35,887	12,765	99,401	76,789	68,012	(90,986)	(76,124)	182,899	(54,236)	(237,135)

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$18.57	\$18.57	\$18.66	\$18.14	\$18.15	\$18.24	\$18.25	\$18.11	\$17.85	\$17.70	\$17.68	-\$0.02
Class B	\$14.05	\$13.86	\$13.79	\$13.70	\$13.85	\$13.70	\$13.57	\$13.70	\$13.56	\$14.16	\$14.23	\$0.07
Class C	\$14.23	\$14.60	\$14.60	\$14.61	\$14.84	\$14.98	\$14.75	\$14.02	\$14.59	\$14.72	\$14.45	-\$0.27
Overall	\$16.20	\$16.29	\$16.35	\$16.28	\$16.26	\$16.37	\$16.25	\$16.23	\$16.12	\$16.26	\$16.23	-\$0.03

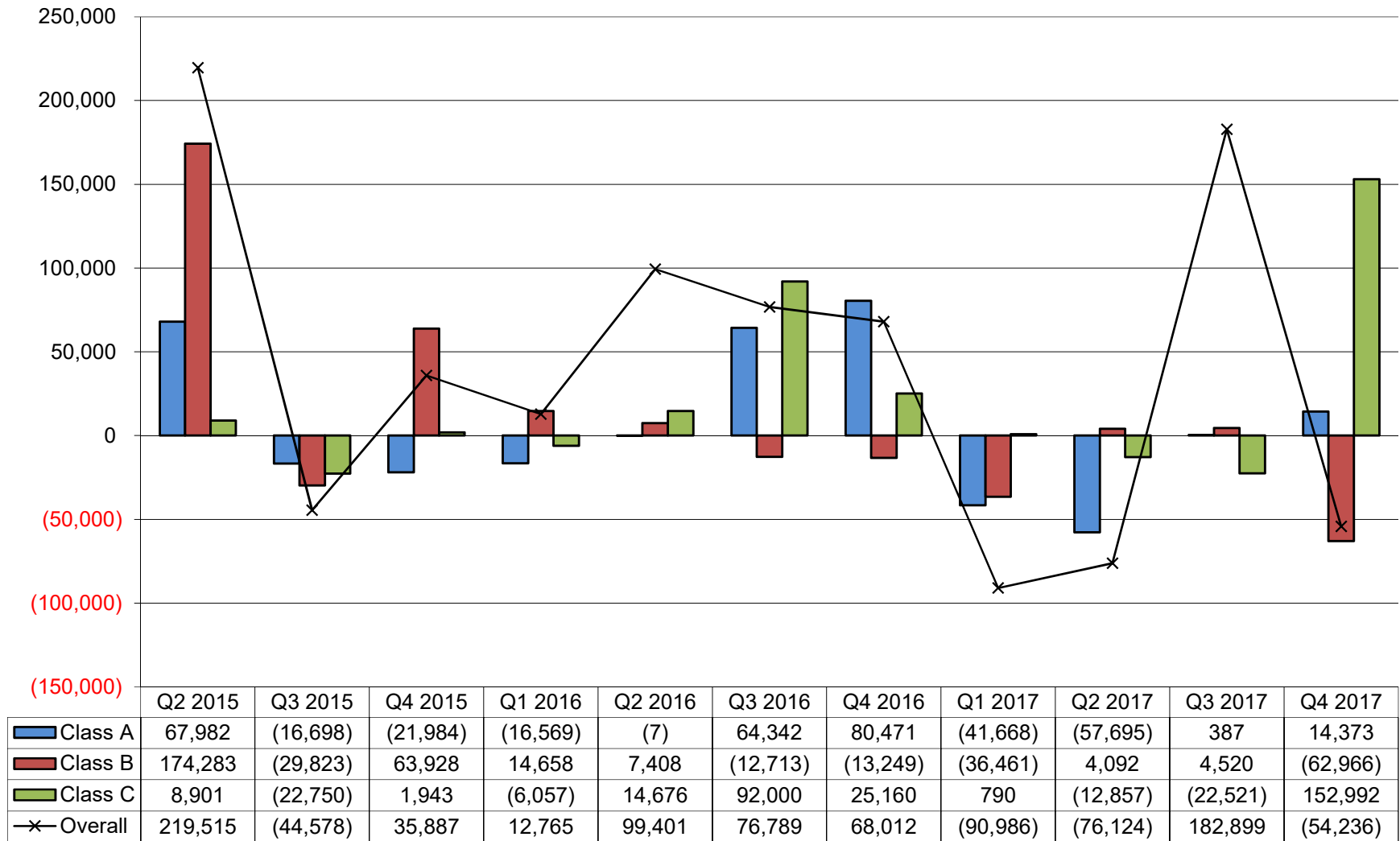
Average Asking Rates CBD Submarket



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	42,131	16.2%	42,131	16.2%	78,458	51,377	22,081	22,081	\$21.00/fs
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$19.50/fs
415 S 18TH St	67,784	40,418	59.6%	40,418	59.6%	47,094	47,094	0	31,441	\$16.25/fs
100 N Broadway	510,202	121,849	23.9%	121,849	23.9%	121,849	121,849	0	43,966	\$18.00/fs
200 N Broadway	337,088	91,091	27.0%	91,091	27.0%	121,199	121,199	0	76,995	\$17.50/fs
211 N Broadway	1,171,595	188,790	16.1%	188,790	16.1%	241,386	231,387	9,999	45,707	\$20.75/fs
500 N Broadway	285,211	3,911	1.4%	60,671	21.3%	64,556	7,796	56,760	56,760	\$15.42/fs
10 S Broadway	430,373	17,000	4.0%	17,000	4.0%	41,173	41,173	0	45,449	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	120,000	5,386	4.5%	5,386	4.5%	5,386	5,386	0	5,386	\$22.00/fs
701 Market St	442,080	47,573	10.8%	47,573	10.8%	99,677	99,677	0	29,472	\$22.00/fs
800 Market St	749,857	25,186	3.4%	55,969	7.5%	104,791	47,706	57,085	30,783	\$19.56/fs
1010 Market St	347,399	176,375	50.8%	176,375	50.8%	232,261	232,261	0	73,118	\$14.00/fs
2350 Market St	96,000	0	0.0%	0	0.0%	0	0	0	0	-
2351 Market St	84,370	52,754	62.5%	52,754	62.5%	52,754	52,754	0	40,160	\$22.00/fs
1-99 S Memorial Dr	213,228	27,187	12.8%	27,187	12.8%	30,472	30,472	0	10,197	\$16.75/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
900-920 Spruce St	147,000	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	400,000	0	0.0%	0	0.0%	0	0	0	0	-
710 N Tucker Blvd	626,760	122,600	19.6%	122,600	19.6%	165,339	165,339	0	70,000	\$12.00/mg
600 Washington Ave	385,000	99,173	25.8%	99,173	25.8%	99,173	99,173	0	92,874	\$18.75/fs
Total (21 Bldgs)	7,997,343	1,139,519	14.2%	1,227,062	15.3%	1,583,663	1,432,738	145,925	92,874	\$17.68/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	97,815	0	0.0%	0	0.0%	17,021	17,021	0	17,021	\$15.50/fs
612 N 2nd St	48,000	0	0.0%	0	0.0%	0	0	0	0	-
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	26,633	41.9%	26,633	41.9%	26,633	26,633	0	11,134	-
708-710 N 2nd St	40,000	6,792	17.0%	6,792	17.0%	6,792	6,792	0	5,000	\$9.00/mg
712 N 2nd St	20,000	6,242	31.2%	6,242	31.2%	12,502	12,502	0	4,500	\$12.00/mg
801-805 N 2nd St	40,000	40,000	100.0%	40,000	100.0%	40,000	40,000	0	80,000	\$15.00/fs
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	-
220 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	-
319 N 4th St	104,000	27,824	26.8%	27,824	26.8%	28,699	28,699	0	11,414	\$15.05/fs
440-444 N 4th St	60,000	35,046	58.4%	35,046	58.4%	35,046	35,046	0	20,000	\$12.00/fs
312-316 N 8th St	24,502	0	0.0%	0	0.0%	8,064	8,064	0	8,064	\$10.00/fs
215-217 N 10th St	22,240	1,792	8.1%	1,792	8.1%	1,792	1,792	0	1,792	\$12.50/fs
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	4,068	4,068	0	4,068	\$18.50/fs
308 N 21st St	45,755	4,723	10.3%	4,723	10.3%	4,723	4,723	0	4,723	\$15.03/fs
326 S 21st St	43,161	12,187	28.2%	12,187	28.2%	12,187	12,187	0	11,851	\$10.00/fs
1831 Chestnut St	424,518	53,000	12.5%	53,000	12.5%	53,000	53,000	0	53,000	\$16.75/fs
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	86,480	26.9%	86,480	26.9%	94,087	94,087	0	29,191	\$12.50/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	0	0.0%	0	0.0%	0	0	0	0	-
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	16,370	39.2%	16,370	39.2%	41,734	41,734	0	17,364	\$14.42/nnn
515-521 Olive St	226,200	67,831	30.0%	67,831	30.0%	67,831	67,831	0	12,648	\$13.94/fs
720 Olive St	457,900	24,520	5.4%	24,520	5.4%	58,622	58,622	0	15,601	\$16.50/fs
900-914 Olive St	202,607	54,766	27.0%	54,766	27.0%	54,766	54,766	0	21,754	\$12.53/fs
1004-1006 Olive St	37,329	0	0.0%	0	0.0%	8,878	8,878	0	3,110	\$10.21/mg
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	23,000	0	0.0%	0	0.0%	0	0	0	0	-
401 Pine St	42,000	10,000	23.8%	10,000	23.8%	10,000	10,000	0	10,000	\$36.00/fs
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	110,060	100.0%	110,060	100.0%	110,060	110,060	0	110,060	\$15.95/fs
800 St. Louis Union Station	57,814	6,525	11.3%	6,525	11.3%	6,525	6,525	0	6,525	\$16.53/fs
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	-
505 Washington Ave	80,000	74,800	93.5%	74,800	93.5%	74,800	74,800	0	74,800	-
555 Washington Ave	160,000	53,153	33.2%	53,153	33.2%	74,653	74,653	0	20,000	\$13.50/fs
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
1001 Washington Ave	69,218	1,231	1.8%	1,231	1.8%	8,380	8,380	0	4,118	\$17.50/fs
1409 Washington Ave	34,234	2,895	8.5%	2,895	8.5%	3,455	3,455	0	2,395	\$13.48/fs

CBD 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
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (45 Bldgs)	4,219,637	824,354	19.5%	824,354	19.5%	965,802	965,802	0	110,060	\$14.23/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	0	0.0%	0	0.0%	0	0	0	0	\$12.00/fs
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	\$10.00/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	30,000	20,000	66.7%	20,000	66.7%	20,000	20,000	0	20,000	\$12.00/mg
512 Locust St	21,483	0	0.0%	0	0.0%	6,650	6,650	0	6,650	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	57,057	45.6%	57,057	45.6%	60,009	60,009	0	20,000	\$13.50/fs
1727 Locust St	76,309	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	25,015	46.6%	25,015	46.6%	25,015	25,015	0	2,580	\$15.50/nnn
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	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	25,244	25,244	0	13,270	\$10.84/fs
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	0	0.0%	0	0.0%	0	0	0	0	-
1017 Olive St	120,000	0	0.0%	0	0.0%	0	0	0	0	\$10.00/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%	38,640	38,640	0	38,640	-
10 N Tucker Blvd	190,582	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	31,000	27.0%	31,000	27.0%	31,000	31,000	0	12,000	\$14.95/fs
900 Walnut St	112,266	29,043	25.9%	29,043	25.9%	29,043	29,043	0	9,358	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
1426-1432 Washington Ave	28,125	0	0.0%	0	0.0%	20,947	20,947	0	9,015	\$14.00/fs
Total (30 Bldgs)	2,393,090	188,565	7.9%	188,565	7.9%	282,998	282,998	0	38,640	\$14.45/fs

CBD Building List

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
(96 Bldgs)	14,610,070	2,152,438	14.7%	2,239,981	15.3%	2,832,463	2,681,538	145,925	110,060	\$16.23/fs

St. Louis City

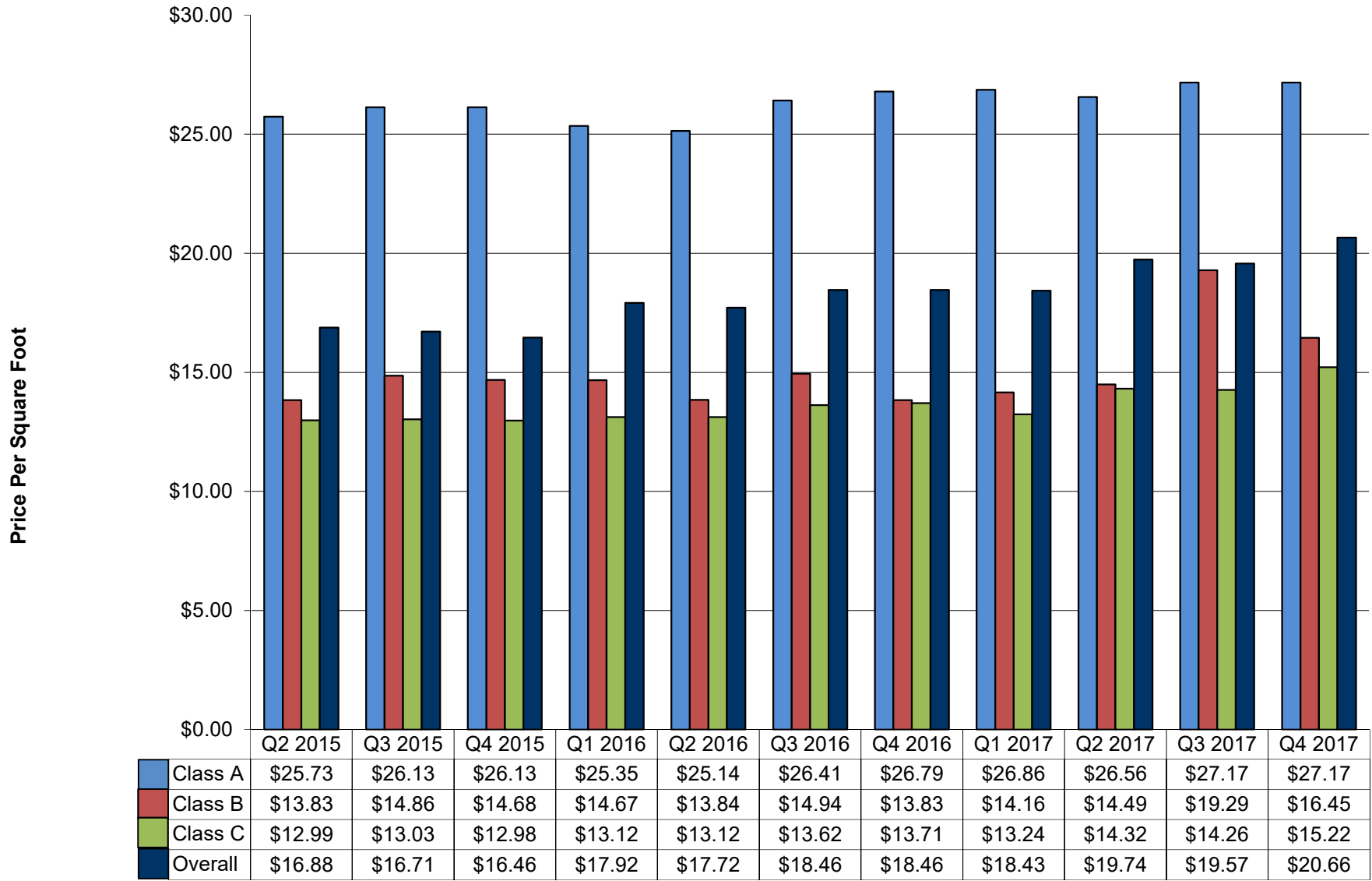
From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	9.7%	8.5%	8.5%	10.5%	9.5%	8.4%	8.4%	8.3%	7.4%	7.6%	6.1%	-1.5%
Class B	8.3%	8.6%	8.3%	8.1%	8.8%	9.2%	6.5%	7.1%	6.4%	5.7%	9.4%	3.7%
Class C	14.8%	14.9%	14.0%	14.0%	14.0%	8.4%	5.8%	1.1%	3.7%	3.7%	4.2%	0.5%
Overall	10.7%	10.4%	10.0%	10.7%	10.5%	8.7%	7.0%	5.8%	6.0%	5.8%	6.6%	0.8%

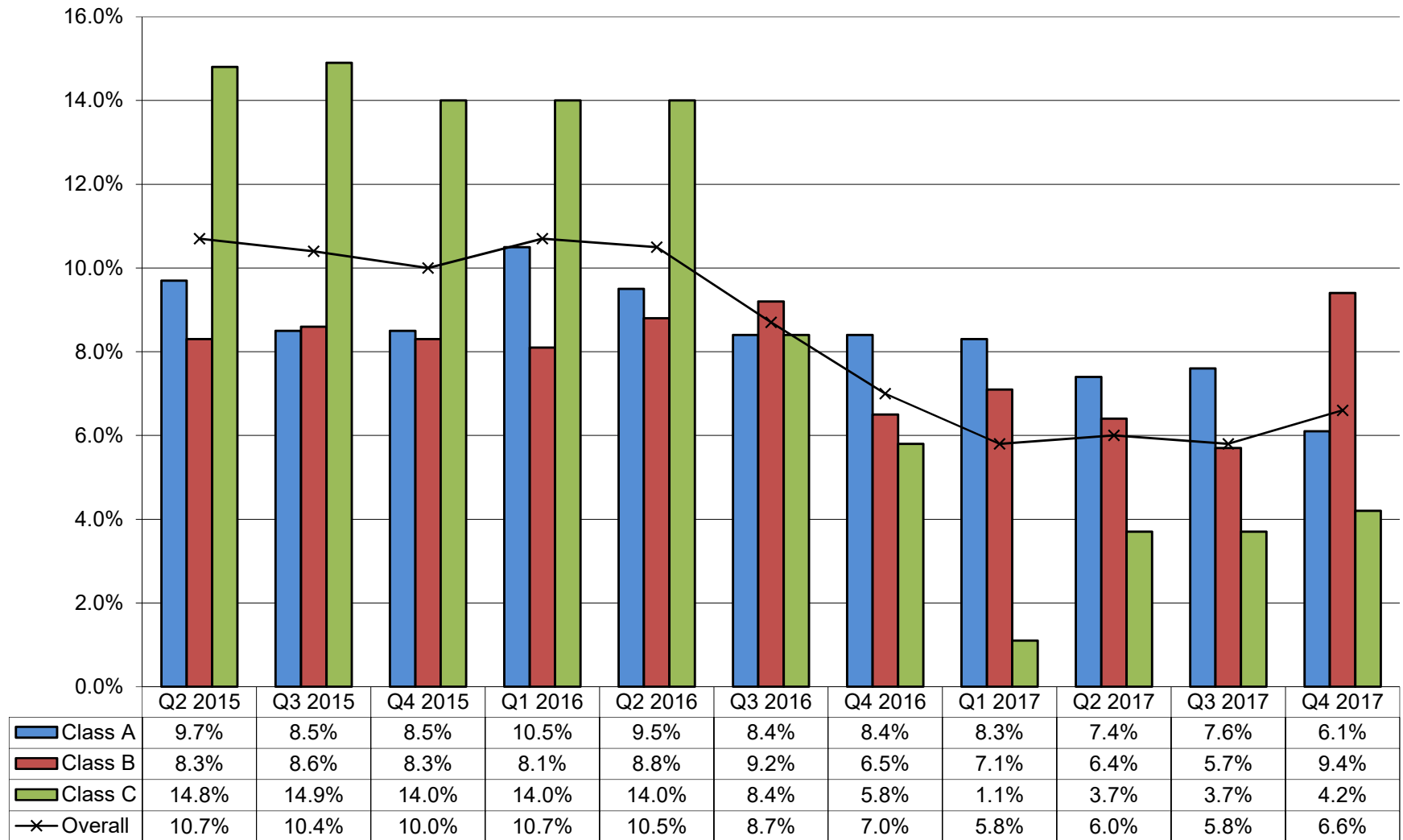
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	(8,709)	10,193	0	(16,678)	62,483	9,201	0	1,445	7,848	(1,395)	12,557	13,952
Class B	821	(2,031)	29,151	1,354	(5,195)	(3,615)	21,016	(4,490)	5,212	5,270	(27,898)	(33,168)
Class C	14,723	(315)	5,654	30	200	36,896	16,600	31,200	(17,318)	0	(3,200)	(3,200)
Overall	6,835	7,847	34,805	(15,294)	57,488	42,482	37,616	28,155	(4,258)	3,875	(18,541)	(22,416)

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$25.73	\$26.13	\$26.13	\$25.35	\$25.14	\$26.41	\$26.79	\$26.86	\$26.56	\$27.17	\$27.17	\$0.00
Class B	\$13.83	\$14.86	\$14.68	\$14.67	\$13.84	\$14.94	\$13.83	\$14.16	\$14.49	\$19.29	\$16.45	-\$2.84
Class C	\$12.99	\$13.03	\$12.98	\$13.12	\$13.12	\$13.62	\$13.71	\$13.24	\$14.32	\$14.26	\$15.22	\$0.96
Overall	\$16.88	\$16.71	\$16.46	\$17.92	\$17.72	\$18.46	\$18.46	\$18.43	\$19.74	\$19.57	\$20.66	\$1.09

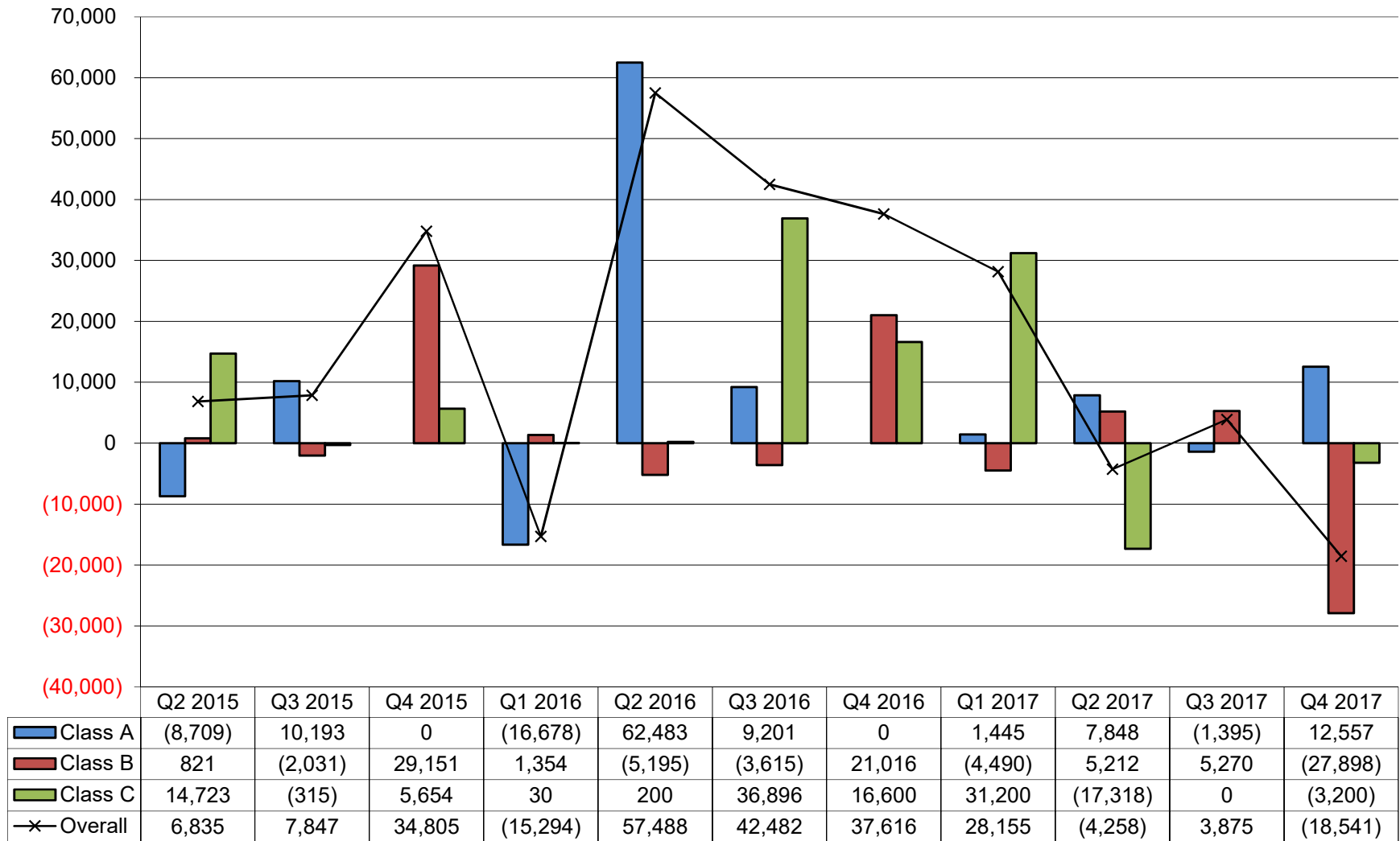
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



St Louis 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	0	0.0%	0	0.0%	0	0	0	0	-
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
4260 Forest Park Ave	60,000	17,073	28.5%	17,073	28.5%	17,073	17,073	0	17,073	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	146,000	23,681	16.2%	23,681	16.2%	59,102	59,102	0	59,102	\$26.50/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
645 S Newstead Ave	61,308	10,753	17.5%	10,753	17.5%	10,753	10,753	0	10,753	\$24.00/nnn
5700-5720 Oakland Ave	62,290	3,060	4.9%	3,060	4.9%	8,060	3,060	5,000	5,000	\$26.96/fs
Total (8 Bldgs)	888,125	54,567	6.1%	54,567	6.1%	94,988	89,988	5,000	59,102	\$27.17/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	24,441	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	-
4144 Lindell Blvd	64,475	0	0.0%	0	0.0%	0	0	0	0	-
4625 Lindell Blvd	71,652	4,320	6.0%	4,320	6.0%	4,320	4,320	0	2,530	\$24.00/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	9,221	4.2%	9,221	4.2%	13,868	13,868	0	9,543	\$14.92/fs
5243 Shaw Ave	76,751	6,978	9.1%	6,978	9.1%	6,978	6,978	0	6,978	\$14.00/fs
501-523 N Taylor Ave	30,000	2,500	8.3%	2,500	8.3%	2,500	2,500	0	2,500	\$18.24/mg
3830 Washington Ave	32,278	30,778	95.4%	30,778	95.4%	30,778	30,778	0	30,778	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	3,912	14.0%	3,912	14.0%	3,912	3,912	0	3,912	\$15.00/+util
Total (13 Bldgs)	758,042	57,709	7.6%	57,709	7.6%	62,356	62,356	0	30,778	\$16.45/fs

St Louis 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	0	0.0%	0	0.0%	0	0	0	0	-
1120 S 6th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1 Campbell Plz	89,853	10,709	11.9%	10,709	11.9%	10,709	10,709	0	5,691	\$14.00/+clea
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4030 Chouteau	55,000	0	0.0%	0	0.0%	0	0	0	0	\$12.75/fs
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	800	800	0	600	-
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	0	0	0	0	-
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	10,484	10,484	0	8,207	\$16.50/mg
1300 Hampton Ave	39,316	3,825	9.7%	3,825	9.7%	3,825	3,825	0	3,825	\$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	4,000	10.0%	4,000	10.0%	11,000	11,000	0	7,000	\$18.00/fs
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
4155 Manchester Ave	36,000	7,802	21.7%	7,802	21.7%	7,802	7,802	0	7,802	\$15.00/nnn
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	1,270	5.6%	1,270	5.6%	5,120	5,120	0	3,850	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (19 Bldgs)	656,794	27,606	4.2%	27,606	4.2%	49,740	49,740	0	8,207	\$15.22/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)	2,302,961	139,882	6.1%	139,882	6.1%	207,084	202,084	5,000	59,102	\$20.66/fs

Clayton

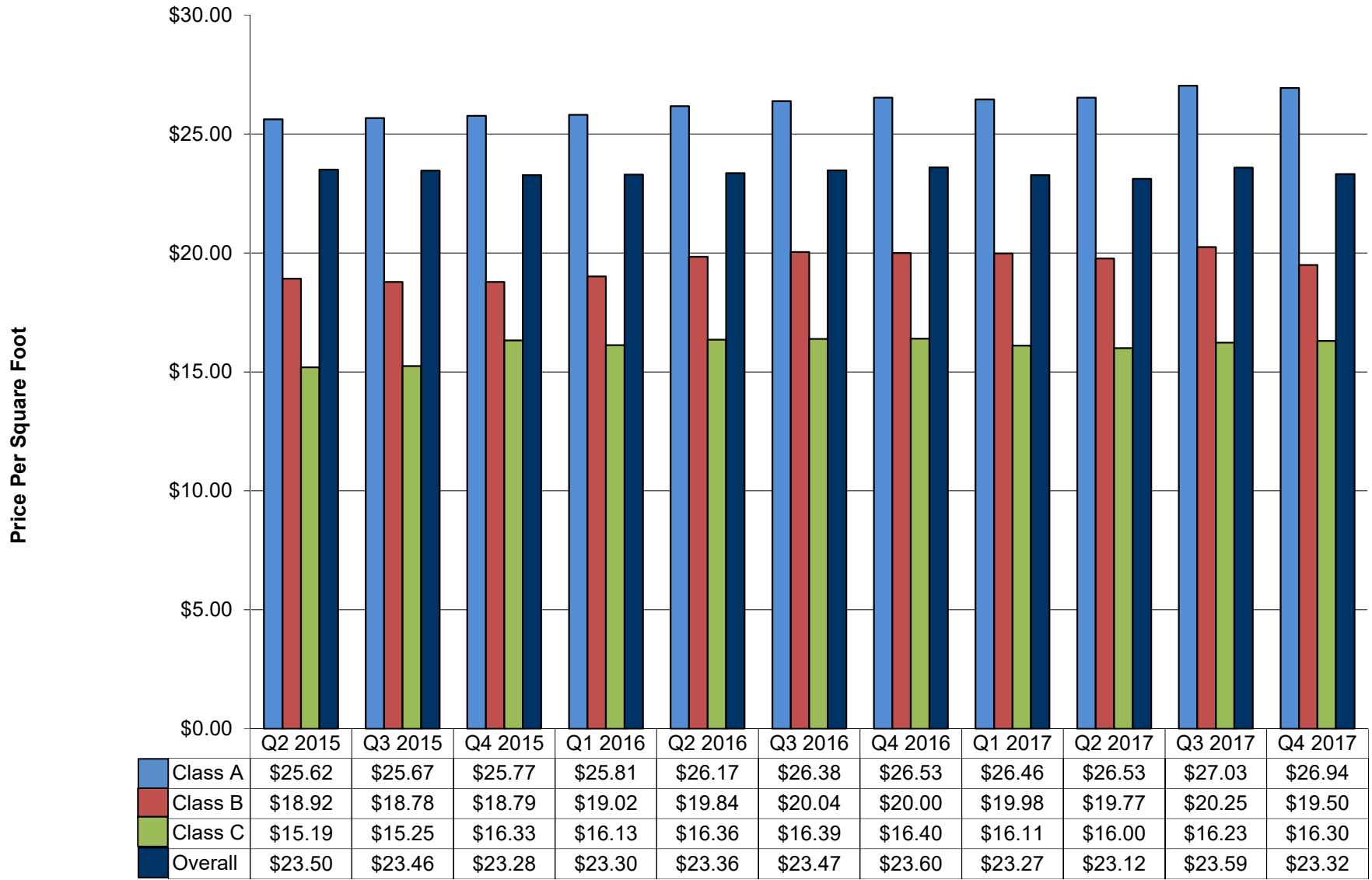
From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	8.0%	7.3%	6.2%	5.7%	4.7%	4.9%	4.7%	4.1%	3.9%	3.4%	3.8%	0.4%
Class B	8.8%	9.3%	10.1%	9.5%	8.4%	9.2%	12.1%	7.6%	7.8%	8.8%	10.9%	2.1%
Class C	13.4%	11.7%	11.4%	11.1%	11.2%	11.5%	12.5%	13.7%	8.4%	8.0%	7.4%	-0.6%
Overall	8.5%	8.0%	7.4%	6.8%	5.9%	6.3%	6.8%	5.5%	5.1%	4.9%	5.6%	0.7%

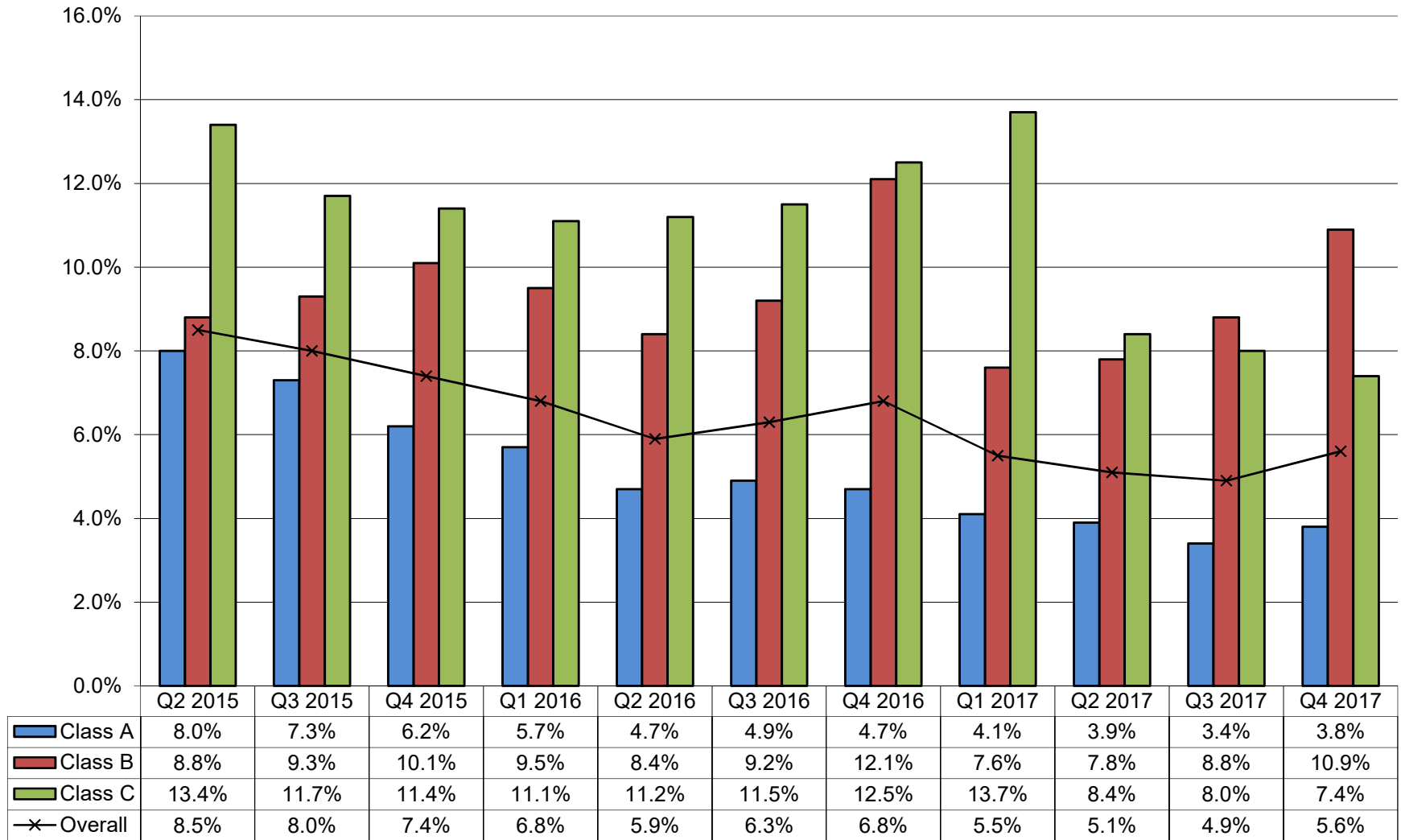
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	92,689	39,557	57,918	29,630	52,246	(9,136)	10,540	28,770	9,836	26,800	(20,604)	(47,404)
Class B	331	(8,694)	(12,320)	10,040	16,701	(13,291)	(46,729)	73,413	(2,120)	(16,890)	(34,644)	(17,754)
Class C	(645)	8,002	1,529	1,330	(540)	(1,530)	(4,195)	(6,025)	24,693	1,894	2,845	951
Overall	92,375	38,865	47,127	41,000	68,407	(23,957)	(40,384)	96,158	32,409	11,804	(52,403)	(64,207)

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$25.62	\$25.67	\$25.77	\$25.81	\$26.17	\$26.38	\$26.53	\$26.46	\$26.53	\$27.03	\$26.94	-\$0.09
Class B	\$18.92	\$18.78	\$18.79	\$19.02	\$19.84	\$20.04	\$20.00	\$19.98	\$19.77	\$20.25	\$19.50	-\$0.75
Class C	\$15.19	\$15.25	\$16.33	\$16.13	\$16.36	\$16.39	\$16.40	\$16.11	\$16.00	\$16.23	\$16.30	\$0.07
Overall	\$23.50	\$23.46	\$23.28	\$23.30	\$23.36	\$23.47	\$23.60	\$23.27	\$23.12	\$23.59	\$23.32	-\$0.27

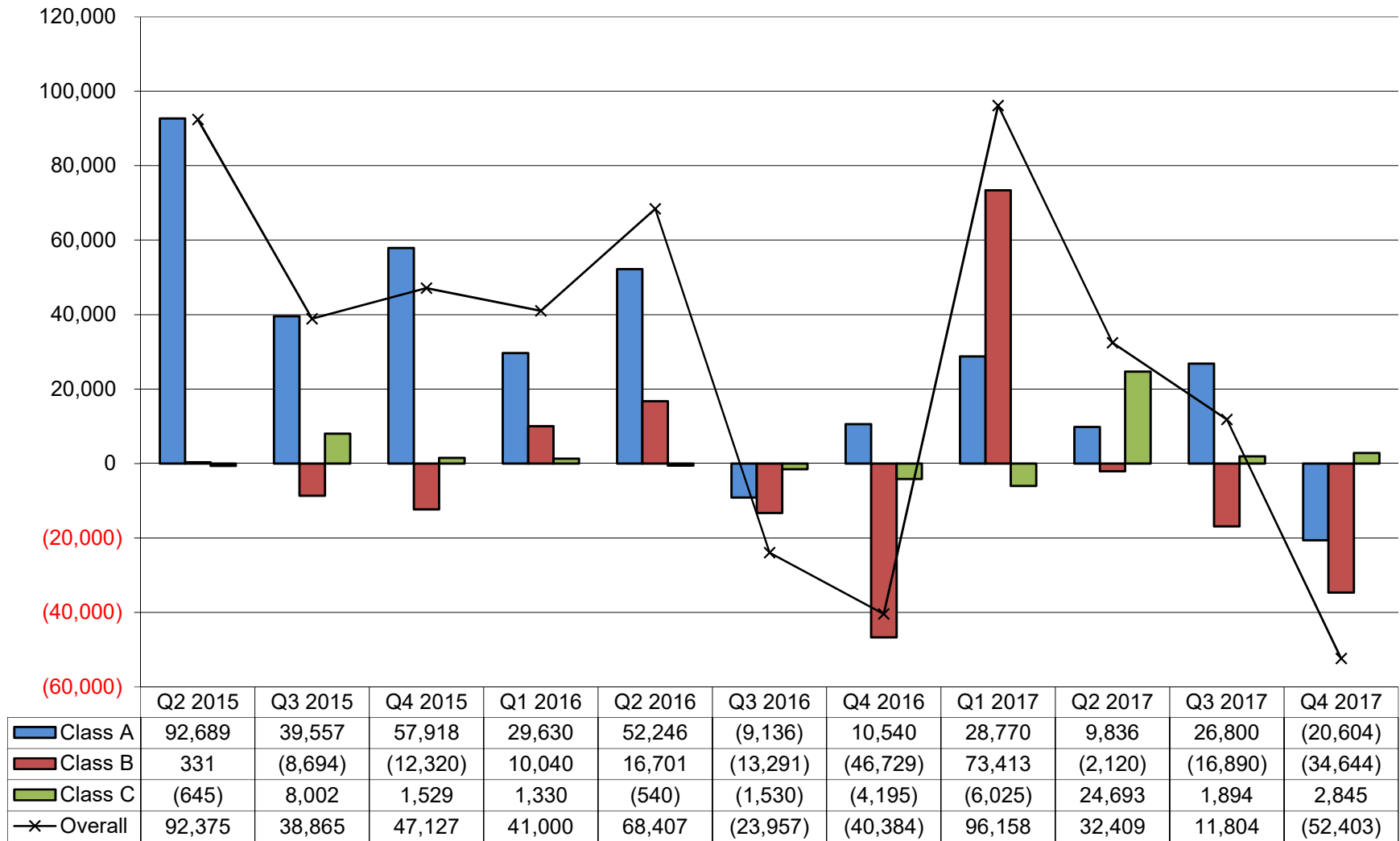
Average Asking Rates Clayton Submarket



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	15,964	9.2%	15,964	9.2%	20,801	20,801	0	6,500	\$26.50/fs
7700 Bonhomme Ave	182,185	4,970	2.7%	4,970	2.7%	8,253	8,253	0	4,927	\$25.40/fs
7777 Bonhomme Ave	197,311	75,440	38.2%	77,637	39.3%	52,051	44,854	2,197	12,322	\$26.49/fs
1 N Brentwood Blvd	274,272	8,841	3.2%	8,841	3.2%	8,841	8,841	0	5,762	\$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	1,632	0.6%	1,632	0.6%	6,060	6,060	0	2,772	\$25.97/fs
1401 S Brentwood Blvd	175,000	9,145	5.2%	9,145	5.2%	12,675	9,145	3,530	9,145	\$26.94/fs
1600 S Brentwood Blvd	105,000	8,763	8.3%	8,763	8.3%	12,424	8,763	3,661	4,469	\$22.75/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	2,772	0.9%	2,772	0.9%	8,358	2,772	5,586	5,586	\$30.66/fs
120 S Central Ave	299,176	5,173	1.7%	5,173	1.7%	29,398	29,398	0	7,079	\$25.61/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%	2,276	2,276	0	2,276	\$28.00/fs
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	217,689	2,525	1.2%	2,525	1.2%	12,092	12,092	0	8,062	\$28.50/fs
7733 Forsyth Blvd	360,129	1,741	0.5%	1,741	0.5%	16,256	11,256	0	5,000	\$28.50/fs
7800 Forsyth Blvd	108,000	0	0.0%	0	0.0%	3,750	3,750	0	3,750	\$26.50/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	4,536	4,536	0	4,536	\$26.50/fs
8235 Forsyth Blvd	217,564	7,463	3.4%	7,463	3.4%	24,043	24,043	0	16,580	\$32.00/fs
101 S Hanley Rd	361,000	1,621	0.4%	1,621	0.4%	0	0	0	0	\$28.50/fs
1405 S Hanley Rd	45,000	2,854	6.3%	2,854	6.3%	2,854	2,854	0	2,854	-
8000 Maryland Ave	199,000	15,394	7.7%	15,394	7.7%	23,164	23,164	0	7,364	\$27.28/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	0	0	0	0	-
8182 Maryland Ave	256,983	13,030	5.1%	13,030	5.1%	30,773	24,043	6,730	11,013	\$29.04/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	\$25.00/fs
165 N Meramec Ave	62,785	8,362	13.3%	8,362	13.3%	8,362	8,362	0	5,998	\$25.00/fs
168 N Meramec Ave	58,499	4,906	8.4%	4,906	8.4%	1,575	1,575	0	1,575	\$25.00/fs
Total (31 Bldgs)	5,357,939	196,249	3.7%	198,446	3.7%	294,195	262,491	21,704	16,580	\$26.94/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	10,432	13.4%	10,432	13.4%	14,444	14,444	0	7,274	-
230 S Bemiston Ave	99,190	8,411	8.5%	8,411	8.5%	11,411	11,411	0	5,625	\$21.26/fs
7711 Bonhomme Ave	82,473	4,010	4.9%	4,010	4.9%	10,933	10,933	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	4,013	5.4%	5,773	7.7%	10,467	8,707	1,760	3,325	\$18.06/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	7,017	7,017	0	2,715	\$19.50/fs
7710 Carondelet Ave	52,350	6,159	11.8%	6,159	11.8%	16,434	16,434	0	10,275	\$18.95/fs
7730 Carondelet Ave	37,120	20,850	56.2%	20,850	56.2%	33,401	33,401	0	30,000	\$18.95/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	9,578	19.3%	9,578	19.3%	25,917	25,917	0	5,439	\$19.75/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	127,949	20,426	16.0%	20,426	16.0%	20,426	20,426	0	5,770	\$24.00/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	100,000	0	0.0%	0	0.0%	0	0	0	0	-
8225-8235 Clayton Rd	20,245	675	3.3%	675	3.3%	675	675	0	675	\$24.00/fs
6677-6683 Delmar Blvd	36,560	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	50,760	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	90,028	8,085	9.0%	8,085	9.0%	10,842	10,842	0	3,129	\$17.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	14,332	40.9%	14,332	40.9%	14,332	14,332	0	11,232	\$13.95/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	6,193	21.4%	6,193	21.4%	6,193	6,193	0	4,808	\$21.00/fs
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%	0	0	0	0	-
8860-8866 Ladue Rd	28,005	6,885	24.6%	6,885	24.6%	5,557	5,557	0	5,557	\$25.00/fs
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%	5,964	5,964	0	4,188	\$21.00/fs
135 N Meramec Ave	50,995	19,328	37.9%	19,328	37.9%	19,328	19,328	0	8,704	\$17.00/mg
222 S Meramec Ave	20,838	12,448	59.7%	12,448	59.7%	12,448	12,448	0	7,820	\$20.00/fs
225 S Meramec Ave	34,024	13,326	39.2%	13,326	39.2%	18,874	18,874	0	5,548	\$18.00/fs
235 S Meramec Ave	50,071	0	0.0%	0	0.0%	0	0	0	0	-
Total (32 Bldgs)	1,652,312	178,001	10.8%	179,761	10.9%	286,671	284,911	1,760	30,000	\$19.50/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
8000 Bonhomme Ave	36,800	3,316	9.0%	3,316	9.0%	4,783	4,783	0	1,697	\$18.00/fs
30-34 N Brentwood Blvd	34,200	2,756	8.1%	2,756	8.1%	2,756	2,756	0	920	\$15.48/fs
2500-2518 S Brentwood Blvd	63,008	4,200	6.7%	4,200	6.7%	4,200	4,200	0	4,200	\$15.00/mg
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	17,400	79.1%	17,400	79.1%	17,400	17,400	0	17,400	\$20.00/fs
7000-7020 Clayton Rd	27,739	6,800	24.5%	6,800	24.5%	6,800	6,800	0	1,800	\$11.59/mg
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
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%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	3,672	3,672	0	2,246	\$18.50/fs
Total (12 Bldgs)	464,862	34,472	7.4%	34,472	7.4%	39,611	39,611	0	17,400	\$16.30/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
(75 Bldgs)	7,475,113	408,722	5.5%	412,679	5.5%	620,477	587,013	23,464	30,000	\$23.32/fs

Olive-270/Westport

From Previous Qtr.

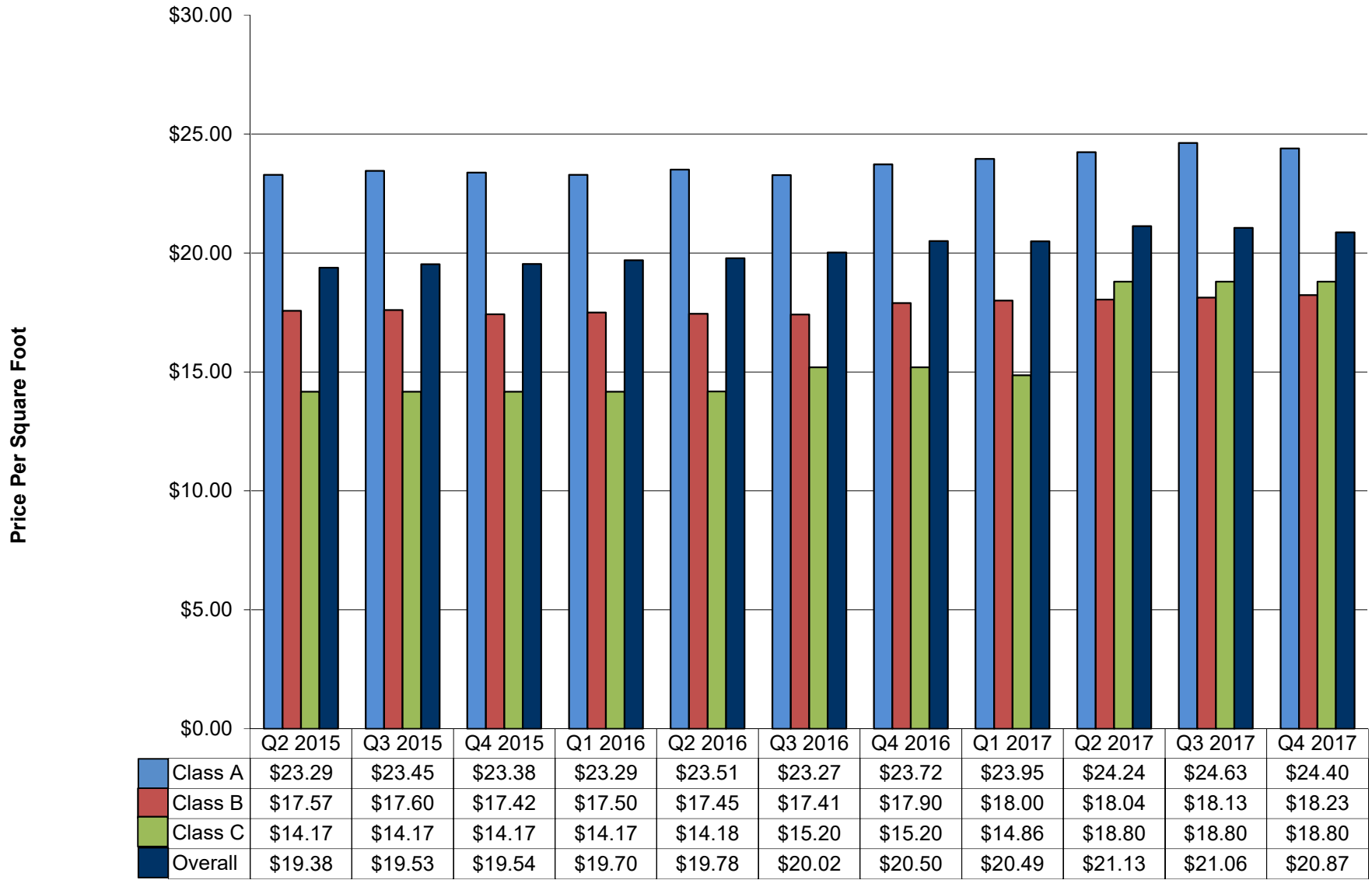
Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	13.7%	12.1%	11.6%	11.2%	10.9%	10.9%	10.5%	8.5%	8.0%	11.1%	6.6%	-4.5%
Class B	20.5%	20.7%	19.4%	19.1%	16.0%	14.9%	14.2%	13.9%	13.3%	13.6%	12.2%	-1.4%
Class C	21.8%	21.7%	12.6%	11.3%	12.1%	12.1%	4.3%	7.7%	7.7%	7.7%	0.0%	-7.7%
Overall	17.5%	16.9%	15.5%	15.1%	13.5%	13.0%	12.0%	11.2%	10.6%	12.2%	9.0%	-3.2%

Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	(80,853)	53,420	17,786	11,548	9,819	(117)	15,575	66,062	18,448	(105,173)	150,495	255,668
Class B	41,297	(5,759)	48,657	12,040	113,768	40,357	25,042	9,848	22,017	(10,965)	51,210	62,175
Class C	(2,530)	551	35,860	5,261	(3,000)	(200)	31,104	(13,751)	0	0	30,720	30,720
Overall	(42,086)	48,212	102,303	28,849	120,587	40,040	71,721	62,159	40,465	(116,138)	232,425	348,563

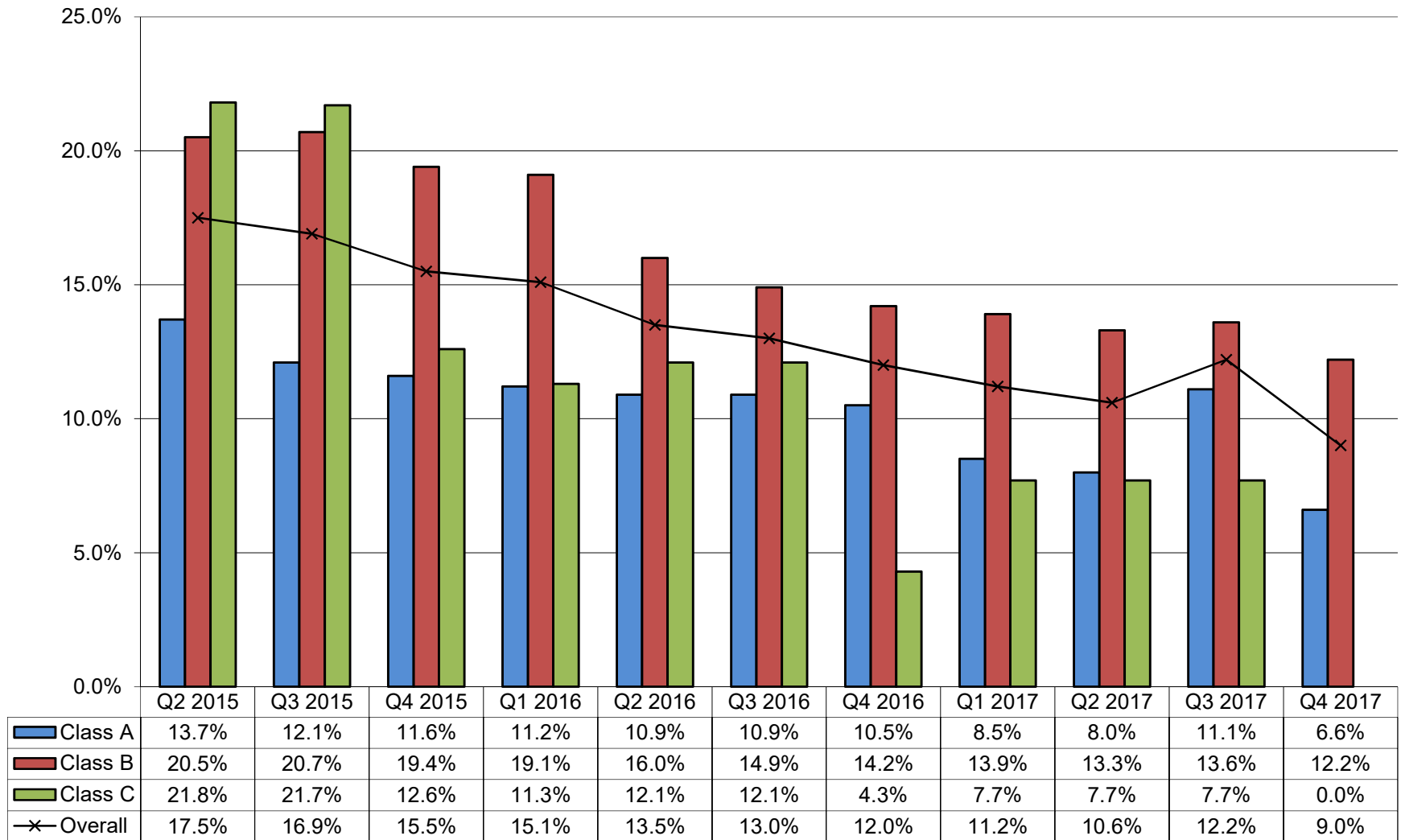
Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$23.29	\$23.45	\$23.38	\$23.29	\$23.51	\$23.27	\$23.72	\$23.95	\$24.24	\$24.63	\$24.40	-\$0.23
Class B	\$17.57	\$17.60	\$17.42	\$17.50	\$17.45	\$17.41	\$17.90	\$18.00	\$18.04	\$18.13	\$18.23	\$0.10
Class C	\$14.17	\$14.17	\$14.17	\$14.17	\$14.18	\$15.20	\$15.20	\$14.86	\$18.80	\$18.80	\$18.80	\$0.00
Overall	\$19.38	\$19.53	\$19.54	\$19.70	\$19.78	\$20.02	\$20.50	\$20.49	\$21.13	\$21.06	\$20.87	-\$0.19

Notes: Lots of small deals occupied in Q4, Largest occupancies were in the following buildings: The Colonnade Building, Bellerive II (Insurance Brokers & Associates, LLC), The Crossings at Westport (Xtivia Inc 2,000 SF & Market Lab Research Inc. 10,019 SF), Woodcrest Executive (DAAS Acquisition 5,590 SF) and 1810 Craig Rd (Babco Corp & Farmers Insurance).

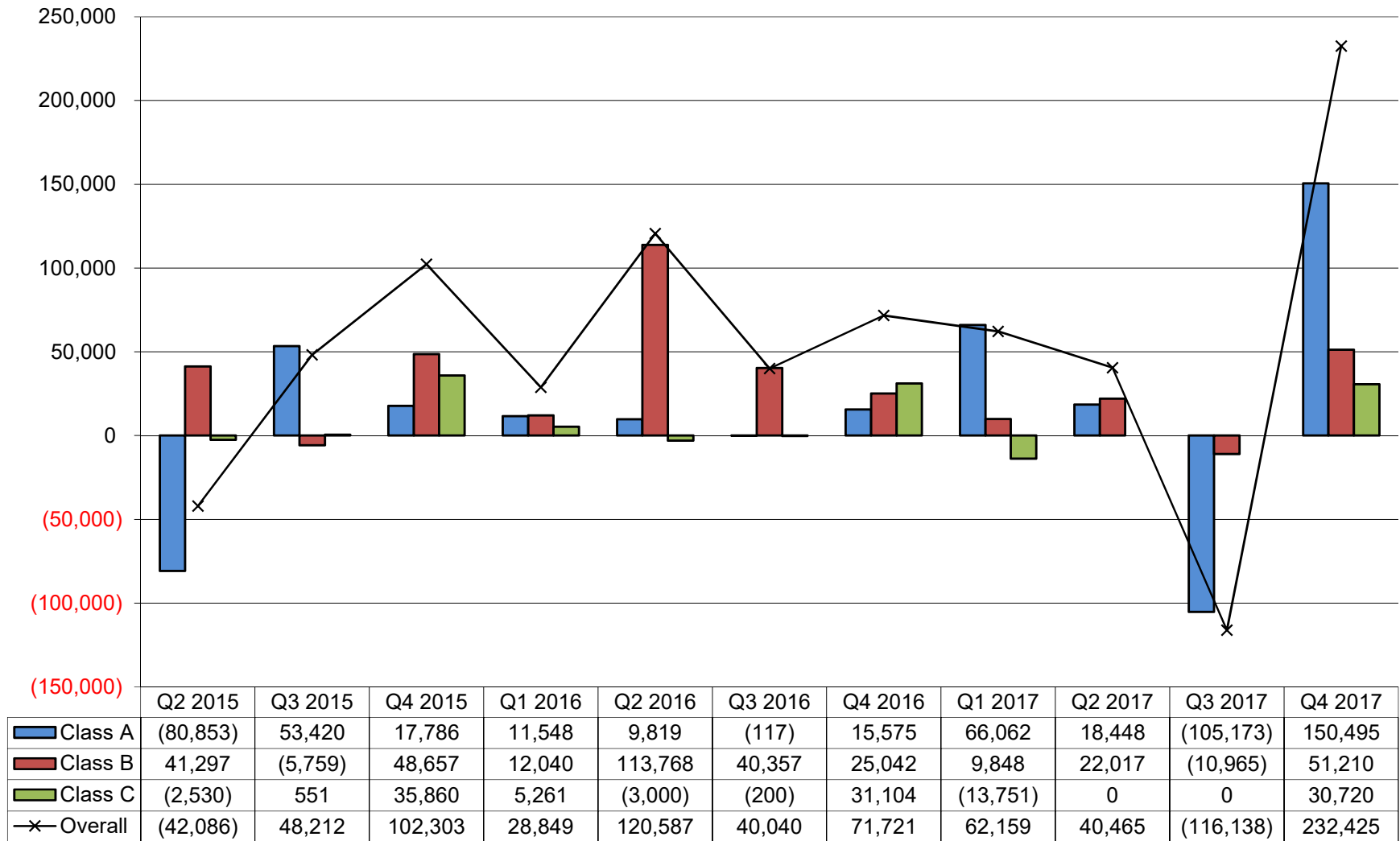
Average Asking Rates Olive-270/Westport Submarket



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	6,931	2.4%	6,931	2.4%	8,539	8,539	0	4,204	\$26.00/fs
2 CityPlace Dr	117,936	8,483	7.2%	8,483	7.2%	13,483	8,483	0	6,026	\$26.00/fs
3 CityPlace Dr	230,000	6,390	2.8%	6,390	2.8%	21,621	6,390	15,231	15,231	\$27.09/fs
4 CityPlace Dr	103,034	10,799	10.5%	10,799	10.5%	13,267	13,267	0	13,267	\$26.00/fs
6 Cityplace Dr	223,000	0	0.0%	5,040	2.3%	8,573	3,533	5,040	5,040	\$22.00/mg
600 Emerson Rd	118,322	11,433	9.7%	11,433	9.7%	49,574	11,433	38,141	32,535	\$21.08/fs
622 Emerson Rd	210,039	22,882	10.9%	22,882	10.9%	36,550	22,882	13,668	13,750	\$25.38/fs
701 Emerson Rd	107,265	2,253	2.1%	2,253	2.1%	18,849	18,849	0	16,596	\$24.50/mg
721 Emerson Rd	154,820	3,345	2.2%	3,345	2.2%	3,345	3,345	0	1,890	\$24.50/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	\$19.25/fs
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
10330 Old Olive Street Rd	25,000	0	0.0%	11,000	44.0%	11,000	0	11,000	11,000	\$23.15/fs
11410-11440 Olive Blvd	24,000	15,513	64.6%	15,513	64.6%	15,513	15,513	0	12,440	\$22.50/fs
12312 Olive Blvd	126,000	35,531	28.2%	35,531	28.2%	10,816	10,816	0	6,973	\$24.50/fs
12400 Olive Blvd	115,460	20,996	18.2%	20,996	18.2%	24,971	24,971	0	6,787	\$23.00/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	\$24.50/fs
12647 Olive Blvd	134,544	11,926	8.9%	18,890	14.0%	26,674	19,710	6,964	9,724	\$23.69/fs
12655 Olive Blvd	98,588	0	0.0%	0	0.0%	0	0	0	0	\$24.50/fs
1801 Park 270 Dr	152,353	0	0.0%	6,172	4.1%	6,172	0	6,172	6,172	\$17.50/fs
1807 Park 270 Dr	122,297	26,471	21.6%	26,471	21.6%	23,983	23,983	0	11,638	\$17.50/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	0	0	0	0	\$32.00/nnn
55 Westport Plaza Dr	87,670	1,616	1.8%	1,616	1.8%	1,616	1,616	0	10,472	\$23.50/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	4,832	4,832	0	4,832	\$23.50/fs
111 Westport Plaza Dr	149,909	17,429	11.6%	17,429	11.6%	93,891	88,891	0	13,000	\$23.50/fs
Total (25 Bldgs)	3,353,359	206,830	6.2%	236,006	7.0%	393,269	287,053	96,216	32,535	\$24.40/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	34,939	1,366	3.9%	1,366	3.9%	1,366	1,366	0	893	\$16.50/fs
11710 Administration Dr	20,000	2,323	11.6%	2,323	11.6%	2,323	2,323	0	1,105	\$17.00/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	\$5.00/nnn
11701 Borman Dr	81,617	0	0.0%	0	0.0%	56,261	56,261	0	56,261	\$19.95/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	21,233	0	21,233	21,233	\$15.00/fs
1100 Corporate Square Dr	46,753	8,133	17.4%	8,133	17.4%	8,133	8,133	0	8,133	\$21.00/fs
655 Craig Rd	55,000	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
680 Craig Rd	52,500	14,780	28.2%	14,780	28.2%	14,780	14,780	0	4,356	\$17.50/fs
1001 Craig Rd	77,000	7,912	10.3%	13,046	16.9%	13,046	7,912	5,134	5,484	\$18.59/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
1820-1868 Craig Rd	30,000	4,737	15.8%	4,737	15.8%	4,737	4,737	0	1,749	\$16.50/fs
1850 Craigshire Dr	61,374	21,013	34.2%	21,013	34.2%	21,013	21,013	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	3,225	9.0%	3,225	9.0%	8,503	8,503	0	6,128	\$19.00/fs
955 Executive Parkway Dr	34,955	8,073	23.1%	8,073	23.1%	8,073	8,073	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
1000 Executive Parkway Dr	31,142	10,546	33.9%	10,546	33.9%	10,546	10,546	0	5,961	\$14.57/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	34,463	12,485	36.2%	12,485	36.2%	12,485	12,485	0	12,485	\$19.00/fs
1215 Fern Ridge Pky	59,092	16,230	27.5%	16,230	27.5%	27,592	27,592	0	14,478	\$16.50/fs
1224 Fern Ridge Pky	50,374	24,266	48.2%	24,266	48.2%	24,266	24,266	0	22,089	\$15.95/fs
1285 Fern Ridge Pky	66,510	35,535	53.4%	35,535	53.4%	35,535	35,535	0	33,179	\$21.00/mg
2127 Innerbelt Business Center Dr	42,800	14,978	35.0%	14,978	35.0%	14,978	14,978	0	14,978	\$13.50/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%	0	0	0	0	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	1,663	5.1%	1,663	5.1%	1,663	1,663	0	1,663	\$18.00/fs
275 N Lindbergh Blvd	35,000	10,540	30.1%	10,540	30.1%	10,540	10,540	0	10,540	\$22.50/fs
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1100 N Lindbergh Blvd	54,180	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	77,899	29,441	37.8%	29,441	37.8%	29,441	29,441	0	19,988	\$17.00/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	3,638	3,638	0	2,400	\$22.58/+elec
522 N New Ballas Rd	55,922	19,690	35.2%	19,690	35.2%	20,505	20,505	0	4,416	\$23.00/fs
555 N New Ballas Rd	105,000	10,849	10.3%	16,349	15.6%	16,349	10,849	0	5,517	\$27.34/fs
634-680 Office Pky	26,462	6,608	25.0%	6,608	25.0%	7,479	7,479	0	4,357	\$15.95/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,275	1,275	0	1,275	\$18.50/+e&c
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	-
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	2,620	2,620	0	1,515	\$18.95/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
11475-11477 Olde Cabin Rd	84,024	3,715	4.4%	3,715	4.4%	3,715	3,715	0	2,893	\$17.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	2,236	6.8%	2,236	6.8%	2,236	2,236	0	1,574	\$17.00/fs
9666 Olive Blvd	159,229	4,706	3.0%	4,706	3.0%	15,683	15,683	0	10,977	\$17.50/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	171,052	0	0.0%	0	0.0%	0	0	0	0	-
11500 Olive Blvd	36,897	9,120	24.7%	9,120	24.7%	9,120	9,120	0	3,127	\$15.91/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	29,600	0	0.0%	0	0.0%	10,044	10,044	0	10,044	-
12747 Olive Blvd	72,699	7,832	10.8%	7,832	10.8%	5,943	5,943	0	3,173	\$18.00/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	4,960	4,960	0	2,538	\$17.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	26,000	26,000	0	52,000	-
11550 Page Service Dr	21,650	0	0.0%	0	0.0%	0	0	0	0	-
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%	4,143	4,143	0	3,300	\$16.80/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	5,255	5,255	0	5,255	\$17.25/fs
2388 Schuetz Rd	26,928	0	0.0%	0	0.0%	2,116	2,116	0	1,629	\$15.50/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	\$13.65/fs
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	1,521	6.1%	1,521	6.1%	4,066	4,066	0	2,545	\$14.95/nnn
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	\$17.75/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	40,287	5,980	14.8%	5,980	14.8%	5,980	5,980	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	24,864	27.3%	24,864	27.3%	24,864	24,864	0	10,091	\$14.50/fs
11969-11975 Westline Industrial Dr	120,960	14,907	12.3%	14,907	12.3%	14,907	14,907	0	11,794	\$17.30/fs
940 Westport Plaza Dr	89,552	31,902	35.6%	31,902	35.6%	48,568	48,568	0	17,154	\$22.00/fs
2200 Westport Plaza Dr	39,173	0	0.0%	0	0.0%	10,481	10,481	0	4,133	\$14.39/fs
12140 Woodcrest Exec Dr	92,960	20,156	21.7%	20,156	21.7%	20,156	20,156	0	8,116	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	6,052	11.7%	6,052	11.7%	8,622	8,622	0	2,737	\$17.75/fs
2043 Woodlands Pky	64,858	28,221	43.5%	28,221	43.5%	28,221	28,221	0	21,000	\$17.50/fs
Total (75 Bldgs)	3,683,362	447,939	12.2%	458,573	12.4%	647,239	615,372	26,367	56,261	\$18.23/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	30,619	0	0.0%	0	0.0%	1,574	1,574	0	1,574	\$18.50/fs
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	73,788	0	0.0%	0	0.0%	0	0	0	0	\$15.50/fs
745 Craig Rd	21,575	0	0.0%	0	0.0%	1,231	1,231	0	400	-
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
11828 Lackland Rd	35,860	0	0.0%	0	0.0%	0	0	0	0	-
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	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
Total (12 Bldgs)	396,876	0	0.0%	0	0.0%	2,805	2,805	0	1,574	\$18.80/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)	7,433,597	654,769	8.8%	694,579	9.3%	1,043,313	905,230	122,583	56,261	\$20.87/fs

West County

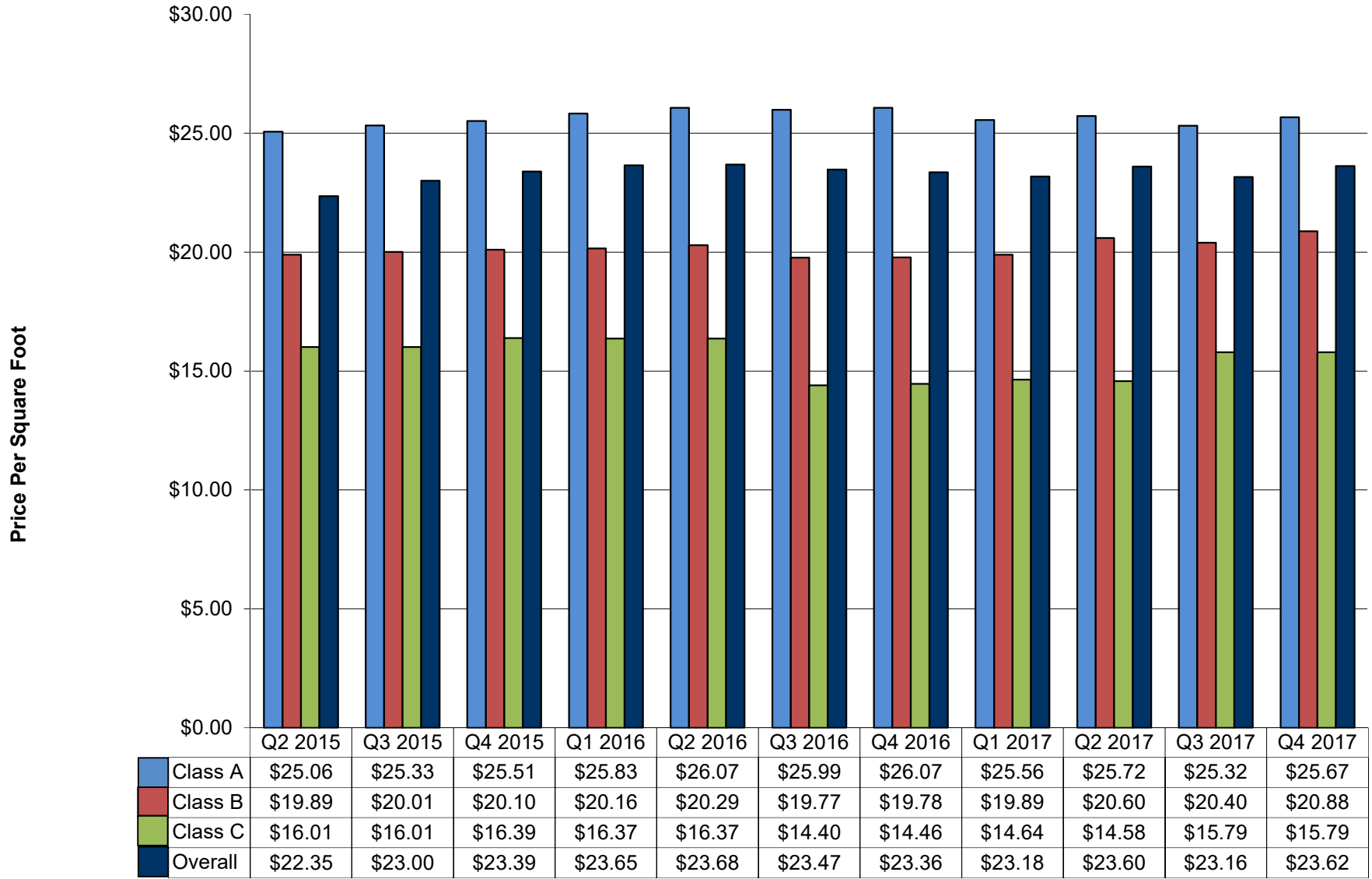
From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	6.9%	7.1%	7.7%	9.3%	7.3%	8.5%	7.6%	7.7%	6.5%	6.8%	5.9%	-0.9%
Class B	9.8%	9.1%	8.8%	9.9%	8.8%	9.4%	8.7%	9.5%	9.4%	8.9%	9.9%	1.0%
Class C	7.3%	7.1%	7.1%	7.2%	7.2%	7.2%	6.8%	9.3%	9.3%	10.3%	3.5%	-6.8%
Overall	8.0%	7.8%	8.1%	9.5%	7.8%	8.8%	8.0%	8.4%	7.6%	7.7%	7.2%	-0.5%

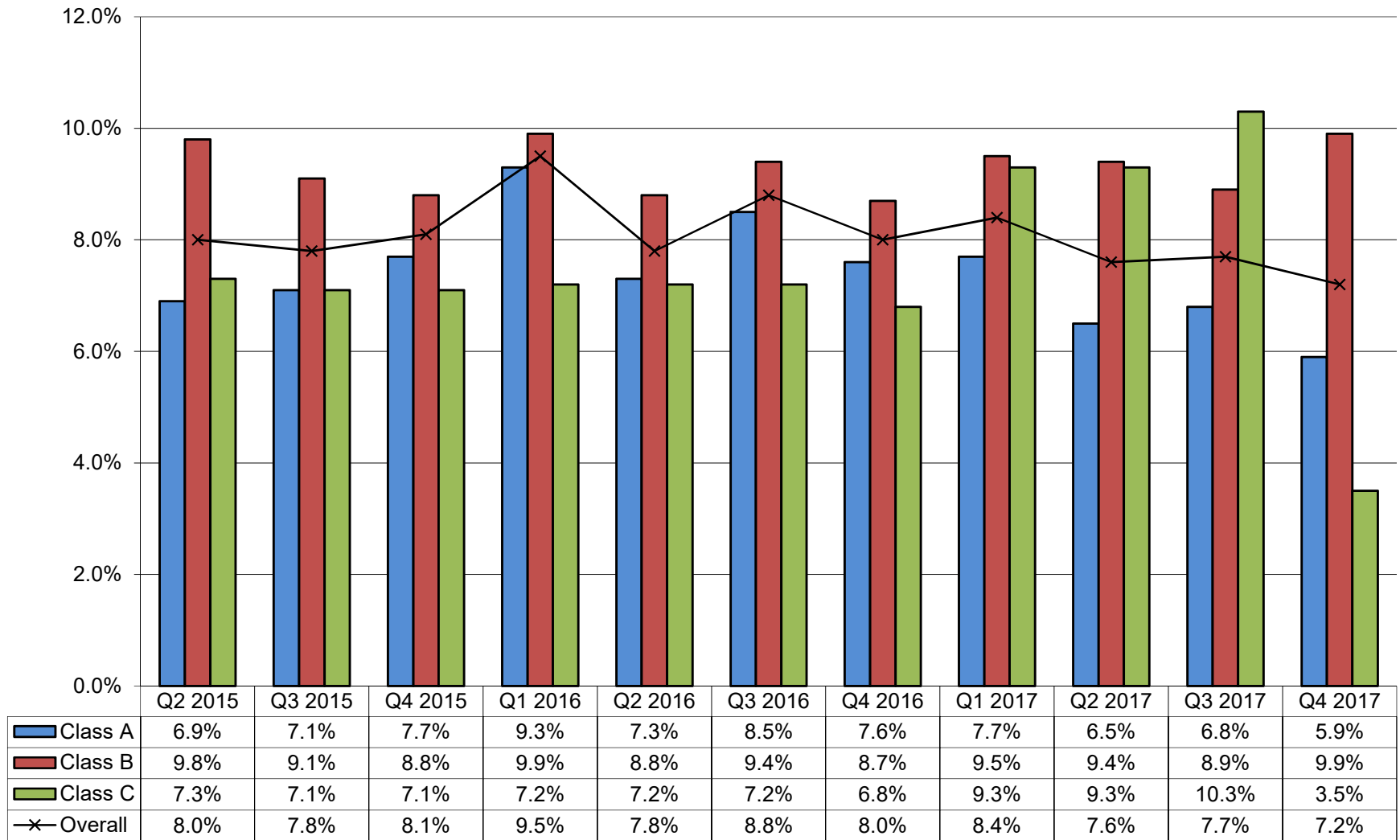
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	43,874	(8,452)	(26,964)	(73,660)	90,774	(56,753)	42,905	(3,094)	55,255	100,688	44,439	(56,249)
Class B	4,831	19,497	8,273	(31,456)	32,189	(16,238)	18,766	(22,172)	2,120	14,904	13,433	(1,471)
Class C	0	0	0	0	0	0	0	0	0	0	0	0
Overall	51,287	11,460	(18,691)	(105,479)	122,963	(72,806)	62,542	(31,430)	57,193	113,091	75,233	(37,858)

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$25.06	\$25.33	\$25.51	\$25.83	\$26.07	\$25.99	\$26.07	\$25.56	\$25.72	\$25.32	\$25.67	\$0.35
Class B	\$19.89	\$20.01	\$20.10	\$20.16	\$20.29	\$19.77	\$19.78	\$19.89	\$20.60	\$20.40	\$20.88	\$0.48
Class C	\$16.01	\$16.01	\$16.39	\$16.37	\$16.37	\$14.40	\$14.46	\$14.64	\$14.58	\$15.79	\$15.79	\$0.00
Overall	\$22.35	\$23.00	\$23.39	\$23.65	\$23.68	\$23.47	\$23.36	\$23.18	\$23.60	\$23.16	\$23.62	\$0.46

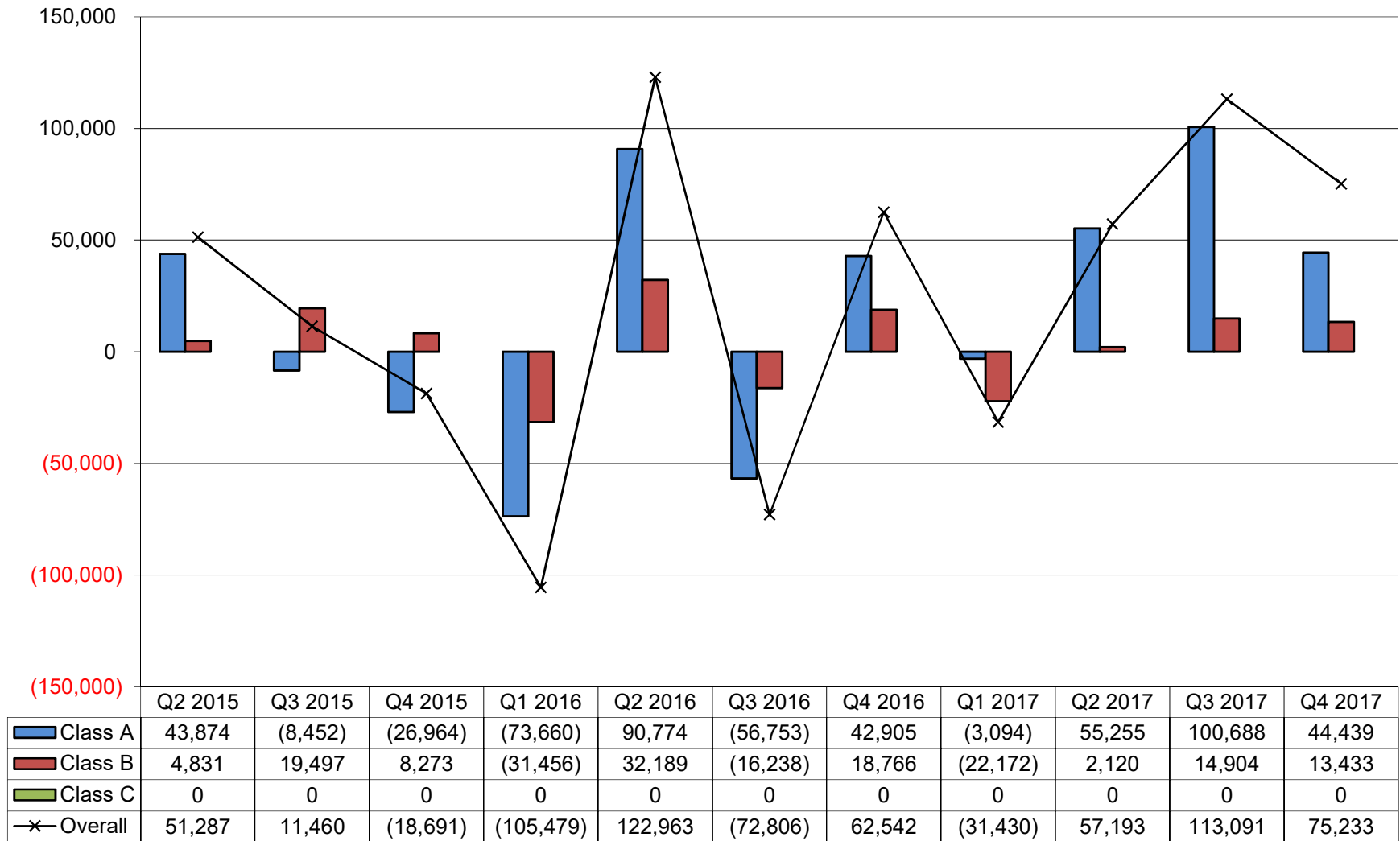
Average Asking Rates West County Submarket



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	4,643	2.4%	4,643	2.4%	0	0	0	0	\$24.00/nnn
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	42,748	22,318	20,430	20,430	\$23.00/fs
100 Chesterfield Business Pky	60,000	2,808	4.7%	2,808	4.7%	7,808	2,808	0	5,000	\$21.00/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	9,131	9.5%	9,131	9.5%	10,531	10,531	0	5,564	\$24.00/fs
1630 Des Peres Rd	96,378	18,827	19.5%	18,827	19.5%	18,827	18,827	0	11,283	\$24.00/fs
1650 Des Peres Rd	96,393	12,851	13.3%	24,337	25.2%	24,337	12,851	11,486	11,486	\$20.93/fs
16150 Main Circle Dr	100,600	41,613	41.4%	41,613	41.4%	50,580	50,580	0	41,613	\$30.00/fs
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
520 Maryville Centre Dr	115,453	9,947	8.6%	9,947	8.6%	17,584	17,584	0	11,722	\$29.50/fs
530 Maryville Centre Dr	107,962	12,012	11.1%	12,012	11.1%	21,136	16,700	4,436	12,012	\$29.00/fs
540 Maryville Centre Dr	107,972	7,906	7.3%	7,906	7.3%	25,082	25,082	0	20,637	\$28.29/fs
550 Maryville Centre Dr	97,106	955	1.0%	955	1.0%	955	955	0	955	\$28.00/fs
575 Maryville Centre Dr	260,000	0	0.0%	45,688	17.6%	69,605	23,917	45,688	45,688	\$23.30/fs
625 Maryville Centre Dr	104,990	0	0.0%	0	0.0%	20,365	15,360	5,005	12,953	\$30.00/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	0	0.0%	23,030	23,030	0	23,030	\$30.00/fs
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%	9,595	9,595	0	9,595	\$31.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	11,649	11,649	0	6,461	\$21.50/fs
17280 N Outer 40	23,600	0	0.0%	0	0.0%	0	0	0	0	-
14755 N Outer 40 Rd	143,473	14,734	10.3%	14,734	10.3%	14,734	14,734	0	10,663	\$27.00/fs
14767 N Outer 40 Rd	125,000	23,247	18.6%	23,247	18.6%	23,247	23,247	0	15,233	\$33.50/fs
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	4,825	4,825	0	4,825	\$24.00/fs
14567 N Outer Forty	107,874	7,270	6.7%	7,270	6.7%	51,926	29,435	22,491	14,104	\$22.68/fs
14805 N Outer Forty	60,000	0	0.0%	0	0.0%	0	0	0	0	-
15450 S Outer Forty	104,410	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
12412 Powerscourt Dr	62,578	2,168	3.5%	2,168	3.5%	8,503	2,168	6,335	6,335	\$19.41/fs
12444 Powerscourt Dr	130,989	1,700	1.3%	1,700	1.3%	1,700	1,700	0	1,700	\$25.00/fs
16020 Swingley Ridge Rd	50,000	0	0.0%	0	0.0%	963	963	0	628	\$23.00/mg
16052 Swingley Ridge Rd	48,000	2,642	5.5%	2,642	5.5%	20,556	20,556	0	17,914	\$23.00/fs
16090 Swingley Ridge Rd	89,047	0	0.0%	0	0.0%	0	0	0	0	\$24.00/mg
16091 Swingley Ridge Rd	50,000	6,553	13.1%	6,553	13.1%	6,553	6,553	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	1,160	1.7%	1,160	1.7%	0	0	0	0	\$24.50/mg
16305 Swingley Ridge Rd	120,163	10,271	8.5%	10,271	8.5%	10,271	10,271	0	6,470	\$24.50/fs
16401 Swingley Ridge Rd	154,000	15,028	9.8%	15,028	9.8%	15,028	15,028	0	15,028	\$25.00/fs
16690 Swingley Ridge Rd	97,024	4,841	5.0%	4,841	5.0%	4,841	4,841	0	4,841	\$25.50/fs
1350 Timberlake Manor Pky	116,312	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	117,618	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	0	0.0%	0	0.0%	0	0	0	0	-
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	87,567	2,560	2.9%	2,560	2.9%	2,560	2,560	0	2,560	\$23.50/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-

West County Building List

Total (44 Bldgs)	4,690,152	217,692	4.6%	274,866	5.9%	519,539	398,668	115,871	45,688	\$25.67/fs
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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	61,883	5,624	9.1%	5,624	9.1%	2,631	2,631	0	2,631	\$19.00/fs
300 Chesterfield Ctr	20,000	8,492	42.5%	8,492	42.5%	8,492	8,492	0	2,482	\$19.00/fs
500 Chesterfield Ctr	39,554	11,962	30.2%	11,962	30.2%	11,962	11,962	0	7,512	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	16,137	34.3%	16,137	34.3%	15,616	15,616	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	19,346	77.4%	19,346	77.4%	19,346	19,346	0	13,642	\$18.45/fs
16640 Chesterfield Grove Rd	33,909	3,007	8.9%	3,007	8.9%	3,007	3,007	0	3,007	\$23.50/fs
16647 Chesterfield Grove Rd	30,567	1,670	5.5%	1,670	5.5%	1,670	1,670	0	1,670	\$23.00/fs
16650 Chesterfield Grove Rd	33,882	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	4,638	13.3%	4,638	13.3%	7,721	7,721	0	3,576	\$19.00/fs
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	0	0	0	0	-
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	80,000	3,210	4.0%	3,210	4.0%	3,210	3,210	0	1,100	\$26.00/fs
10555 Clayton Rd	43,456	0	0.0%	0	0.0%	0	0	0	0	-
15480 Clayton Rd	27,100	6,789	25.1%	6,789	25.1%	8,182	8,182	0	4,235	\$14.11/fs
15933 Clayton Rd	126,546	26,621	21.0%	26,621	21.0%	33,935	33,935	0	10,965	\$17.75/fs
15455 Conway Rd	50,364	0	0.0%	0	0.0%	9,078	8,228	850	4,440	\$19.53/fs
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
1715 Deer Track Trl	30,000	1,466	4.9%	1,466	4.9%	8,003	8,003	0	3,772	\$17.72/fs
1515 Des Peres Rd	45,324	25,349	55.9%	25,349	55.9%	25,349	25,349	0	25,349	\$28.50/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	44,000	4,871	11.1%	4,871	11.1%	8,073	8,073	0	3,202	\$20.00/fs
1422 Elbridge Payne	28,000	5,115	18.3%	5,115	18.3%	6,919	6,919	0	3,110	\$20.00/fs
1400 Elbridge Payne Rd	28,000	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
12801 Flushing Meadows Dr	42,894	0	0.0%	0	0.0%	0	0	0	0	-
12813 Flushing Meadows Dr	23,421	0	0.0%	0	0.0%	0	0	0	0	-
12825 Flushing Meadows Dr	22,831	3,330	14.6%	3,330	14.6%	3,330	3,330	0	2,325	\$19.75/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	76,851	4,075	5.3%	4,075	5.3%	4,075	4,075	0	4,075	\$22.75/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	3,179	11.1%	3,179	11.1%	3,179	3,179	0	3,179	\$17.80/fs
13354 Manchester Rd	23,362	0	0.0%	0	0.0%	4,677	4,677	0	4,677	\$23.00/fs
13421 Manchester Rd	36,000	4,000	11.1%	4,000	11.1%	8,000	8,000	0	4,000	\$23.00/nnn
2190 S Mason Rd	21,792	3,574	16.4%	3,574	16.4%	4,100	4,100	0	1,520	\$17.18/fs
1 McBride & Son Center Dr	33,148	5,810	17.5%	5,810	17.5%	5,810	5,810	0	2,637	\$21.00/fs
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
755 S New Ballas Rd	20,000	1,064	5.3%	1,064	5.3%	1,064	1,064	0	1,064	\$17.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,275	1,275	0	1,275	\$18.50/+e&c
14515 N Outer Forty	82,460	27,025	32.8%	27,025	32.8%	27,025	27,025	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	\$23.00/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
15400 S Outer Forty	31,733	3,738	11.8%	3,738	11.8%	8,120	8,120	0	4,382	\$19.00/fs
14500 S Outer Forty Rd	85,509	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
14522 S Outer Forty Rd	87,082	21,646	24.9%	21,646	24.9%	36,914	27,922	8,992	36,914	\$20.99/fs
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	0	0	0	0	\$18.33/fs
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/mg
612 Spirit Dr	31,842	0	0.0%	0	0.0%	0	0	0	0	-
702 Spirit 40 Park Dr	29,640	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
714 Spirit 40 Park Dr	31,938	4,150	13.0%	4,150	13.0%	15,858	15,858	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	20,000	2,400	12.0%	2,400	12.0%	2,400	2,400	0	1,600	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	9,208	19.0%	9,208	19.0%	9,208	9,208	0	3,240	\$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	19,884	19.6%	19,884	19.6%	25,663	25,663	0	16,645	\$23.50/fs
424 S Woods Mill Rd	102,300	11,834	11.6%	11,834	11.6%	11,834	11,834	0	7,529	\$23.42/fs
Total (60 Bldgs)	2,798,649	276,509	9.9%	276,509	9.9%	369,960	360,118	9,842	36,914	\$20.88/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
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
930 Kehrs Mill Rd	62,423	3,440	5.5%	3,440	5.5%	3,440	3,440	0	1,466	\$11.00/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	5,438	18.1%	5,438	18.1%	7,372	7,372	0	1,934	\$17.50/fs
Total (6 Bldgs)	254,543	8,878	3.5%	8,878	3.5%	10,812	10,812	0	1,934	\$15.79/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)	7,743,344	503,079	6.5%	560,253	7.2%	900,311	769,598	125,713	45,688	\$23.62/fs

South County

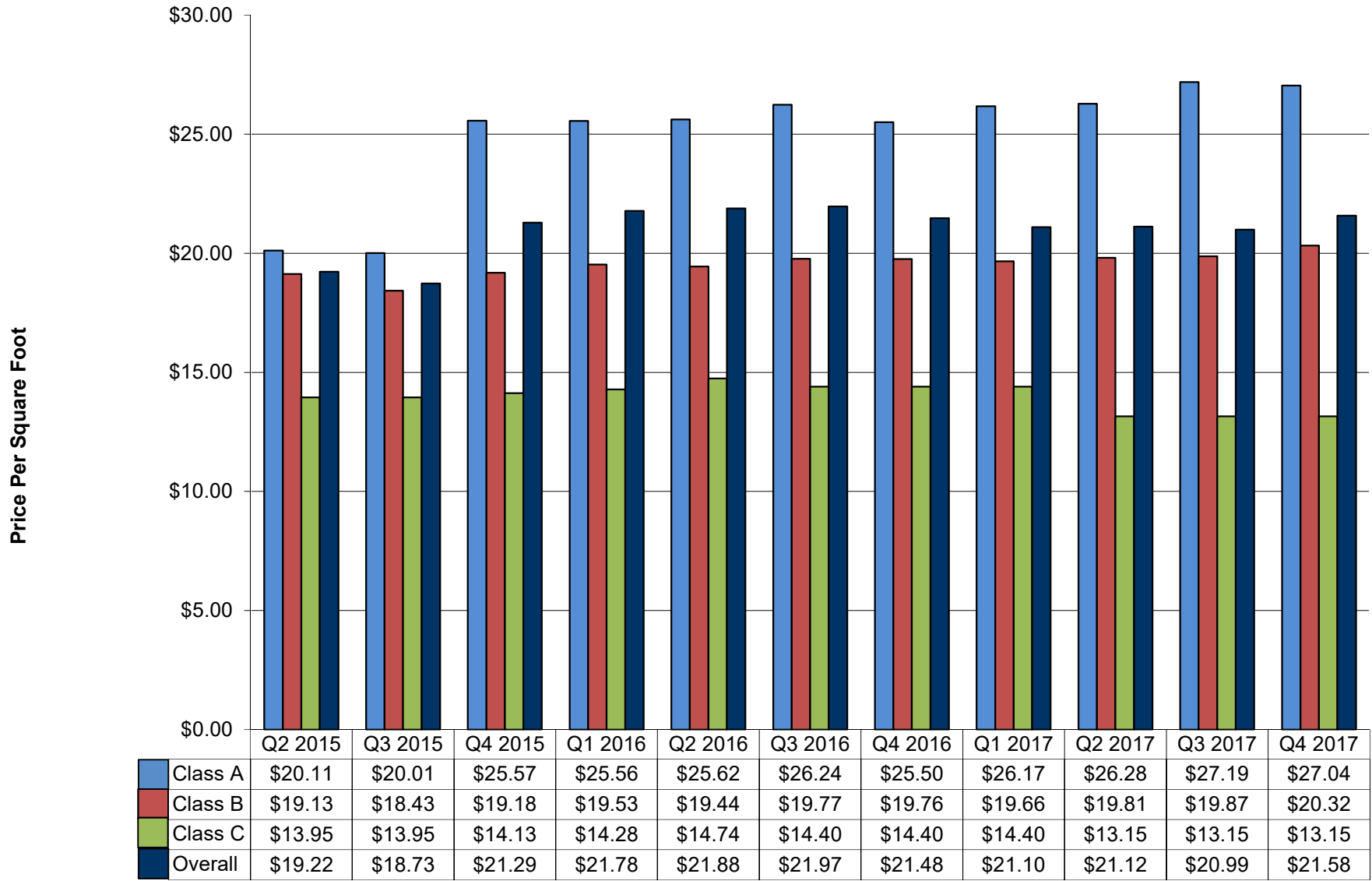
From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	11.3%	10.5%	22.0%	21.2%	21.1%	20.7%	22.2%	14.5%	14.5%	11.7%	13.1%	1.4%
Class B	12.1%	13.4%	10.4%	10.1%	10.0%	8.7%	9.4%	10.4%	10.3%	10.9%	8.6%	-2.3%
Class C	6.4%	4.5%	4.5%	4.5%	4.5%	3.8%	3.8%	4.3%	4.8%	3.8%	3.8%	0.0%
Overall	11.5%	12.1%	12.4%	12.1%	12.0%	10.9%	11.7%	10.8%	10.8%	10.6%	9.2%	-1.4%

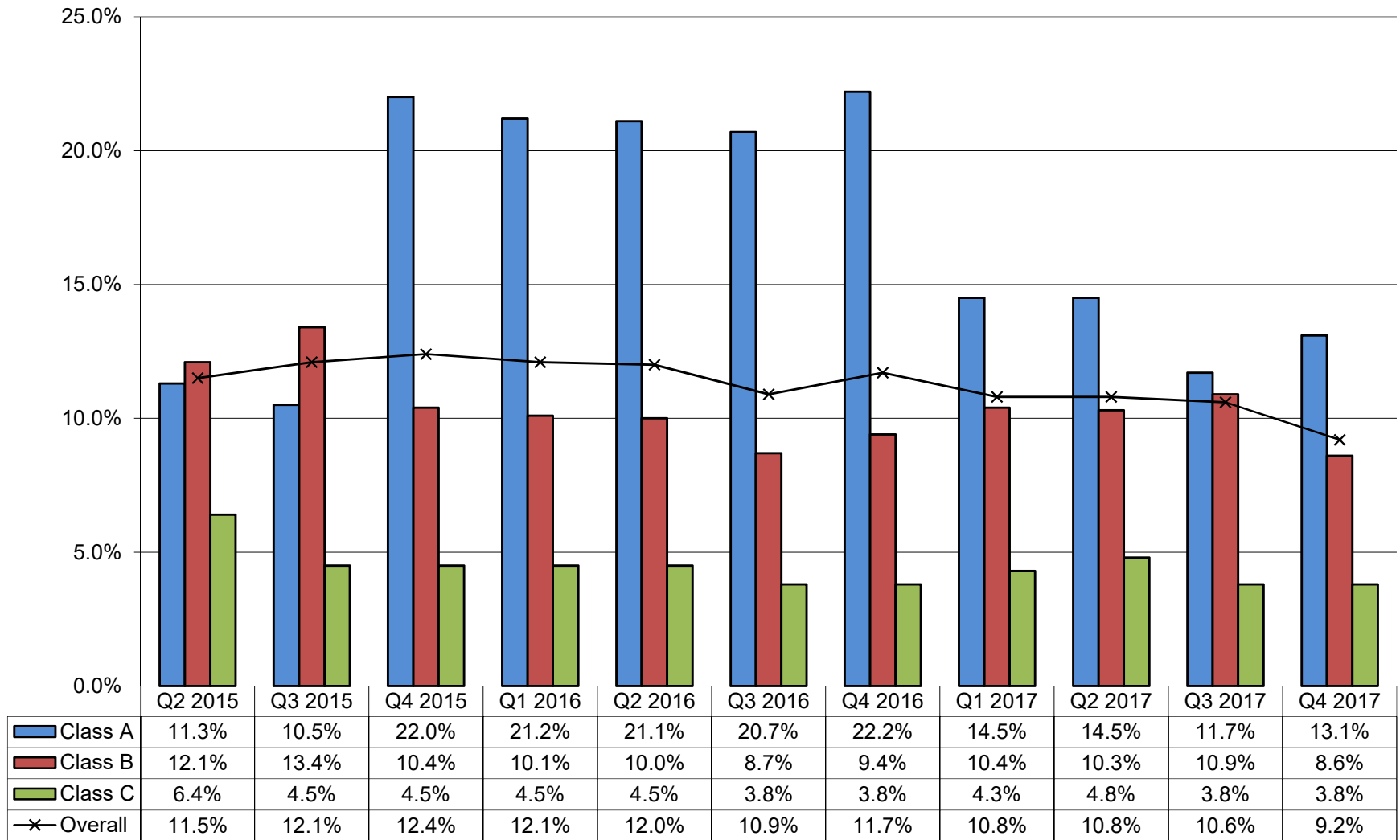
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	2,350	5,324	(72,351)	5,151	990	2,378	(9,421)	48,113	0	17,251	(8,398)	(25,649)
Class B	(1,294)	(27,098)	63,341	5,378	2,790	27,354	(15,061)	(20,524)	2,601	(13,149)	48,335	61,484
Class C	0	4,034	0	0	0	1,534	0	(1,100)	(1,120)	2,220	0	(2,220)
Overall	1,056	(17,740)	(9,010)	10,529	3,780	31,266	(24,482)	26,489	1,481	6,322	39,937	33,615

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$20.11	\$20.01	\$25.57	\$25.56	\$25.62	\$26.24	\$25.50	\$26.17	\$26.28	\$27.19	\$27.04	-\$0.15
Class B	\$19.13	\$18.43	\$19.18	\$19.53	\$19.44	\$19.77	\$19.76	\$19.66	\$19.81	\$19.87	\$20.32	\$0.45
Class C	\$13.95	\$13.95	\$14.13	\$14.28	\$14.74	\$14.40	\$14.40	\$14.40	\$13.15	\$13.15	\$13.15	\$0.00
Overall	\$19.22	\$18.73	\$21.29	\$21.78	\$21.88	\$21.97	\$21.48	\$21.10	\$21.12	\$20.99	\$21.58	\$0.59

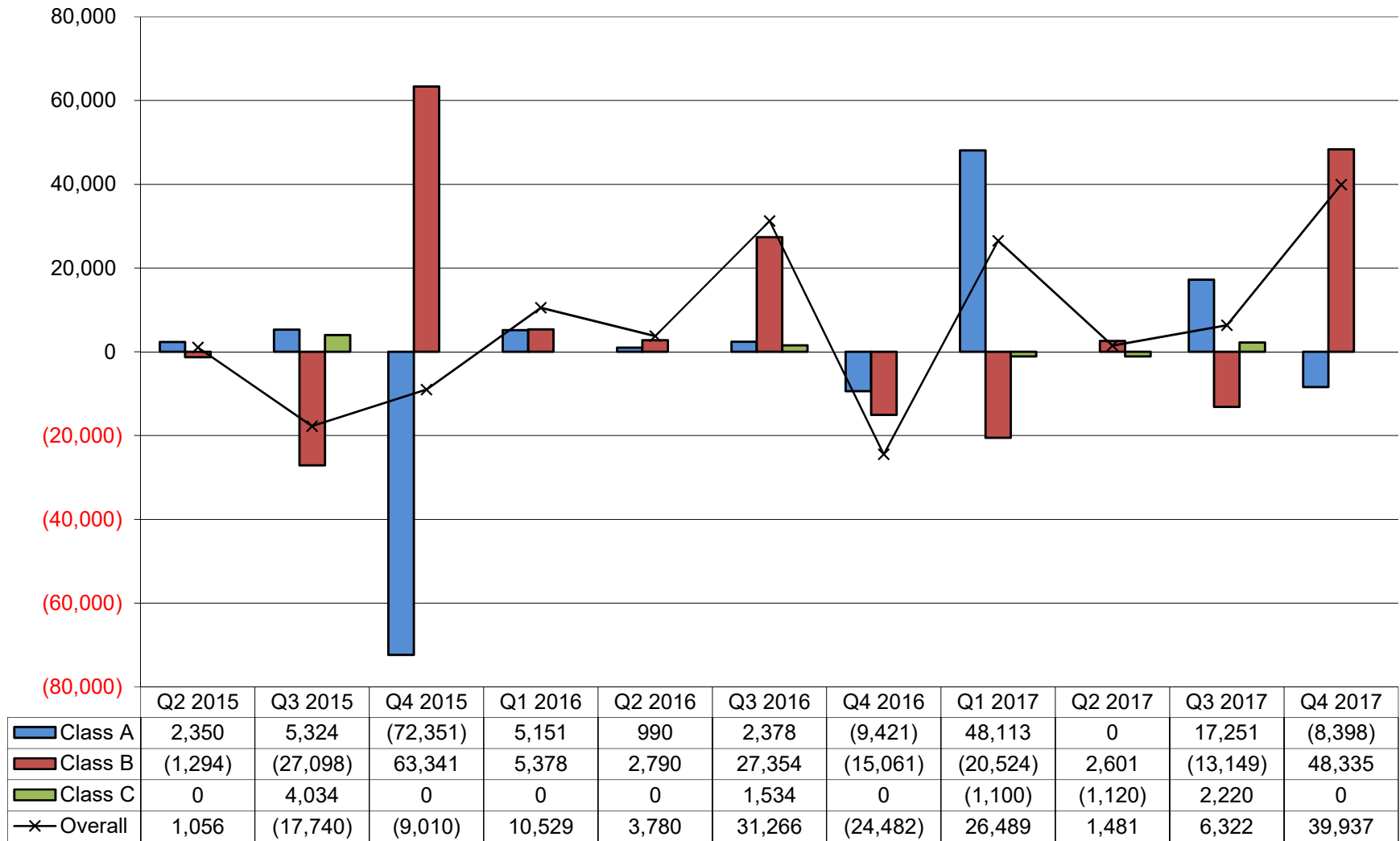
Average Asking Rates South County Submarket



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	4,403	3.9%	4,403	3.9%	9,403	4,403	0	5,000	\$25.50/fs
3660 S Geyer Rd	51,843	8,122	15.7%	8,122	15.7%	8,122	8,122	0	3,759	\$23.50/fs
3668 S Geyer Rd	61,340	5,897	9.6%	5,897	9.6%	5,897	5,897	0	3,112	\$25.00/fs
343 S Kirkwood Rd	34,416	3,879	11.3%	3,879	11.3%	3,879	3,879	0	3,879	\$24.50/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	3,927	3,927	0	3,927	\$12.95/mg
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	55,000	\$22.50/nnn
12200 Weber Hill Rd	44,827	2,360	5.3%	2,360	5.3%	2,360	2,360	0	2,360	\$24.00/fs
12250 Weber Hill Rd	64,370	0	0.0%	0	0.0%	3,169	3,169	0	3,169	\$24.00/fs
Total (11 Bldgs)	625,047	79,661	12.7%	79,661	12.7%	91,757	86,757	0	55,000	\$27.04/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%	0	0	0	0	-
13515 Barrett Parkway Dr	43,270	2,913	6.7%	2,913	6.7%	6,067	6,067	0	3,154	\$19.44/fs
13523 Barrett Parkway Dr	43,353	8,668	20.0%	8,668	20.0%	19,011	19,011	0	10,343	\$20.12/fs
13537 Barrett Parkway Dr	64,932	3,368	5.2%	3,368	5.2%	3,368	3,368	0	3,368	\$20.13/fs
13545 Barrett Parkway Dr	64,241	17,917	27.9%	17,917	27.9%	17,917	17,917	0	3,497	\$20.03/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	7,400	7,400	0	7,400	\$25.00/nnn
1859 Bowles Ave	65,320	4,175	6.4%	4,175	6.4%	33,694	33,694	0	29,519	\$20.81/fs
4173-4175 Crescent Dr	63,129	1,385	2.2%	1,385	2.2%	4,197	4,197	0	1,385	\$9.82/mg
4-68 Crestwood Executive Dr	42,845	6,901	16.1%	6,901	16.1%	10,242	10,242	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	0	0.0%	0	0.0%	0	0	0	0	-
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	5,599	5,599	0	2,930	\$17.50/fs
900 S Highway Dr	30,000	4,777	15.9%	4,777	15.9%	9,251	9,251	0	4,474	\$18.50/fs
1400 S Highway Dr	400,000	54,118	13.5%	54,118	13.5%	54,118	54,118	0	54,118	\$22.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	32,693	38.5%	32,693	15,584	17,109	17,109	\$19.82/fs
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	-
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3870 S Lindbergh Blvd	40,000	7,339	18.3%	7,339	18.3%	7,339	7,339	0	4,970	\$24.50/fs
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	4,840	12.5%	4,840	12.5%	4,840	4,840	0	2,005	\$18.07/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%	1,899	1,899	0	1,899	-
345 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	11,000	36.1%	11,000	36.1%	11,000	11,000	0	11,000	\$18.50/fs
1099 Milwaukee St	31,500	2,500	7.9%	2,500	7.9%	2,500	2,500	0	2,079	\$20.00/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	-
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	6,272	6,272	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	7,054	9.1%	7,054	9.1%	9,931	9,931	0	2,885	\$23.50/fs
10820 Sunset Office Dr	45,000	2,738	6.1%	2,738	6.1%	2,738	2,738	0	1,396	\$19.00/fs
4111 Telegraph Rd	29,842	1,830	6.1%	1,830	6.1%	1,830	1,830	0	1,830	\$19.50/fs
11116 S Towne Sq	20,000	560	2.8%	560	2.8%	2,124	2,124	0	1,274	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	0	0	0	0	\$17.42/fs
4121 Union Rd	68,873	11,225	16.3%	11,225	16.3%	11,225	11,225	0	4,500	\$12.50/mg
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
10877 Watson Rd	44,365	0	0.0%	0	0.0%	44,365	44,365	0	44,365	\$21.00/fs
Total (40 Bldgs)	2,128,024	168,892	7.9%	186,001	8.7%	309,620	292,511	17,109	54,118	\$20.32/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	\$16.07/mg
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%	1,200	1,200	0	1,200	\$13.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	-
Total (8 Bldgs)	209,837	7,940	3.8%	7,940	3.8%	9,140	9,140	0	3,180	\$13.15/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
(59 Bldgs)	2,962,908	256,493	8.7%	273,602	9.2%	410,517	388,408	17,109	55,000	\$21.58/fs

North County

From Previous Qtr.

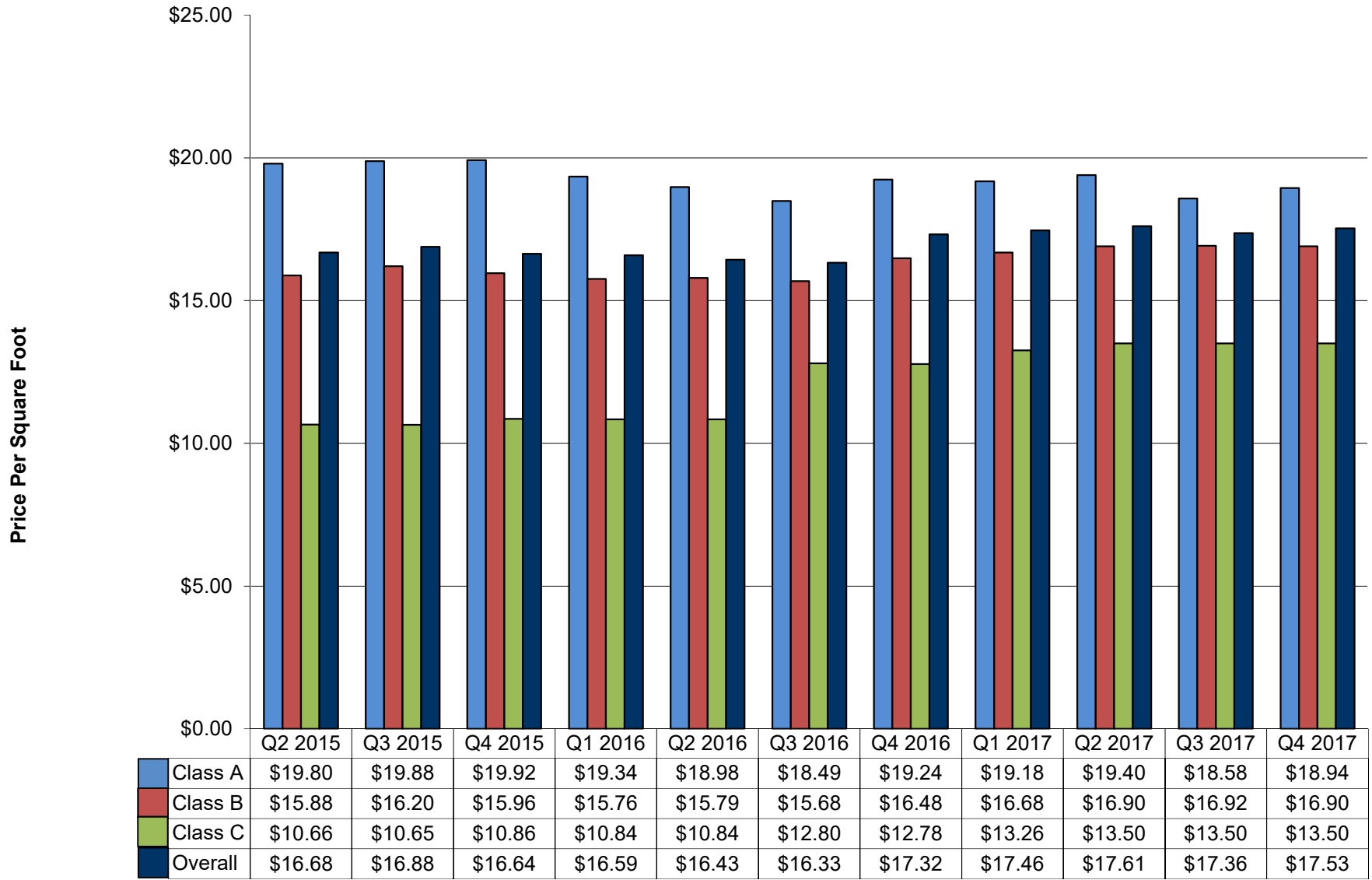
Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	16.7%	12.9%	13.2%	11.2%	11.7%	12.9%	11.9%	16.4%	16.4%	16.4%	8.2%	-8.2%
Class B	44.2%	44.1%	38.4%	40.1%	39.6%	39.4%	39.8%	41.2%	31.8%	33.2%	34.6%	1.4%
Class C	8.7%	8.7%	8.5%	6.0%	7.6%	4.9%	4.8%	5.1%	4.8%	6.0%	5.6%	-0.4%
Overall	29.2%	27.7%	25.0%	24.7%	24.9%	24.9%	24.8%	27.2%	22.5%	23.4%	20.8%	-2.6%

Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	39,439	54,213	(4,571)	29,342	(7,707)	(17,611)	14,541	(64,195)	0	(400)	118,430	118,830
Class B	0	2,364	102,976	(29,668)	8,356	3,199	(7,694)	(23,900)	169,546	(24,805)	(25,500)	(695)
Class C	350	0	689	11,000	(6,703)	11,809	420	(1,452)	1,372	(5,102)	1,576	6,678
Overall	39,789	56,577	99,094	10,674	(6,054)	(2,603)	7,267	(89,547)	170,918	(30,307)	94,506	124,813

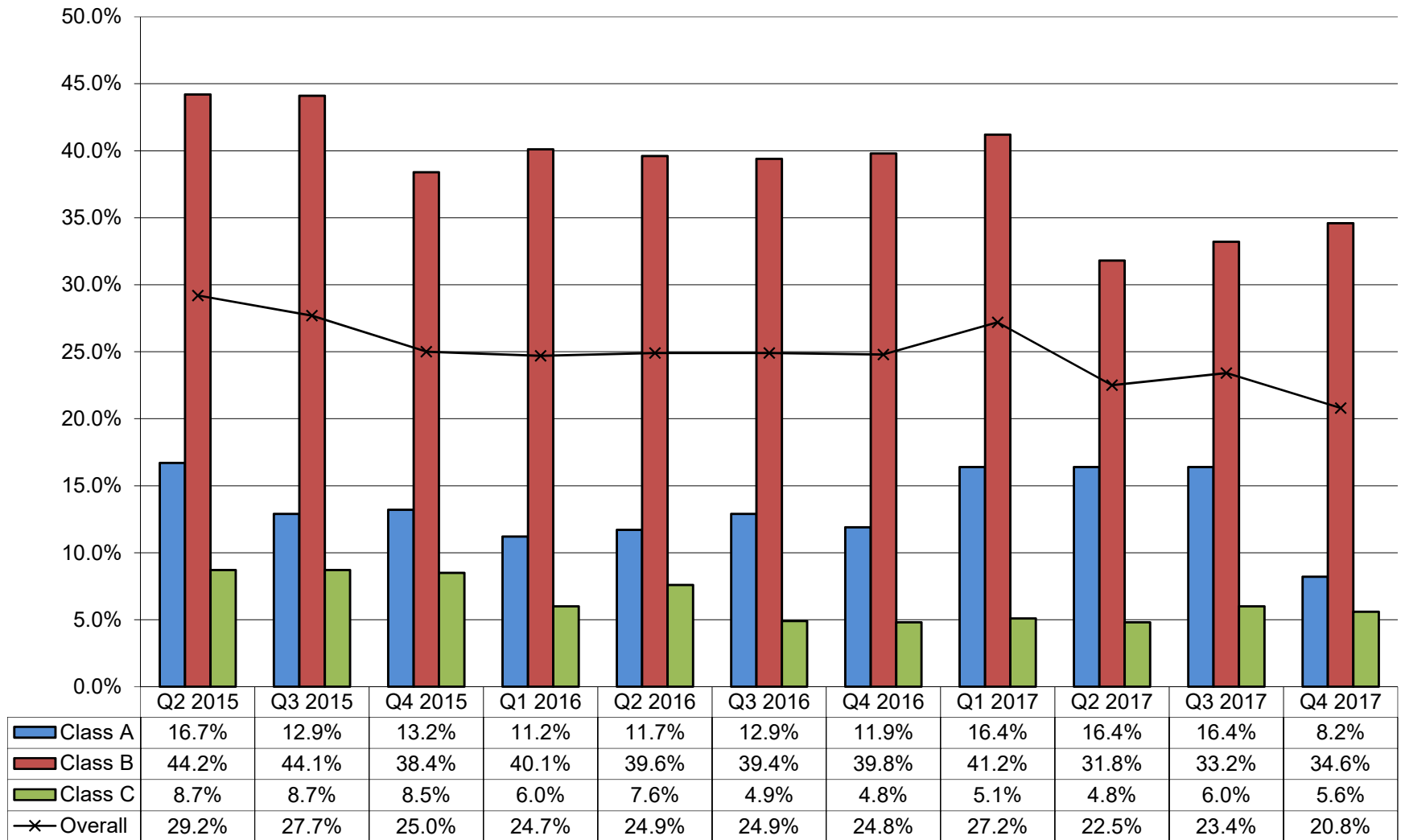
Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$19.80	\$19.88	\$19.92	\$19.34	\$18.98	\$18.49	\$19.24	\$19.18	\$19.40	\$18.58	\$18.94	\$0.36
Class B	\$15.88	\$16.20	\$15.96	\$15.76	\$15.79	\$15.68	\$16.48	\$16.68	\$16.90	\$16.92	\$16.90	-\$0.02
Class C	\$10.66	\$10.65	\$10.86	\$10.84	\$10.84	\$12.80	\$12.78	\$13.26	\$13.50	\$13.50	\$13.50	\$0.00
Overall	\$16.68	\$16.88	\$16.64	\$16.59	\$16.43	\$16.33	\$17.32	\$17.46	\$17.61	\$17.36	\$17.53	\$0.17

Notes: Largest drop in vacancy was in Riverport Tower, Charter Communications signed & occupied leases for 29,064 SF & 30,142 SF.

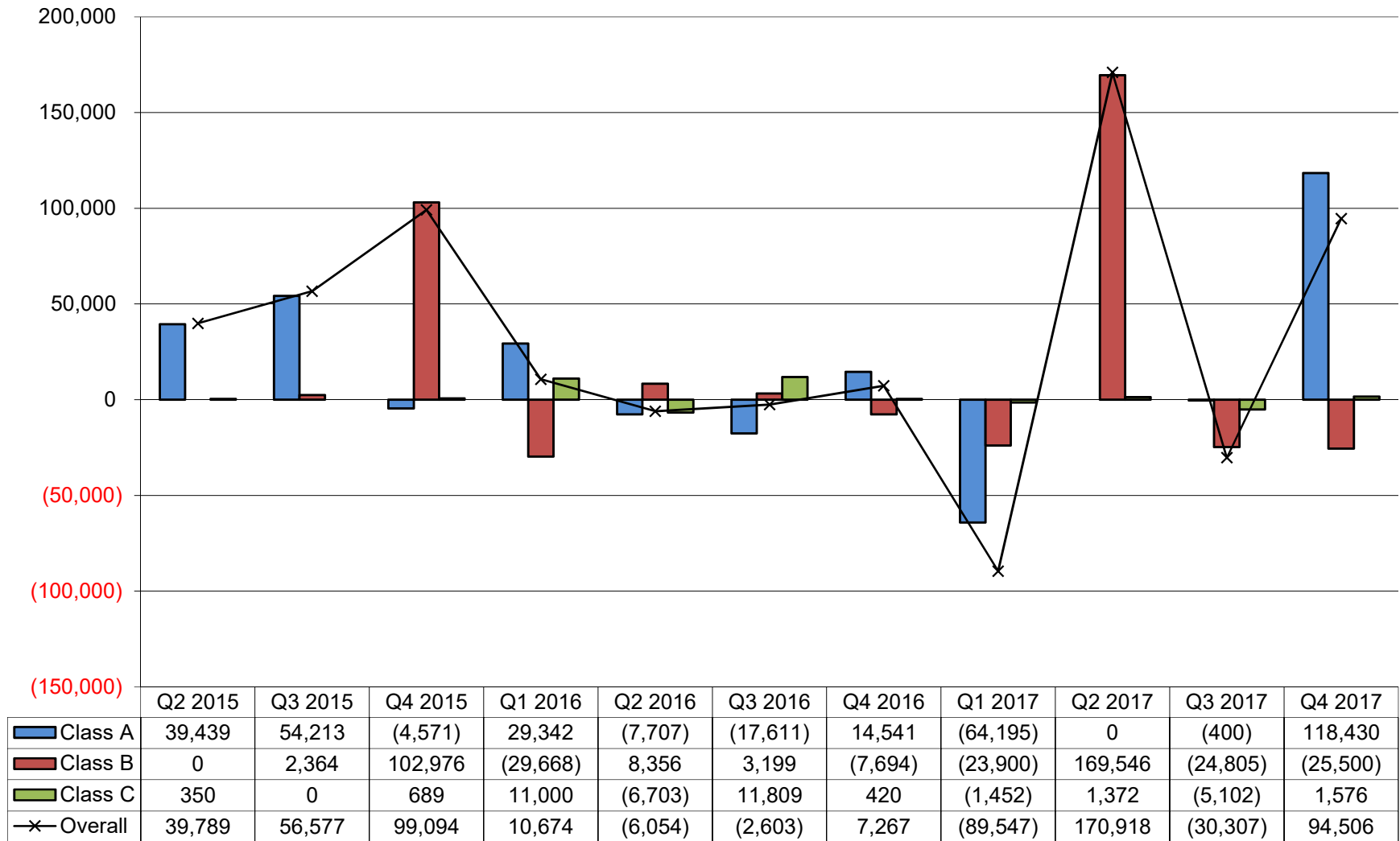
Average Asking Rates North County Submarket



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	400	0.4%	400	0.4%	85,944	37,997	47,947	37,597	\$16.58/fs
3300 Rider Trail S	104,583	17,581	16.8%	17,581	16.8%	17,581	17,581	0	17,581	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	-
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13640-13690 Riverport Dr	121,316	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	4,477	3.8%	4,477	3.8%	4,477	4,477	0	4,477	\$18.00/fs
13736 Riverport Dr	332,323	27,778	8.4%	27,778	8.4%	117,227	58,469	58,758	58,758	\$20.63/fs
13801 Riverport Dr	100,521	20,014	19.9%	20,014	19.9%	26,570	22,034	4,536	17,000	\$17.91/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	37,034	0	37,034	37,034	\$19.00/fs
13600 Shoreline Dr	27,558	27,558	100.0%	27,558	100.0%	27,558	27,558	0	27,558	\$12.00/fs
Total (11 Bldgs)	1,433,017	97,808	6.8%	97,808	6.8%	320,211	171,936	148,275	58,758	\$18.38/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
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	40,839	31.8%	42,799	33.4%	63,842	61,882	1,960	11,300	\$13.50/fs
945-951 Hornet Dr	105,087	102,479	97.5%	102,479	97.5%	102,479	102,479	0	102,479	\$16.95/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	46,000	46,000	0	46,000	-
3165 McKelvey Rd	51,067	25,552	50.0%	25,552	50.0%	25,552	25,552	0	25,552	\$18.00/fs
400 Northwest Plz	159,572	159,572	100.0%	159,572	100.0%	159,572	159,572	0	330,000	\$10.00/nnn
500 Northwest Plz	265,000	91,223	34.4%	91,223	34.4%	91,223	91,223	0	56,676	\$10.00/nnn
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
800 Northwest Plz	84,210	84,210	100.0%	84,210	100.0%	84,210	84,210	0	84,210	\$10.00/nnn
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	89,000	0	0.0%	0	0.0%	0	0	0	0	\$12.95/nnn
5757 Phantom Dr	86,449	23,939	27.7%	23,939	27.7%	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	67,518	56.3%	67,518	56.3%	67,518	67,518	0	67,518	\$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	0	0.0%	0	0.0%	0	0	0	0	\$8.00/nnn
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	2,247	2,247	0	1,768	\$13.50/fs
4477 Woodson Rd	29,666	800	2.7%	800	2.7%	800	800	0	800	\$13.50/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	\$9.00/nnn
Total (21 Bldgs)	1,806,021	606,815	33.6%	608,775	33.7%	679,729	677,769	1,960	330,000	\$16.89/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
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	-
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	975	3.3%	975	3.3%	975	975	0	550	\$14.15/mg
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 Pennridge Dr	24,371	7,676	31.5%	7,676	31.5%	8,411	8,411	0	8,411	\$13.95/fs
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	4,500	0	0	2,700	-
10449 Saint Charles Rock Rd	32,000	16,264	50.8%	16,264	50.8%	16,264	16,264	0	10,433	\$15.00/mg
13761 St. Charles Rock Rd	21,620	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 (15 Bldgs)	444,187	24,915	5.6%	24,915	5.6%	30,150	25,650	0	10,433	\$13.50/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
(47 Bldgs)	3,683,225	729,538	19.8%	731,498	19.9%	1,030,090	875,355	150,235	330,000	\$17.29/fs

St. Charles

From Previous Qtr.

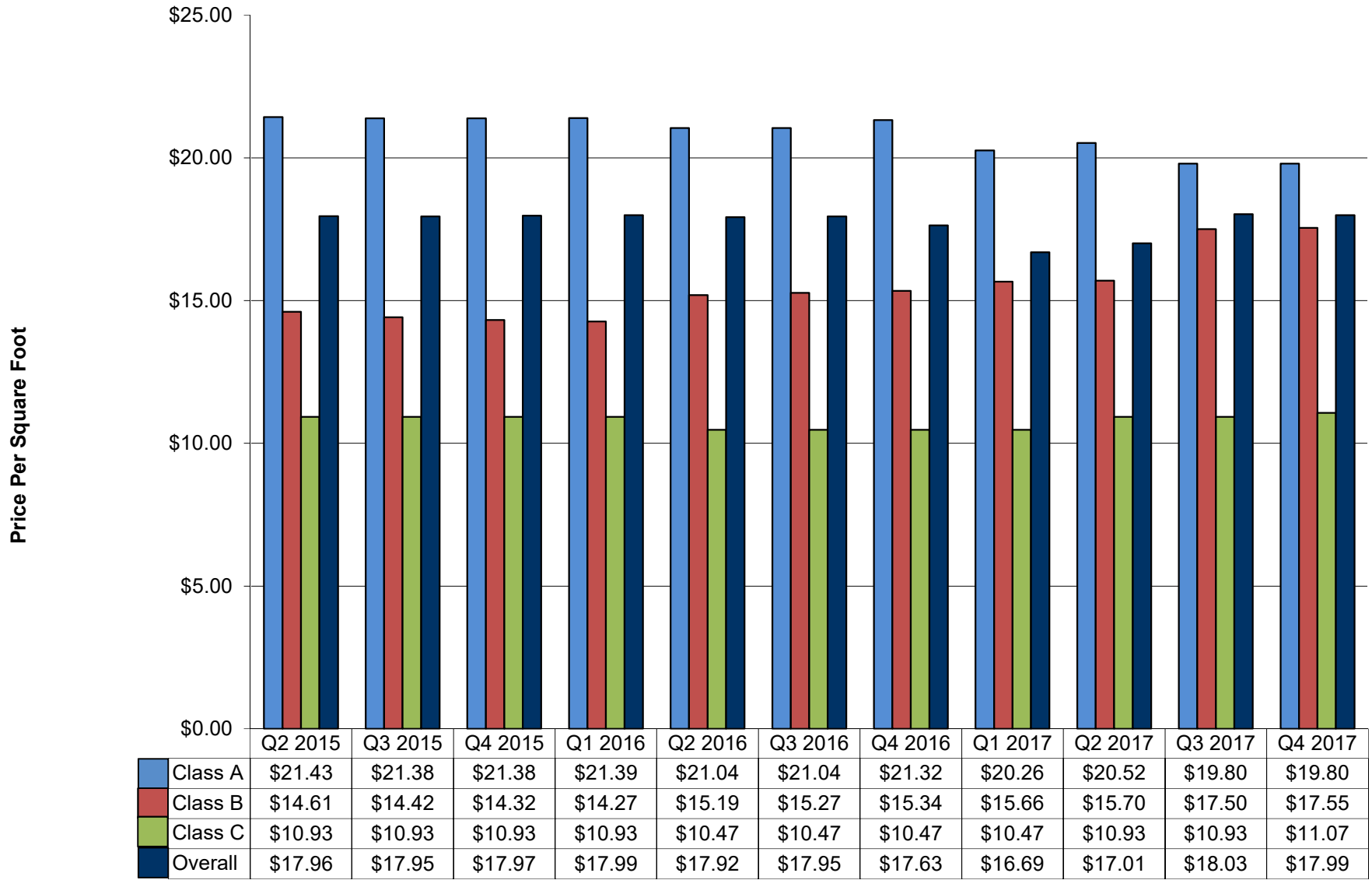
Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	10.7%	11.0%	11.0%	11.4%	10.0%	8.7%	8.7%	2.9%	3.5%	4.3%	4.3%	0.0%
Class B	21.4%	20.0%	17.6%	18.2%	18.3%	18.6%	18.9%	18.8%	10.4%	15.0%	15.5%	0.5%
Class C	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.1%	6.1%	7.1%	1.0%
Overall	13.6%	13.3%	12.5%	13.0%	12.2%	11.6%	11.7%	8.5%	6.1%	8.0%	8.3%	0.3%

Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	2,848	(2,814)	0	(6,004)	18,940	17,176	0	79,594	(8,361)	(10,788)	0	10,788
Class B	11,696	10,547	19,823	(5,274)	(239)	(2,624)	(2,566)	576	67,909	(36,536)	(4,461)	32,075
Class C	2,685	0	(100)	150	0	0	0	0	622	0	(3,000)	(3,000)
Overall	17,229	7,733	19,723	(11,128)	18,701	14,552	(2,566)	80,170	60,170	(47,324)	(7,461)	39,863

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$21.43	\$21.38	\$21.38	\$21.39	\$21.04	\$21.04	\$21.32	\$20.26	\$20.52	\$19.80	\$19.80	\$0.00
Class B	\$14.61	\$14.42	\$14.32	\$14.27	\$15.19	\$15.27	\$15.34	\$15.66	\$15.70	\$17.50	\$17.55	\$0.05
Class C	\$10.93	\$10.93	\$10.93	\$10.93	\$10.47	\$10.47	\$10.47	\$10.47	\$10.93	\$10.93	\$11.07	\$0.14
Overall	\$17.96	\$17.95	\$17.97	\$17.99	\$17.92	\$17.95	\$17.63	\$16.69	\$17.01	\$18.03	\$17.99	-\$0.04

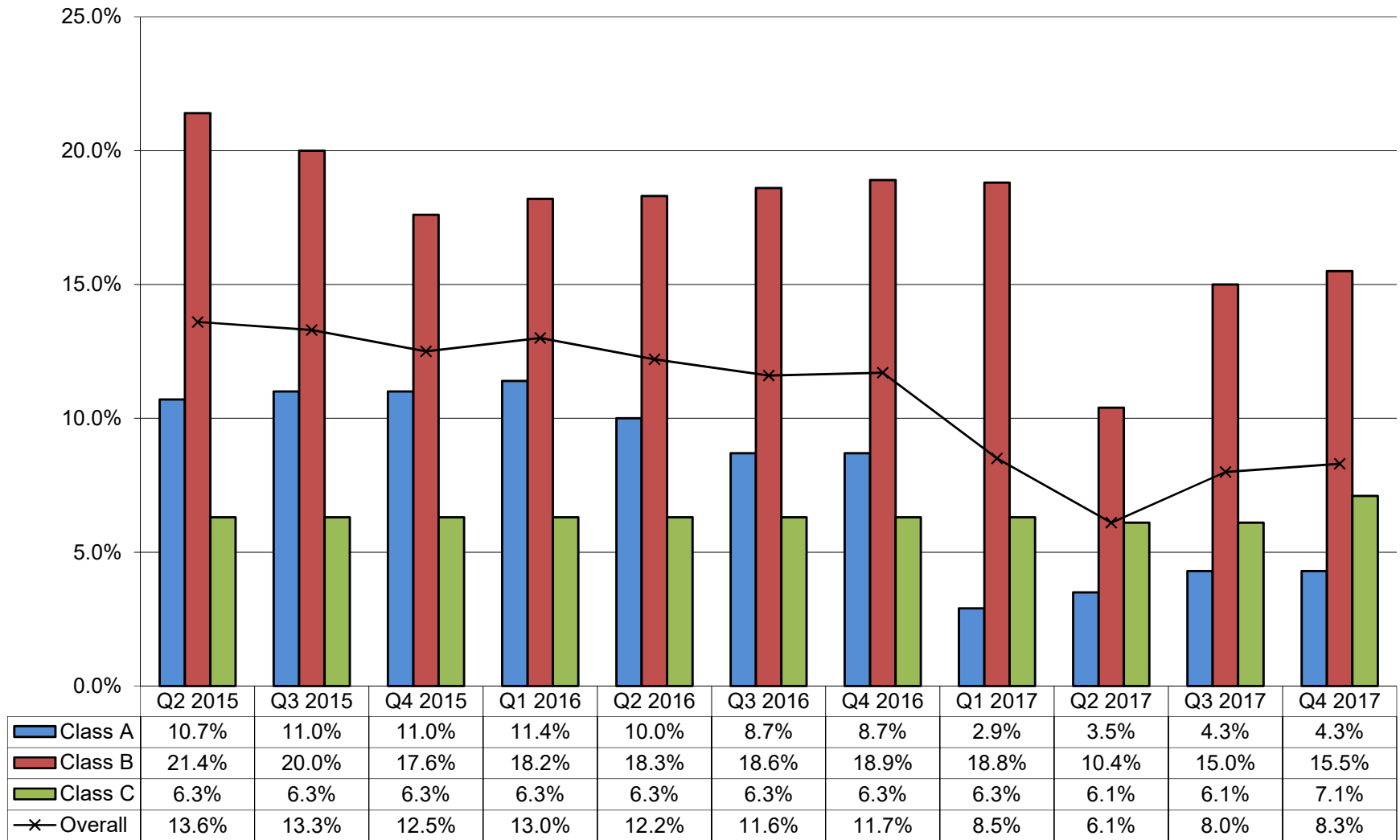
Notes:

Average Asking Rates St. Charles Submarket

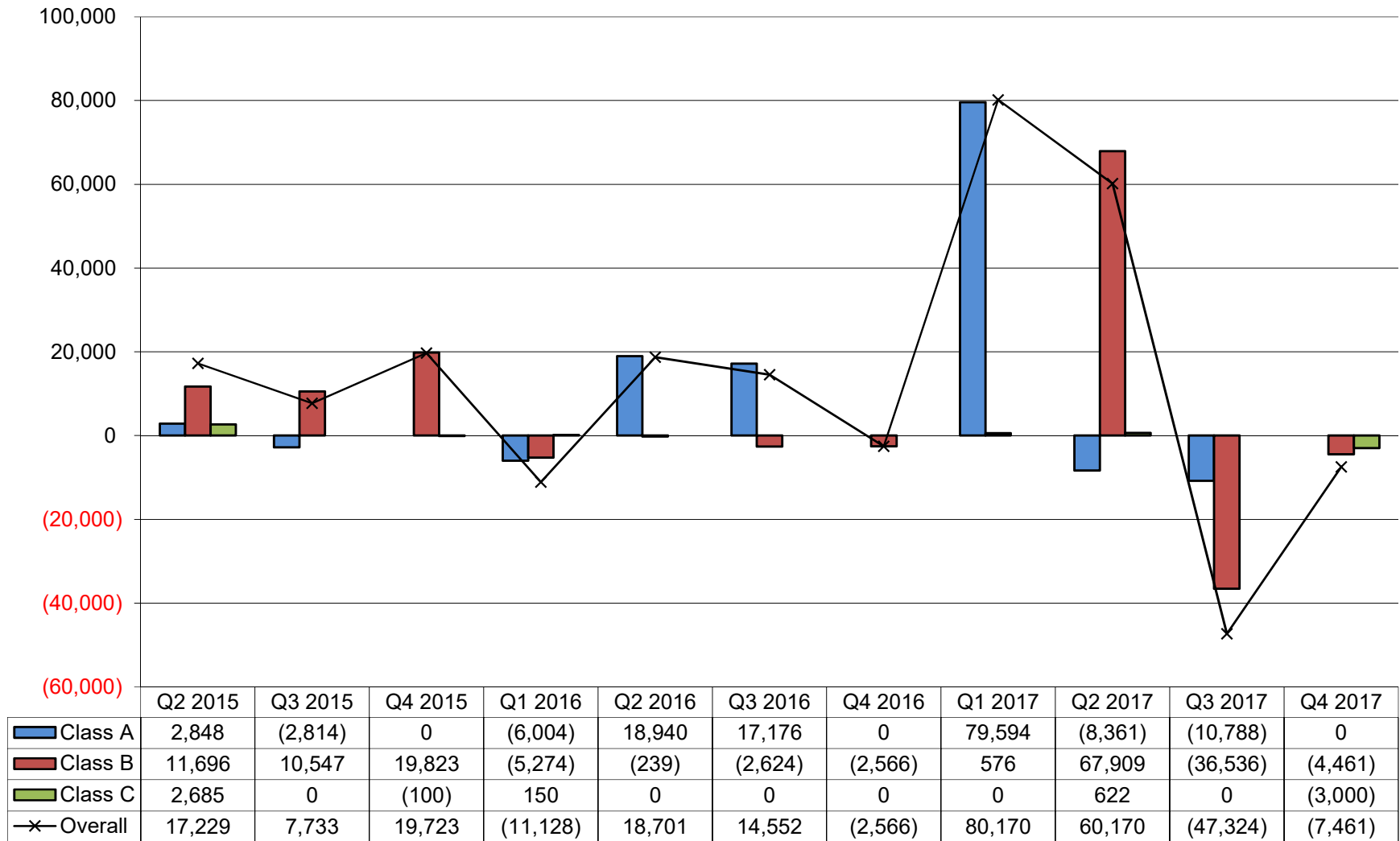


Source: Gershman Commercial Real Estate

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	11,931	12.9%	11,931	12.9%	14,026	12,582	1,444	2,411	\$29.95/fs
1001 Boardwalk Springs Pl	76,000	0	0.0%	0	0.0%	0	0	0	0	-
3050 W Clay St	34,200	0	0.0%	0	0.0%	15,292	15,292	0	10,473	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$19.50/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
2200 Mastercard Blvd	502,175	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	24,166	19.6%	24,166	19.6%	24,166	24,166	0	19,897	\$22.00/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	11,000	11,000	0	11,000	\$21.00/fs
500 Technology Dr	128,000	0	0.0%	0	0.0%	0	0	0	0	-
2342 Technology Dr	75,000	0	0.0%	22,777	30.4%	22,777	0	22,777	22,777	\$16.50/fs
5301 Veterans Memorial Pky	35,400	0	0.0%	0	0.0%	10,462	10,462	0	10,462	\$21.95/fs
Total (13 Bldgs)	1,364,323	36,097	2.6%	58,874	4.3%	137,723	113,502	24,221	40,000	\$19.76/fs

St Charles 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
1352-1398 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
1053 Cave Springs Rd	21,336	10,000	46.9%	10,000	46.9%	10,000	10,000	0	3,013	\$15.50/fs
1275 Century Link Dr	68,511	0	0.0%	0	0.0%	0	0	0	0	-
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
20 Corporate Hills Dr	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$16.95/fs
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$15.95/fs
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	-
500 Fountain Lakes Blvd	54,800	0	0.0%	0	0.0%	0	0	0	0	-
2300-2338 Hwy 94 South Outer Forty	24,000	12,500	52.1%	12,500	52.1%	12,500	12,500	0	3,250	\$9.00/nnn
3000 Little Hills Expy	26,316	12,957	49.2%	12,957	49.2%	12,957	12,957	0	12,957	\$16.95/fs
5600 Mexico Rd	30,000	7,156	23.9%	7,156	23.9%	7,156	7,156	0	3,622	\$16.09/fs
5650 Mexico Rd	31,500	16,687	53.0%	16,687	53.0%	16,687	16,687	0	5,604	\$16.50/fs
1 Mid Rivers Mall Dr	56,724	7,025	12.4%	7,025	12.4%	8,891	8,891	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%	6,000	6,000	0	6,000	\$19.00/mg
255 Spencer Rd	20,000	0	0.0%	0	0.0%	7,700	7,700	0	4,500	\$18.00/fs
150 St. Peters Centre Blvd	22,250	4,600	20.7%	4,600	20.7%	4,600	4,600	0	4,600	\$14.75/mg
300 St. Peters Centre Blvd	28,353	4,575	16.1%	4,575	16.1%	4,575	4,575	0	2,374	\$19.50/fs
2299 Technology Dr	43,292	8,249	19.1%	8,249	19.1%	21,122	2,238	18,884	14,430	\$24.50/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	4,632	4,632	0	4,632	\$22.50/fs
Total (24 Bldgs)	805,431	124,874	15.5%	124,874	15.5%	157,945	139,061	18,884	41,125	\$17.18/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
101 Arco Dr	24,240	3,000	12.4%	3,000	12.4%	3,000	3,000	0	3,000	\$12.00/mg
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	10,067	16.0%	10,067	16.0%	10,067	10,067	0	2,062	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
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 (7 Bldgs)	309,161	21,832	7.1%	21,832	7.1%	21,832	21,832	0	8,765	\$11.07/fs

St Charles Building List

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
(44 Bldgs)	2,478,915	182,803	7.4%	205,580	8.3%	317,500	274,395	43,105	41,125	\$17.79/fs

Illinois

From Previous Qtr.

Vacancy Rate												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	15.6%	14.9%	17.1%	15.9%	15.9%	20.8%	15.8%	19.8%	17.1%	17.6%	15.5%	-2.1%
Class B	16.1%	15.9%	16.6%	16.0%	13.2%	12.5%	12.7%	12.5%	12.4%	11.8%	10.8%	-1.0%
Class C	2.0%	2.0%	2.5%	2.8%	2.8%	2.2%	2.0%	2.0%	2.0%	2.0%	0.4%	-1.6%
Overall	11.3%	11.1%	12.0%	11.6%	10.2%	10.5%	9.8%	10.4%	9.9%	9.7%	8.3%	-1.4%

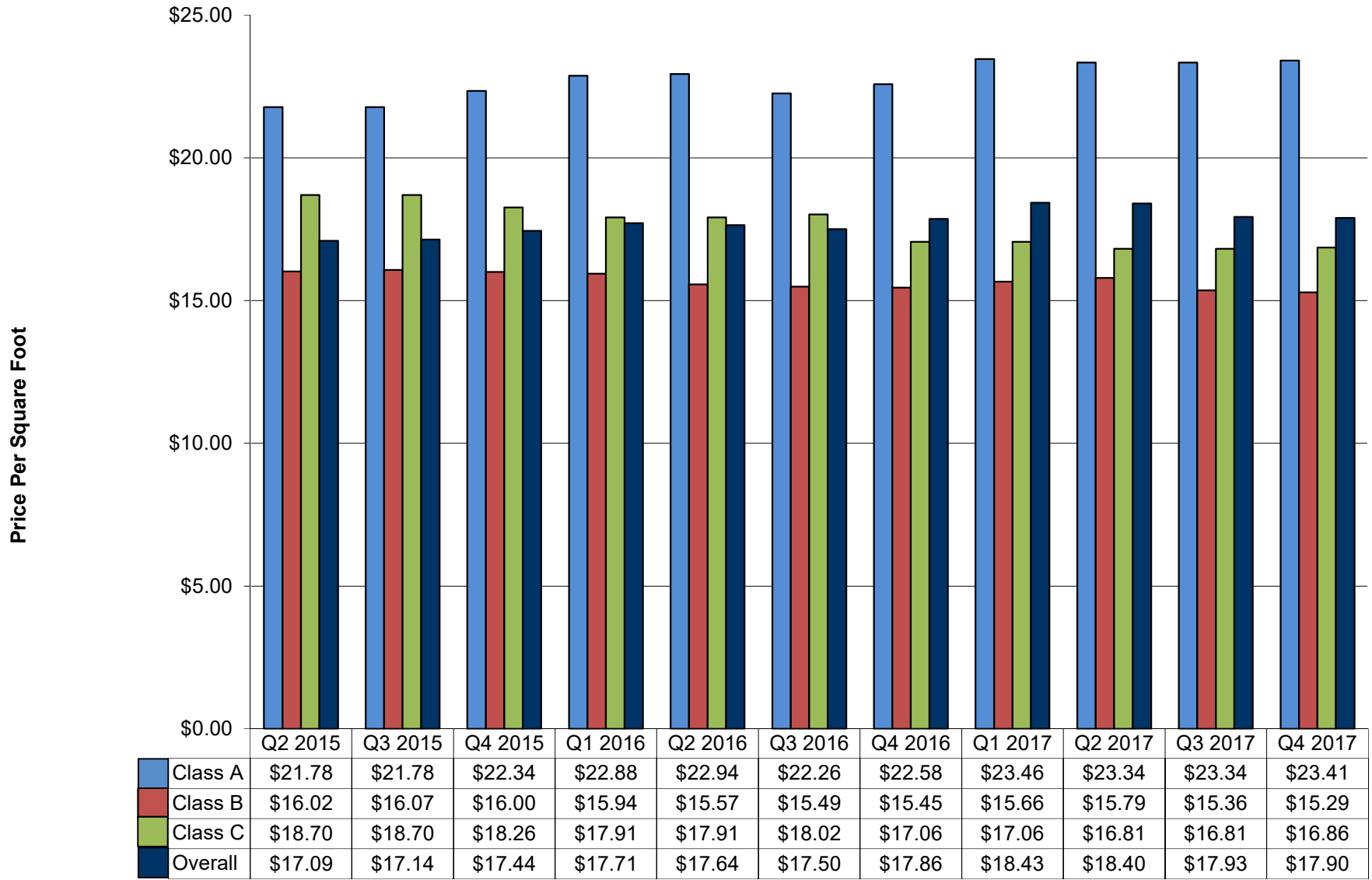
Net Absorption												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	0	3,506	(10,754)	5,566	0	(23,516)	74,531	(21,799)	14,892	(2,785)	11,432	14,217
Class B	1,610	3,422	(11,066)	9,571	40,498	9,681	(2,544)	3,605	177	8,668	14,487	5,819
Class C	(2,000)	0	(4,325)	(2,733)	0	5,151	2,502	0	260	0	14,623	14,623
Overall	(390)	6,928	(26,145)	12,404	40,498	(8,684)	74,489	(18,194)	15,329	5,883	40,542	34,659

Asking Rates												
	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Difference
Class A	\$21.78	\$21.78	\$22.34	\$22.88	\$22.94	\$22.26	\$22.58	\$23.46	\$23.34	\$23.34	\$23.41	\$0.07
Class B	\$16.02	\$16.07	\$16.00	\$15.94	\$15.57	\$15.49	\$15.45	\$15.66	\$15.79	\$15.36	\$15.29	-\$0.07
Class C	\$18.70	\$18.70	\$18.26	\$17.91	\$17.91	\$18.02	\$17.06	\$17.06	\$16.81	\$16.81	\$16.86	\$0.05
Overall	\$17.09	\$17.14	\$17.44	\$17.71	\$17.64	\$17.50	\$17.86	\$18.43	\$18.40	\$17.93	\$17.90	-\$0.03

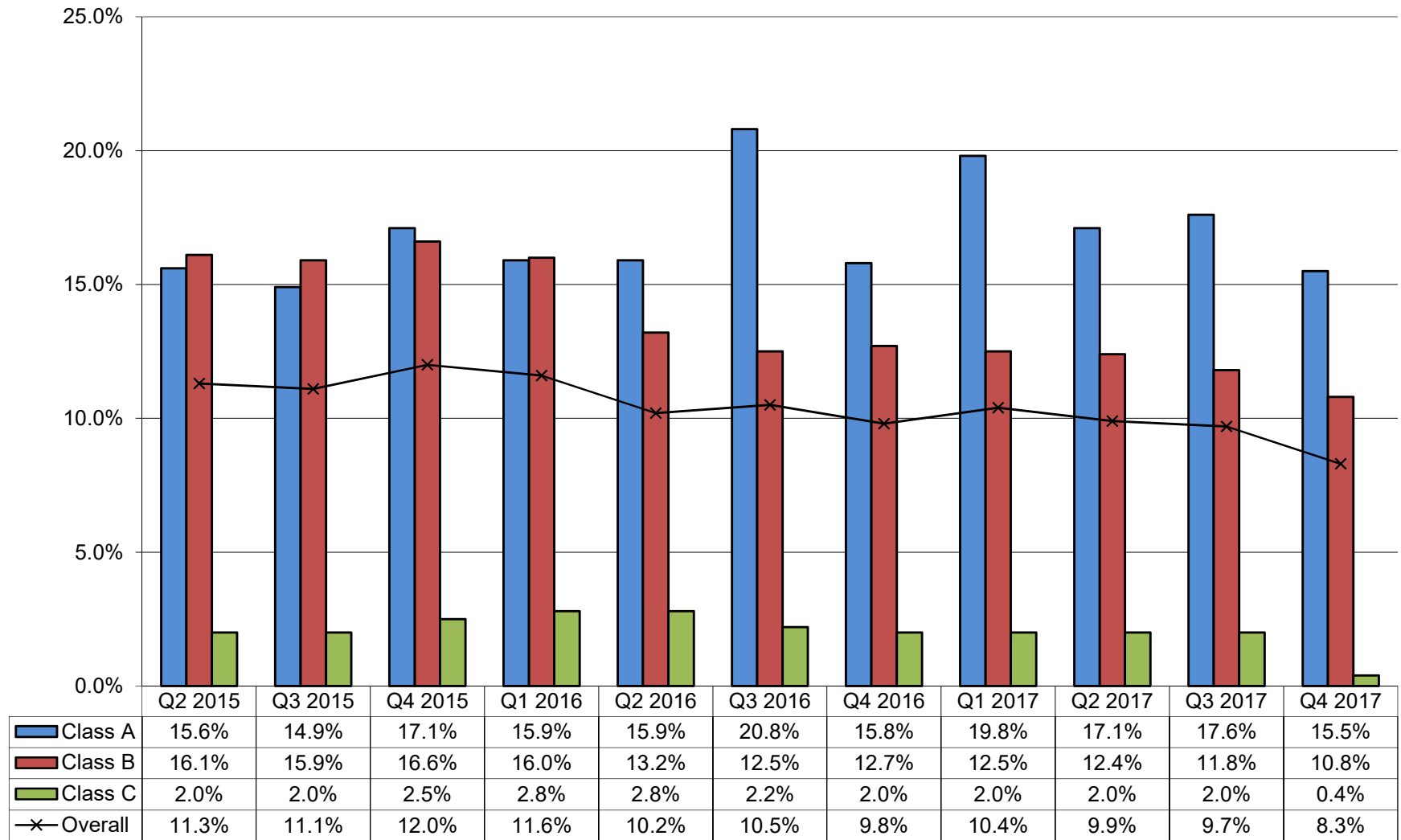
Notes:

Largest changes in occupancy include 1405 N. Green Mount Rd (went from 20% vacant to .9%), 1 S. Church St (went from 33.5% down to 9.8%), and 7705-7707 W. Main St (went from 71.8% vacant to fully leased - Stegmeyer and Stegmeyer Ltd leased remainder of building).

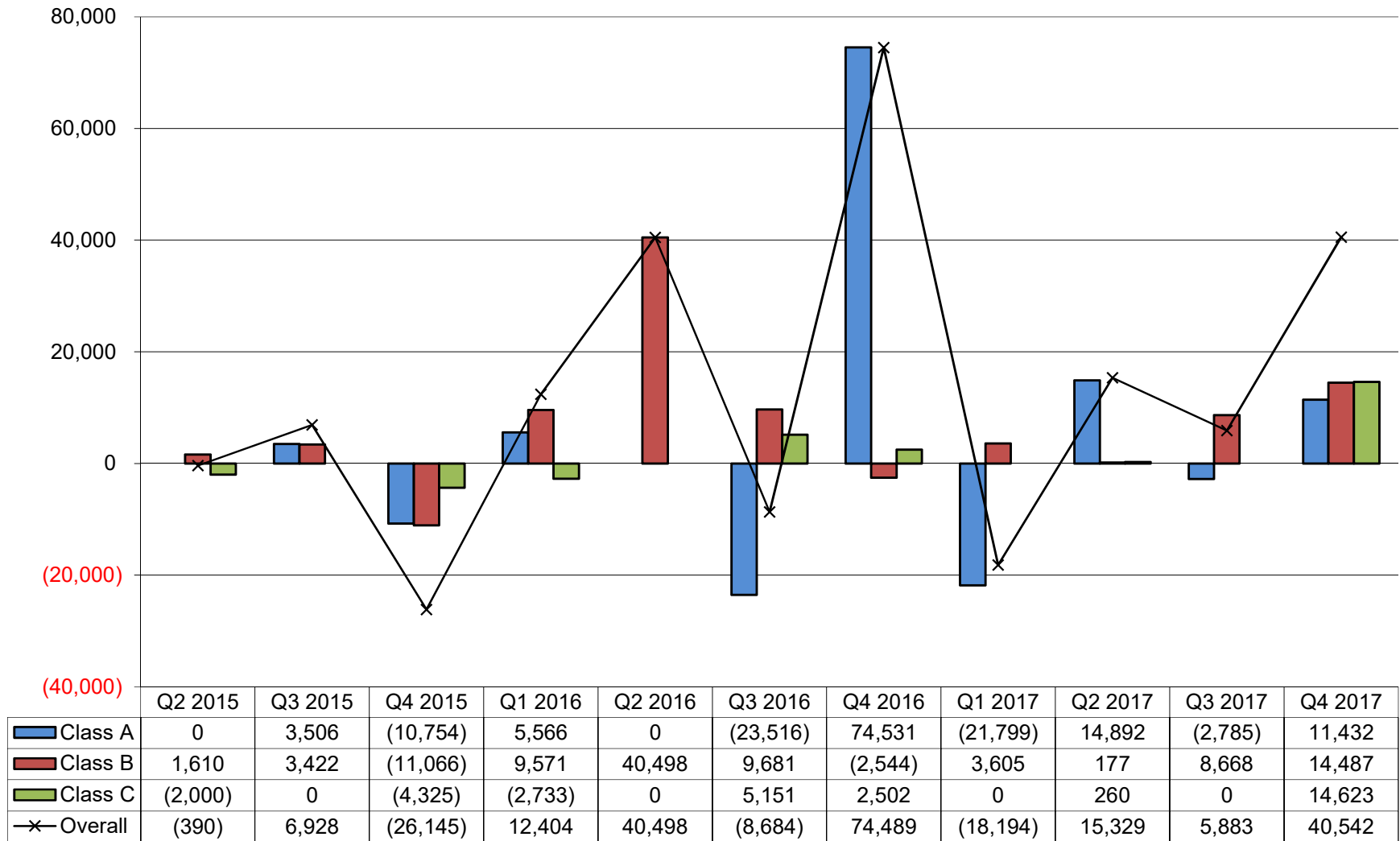
Average Asking Rates Illinois Submarket



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	17,479	41.0%	17,479	41.0%	17,479	17,479	0	15,039	\$21.90/fs
16 Executive Dr	51,063	12,466	24.4%	12,466	24.4%	12,466	12,466	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	568	0.9%	568	0.9%	568	568	0	568	\$27.31/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$23.00/fs
475 Regency Park Dr	50,155	5,572	11.1%	5,572	11.1%	16,158	16,158	0	11,998	\$24.00/fs
331 Salem Pl	31,121	8,811	28.3%	8,811	28.3%	9,291	9,291	0	3,289	\$21.90/fs
333 Salem Pl	30,942	8,641	27.9%	8,641	27.9%	11,078	11,078	0	4,904	\$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	14,987	34.4%	14,987	34.4%	17,314	17,314	0	7,366	\$22.06/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	\$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 (12 Bldgs)	542,645	84,169	15.5%	84,169	15.5%	99,999	99,999	0	15,039	\$23.40/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	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
1 Bronze Pointe Blvd	36,650	8,612	23.5%	8,612	23.5%	27,623	27,623	0	20,200	\$11.18/mg
235-237 E Center Dr	22,000	1,544	7.0%	1,544	7.0%	1,544	1,544	0	1,544	\$14.00/nnn
1 S Church St	45,513	4,445	9.8%	4,445	9.8%	4,445	4,445	0	3,070	\$16.00/mg
2421 Corporate Center Dr	25,000	10,929	43.7%	10,929	43.7%	10,929	10,929	0	4,760	\$13.50/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
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	13,385	38.8%	13,385	38.8%	18,230	18,230	0	7,500	\$8.25/nnn
13 Executive Dr	41,593	8,945	21.5%	8,945	21.5%	10,478	10,478	0	5,142	\$7.27/nnn
15 Executive Dr	30,000	11,936	39.8%	11,936	39.8%	11,936	11,936	0	8,187	\$6.95/nnn
303 Fountains Pky	25,789	9,906	38.4%	9,906	38.4%	10,948	10,948	0	4,529	\$23.22/fs
343 Fountains Pky	24,300	5,362	22.1%	5,362	22.1%	5,362	5,362	0	5,362	\$16.50/nnn
509 Hamacher St	26,368	0	0.0%	0	0.0%	3,637	3,637	0	1,298	-
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,150	53.0%	20,150	53.0%	20,150	20,150	0	9,500	\$10.50/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	49,546	30.2%	49,546	30.2%	73,794	73,794	0	40,807	\$16.50/fs
200 E Main St	34,400	0	0.0%	0	0.0%	0	0	0	0	\$7.00/fs
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	7,252	20.1%	7,252	20.1%	10,114	10,114	0	7,252	\$18.04/fs
525 W Main St	36,030	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
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	5,084	11.6%	5,084	11.6%	5,084	5,084	0	3,161	\$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	-
2246 State Route 157	25,320	0	0.0%	0	0.0%	0	0	0	0	-
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 (35 Bldgs)	1,448,901	157,096	10.8%	157,096	10.8%	214,274	214,274	0	40,807	\$15.80/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	377	1.1%	377	1.1%	1,745	1,745	0	507	\$17.51/fs
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217 E Center Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
1100-1102 Eastport Plaza Dr	199,481	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	-
2166 Madison Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
207 N Main St	50,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
1 Professional Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	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 (22 Bldgs)	964,287	4,060	0.4%	4,060	0.4%	5,428	5,428	0	2,733	\$16.53/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
(69 Bldgs)	2,955,833	245,325	8.3%	245,325	8.3%	319,701	319,701	0	40,807	\$18.49/fs