

Summary

St. Louis Regional Office Market Q4 2016

January 2017

<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	14,575,379	2,272,126	15.6% ↓ .9%	(16.5%)	Class A - \$18.25 Class B - \$13.70
St. Louis City	2,249,683	162,339	7.2% ↓ 1.7%	(8.9%)	Class A - \$26.79 Class B - \$13.83
Clayton	7,391,577	525,612	7.1% ↑ .5%	(6.6%)	Class A - \$26.53 Class B - \$20.00
Olive-270/Westport	7,529,090	907,077	12.0% ↓ 1.0%	(13.0%)	Class A - \$23.72 Class B - \$17.73
West County	7,641,101	578,596	7.6% ↓ 1.4%	(9.0%)	Class A - \$26.07 Class B - \$19.78
South County	2,849,676	331,823	11.6% ↑ .8%	(10.8%)	Class A - \$25.54 Class B - \$19.94
North County	4,871,099	1,181,359	24.3% ↓ .3%	(24.7%)	Class A - \$19.26 Class B - \$16.82
St. Charles	2,434,970	299,702	12.3% ↑ .1%	(12.2%)	Class A - \$21.32 Class B - \$15.42
Illinois	2,886,762	301,767	10.5% ↓ .4%	(10.9%)	Class A - \$22.58 Class B - \$15.80
Total	52,429,337	6,560,401	12.5% ↓ .6%	(13.1%)	Class A - \$23.34 Class B - \$17.00 (\$23.22) (\$16.97)

Source: Gershman Commercial Real Estate

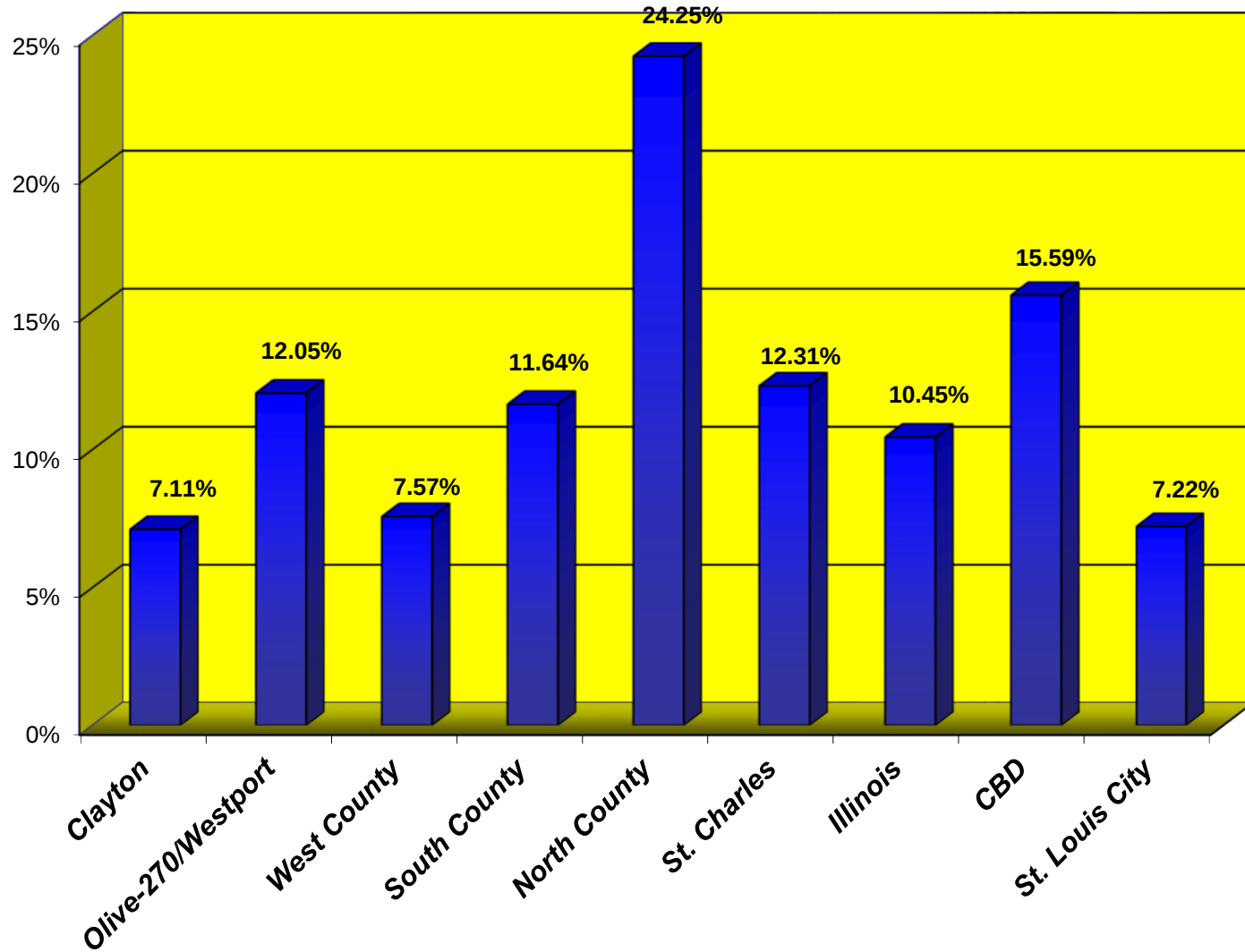
Percent Vacant and Average Asking Lease Rates as of January 1, 2017.

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



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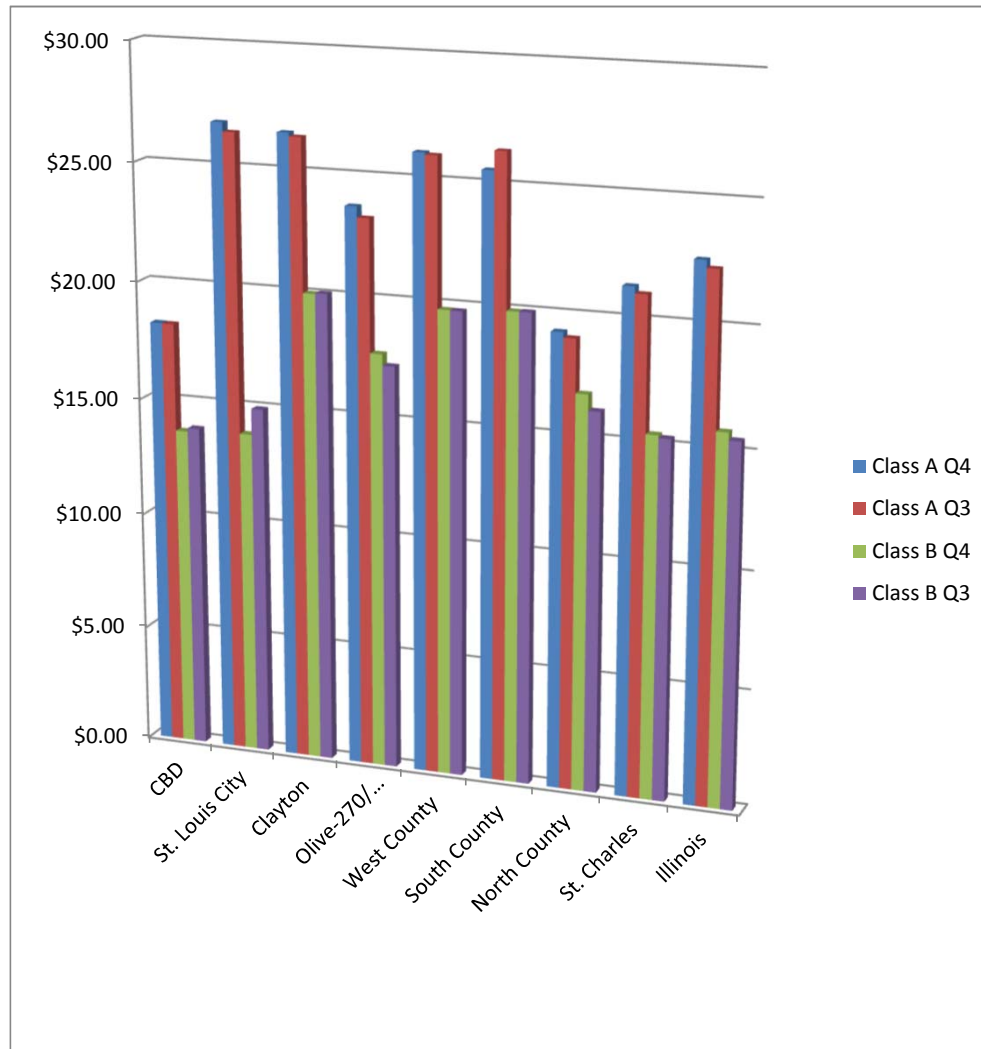
January 2017
Office Vacancy Rate by Submarket



Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
January 2017

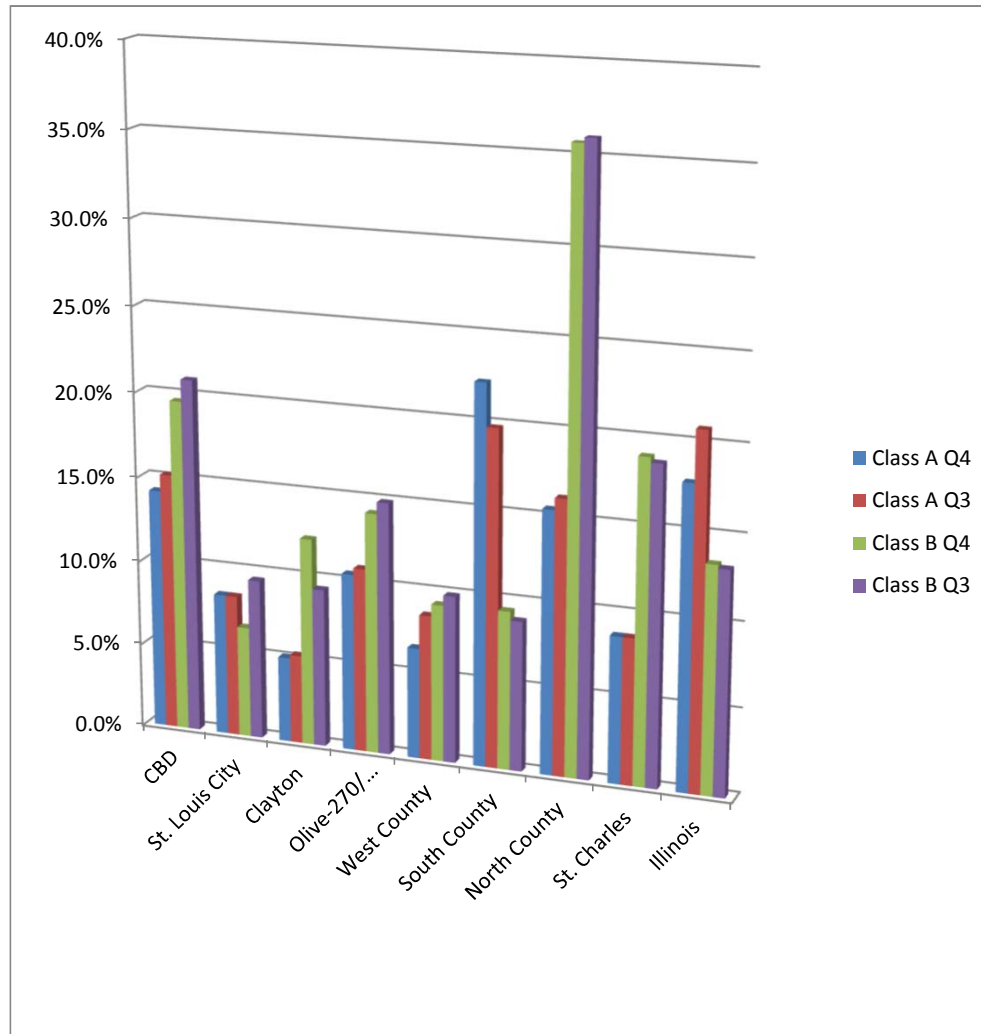
	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	32,478,193	3,954,288	149,261	12.18%
St. Louis City - Just A & B	9,626,232	1,258,243	82,543	13.07%
Total St. Louis Region - Just A & B	42,104,425	5,212,531	231,804	12.38%
Total St. Louis Region - Class A	26,435,440	2,764,179	220,325	10.46%
Total St. Louis Region - Class B	19,869,607	3,271,250	11,479	16.46%
St. Louis City	9,626,232	1,258,243	82,543	13.07%
Class A Space	8,885,468	1,209,214	82,543	13.61%
Class B Space	740,764	49,029	0	6.62%
Suburban St. Louis	32,478,193	3,954,288	149,261	12.18%
Class A Space	17,549,972	1,554,965	137,782	8.86%
Class B Space	14,928,221	2,399,323	11,479	16.07%

Class A & Class B Asking Rates by Submarket



	2016		2016	
	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	\$18.25	\$18.24	\$13.70	\$13.85
St. Louis City	\$26.79	\$26.41	\$13.83	\$14.94
Clayton	\$26.53	\$26.38	\$20.00	\$20.04
Olive-270/ Westport	\$23.72	\$23.27	\$17.73	\$17.26
West County	\$26.07	\$25.99	\$19.78	\$19.77
South County	\$25.54	\$26.33	\$19.94	\$19.95
North County	\$19.26	\$19.04	\$16.82	\$16.16
St. Charles	\$21.32	\$21.04	\$15.42	\$15.31
Illinois	\$22.58	\$22.26	\$15.80	\$15.49

Class A & Class B Vacancy Rates by Submarket



	2016		2016	
	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	14.2%	15.2%	19.6%	20.9%
St. Louis City	8.4%	8.4%	6.6%	9.5%
Clayton	5.1%	5.3%	12.3%	9.4%
Olive-270/ Westport	10.5%	10.9%	14.2%	14.9%
West County	6.6%	8.6%	9.3%	9.9%
South County	22.3%	19.8%	9.4%	8.9%
North County	15.5%	16.2%	35.7%	36.0%
St. Charles	8.7%	8.7%	19.0%	18.7%
Illinois	17.8%	20.8%	13.4%	13.2%

CBD

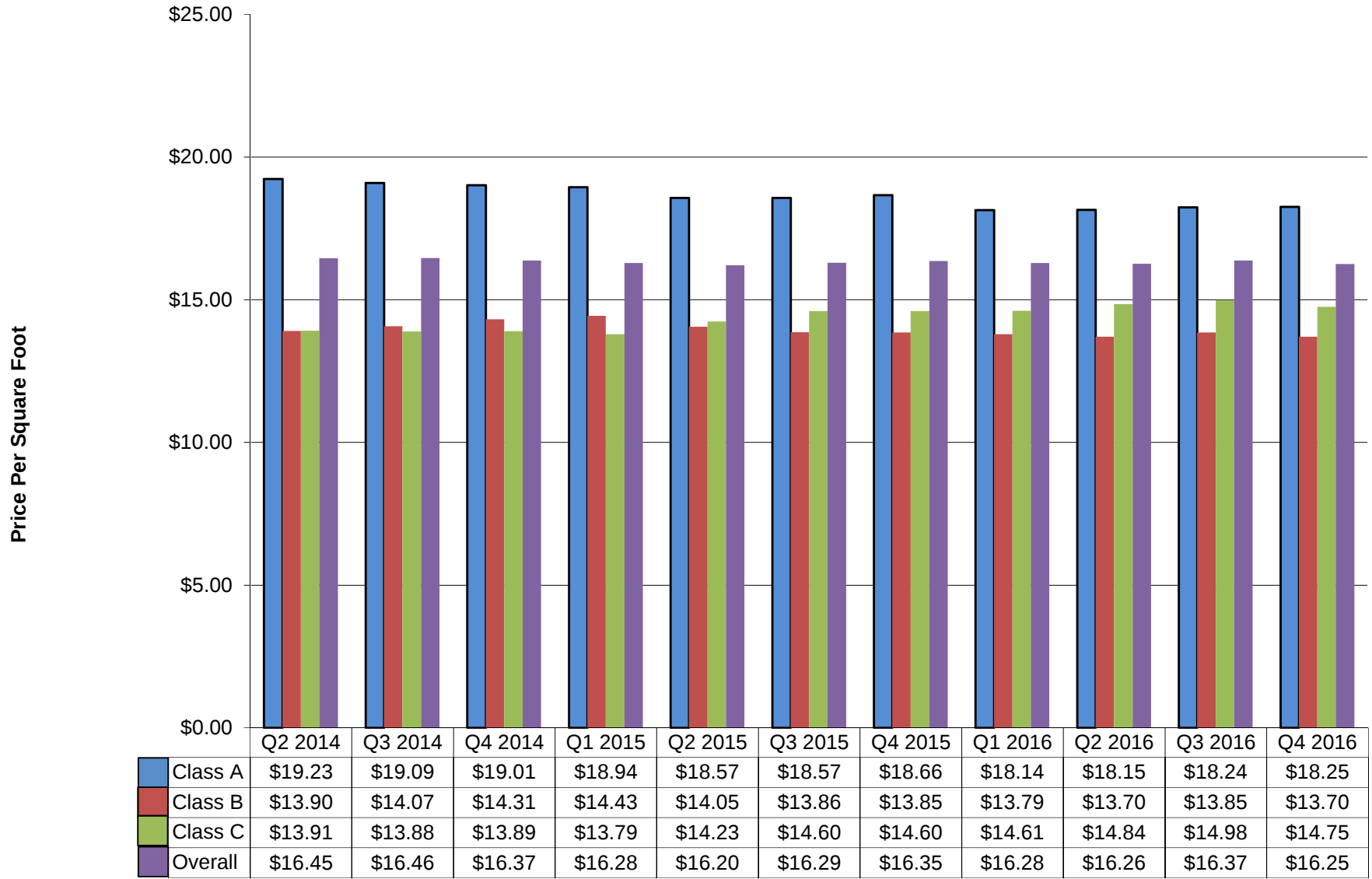
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	16.2%	16.3%	14.7%	16.0%	15.1%	15.3%	15.6%	15.8%	16.0%	15.2%	14.2%	-1.0%
Class B	22.5%	22.2%	21.5%	24.1%	21.3%	22.0%	20.5%	20.1%	19.9%	20.9%	19.6%	-1.3%
Class C	16.3%	16.3%	16.3%	15.9%	16.4%	16.3%	16.6%	18.2%	14.3%	13.3%	13.3%	0.0%
Overall	18.0%	18.0%	16.9%	18.3%	17.1%	17.4%	17.2%	17.5%	16.9%	16.5%	15.6%	-0.9%

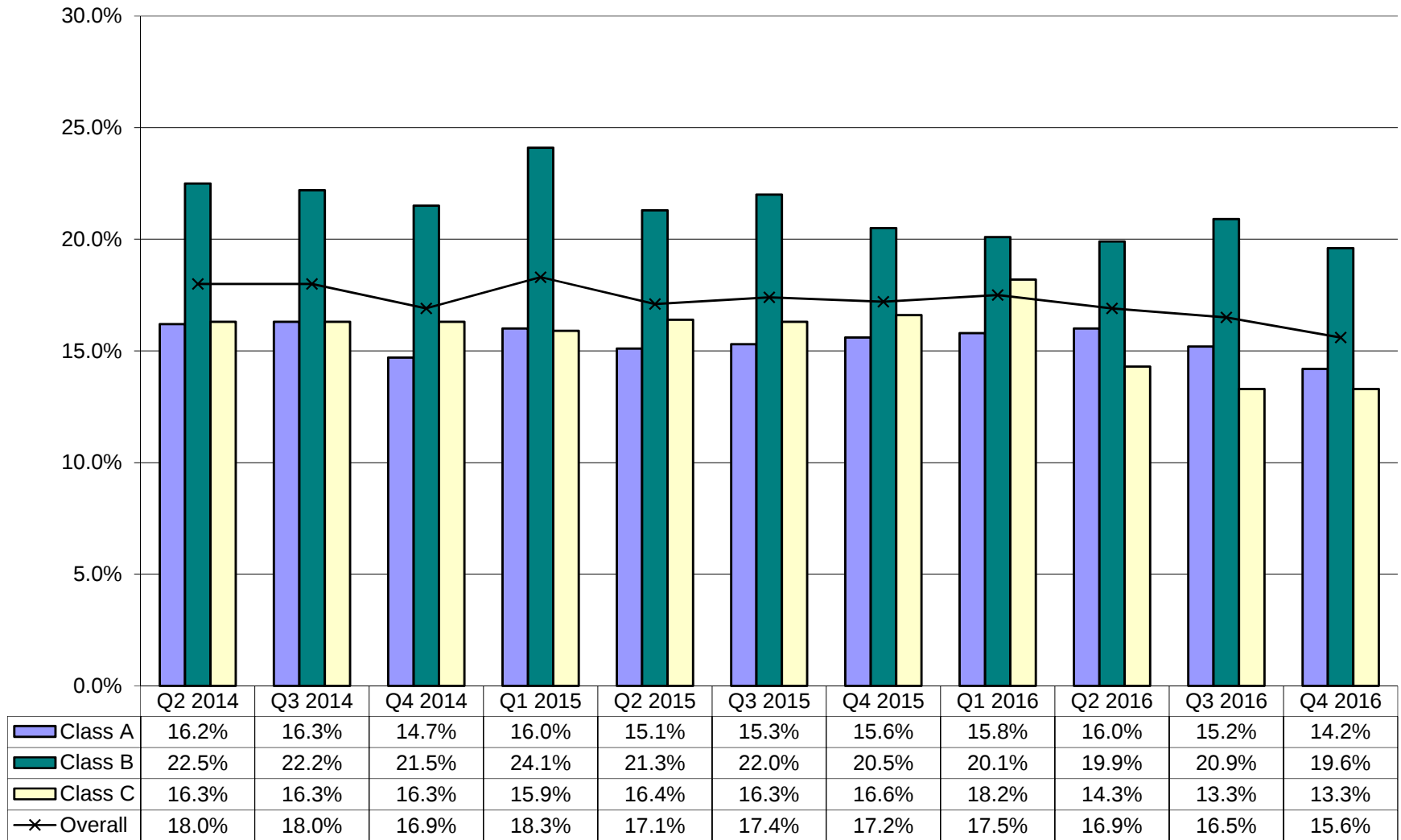
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	77,776	(8,955)	124,106	(99,603)	67,982	(16,698)	(21,984)	(16,569)	(13,085)	64,342	80,471	16,129
Class B	23,935	10,160	31,653	(109,245)	117,505	(29,823)	63,928	14,658	7,408	(41,203)	55,643	96,846
Class C	1,866	331	0	8,901	(12,250)	1,943	(6,057)	(39,000)	92,000	25,160	790	(24,370)
Overall	103,577	1,536	155,759	(199,947)	173,237	(44,578)	35,887	(40,911)	86,323	48,299	136,904	88,605

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$19.23	\$19.09	\$19.01	\$18.94	\$18.57	\$18.57	\$18.66	\$18.14	\$18.15	\$18.24	\$18.25	\$0.01
Class B	\$13.90	\$14.07	\$14.31	\$14.43	\$14.05	\$13.86	\$13.85	\$13.79	\$13.70	\$13.85	\$13.70	-\$0.15
Class C	\$13.91	\$13.88	\$13.89	\$13.79	\$14.23	\$14.60	\$14.60	\$14.61	\$14.84	\$14.98	\$14.75	-\$0.23
Overall	\$16.45	\$16.46	\$16.37	\$16.28	\$16.20	\$16.29	\$16.35	\$16.28	\$16.26	\$16.37	\$16.25	-\$0.12

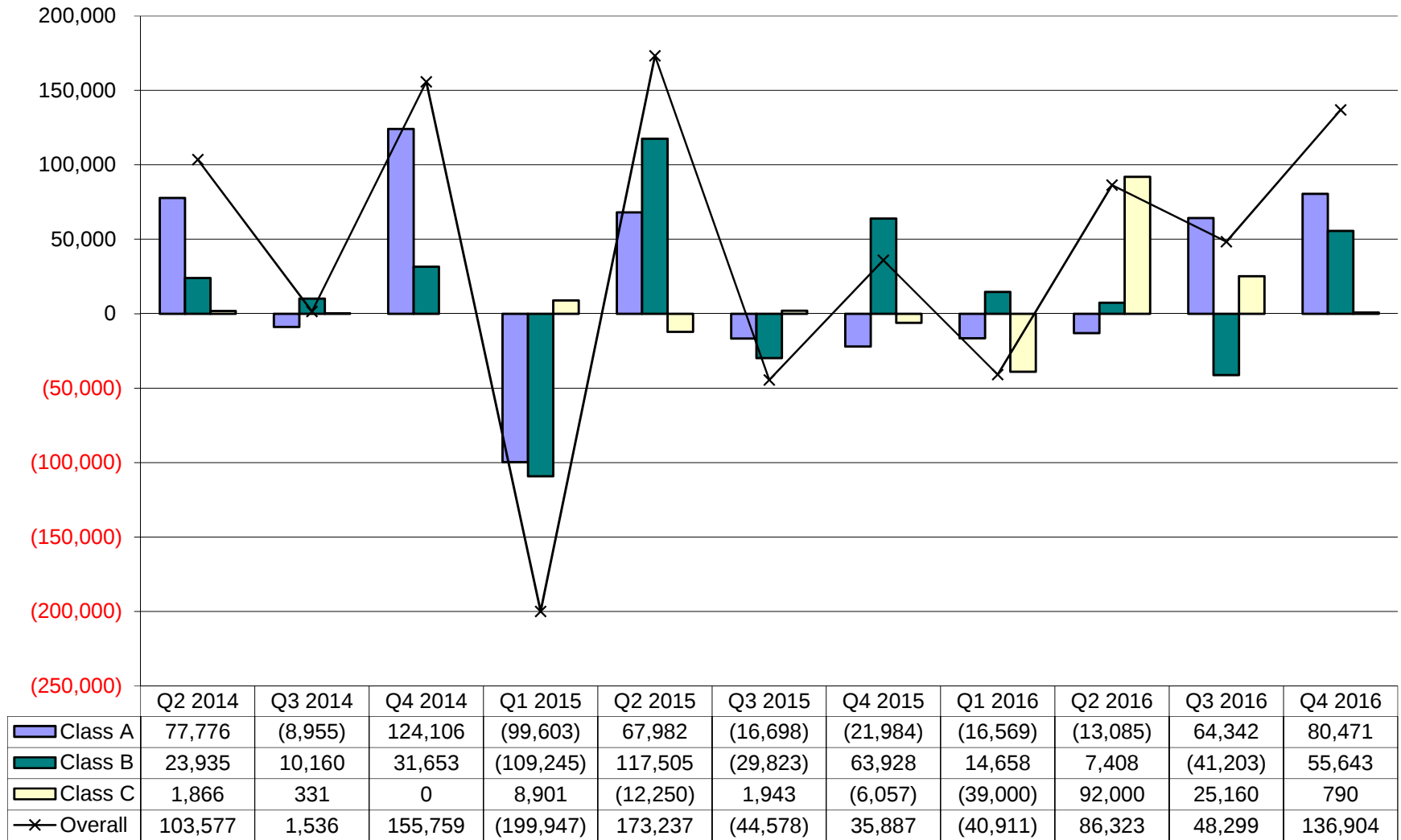
Average Asking Rates CBD Submarket



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	33,377	12.8%	33,377	12.8%	38,800	33,800	0	19,748	\$21.00/fs
505 N 7th St	658,000	55,653	8.5%	55,653	8.5%	55,653	55,653	0	62,630	\$18.50/fs
415 S 18TH St	67,784	23,377	34.5%	23,377	34.5%	45,545	45,545	0	31,441	\$16.25/fs
100 N Broadway	510,202	139,290	27.3%	139,290	27.3%	139,290	139,290	0	43,433	\$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	197,218	16.8%	197,218	16.8%	230,710	230,710	0	45,707	\$21.00/fs
500 N Broadway	285,211	11,770	4.1%	11,770	4.1%	11,770	11,770	0	3,974	\$17.75/fs
10 S Broadway	430,373	17,000	4.0%	17,000	4.0%	44,250	44,250	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	8,838	7.4%	8,838	7.4%	35,151	35,151	0	26,313	\$22.00/fs
701 Market St	442,080	66,940	15.1%	66,940	15.1%	99,808	99,808	0	29,472	\$22.00/fs
800 Market St	749,857	39,589	5.3%	78,692	10.5%	145,798	106,695	39,103	61,148	\$19.58/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	\$22.00/fs
1-99 S Memorial Dr	213,228	24,511	11.5%	24,511	11.5%	27,187	27,187	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%	9,440	6.4%	9,440	0	9,440	9,440	\$21.50/nnn
210 N Tucker Blvd	400,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/nnn
710 N Tucker Blvd	626,760	122,600	19.6%	122,600	19.6%	165,339	165,339	0	70,000	\$12.00/mg
600-634 Washington Ave	385,000	103,579	26.9%	103,579	26.9%	103,579	103,579	0	92,874	\$18.75/fs
Total (21 Bldgs)	7,997,343	1,162,514	14.5%	1,211,057	15.1%	1,523,816	1,470,273	48,543	123,550	\$18.25/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	5,908	5.6%	5,908	5.6%	5,908	5,908	0	3,000	\$15.00/fs
612 N 2nd St	48,000	16,000	33.3%	16,000	33.3%	16,000	16,000	0	16,000	\$12.96/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%	30,346	30,346	0	11,134	\$14.00/fs
708-710 N 2nd St	40,000	2,992	7.5%	2,992	7.5%	2,992	2,992	0	1,792	\$10.00/mg
712 N 2nd St	20,000	5,221	26.1%	5,221	26.1%	11,685	11,685	0	4,500	\$12.56/mg
801-805 N 2nd St	40,000	0	0.0%	0	0.0%	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	\$14.00/fs
220 N 4th St	52,000	7,381	14.2%	7,381	14.2%	23,381	23,381	0	16,000	\$12.00/fs
319 N 4th St	104,000	38,545	37.1%	38,545	37.1%	39,420	39,420	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%	8,064	8,064	0	8,064	\$10.00/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%	0	0	0	0	\$17.95/fs
308 N 21st St	45,755	6,880	15.0%	6,880	15.0%	11,633	11,633	0	4,753	\$15.73/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	27,850	6.6%	27,850	6.6%	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	111,332	34.6%	111,332	34.6%	144,359	144,359	0	46,813	\$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	\$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	16,370	39.2%	16,370	39.2%	41,734	41,734	0	17,364	-
515-521 Olive St	226,200	53,959	23.9%	53,959	23.9%	53,959	53,959	0	12,648	\$14.33/fs
720 Olive St	457,900	92,994	20.3%	92,994	20.3%	123,212	123,212	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
1000 Olive St	22,240	1,950	8.8%	1,950	8.8%	1,950	1,950	0	1,950	\$13.00/fs
1004-1006 Olive St	37,329	3,072	8.2%	3,072	8.2%	9,718	9,718	0	3,110	\$12.00/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	\$12.50/mg
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	6,571	11.4%	6,571	11.4%	9,422	6,571	2,851	6,571	\$14.96/fs
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	\$15.50/fs
505 Washington Ave	56,800	0	0.0%	0	0.0%	0	0	0	0	\$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%	7,149	7,149	0	4,118	\$17.50/fs
1409 Washington Ave	34,234	0	0.0%	0	0.0%	2,144	1,800	0	1,800	\$17.60/mg

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)	4,200,622	841,697	20.0%	841,697	20.0%	1,122,806	1,111,843	10,619	110,060	\$13.70/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	-
209 N 4th St	20,000	4,400	22.0%	4,400	22.0%	4,400	4,400	0	4,400	\$12.88/nnn
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	30,000	10,000	33.3%	10,000	33.3%	20,000	20,000	0	20,000	\$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	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	-
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	13,270	23.3%	13,270	23.3%	25,244	25,244	0	13,270	\$13.75/nnn
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	\$11.00/fs
1017 Olive St	120,000	20,000	16.7%	20,000	16.7%	20,000	20,000	0	20,000	\$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%	0	0	0	0	-
10 N Tucker Blvd	190,582	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	0	0.0%	0	0.0%	0	0	0	0	-
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%	2,972	2,972	0	1,700	\$14.00/fs
Total (30 Bldgs)	2,377,414	315,036	13.3%	315,036	13.3%	365,234	365,234	0	72,000	\$14.75/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)	14,575,379	2,319,247	15.9%	2,367,790	16.2%	3,011,856	2,947,350	59,162	123,550	\$16.25/fs

St. Louis City

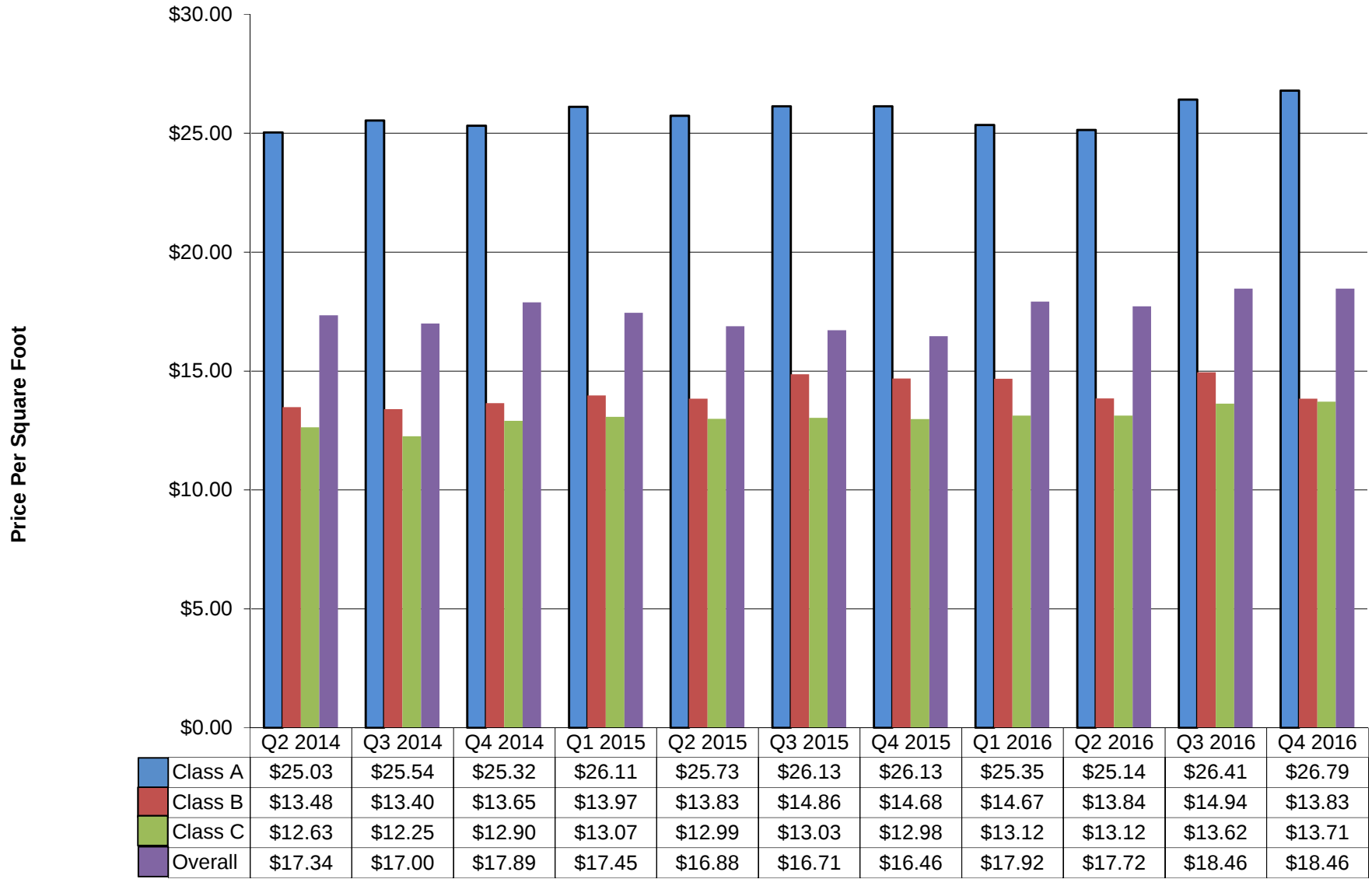
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	14.6%	10.3%	8.1%	8.6%	9.7%	8.5%	8.5%	10.5%	9.9%	8.4%	8.4%	0.0%
Class B	12.2%	12.7%	8.4%	8.6%	8.5%	8.8%	8.4%	8.3%	9.0%	9.5%	6.6%	-2.9%
Class C	17.2%	17.6%	18.0%	18.1%	15.7%	15.7%	14.8%	14.8%	14.8%	8.8%	6.2%	-2.6%
Overall	14.6%	13.2%	11.0%	11.3%	11.0%	10.6%	10.3%	11.0%	11.0%	8.9%	7.2%	-1.7%

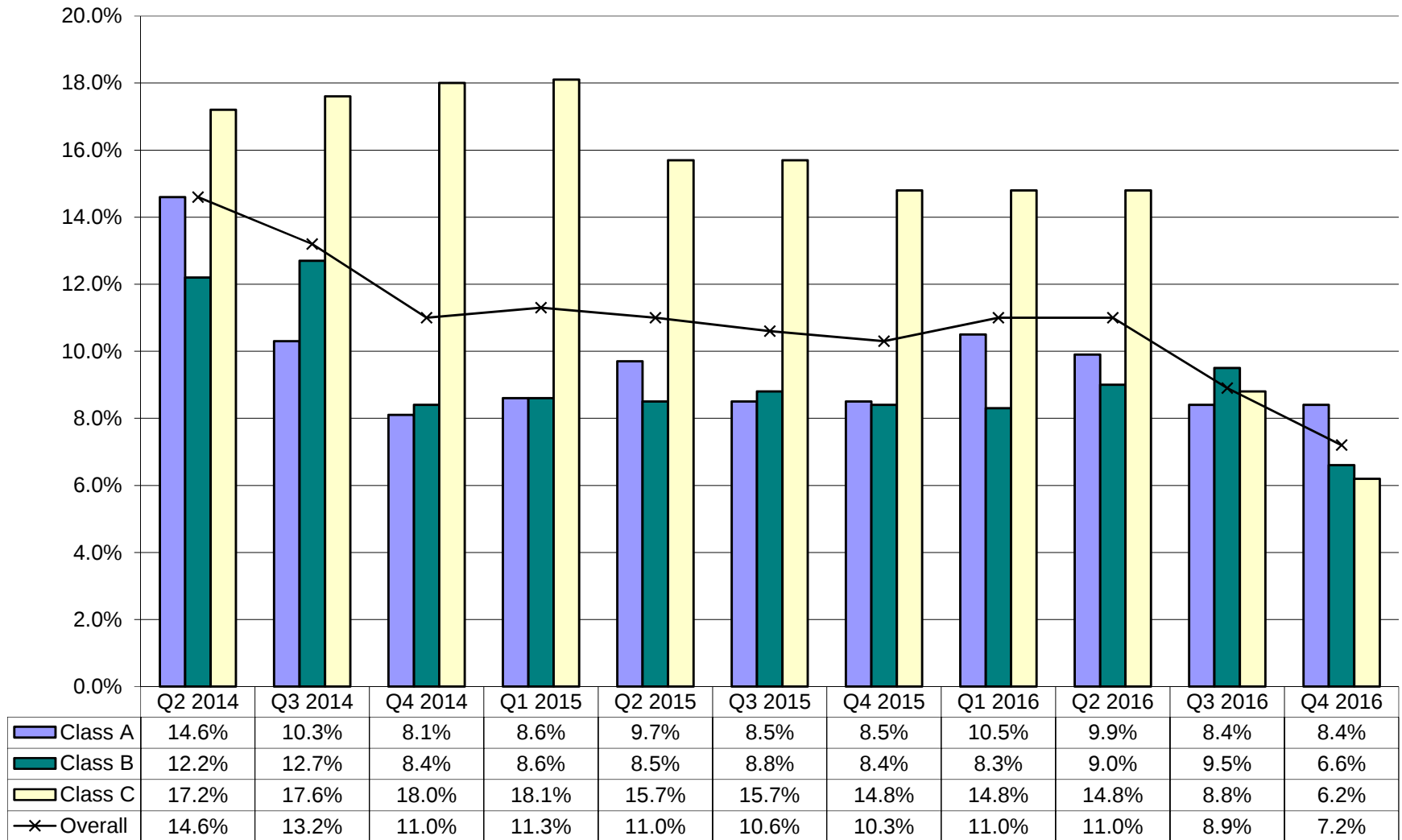
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	7,500	36,000	18,423	(4,652)	(8,709)	10,193	0	(16,678)	5,057	66,627	0	(66,627)
Class B	(3,411)	(3,036)	30,447	(1,400)	821	(2,031)	29,151	1,354	(5,195)	(3,615)	21,016	24,631
Class C	1,091	(2,293)	(2,901)	(200)	14,723	(315)	5,654	30	200	36,896	16,600	(20,296)
Overall	5,180	30,671	45,969	(6,252)	6,835	7,847	34,805	(15,294)	62	99,908	37,616	(62,292)

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$25.03	\$25.54	\$25.32	\$26.11	\$25.73	\$26.13	\$26.13	\$25.35	\$25.14	\$26.41	\$26.79	\$0.38
Class B	\$13.48	\$13.40	\$13.65	\$13.97	\$13.83	\$14.86	\$14.68	\$14.67	\$13.84	\$14.94	\$13.83	-\$1.11
Class C	\$12.63	\$12.25	\$12.90	\$13.07	\$12.99	\$13.03	\$12.98	\$13.12	\$13.12	\$13.62	\$13.71	\$0.09
Overall	\$17.34	\$17.00	\$17.89	\$17.45	\$16.88	\$16.71	\$16.46	\$17.92	\$17.72	\$18.46	\$18.46	\$0.00

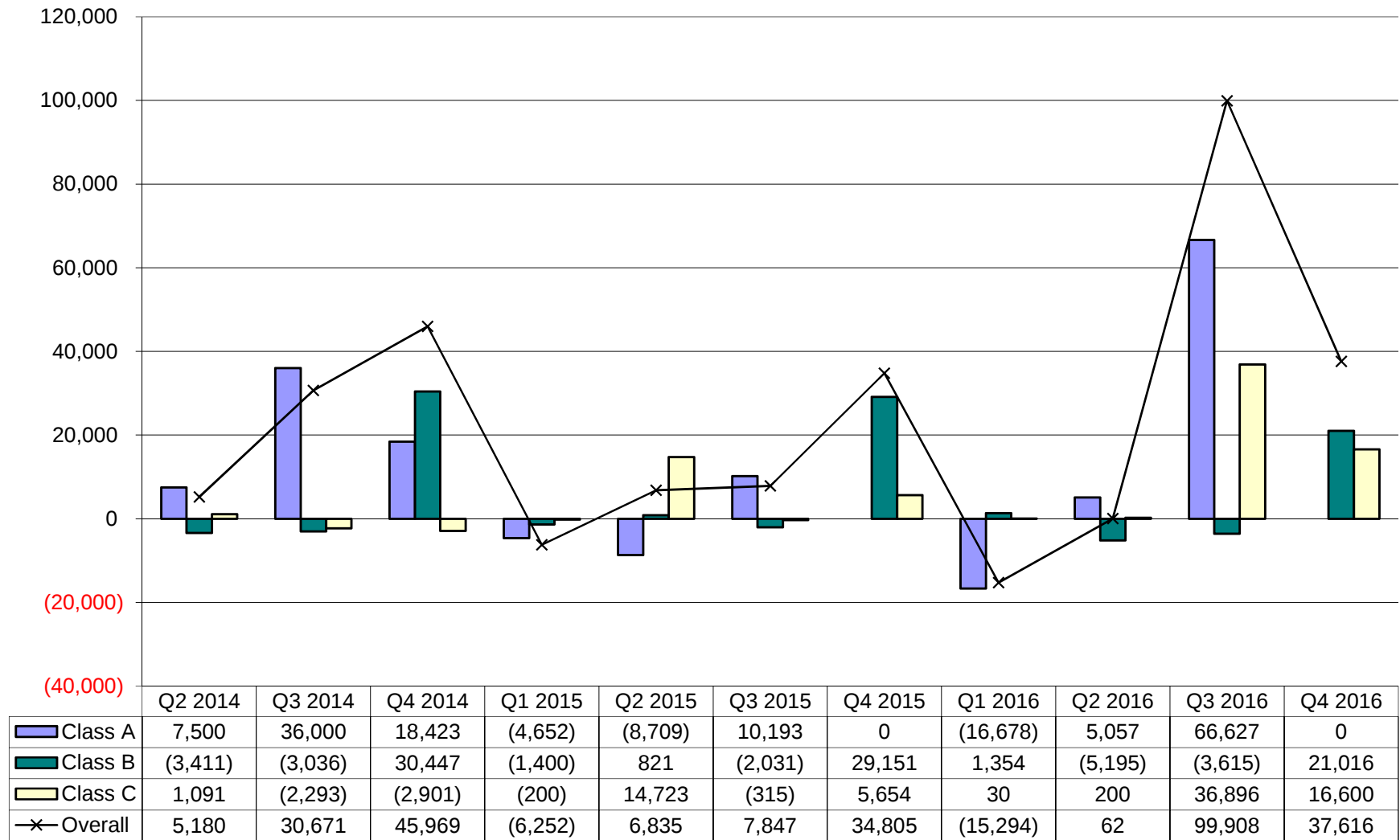
Average Asking Rates St. Louis City Submarket



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	3,038	1.5%	3,038	1.5%	3,038	3,038	0	3,038	\$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
4260 Forest Park Ave	60,000	2,574	4.3%	2,574	4.3%	2,574	2,574	0	2,574	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	146,000	17,350	11.9%	17,350	11.9%	17,350	17,350	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	61,308	13,500	22.0%	13,500	22.0%	13,500	13,500	0	13,500	\$24.00/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 (8 Bldgs)	888,125	41,022	4.6%	75,022	8.4%	80,022	41,022	39,000	34,000	\$26.79/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	17,950	25.1%	17,950	25.1%	32,539	32,539	0	26,066	-
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	27,679	12.5%	27,679	12.5%	27,679	27,679	0	10,297	\$13.75/fs
5243 Shaw Ave	76,751	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
501-523 N Taylor Ave	30,000	3,400	11.3%	3,400	11.3%	3,400	3,400	0	2,500	\$15.00/mg
3830 Washington Ave	43,000	0	0.0%	0	0.0%	0	0	0	0	-
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	-
Total (12 Bldgs)	740,764	49,029	6.6%	49,029	6.6%	63,618	63,618	0	26,066	\$13.83/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	\$12.00/nnn
1120 S 6th St	60,000	27,250	45.4%	27,250	45.4%	38,250	38,250	0	22,000	\$14.00/fs
1 Campbell Plz	89,853	5,018	5.6%	5,018	5.6%	9,586	9,586	0	4,568	\$14.00/+clea
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	22,500	22,500	0	45,000	\$12.75/fs
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	1,900	1,400	0	800	\$20.35/mg
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%	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	2,000	5.0%	2,000	5.0%	6,000	6,000	0	4,000	\$10.95/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
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	\$7.27/nnn
Total (18 Bldgs)	620,794	38,288	6.2%	38,288	6.2%	89,941	89,441	0	45,000	\$13.71/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
(38 Bldgs)	2,249,683	128,339	5.7%	162,339	7.2%	233,581	194,081	39,000	45,000	\$18.46/fs

Clayton

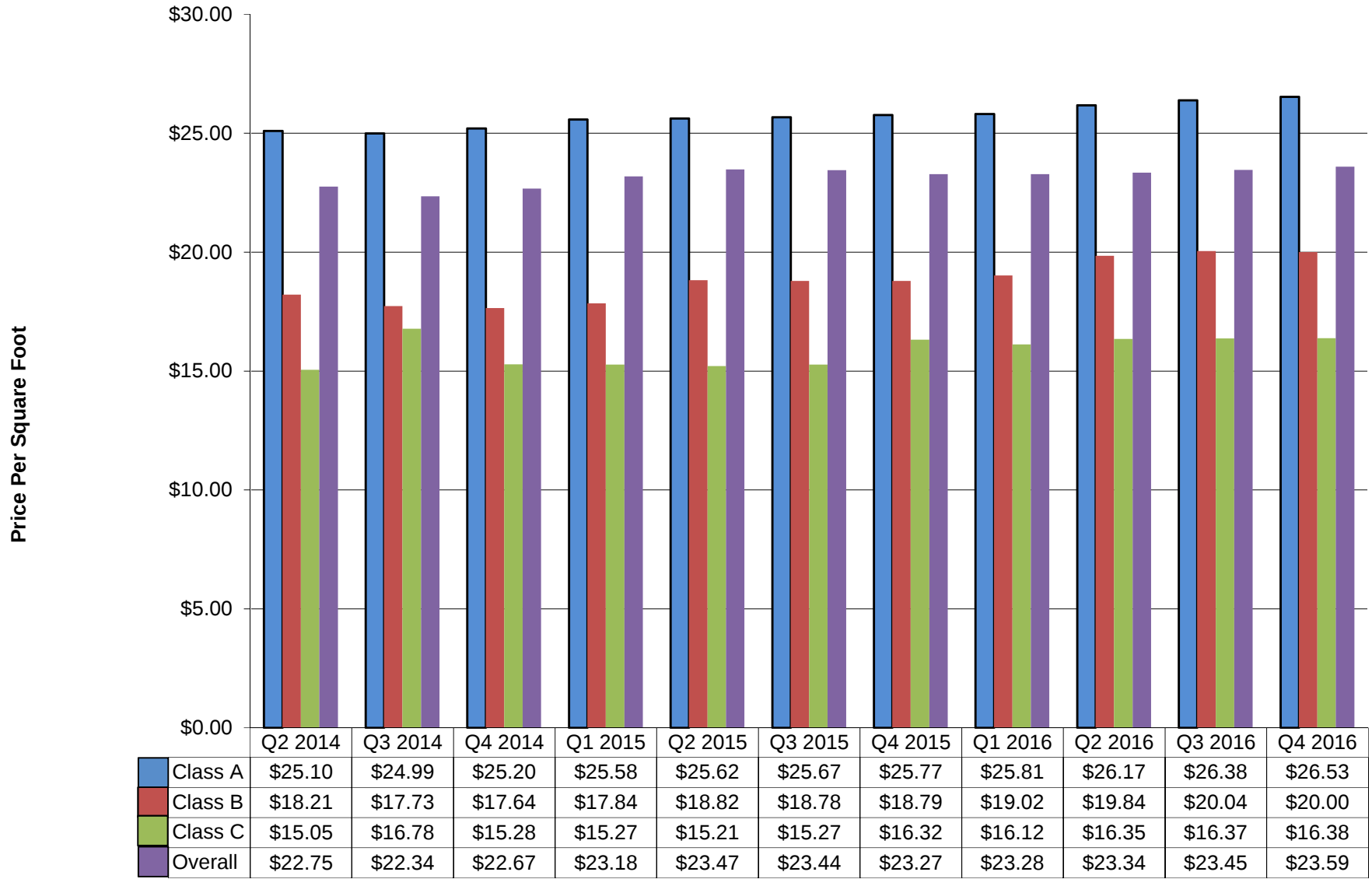
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	10.9%	10.7%	8.9%	9.9%	8.2%	7.5%	6.5%	6.0%	5.1%	5.3%	5.1%	-0.2%
Class B	12.7%	12.2%	10.5%	9.0%	9.0%	9.5%	10.3%	9.6%	8.6%	9.4%	12.3%	2.9%
Class C	13.0%	12.9%	13.3%	12.9%	13.0%	11.4%	11.1%	10.8%	11.0%	10.9%	11.8%	0.9%
Overall	11.4%	11.2%	9.6%	9.9%	8.7%	8.2%	7.6%	7.1%	6.2%	6.6%	7.1%	0.5%

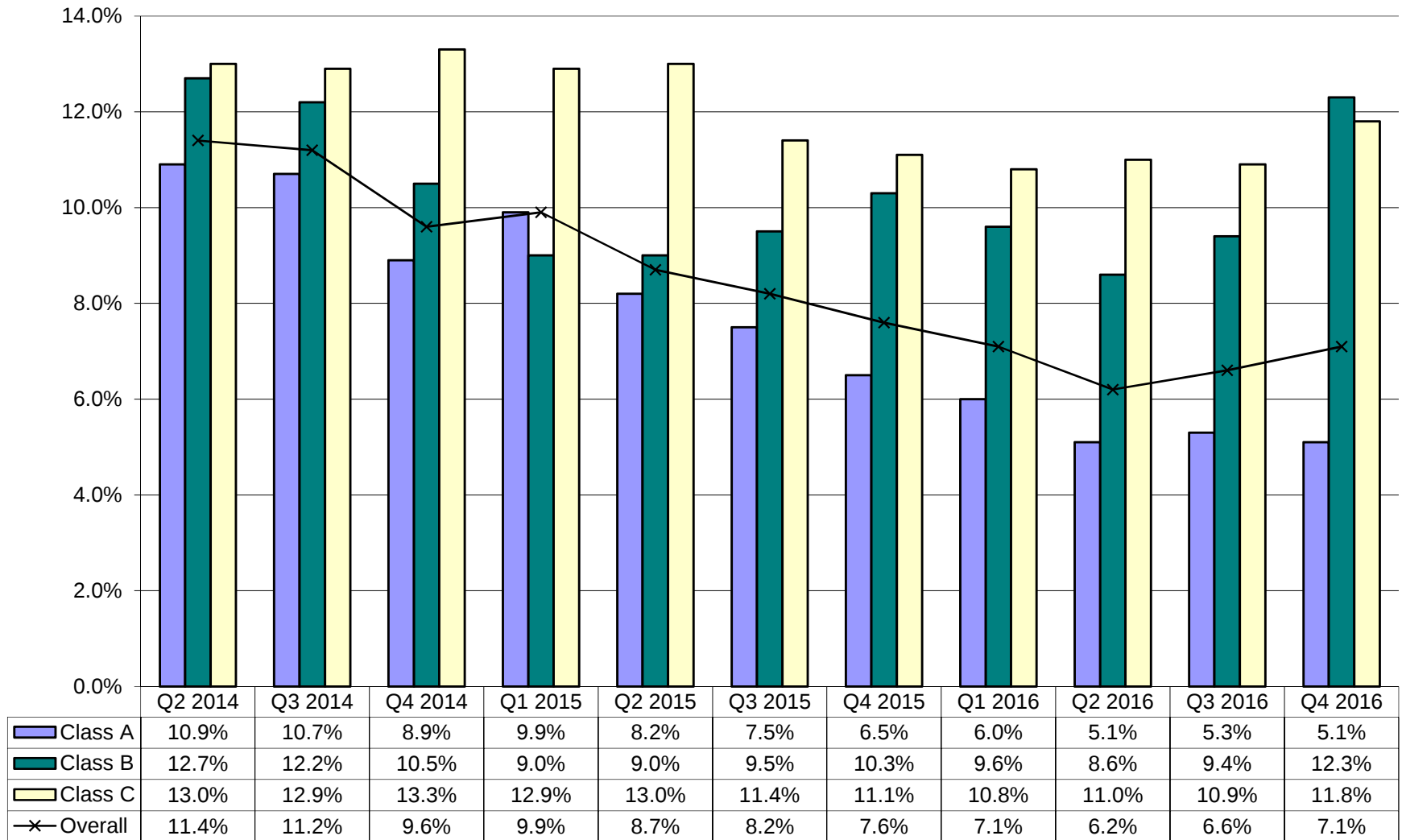
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	42,449	9,670	95,452	(52,188)	89,689	36,557	54,918	26,630	49,246	(12,136)	10,540	22,676
Class B	8,918	8,219	26,799	24,936	331	(8,694)	(12,320)	10,040	16,701	(13,291)	(46,729)	(33,438)
Class C	(3,915)	473	(2,067)	2,102	(645)	8,002	1,529	1,330	(900)	405	(4,195)	(4,600)
Overall	47,452	18,362	120,184	(25,150)	89,375	35,865	44,127	38,000	65,047	(25,022)	(40,384)	(15,362)

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$25.10	\$24.99	\$25.20	\$25.58	\$25.62	\$25.67	\$25.77	\$25.81	\$26.17	\$26.38	\$26.53	\$0.15
Class B	\$18.21	\$17.73	\$17.64	\$17.84	\$18.82	\$18.78	\$18.79	\$19.02	\$19.84	\$20.04	\$20.00	-\$0.04
Class C	\$15.05	\$16.78	\$15.28	\$15.27	\$15.21	\$15.27	\$16.32	\$16.12	\$16.35	\$16.37	\$16.38	\$0.01
Overall	\$22.75	\$22.34	\$22.67	\$23.18	\$23.47	\$23.44	\$23.27	\$23.28	\$23.34	\$23.45	\$23.59	\$0.14

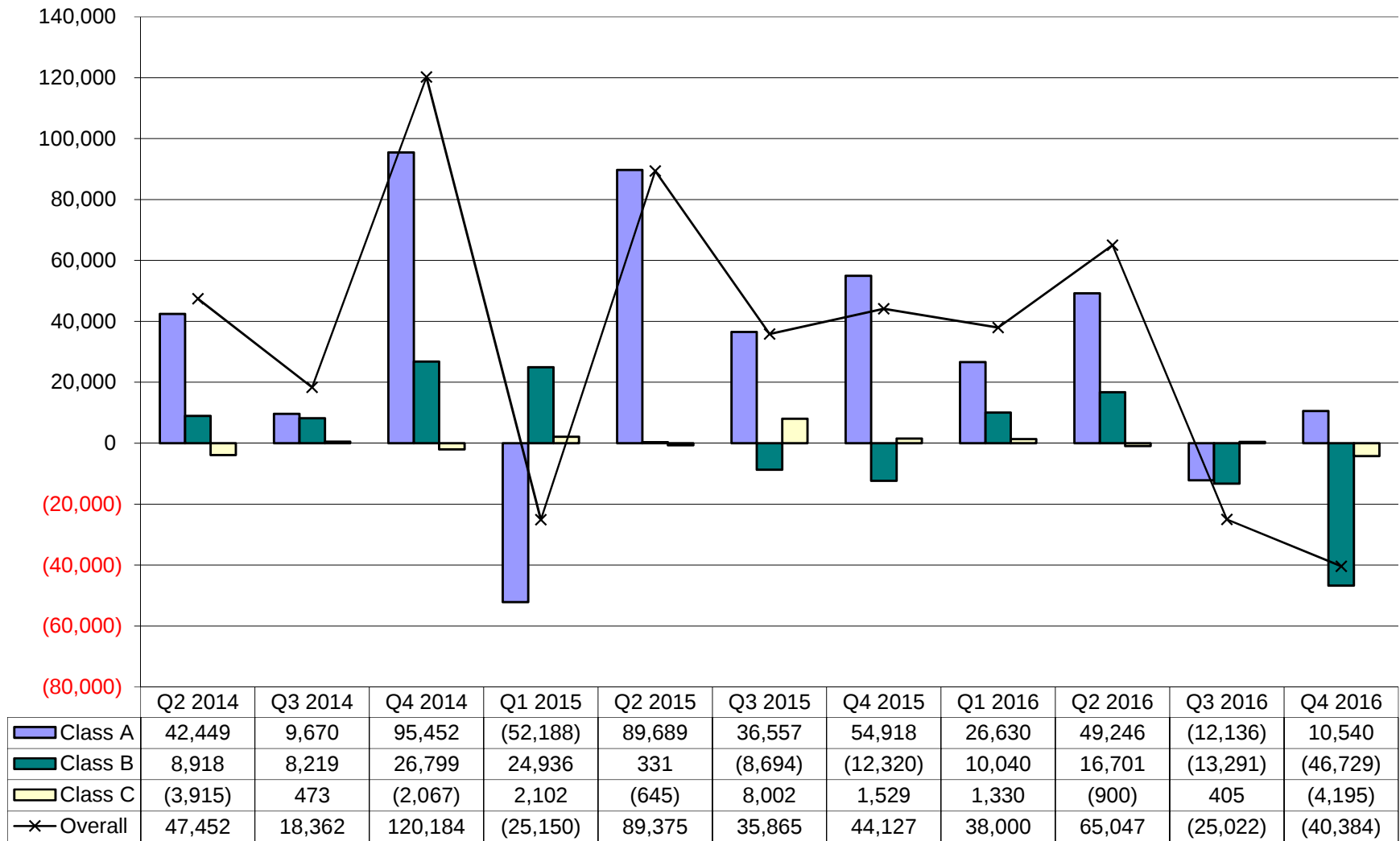
Average Asking Rates Clayton Submarket



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	7,501	4.3%	7,501	4.3%	12,910	12,655	0	5,154	\$26.00/fs
7700 Bonhomme Ave	101,327	7,311	7.2%	7,311	7.2%	7,311	7,311	0	3,746	\$26.50/fs
7777 Bonhomme Ave	197,311	51,046	25.9%	51,046	25.9%	72,619	67,619	0	12,322	\$25.50/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	33,907	12.9%	33,907	12.9%	33,907	33,907	0	4,381	\$24.59/mg
1401 S Brentwood Blvd	175,000	14,998	8.6%	14,998	8.6%	30,266	21,513	8,753	9,145	\$26.20/fs
1600 S Brentwood Blvd	105,000	5,765	5.5%	5,765	5.5%	9,426	5,765	3,661	4,469	\$22.74/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%	2,772	2,772	0	2,772	\$33.00/fs
120 S Central Ave	300,500	34,901	11.6%	34,901	11.6%	54,247	54,247	0	12,212	\$25.00/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	13,479	6.2%	13,479	6.2%	24,068	24,068	0	10,589	\$27.95/fs
7733 Forsyth Blvd	360,129	48,206	13.4%	48,206	13.4%	26,426	18,380	3,046	15,192	\$28.00/fs
7800 Forsyth Blvd	108,000	2,814	2.6%	2,814	2.6%	6,564	6,564	0	3,750	\$26.50/fs
7911 Forsyth Blvd	57,543	2,720	4.7%	2,720	4.7%	2,720	2,720	0	5,440	\$25.50/fs
8235 Forsyth Blvd	217,564	5,961	2.7%	5,961	2.7%	52,871	38,456	14,415	14,415	\$29.21/fs
101 S Hanley Rd	361,000	15,615	4.3%	15,615	4.3%	12,829	12,829	0	6,327	\$28.00/fs
1405 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	15,398	7.7%	18,178	9.1%	26,986	24,206	2,780	6,321	\$26.00/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	1,426	1,426	0	1,426	\$29.50/fs
8182 Maryland Ave	256,983	6,300	2.5%	6,300	2.5%	6,300	6,300	0	6,300	\$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	\$23.51/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)	5,278,405	298,269	5.7%	301,049	5.7%	422,807	376,711	35,841	15,192	\$26.53/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	7,994	10.3%	7,994	10.3%	17,139	17,139	0	5,121	\$20.40/fs
230 S Bemiston Ave	99,190	7,208	7.3%	7,208	7.3%	7,208	7,208	0	5,625	\$19.44/fs
7711 Bonhomme Ave	82,473	5,671	6.9%	5,671	6.9%	6,655	6,655	0	2,913	\$24.00/fs
1750 S Brentwood Blvd	74,568	5,009	6.7%	6,769	9.1%	10,967	9,207	1,760	2,263	\$18.00/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	2,360	2,360	0	2,360	\$19.00/mg
7710 Carondelet Ave	52,350	1,057	2.0%	1,057	2.0%	13,406	13,406	0	10,470	\$18.50/fs
7730 Carondelet Ave	37,120	1,834	4.9%	1,834	4.9%	4,650	4,650	0	5,063	\$17.06/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
7751 Carondelet Ave	49,505	5,988	12.1%	5,988	12.1%	10,602	10,602	0	2,008	\$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	14,480	11.3%	14,480	11.3%	19,917	15,064	4,853	6,103	\$20.61/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	8,800	8,800	0	8,800	-
7930 Clayton Rd	100,000	80,509	80.5%	80,509	80.5%	0	0	0	0	\$22.00/fs
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	-
6801 Delmar Blvd	27,973	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	21,446	19.4%	21,446	19.4%	21,446	21,446	0	4,372	\$16.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	11,200	32.0%	11,200	32.0%	11,200	11,200	0	11,200	\$13.95/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	0	0.0%	0	0.0%	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	\$23.00/fs
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	5,557	5,557	0	5,557	-
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	4,012	7.9%	4,012	7.9%	4,012	4,012	0	4,012	-
222 S Meramec Ave	20,838	12,546	60.2%	12,546	60.2%	13,591	13,591	0	9,099	\$20.00/fs
225 S Meramec Ave	34,024	4,555	13.4%	4,555	13.4%	16,297	16,297	0	2,726	\$17.04/fs
235 S Meramec Ave	50,071	0	0.0%	0	0.0%	0	0	0	0	-
Total (31 Bldgs)	1,621,310	196,359	12.1%	198,119	12.2%	231,267	224,654	6,613	24,658	\$20.00/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	8,492	23.1%	8,492	23.1%	8,492	8,492	0	1,697	\$18.00/fs
30-34 N Brentwood Blvd	34,200	5,885	17.2%	5,885	17.2%	6,453	6,453	0	4,147	\$15.43/fs
2500-2518 S Brentwood Blvd	63,008	5,072	8.0%	5,072	8.0%	5,072	5,072	0	1,330	\$14.00/mg
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	15,000	68.2%	15,000	68.2%	20,000	20,000	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	0	0.0%	0	0.0%	0	0	0	0	\$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%	0	0	0	0	\$19.00/fs
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%	2,312	2,312	0	2,312	\$18.50/mg
Total (13 Bldgs)	491,862	57,479	11.7%	57,479	11.7%	65,359	65,359	0	10,000	\$16.38/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)	7,391,577	552,107	7.5%	556,647	7.5%	719,433	666,724	42,454	24,658	\$23.59/fs

Olive-270/Westport

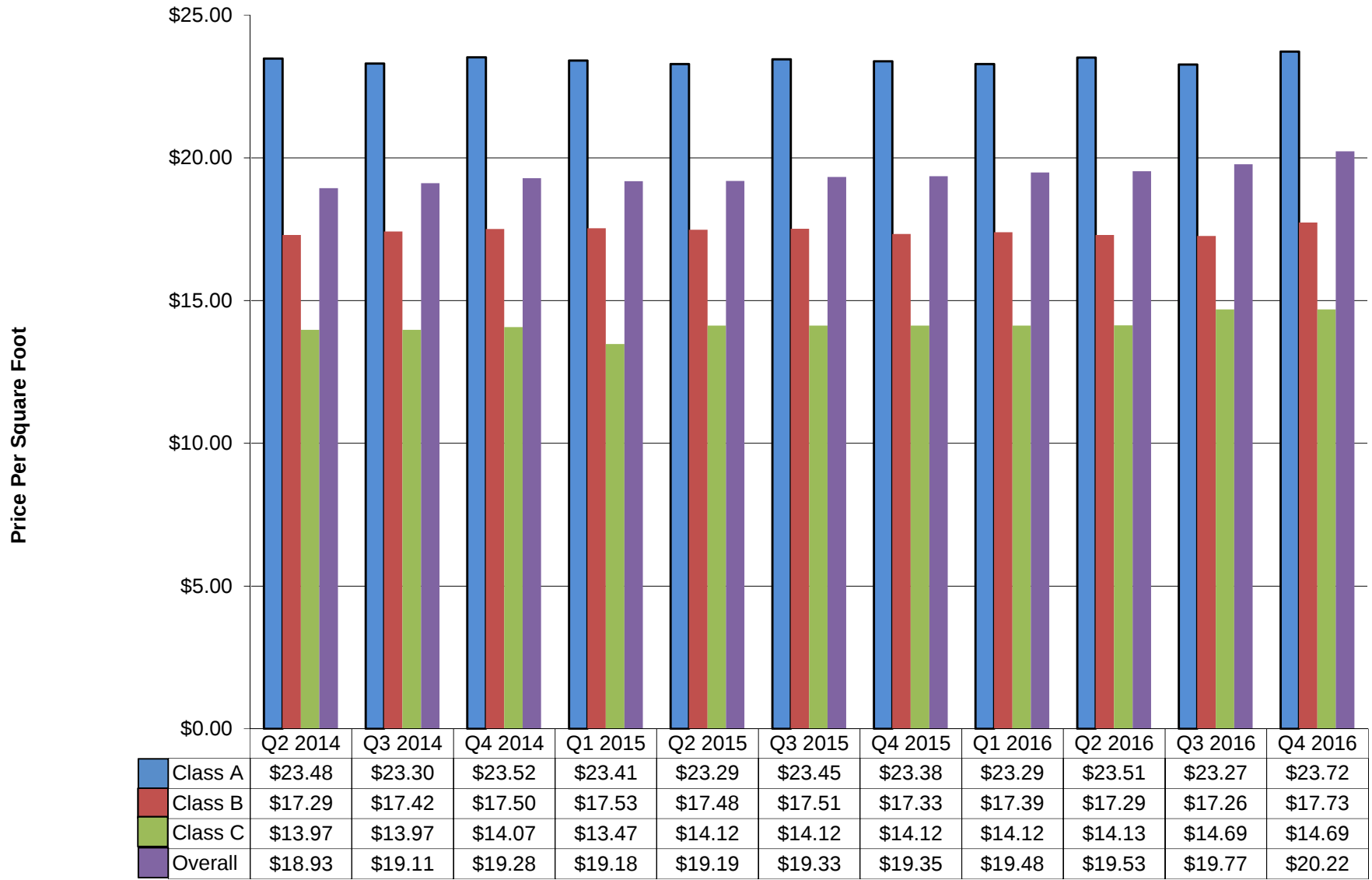
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	11.3%	11.8%	11.2%	11.3%	13.7%	12.1%	11.6%	11.2%	10.9%	10.9%	10.5%	-0.4%
Class B	23.3%	21.8%	22.2%	21.4%	20.3%	20.4%	19.2%	18.8%	15.8%	14.9%	14.2%	-0.7%
Class C	32.3%	31.6%	30.7%	30.6%	31.2%	31.1%	22.0%	20.7%	12.1%	12.2%	4.3%	-7.9%
Overall	18.4%	17.8%	17.7%	17.4%	17.9%	17.3%	16.0%	15.5%	13.4%	13.0%	12.0%	-1.0%

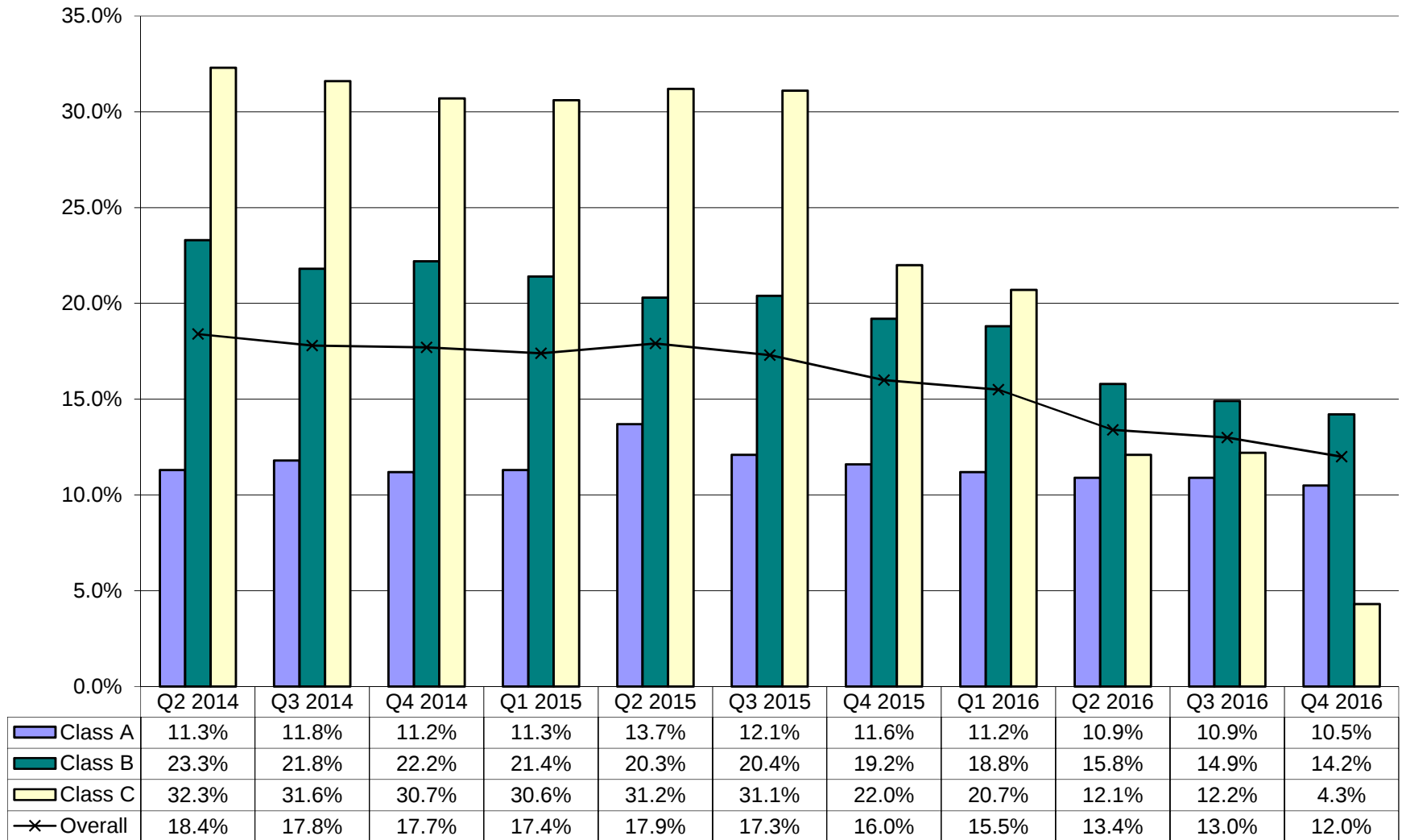
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	12,420	(14,491)	20,432	(4,356)	(80,853)	53,420	17,786	11,548	9,819	(117)	15,575	15,692
Class B	(1,500)	58,090	(18,324)	33,244	41,766	(5,759)	45,336	14,470	114,608	33,420	25,042	(8,378)
Class C	(70,011)	2,800	3,643	400	(2,530)	551	35,860	5,261	33,736	(200)	31,104	31,304
Overall	(59,091)	46,399	5,751	29,288	(41,617)	48,212	98,982	31,279	158,163	33,103	71,721	38,618

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$23.48	\$23.30	\$23.52	\$23.41	\$23.29	\$23.45	\$23.38	\$23.29	\$23.51	\$23.27	\$23.72	\$0.45
Class B	\$17.29	\$17.42	\$17.50	\$17.53	\$17.48	\$17.51	\$17.33	\$17.39	\$17.29	\$17.26	\$17.73	\$0.47
Class C	\$13.97	\$13.97	\$14.07	\$13.47	\$14.12	\$14.12	\$14.12	\$14.12	\$14.13	\$14.69	\$14.69	\$0.00
Overall	\$18.93	\$19.11	\$19.28	\$19.18	\$19.19	\$19.33	\$19.35	\$19.48	\$19.53	\$19.77	\$20.22	\$0.45

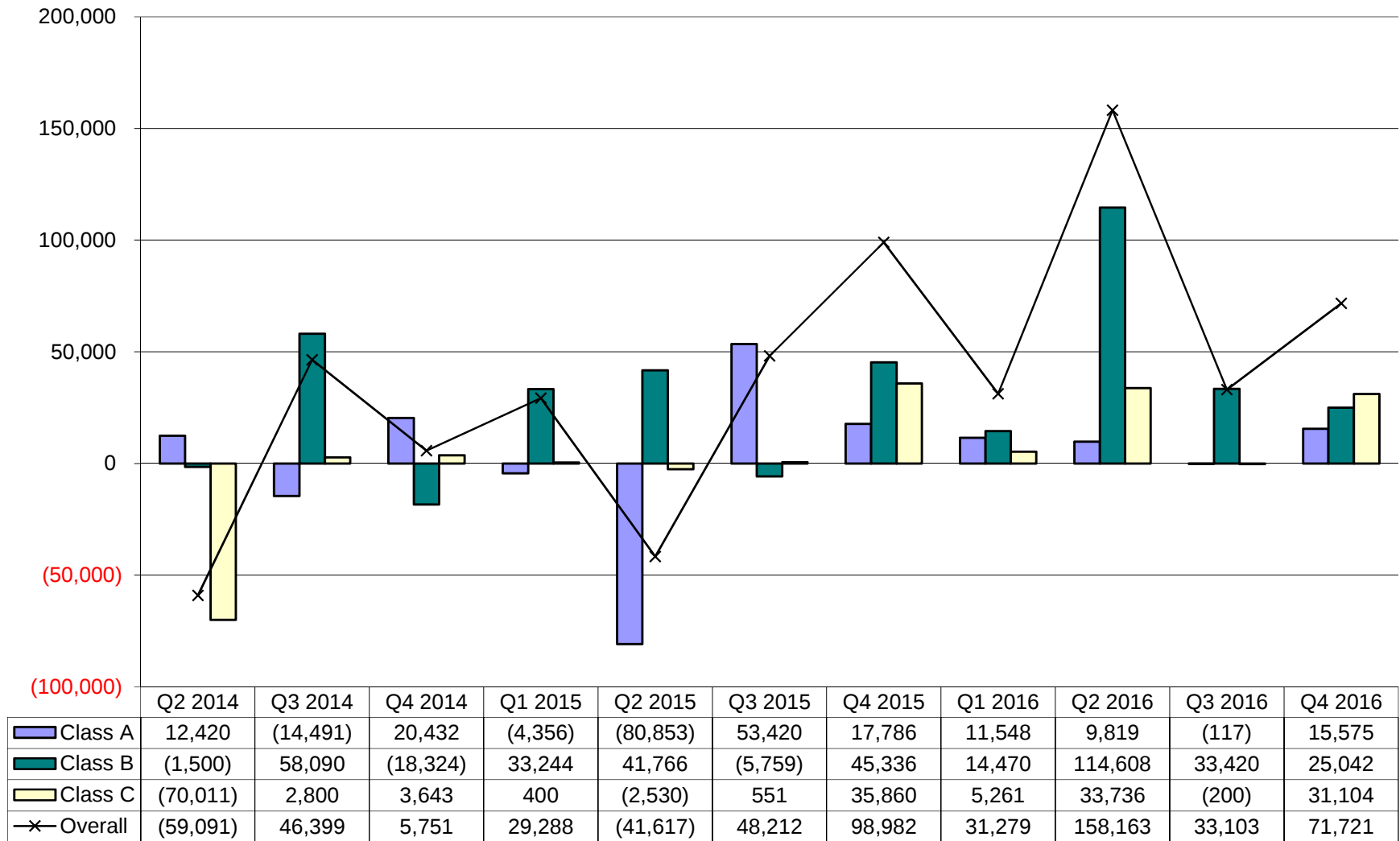
Average Asking Rates **Olive-270/Westport Submarket**



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	27,297	9.4%	27,297	9.4%	29,949	29,949	0	15,675	\$25.00/fs
2 CityPlace Dr	117,936	6,026	5.1%	6,026	5.1%	15,412	10,412	0	5,000	\$25.00/fs
3 CityPlace Dr	230,000	11,533	5.0%	11,533	5.0%	50,673	35,442	15,231	23,909	\$27.17/fs
4 CityPlace Dr	103,034	3,369	3.3%	3,369	3.3%	3,369	3,369	0	3,369	\$25.00/fs
6 Cityplace Dr	223,000	0	0.0%	0	0.0%	17,897	3,533	14,364	14,364	\$27.00/fs
600 Emerson Rd	118,322	3,287	2.8%	3,287	2.8%	33,643	24,068	9,575	16,584	\$23.07/fs
622 Emerson Rd	210,039	13,818	6.6%	13,818	6.6%	23,183	23,183	0	13,751	\$26.50/fs
701 Emerson Rd	107,265	2,253	2.1%	2,253	2.1%	2,253	2,253	0	1,272	\$24.00/mg
721 Emerson Rd	154,820	11,436	7.4%	11,436	7.4%	11,436	11,436	0	5,689	\$24.00/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	7,487	4.2%	7,487	4.2%	7,487	7,487	0	7,487	\$19.25/fs
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	\$19.25/fs
10330 Old Olive Street Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	\$19.75/fs
11410-11440 Olive Blvd	24,000	3,073	12.8%	3,073	12.8%	15,516	15,516	0	12,443	\$21.25/fs
12312 Olive Blvd	126,000	50,873	40.4%	50,873	40.4%	81,738	81,738	0	43,647	\$24.12/fs
12400 Olive Blvd	115,460	22,254	19.3%	22,254	19.3%	24,124	24,124	0	9,010	\$23.00/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	66,369	66,369	0	48,803	\$24.50/fs
12647 Olive Blvd	134,544	36,765	27.3%	36,765	27.3%	40,888	40,888	0	23,159	\$24.50/fs
12655 Olive Blvd	98,588	0	0.0%	0	0.0%	0	0	0	0	\$24.50/mg
1801 Park 270 Dr	152,353	0	0.0%	6,172	4.1%	6,172	0	6,172	6,172	\$18.50/fs
1807 Park 270 Dr	122,297	33,731	27.6%	33,731	27.6%	35,105	25,762	9,343	9,343	\$19.11/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	19,924	22.7%	19,924	22.7%	25,234	25,234	0	12,906	\$21.95/fs
77 Westport Plaza Dr	147,170	52,938	36.0%	52,938	36.0%	7,207	7,207	0	7,207	\$23.50/fs
111 Westport Plaza Dr	149,909	16,462	11.0%	21,335	14.2%	38,339	28,466	4,873	12,906	\$22.55/fs
Total (25 Bldgs)	3,353,359	338,726	10.1%	349,771	10.4%	552,194	482,636	59,558	48,803	\$23.72/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	1,829	5.2%	1,829	5.2%	3,140	3,140	0	1,829	\$16.50/fs
11710 Administration Dr	20,000	2,424	12.1%	2,424	12.1%	2,424	2,424	0	1,075	\$16.40/fs
1850-1862 Borman Ct	41,391	4,978	12.0%	4,978	12.0%	4,978	4,978	0	4,978	\$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%	0	0	0	0	\$18.50/fs
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
655 Craig Rd	55,000	0	0.0%	0	0.0%	1,244	725	519	725	\$16.79/fs
680 Craig Rd	52,500	4,907	9.3%	4,907	9.3%	6,682	6,682	0	2,530	-
1001 Craig Rd	77,000	32,885	42.7%	32,885	42.7%	27,945	27,945	0	17,863	\$19.00/fs
1810 Craig Rd	25,000	2,989	12.0%	2,989	12.0%	4,629	4,629	0	1,514	\$16.95/fs
1820-1868 Craig Rd	30,000	6,312	21.0%	6,312	21.0%	6,312	6,312	0	4,563	\$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	21,013	34.2%	21,013	34.2%	21,013	21,013	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	0	0.0%	0	0.0%	2,549	1,151	1,398	1,398	\$18.45/fs
955 Executive Parkway Dr	35,000	14,617	41.8%	14,617	41.8%	14,617	14,617	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	5,320	8.9%	5,320	8.9%	5,320	5,320	0	5,320	\$19.00/fs
1000 Executive Parkway Dr	30,500	13,368	43.8%	13,368	43.8%	13,368	13,368	0	11,528	\$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	9,069	15.1%	9,069	15.1%	15,943	15,943	0	5,503	\$15.95/fs
1224 Fern Ridge Pky	50,374	29,612	58.8%	29,612	58.8%	29,612	29,612	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	42,806	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	-
11630-11644 Lilburn Park Rd	31,051	0	0.0%	0	0.0%	6,462	6,462	0	6,462	\$7.75/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	10,258	29.3%	10,258	29.3%	10,258	10,258	0	10,258	\$21.50/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	24,598	31.6%	24,598	31.6%	24,598	24,598	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	14,164	25.3%	14,164	25.3%	14,164	14,164	0	2,964	\$23.00/fs
555 N New Ballas Rd	105,000	12,688	12.1%	18,188	17.3%	18,188	12,688	0	5,517	\$27.34/fs
638-672 Office Pky	26,462	3,754	14.2%	3,754	14.2%	3,754	3,754	0	2,400	\$14.00/nnn
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	1,400	5.0%	1,400	5.0%	1,400	1,400	0	1,400	\$16.50/mg
10425 Old Olive St	27,000	3,261	12.1%	3,261	12.1%	3,261	3,261	0	2,108	\$11.00/fs
9990 Old Olive Street Rd	56,250	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
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%	2,621	2,621	0	2,621	\$18.50/fs
11475-11477 Olde Cabin Rd	84,024	16,893	20.1%	16,893	20.1%	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	4,411	13.4%	4,411	13.4%	4,411	4,411	0	1,377	\$16.21/fs
9666 Olive Blvd	159,229	21,523	13.5%	21,523	13.5%	24,383	24,383	0	11,307	\$16.50/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	9,652	26.2%	9,652	26.2%	9,652	9,652	0	3,127	\$15.85/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
12395 Olive Blvd	29,600	0	0.0%	0	0.0%	0	0	0	0	-
12747 Olive Blvd	72,699	15,263	21.0%	15,263	21.0%	15,263	15,263	0	22,442	\$16.95/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	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%	3,695	3,695	0	3,300	\$17.25/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	3,330	12.4%	3,330	12.4%	1,800	1,800	0	1,800	\$15.50/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	\$8.95/mg
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	\$14.00/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%	1,521	1,521	0	1,521	\$14.95/nnn
11830 Westline Industrial Dr	27,697	13,411	48.4%	13,411	48.4%	17,460	13,411	4,049	10,098	\$17.29/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	7,274	17.3%	7,274	17.3%	9,506	9,506	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	21,372	23.5%	21,372	23.5%	24,864	24,864	0	10,091	\$14.50/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	31,902	35.6%	31,902	35.6%	31,902	31,902	0	17,154	\$22.00/fs
2200 Westport Plaza Dr	39,173	10,573	27.0%	10,573	27.0%	17,351	17,351	0	10,806	\$17.69/fs
12140 Woodcrest Exec Dr	92,960	16,987	18.3%	16,987	18.3%	27,318	27,318	0	5,228	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	6,056	11.7%	6,056	11.7%	6,056	6,056	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 (78 Bldgs)	3,780,891	533,174	14.1%	538,674	14.2%	629,900	618,434	5,966	56,261	\$17.73/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	\$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	-
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2130-2132 Kratky Rd	36,736	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
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	3,200	12.8%	3,200	12.8%	3,200	3,200	0	3,200	\$18.00/n
Total (12 Bldgs)	394,840	16,969	4.3%	16,969	4.3%	18,543	18,543	0	13,769	\$14.69/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
(115 Bldgs)	7,529,090	888,869	11.8%	905,414	12.0%	1,200,637	1,119,613	65,524	56,261	\$20.22/fs

West County

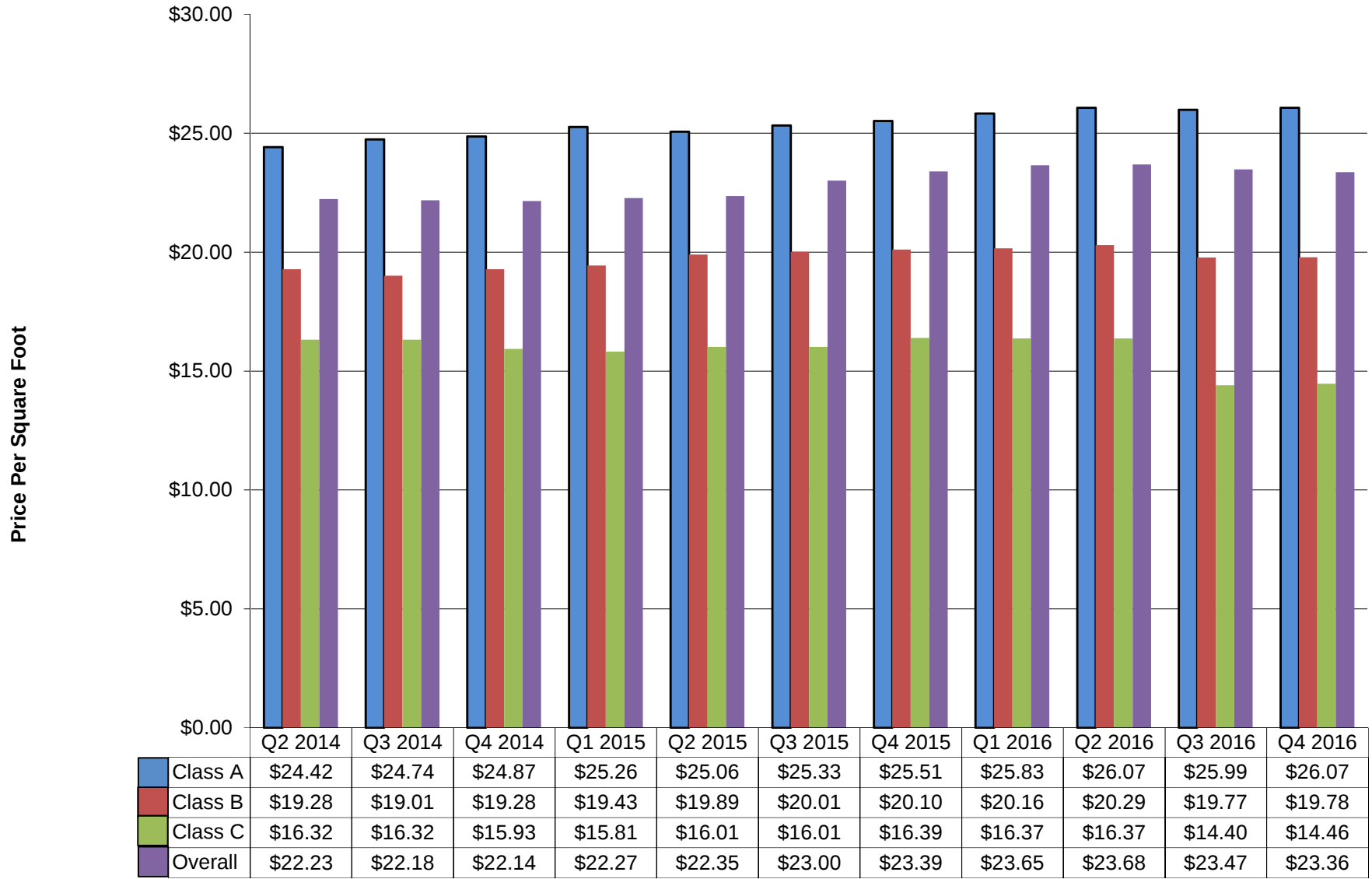
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	7.3%	7.0%	5.5%	7.9%	6.9%	7.1%	7.7%	9.3%	7.3%	8.6%	6.6%	-2.0%
Class B	14.3%	11.3%	9.6%	9.8%	9.6%	8.9%	8.6%	9.8%	8.9%	9.9%	9.3%	-0.6%
Class C	4.8%	3.9%	8.4%	7.6%	6.7%	6.5%	6.5%	6.6%	6.6%	6.6%	6.3%	-0.3%
Overall	9.8%	8.4%	7.1%	8.6%	7.9%	7.7%	8.0%	9.4%	7.9%	9.0%	7.6%	-1.4%

Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	60,981	17,410	67,314	(108,467)	43,874	(8,452)	(26,964)	(73,660)	90,774	(56,753)	88,593	145,346
Class B	37,452	85,331	46,244	(4,922)	4,831	19,497	8,273	(31,456)	24,233	(27,677)	17,253	44,930
Class C	(6,196)	2,389	(12,249)	2,118	2,582	415	0	(363)	0	185	871	686
Overall	92,237	105,130	101,309	(111,271)	51,287	11,460	(18,691)	(105,479)	115,007	(84,245)	106,717	190,962

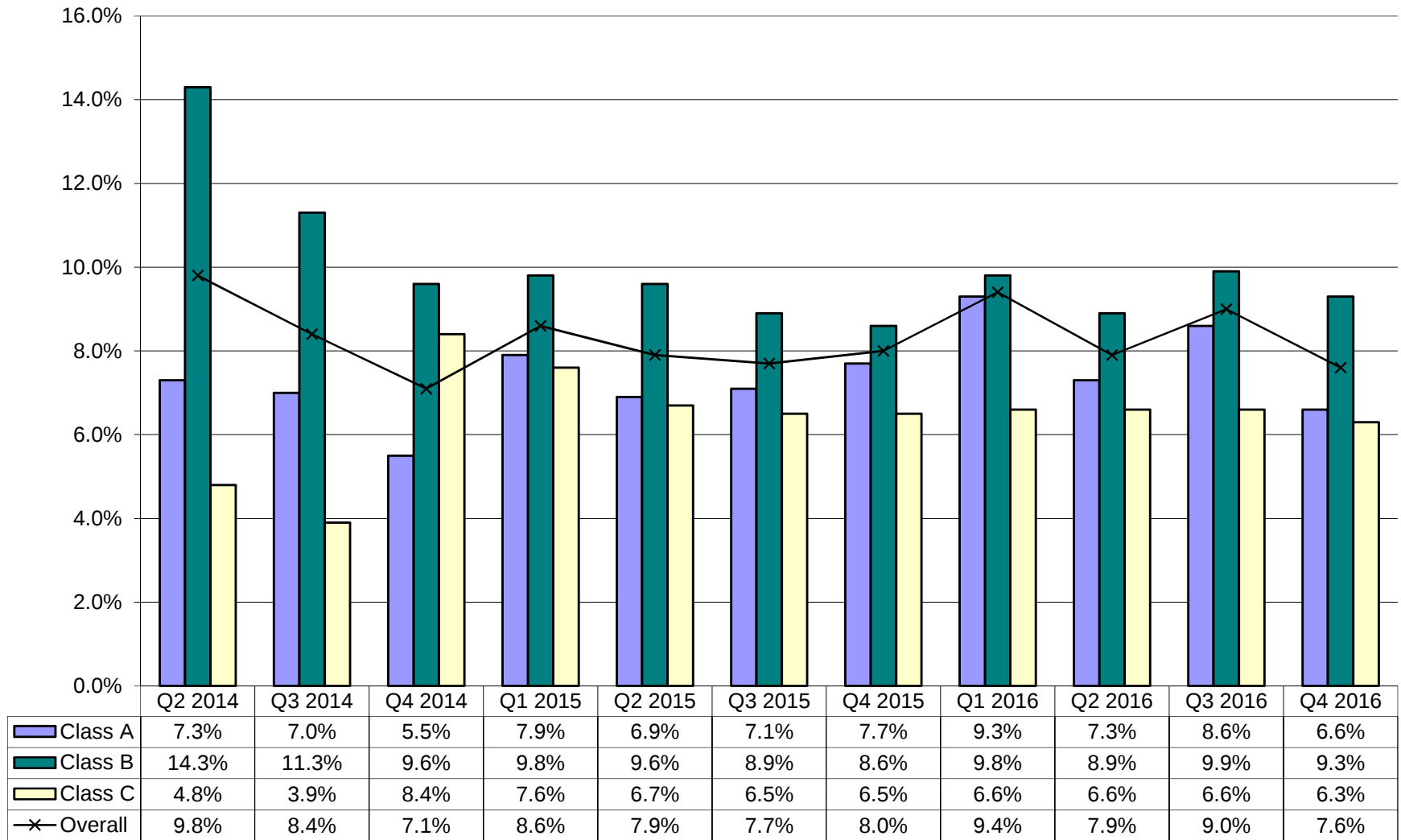
Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$24.42	\$24.74	\$24.87	\$25.26	\$25.06	\$25.33	\$25.51	\$25.83	\$26.07	\$25.99	\$26.07	\$0.08
Class B	\$19.28	\$19.01	\$19.28	\$19.43	\$19.89	\$20.01	\$20.10	\$20.16	\$20.29	\$19.77	\$19.78	\$0.01
Class C	\$16.32	\$16.32	\$15.93	\$15.81	\$16.01	\$16.01	\$16.39	\$16.37	\$16.37	\$14.40	\$14.46	\$0.06
Overall	\$22.23	\$22.18	\$22.14	\$22.27	\$22.35	\$23.00	\$23.39	\$23.65	\$23.68	\$23.47	\$23.36	-\$0.11

Average Asking Rates West County Submarket

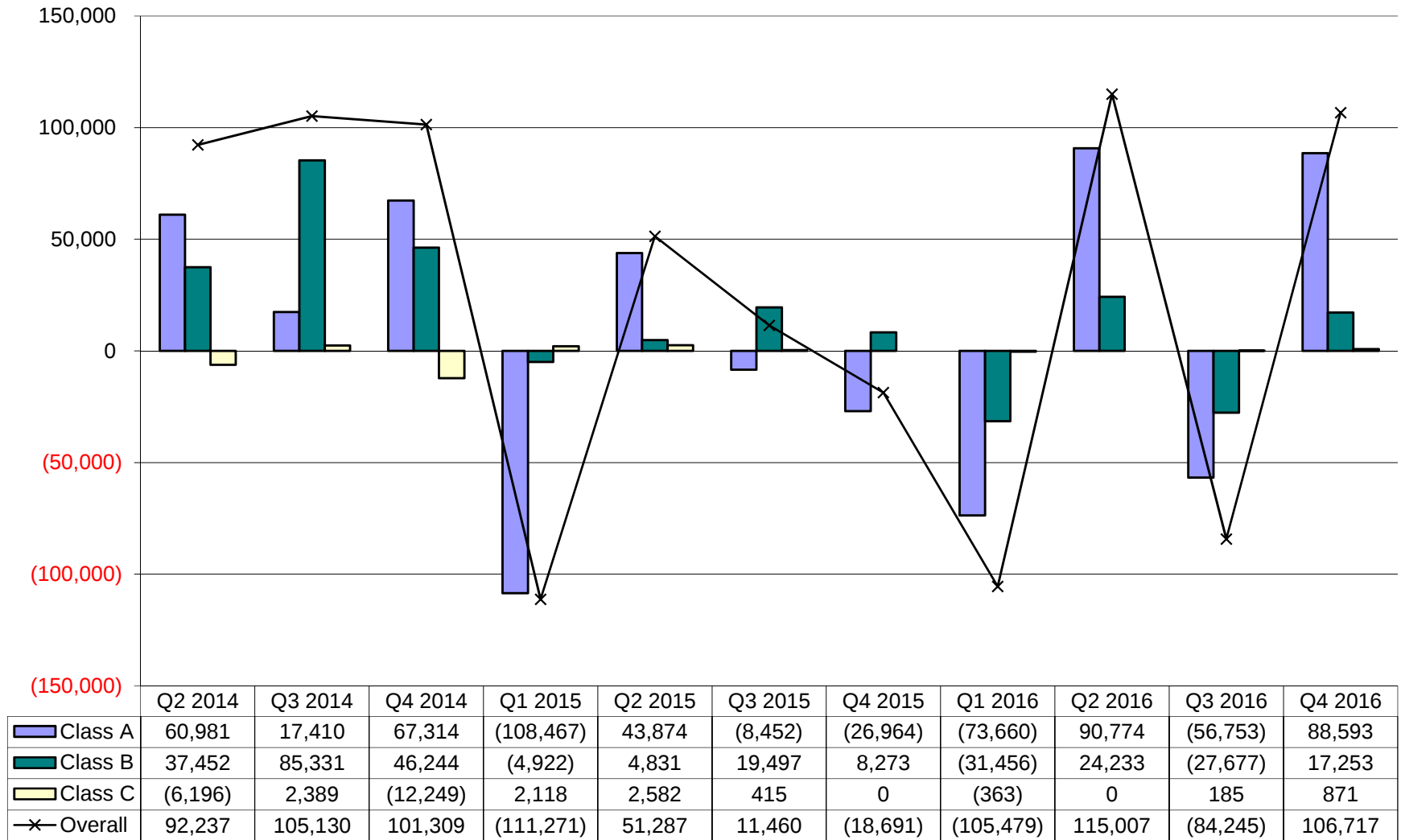


Source: Gershman Commercial Real Estate

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	4,740	8.6%	4,740	8.6%	4,740	4,740	0	2,458	\$23.50/fs
100 Chesterfield Business Pky	60,000	4,304	7.2%	4,304	7.2%	13,608	8,608	0	5,000	\$24.95/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Daylight Dr	0	0	-	0	-	25,349	25,349	0	19,885	-
1610 Des Peres Rd	96,609	10,074	10.4%	10,074	10.4%	14,346	14,346	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	96,258	8,121	8.4%	8,121	8.4%	8,121	8,121	0	6,654	\$24.00/fs
16150 Main Circle Dr	100,600	41,613	41.4%	41,613	41.4%	83,226	41,613	41,613	41,613	\$27.41/fs
13205 Manchester Rd	73,000	16,833	23.1%	16,833	23.1%	16,833	16,833	0	16,833	\$24.00/fs
13358 Manchester Rd	23,908	2,844	11.9%	2,844	11.9%	2,844	2,844	0	2,844	\$21.00/fs
520 Maryville Centre Dr	115,453	9,947	8.6%	9,947	8.6%	17,584	17,584	0	28,630	\$28.00/fs
530 Maryville Centre Dr	107,962	7,233	6.7%	7,233	6.7%	7,233	7,233	0	7,233	\$28.00/fs
540 Maryville Centre Dr	107,972	8,892	8.2%	8,892	8.2%	16,348	16,348	0	7,456	\$26.01/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%	15,184	5.8%	15,184	0	15,184	8,100	\$26.12/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	0	0.0%	0	0.0%	0	0	0	0	\$27.50/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%	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	-
14767 N Outer 40 Rd	0	0	-	0	-	46,000	46,000	0	46,000	\$33.50/fs
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	7,260	6.7%	7,260	6.7%	23,207	23,207	0	11,200	\$23.99/fs
14805 N Outer Forty	60,000	0	0.0%	0	0.0%	0	0	0	0	-
14755 N Outer Forty Dr	143,473	14,416	10.0%	14,416	10.0%	14,416	14,416	0	14,416	\$27.00/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	7,670	12.3%	7,670	12.3%	7,670	7,670	0	4,874	\$24.29/fs
12444 Powerscourt Dr	130,989	9,974	7.6%	9,974	7.6%	5,933	5,933	0	4,233	\$25.00/fs
16020 Swingley Ridge Rd	50,000	0	0.0%	0	0.0%	0	0	0	0	\$23.00/mg
16052 Swingley Ridge Rd	48,000	1,178	2.5%	1,178	2.5%	19,092	19,092	0	17,914	\$23.00/fs
16090 Swingley Ridge Rd	89,047	3,189	3.6%	3,189	3.6%	3,189	3,189	0	3,189	\$24.00/mg
16091 Swingley Ridge Rd	50,000	0	0.0%	0	0.0%	6,553	6,553	0	5,115	\$23.00/mg
16253 Swingley Ridge Rd	79,732	28,505	35.8%	28,505	35.8%	4,100	4,100	0	4,100	\$24.50/mg
16305 Swingley Ridge Rd	119,950	3,801	3.2%	3,801	3.2%	3,801	3,801	0	3,801	\$24.50/mg
16401 Swingley Ridge Rd	154,000	44,830	29.1%	44,830	29.1%	44,830	44,830	0	44,830	\$25.00/mg
16690 Swingley Ridge Rd	97,024	10,838	11.2%	10,838	11.2%	10,838	10,838	0	10,838	\$25.50/fs
1350 Timberlake Manor Pky	116,312	0	0.0%	0	0.0%	0	0	0	0	\$27.00/fs
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	\$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	-

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
390 S Woodsmill Rd	87,567	4,110	4.7%	4,110	4.7%	9,265	9,265	0	5,155	\$23.50/fs
Total (45 Bldgs)	4,560,686	281,879	6.2%	297,063	6.5%	458,224	394,020	59,204	46,000	\$26.07/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	13,158	23.6%	13,158	23.6%	13,158	13,158	0	3,674	\$19.00/fs
300 Chesterfield Ctr	20,000	10,486	52.4%	10,486	52.4%	10,621	10,621	0	2,483	\$19.00/fs
500 Chesterfield Ctr	39,554	20,584	52.0%	20,584	52.0%	20,584	20,584	0	11,463	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	15,272	32.5%	15,272	32.5%	15,272	15,272	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	19,204	76.9%	19,204	76.9%	19,204	19,204	0	13,500	\$17.46/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	5,943	5,943	0	11,886	\$24.50/fs
16647 Chesterfield Grove Rd	38,853	0	0.0%	0	0.0%	1,670	1,670	0	1,670	\$24.00/fs
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	4,340	12.4%	4,340	12.4%	4,340	4,340	0	1,441	\$19.00/fs
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	20,000	20,000	0	20,000	\$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	0	0.0%	0	0.0%	0	0	0	0	-
10555 Clayton Rd	43,456	0	0.0%	0	0.0%	0	0	0	0	-
15480 Clayton Rd	27,100	0	0.0%	0	0.0%	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	903	1.8%	903	1.8%	17,791	16,941	850	16,038	\$20.00/fs
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	10,437	10,437	0	6,006	\$23.50/fs
1715 Deer Track Trl	30,000	1,466	4.9%	1,466	4.9%	9,332	2,795	6,537	3,772	\$16.17/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	10,625	24.1%	10,625	24.1%	10,625	10,625	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	1,662	5.9%	1,662	5.9%	1,662	1,662	0	1,662	\$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	-
12813 Flushing Meadows Dr	23,421	0	0.0%	0	0.0%	0	0	0	0	\$19.75/fs
12825 Flushing Meadows Dr	22,831	0	0.0%	0	0.0%	0	0	0	0	-
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	-
13100 Manchester Rd	28,527	3,476	12.2%	3,476	12.2%	9,904	5,652	4,252	4,252	\$15.23/fs
13354 Manchester Rd	23,362	4,677	20.0%	4,677	20.0%	4,677	4,677	0	4,677	\$21.00/fs
13421 Manchester Rd	36,000	2,000	5.6%	2,000	5.6%	12,000	12,000	0	4,000	\$23.00/nnn
2190 S Mason Rd	21,792	4,851	22.3%	4,851	22.3%	4,851	4,851	0	1,520	\$17.95/fs
1 McBride & Son Center Dr	33,148	1,055	3.2%	1,055	3.2%	9,148	9,148	0	8,093	\$18.95/mg
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
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	1,400	5.0%	1,400	5.0%	1,400	1,400	0	1,400	\$16.50/mg
14515 N Outer Forty	81,075	29,011	35.8%	29,011	35.8%	29,011	29,011	0	27,025	\$19.00/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
14323 S Outer Forty	82,459	2,398	2.9%	2,398	2.9%	19,337	19,337	0	12,800	\$20.00/fs
15400 S Outer Forty	27,468	6,255	22.8%	6,255	22.8%	6,255	6,255	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	4,642	5.4%	4,642	5.4%	4,642	4,642	0	4,642	\$19.50/fs
14522 S Outer Forty Rd	87,082	21,646	24.9%	21,646	24.9%	36,914	27,922	8,992	27,922	\$18.46/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	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	2,518	8.5%	2,518	8.5%	2,518	2,518	0	2,183	\$16.09/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	4,285	13.4%	4,285	13.4%	4,285	4,285	0	4,285	\$18.50/fs
743 Spirit 40 Park Dr	20,000	2,566	12.8%	2,566	12.8%	2,566	2,566	0	1,766	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	4,468	9.2%	4,468	9.2%	4,468	4,468	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%	25,663	25,663	0	16,645	\$23.50/fs
424 S Woods Mill Rd	102,300	0	0.0%	2,259	2.2%	14,093	11,834	2,259	7,529	\$23.42/fs
Total (61 Bldgs)	2,802,684	265,598	9.5%	267,857	9.6%	430,645	407,755	22,890	27,922	\$19.78/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	-
930 Kehrs Mill Rd	62,423	8,559	13.7%	8,559	13.7%	9,772	9,772	0	4,483	\$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	8,833	29.4%	8,833	29.4%	8,833	8,833	0	2,596	\$17.50/fs
Total (7 Bldgs)	277,731	17,392	6.3%	17,392	6.3%	18,605	18,605	0	4,483	\$14.46/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
(113 Bldgs)	7,641,101	564,869	7.4%	582,312	7.6%	907,474	820,380	82,094	46,000	\$23.36/fs

South County

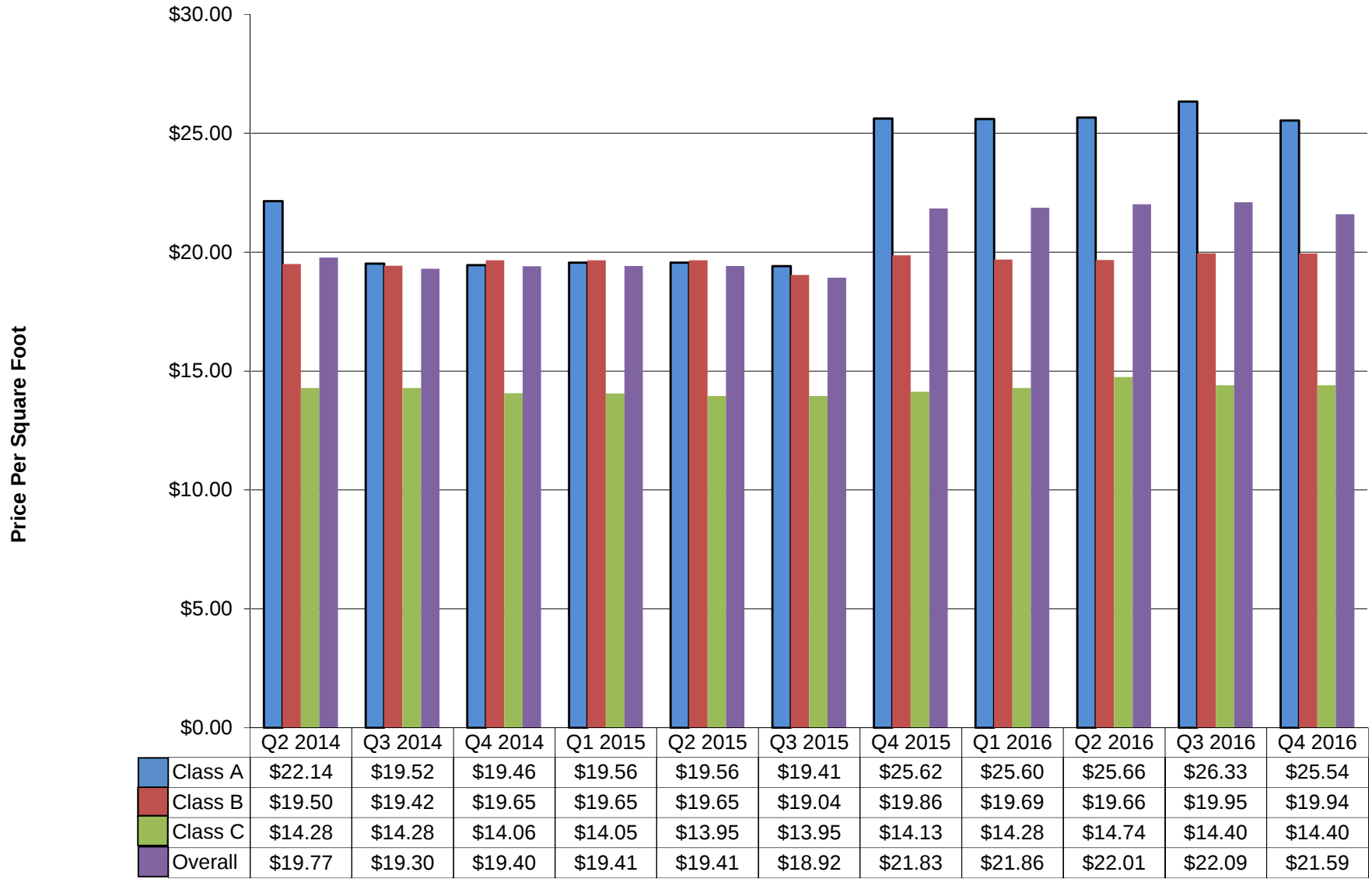
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	15.2%	13.8%	13.4%	12.4%	12.0%	11.1%	20.4%	20.4%	19.8%	19.8%	22.3%	2.5%
Class B	10.7%	10.5%	10.4%	10.0%	10.1%	11.4%	10.7%	10.1%	10.3%	8.9%	9.4%	0.5%
Class C	8.1%	9.9%	9.9%	6.4%	6.4%	4.5%	4.5%	4.5%	4.5%	3.8%	3.8%	0.0%
Overall	11.4%	11.2%	11.0%	10.2%	10.2%	10.8%	12.2%	11.9%	11.9%	10.8%	11.6%	0.8%

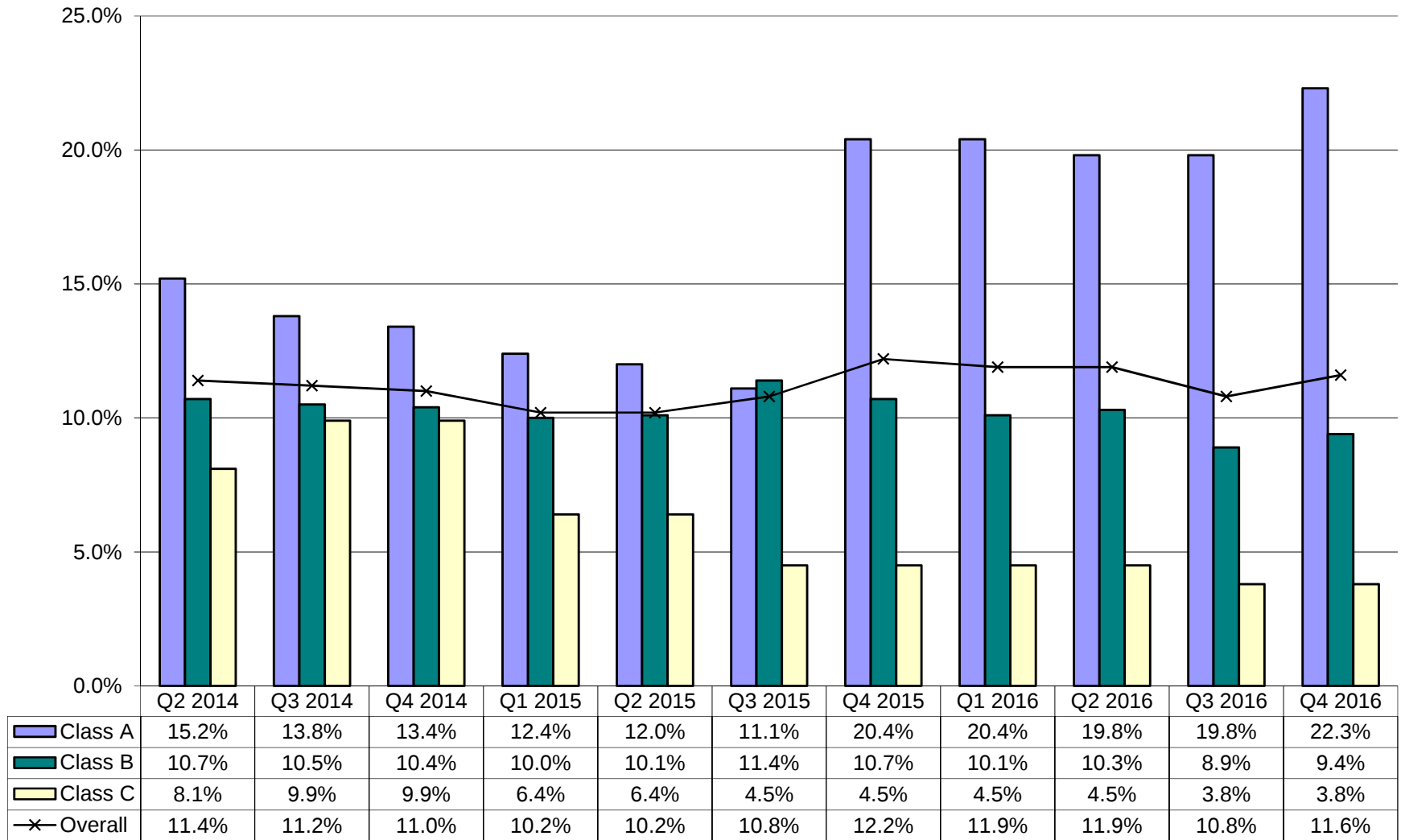
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	10,214	8,438	2,442	6,030	2,350	5,324	(55,000)	0	3,368	0	(14,775)	(14,775)
Class B	(14,508)	2,772	2,925	8,166	(1,294)	(27,098)	14,795	10,529	(3,335)	29,732	(10,437)	(40,169)
Class C	(1,000)	(3,814)	0	7,340	0	4,034	0	0	0	1,534	0	(1,534)
Overall	(5,294)	7,396	5,367	21,536	1,056	(17,740)	(40,205)	10,529	33	31,266	(25,212)	(56,478)

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$22.14	\$19.52	\$19.46	\$19.56	\$19.56	\$19.41	\$25.62	\$25.60	\$25.66	\$26.33	\$25.54	-\$0.79
Class B	\$19.50	\$19.42	\$19.65	\$19.65	\$19.65	\$19.04	\$19.86	\$19.69	\$19.66	\$19.95	\$19.94	-\$0.01
Class C	\$14.28	\$14.28	\$14.06	\$14.05	\$13.95	\$13.95	\$14.13	\$14.28	\$14.74	\$14.40	\$14.40	\$0.00
Overall	\$19.77	\$19.30	\$19.40	\$19.41	\$19.41	\$18.92	\$21.83	\$21.86	\$22.01	\$22.09	\$21.59	-\$0.50

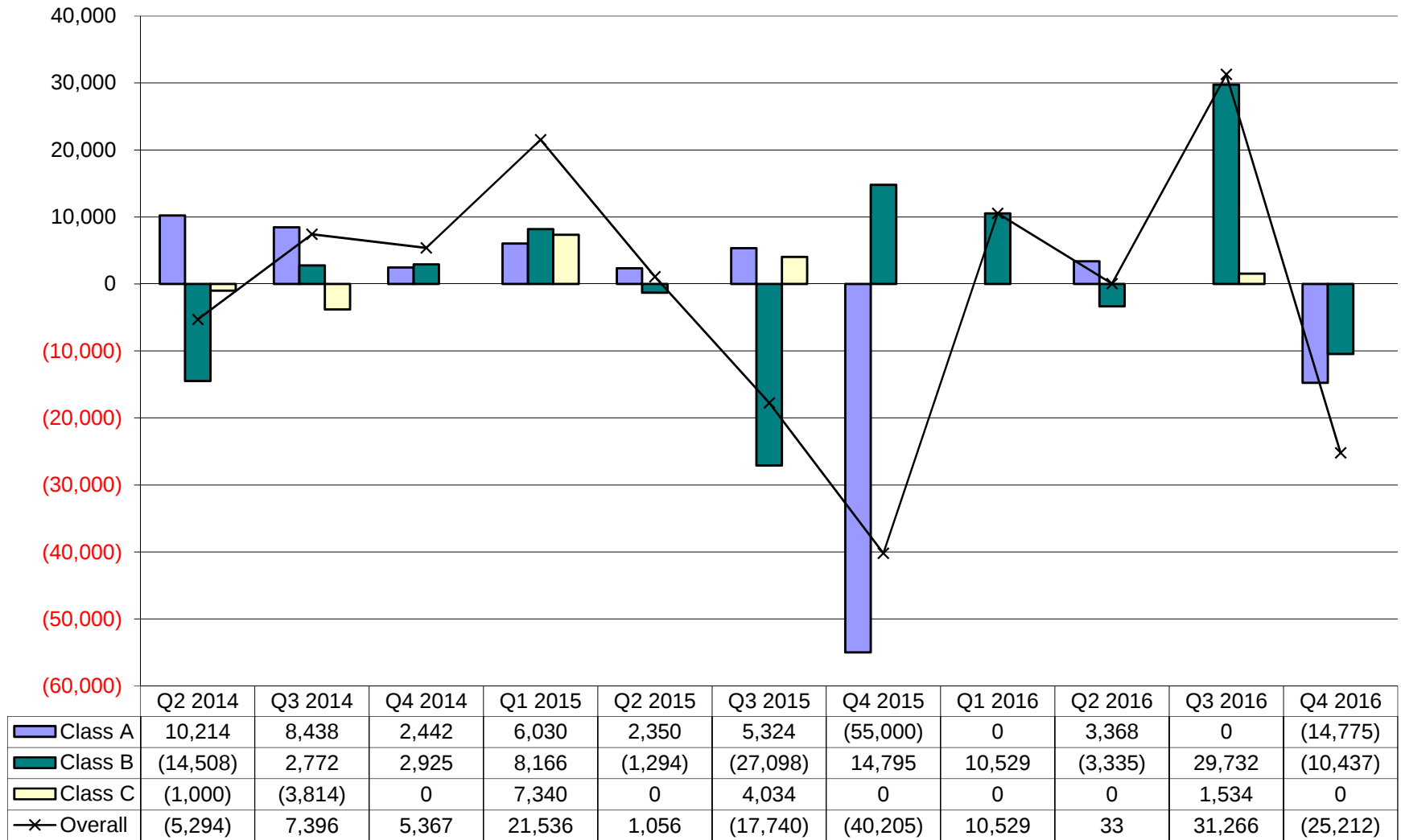
Average Asking Rates South County Submarket



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	2,714	2.4%	2,714	2.4%	6,720	1,720	0	5,000	\$24.50/fs
3660 S Geyer Rd	51,843	21,446	41.4%	21,446	41.4%	25,205	25,205	0	17,083	\$22.50/fs
3668 S Geyer Rd	61,340	2,089	3.4%	2,089	3.4%	2,089	2,089	0	2,089	\$24.00/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	0	0	0	0	-
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	44,827	100.0%	44,827	100.0%	2,360	2,360	0	2,360	\$23.05/fs
12250 Weber Hill Rd	64,370	3,728	5.8%	3,728	5.8%	4,696	4,696	0	3,169	\$24.00/fs
Total (10 Bldgs)	590,631	129,804	22.0%	129,804	22.0%	96,070	91,070	0	55,000	\$25.54/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	\$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
8670 Big Bend Blvd	23,904	7,400	31.0%	7,400	31.0%	7,400	7,400	0	7,400	\$25.00/nnn
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	7,680	17.9%	7,680	17.9%	11,021	11,021	0	4,416	\$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	2,251	8.3%	2,251	8.3%	2,401	2,251	0	2,251	\$17.00/fs
900 S Highway Dr	30,000	3,929	13.1%	3,929	13.1%	10,835	10,835	0	3,929	\$18.50/fs
1400 S Highway Dr	400,000	94,922	23.7%	94,922	23.7%	94,922	94,922	0	58,834	\$21.50/fs
343 S Kirkwood Rd	34,416	6,846	19.9%	6,846	19.9%	6,846	6,846	0	4,944	\$24.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	32,693	38.5%	32,693	15,584	17,109	17,109	\$20.40/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	\$22.00/fs
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
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	5,600	14.5%	5,600	14.5%	11,600	11,600	0	6,000	\$17.50/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	\$18.50/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	2,730	5.8%	2,730	5.8%	2,730	2,730	0	2,000	\$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	-
10805 Sunset Office Dr	77,704	4,645	6.0%	4,645	6.0%	9,469	6,869	0	5,109	\$23.50/fs
10820 Sunset Office Dr	45,000	13,415	29.8%	13,415	29.8%	13,415	13,415	0	6,382	\$19.00/fs
4111 Telegraph Rd	29,842	0	0.0%	0	0.0%	0	0	0	0	-
11116 S Towne Sq	20,000	2,822	14.1%	2,822	14.1%	5,370	5,370	0	1,400	\$18.00/fs
11124 S Towne Sq	20,000	2,300	11.5%	2,300	11.5%	5,928	5,928	0	2,078	\$17.42/fs
4121 Union Rd	68,873	10,605	15.4%	10,605	15.4%	17,495	17,495	0	4,020	\$17.50/fs
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	\$21.35/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	0	0	0	-
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	\$17.00/fs
Total (39 Bldgs)	2,049,208	196,470	9.6%	213,579	10.4%	330,226	310,367	17,109	58,834	\$19.94/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	1,100	5.2%	1,100	5.2%	1,900	1,900	0	1,100	\$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	9,040	4.3%	9,040	4.3%	9,840	9,840	0	3,180	\$14.40/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
(57 Bldgs)	2,849,676	335,314	11.8%	352,423	12.4%	436,136	411,277	17,109	58,834	\$21.59/fs

North County

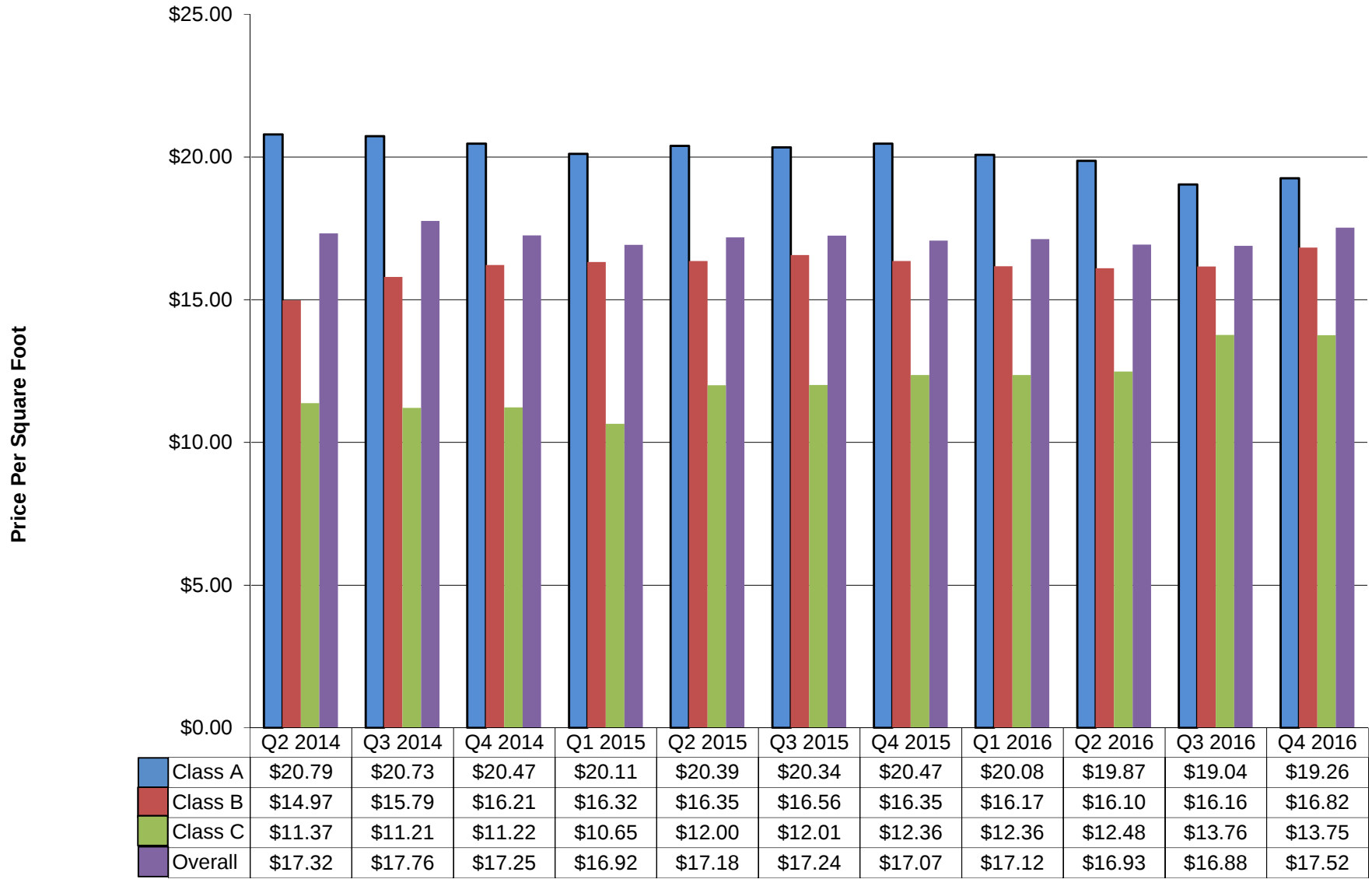
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	22.5%	28.1%	21.3%	18.4%	17.3%	13.5%	13.1%	11.6%	13.7%	16.2%	15.5%	-0.7%
Class B	37.4%	42.0%	41.7%	40.6%	40.6%	40.8%	35.3%	36.4%	36.3%	36.0%	35.7%	-0.3%
Class C	14.3%	14.2%	14.2%	14.2%	14.2%	14.2%	14.0%	12.0%	6.3%	4.1%	4.0%	-0.1%
Overall	29.0%	33.5%	30.7%	29.0%	28.5%	27.1%	24.2%	24.0%	24.1%	24.7%	24.3%	-0.4%

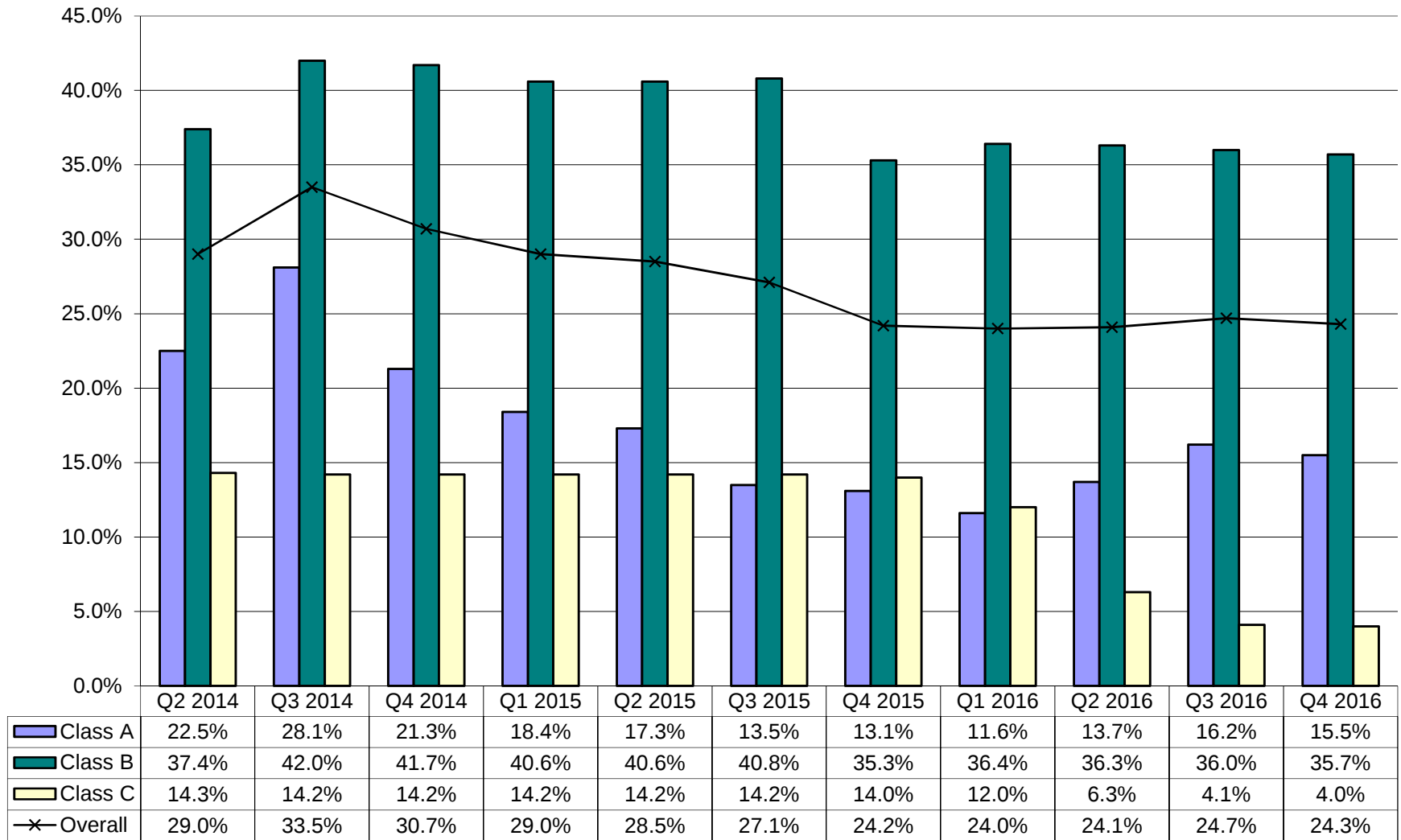
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	1,887	(107,112)	130,931	55,049	21,444	72,066	8,337	28,722	(40,119)	(48,902)	14,802	63,704
Class B	(45,554)	(109,588)	5,617	26,536	896	(4,570)	133,161	(27,722)	4,087	6,555	7,601	1,046
Class C	(18,580)	352	0	0	350	0	689	11,000	30,033	11,809	420	(11,389)
Overall	(62,247)	(216,348)	136,548	81,585	22,690	67,496	142,187	12,000	(5,999)	(30,538)	22,823	53,361

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$20.79	\$20.73	\$20.47	\$20.11	\$20.39	\$20.34	\$20.47	\$20.08	\$19.87	\$19.04	\$19.26	\$0.22
Class B	\$14.97	\$15.79	\$16.21	\$16.32	\$16.35	\$16.56	\$16.35	\$16.17	\$16.10	\$16.16	\$16.82	\$0.66
Class C	\$11.37	\$11.21	\$11.22	\$10.65	\$12.00	\$12.01	\$12.36	\$12.36	\$12.48	\$13.76	\$13.75	-\$0.01
Overall	\$17.32	\$17.76	\$17.25	\$16.92	\$17.18	\$17.24	\$17.07	\$17.12	\$16.93	\$16.88	\$17.52	\$0.64

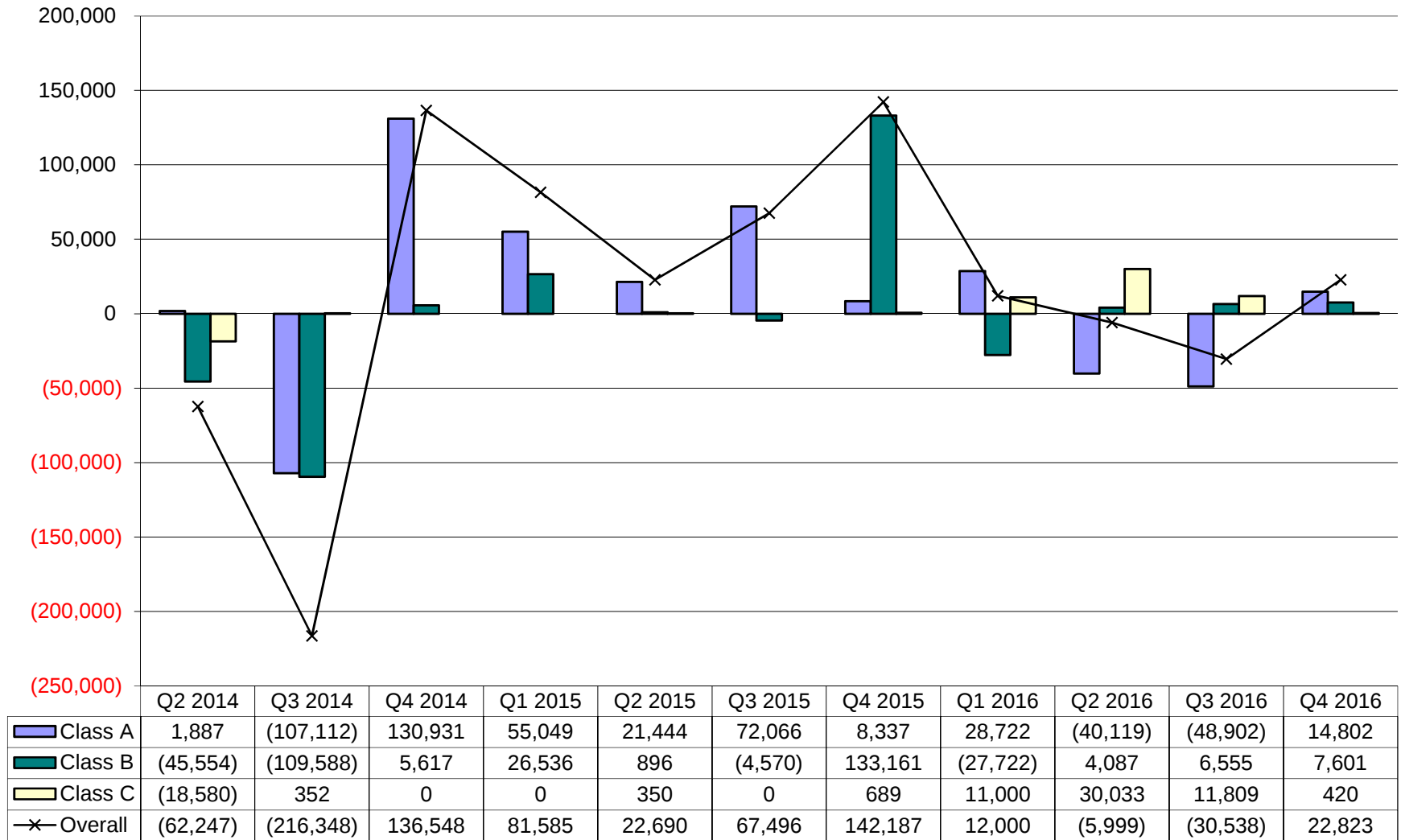
Average Asking Rates North County Submarket



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	\$15.50/fs
2458 Old Dorsett Rd	62,564	3,220	5.1%	3,220	5.1%	5,871	5,871	0	1,765	\$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	-
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%	23,637	23,637	0	23,637	\$18.00/fs
13736 Riverport Dr	332,323	0	0.0%	0	0.0%	158,742	0	158,742	86,984	\$20.53/fs
13801 Riverport Dr	100,521	15,025	14.9%	15,025	14.9%	34,045	34,045	0	17,000	\$18.00/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	56,092	56,092	100.0%	56,092	100.0%	56,092	56,092	0	56,092	\$12.00/fs
55 Westport Plaza Dr	87,670	19,924	22.7%	19,924	22.7%	25,234	25,234	0	12,906	\$21.95/fs
77 Westport Plaza Dr	147,170	52,938	36.0%	52,938	36.0%	7,207	7,207	0	7,207	\$23.50/fs
111 Westport Plaza Dr	149,909	16,462	11.0%	21,335	14.2%	38,339	28,466	4,873	12,906	\$22.55/fs
Total (15 Bldgs)	1,919,923	291,881	15.2%	296,754	15.5%	542,551	288,955	248,596	104,583	\$19.26/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	2,424	12.1%	2,424	12.1%	2,424	2,424	0	1,075	\$16.40/fs
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	5,766	22.2%	5,766	22.2%	5,766	5,766	0	1,925	\$17.00/fs
502-514 Earth City Plz	128,289	47,107	36.7%	49,067	38.2%	57,761	55,801	1,960	11,245	\$15.44/fs
945-951 Hornet Dr	105,087	8,889	8.5%	8,889	8.5%	67,488	67,488	0	58,599	\$16.75/fs
2127 Innerbelt Business Center Dr	42,806	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	-
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	155,100	155,100	100.0%	155,100	100.0%	155,100	155,100	0	444,280	\$10.00/nnn
500 Northwest Plz	262,259	138,196	52.7%	138,196	52.7%	138,196	138,196	0	345,856	\$16.25/fs
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
800 Northwest Plz	82,115	82,115	100.0%	82,115	100.0%	82,115	82,115	0	371,295	\$10.00/nnn
11550 Page Service Dr	21,650	0	0.0%	0	0.0%	0	0	0	0	-
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/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	67,901	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%	3,695	3,695	0	3,300	\$17.25/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	3,330	12.4%	3,330	12.4%	1,800	1,800	0	1,800	\$15.50/fs
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	30,754	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	13,411	48.4%	13,411	48.4%	17,460	13,411	4,049	10,098	\$17.29/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	7,274	17.3%	7,274	17.3%	9,506	9,506	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	21,372	23.5%	21,372	23.5%	24,864	24,864	0	10,091	\$14.50/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	31,902	35.6%	31,902	35.6%	31,902	31,902	0	17,154	\$22.00/fs
2200 Westport Plaza Dr	39,173	10,573	27.0%	10,573	27.0%	17,351	17,351	0	10,806	\$17.69/fs
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	4,967	24.8%	4,967	24.8%	4,967	4,967	0	4,488	\$13.50/fs
4477 Woodson Rd	25,559	800	3.1%	800	3.1%	800	800	0	800	\$13.50/fs
Total (35 Bldgs)	2,419,634	726,836	30.0%	728,796	30.1%	904,466	898,457	6,009	444,280	\$16.82/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	30,619	0	0.0%	0	0.0%	1,574	1,574	0	1,574	\$18.50/fs
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	\$10.60/fs
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	\$12.00/+elec
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	1,200	4.0%	1,200	4.0%	1,200	1,200	0	1,200	\$9.95/+util
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
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	5,400	2,700	0	2,700	-
10449 Saint Charles Rock Rd	32,000	12,433	38.9%	12,433	38.9%	12,433	12,433	0	10,433	\$15.00/mg
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	\$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 (18 Bldgs)	531,542	21,309	4.0%	21,309	4.0%	29,018	26,318	0	10,433	\$13.75/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
(68 Bldgs)	4,871,099	1,040,026	21.4%	1,046,859	21.5%	1,476,035	1,213,730	254,605	444,280	\$17.52/fs

St. Charles

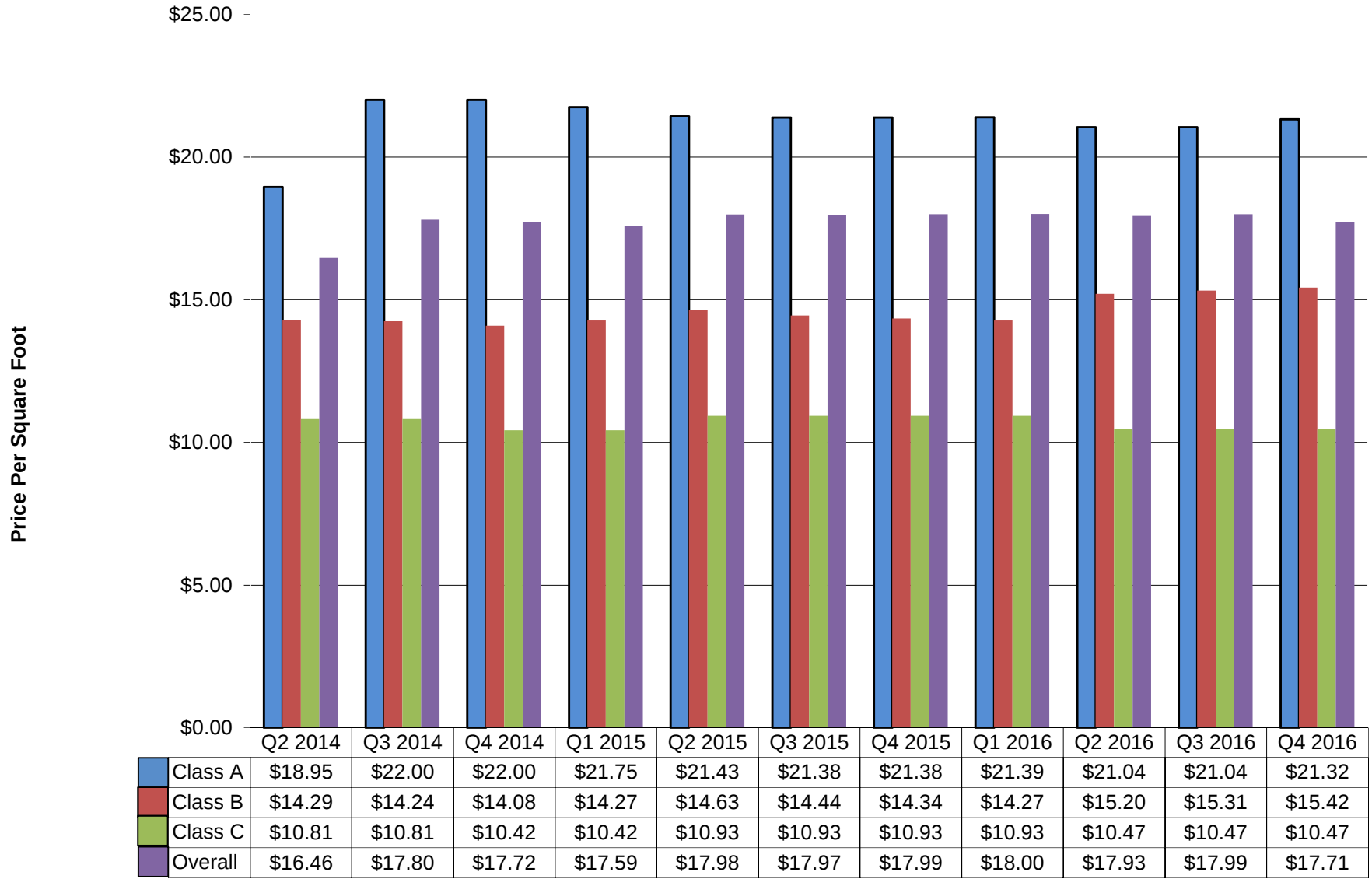
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	5.1%	5.3%	5.1%	11.0%	10.7%	11.0%	11.0%	11.4%	10.0%	8.7%	8.7%	0.0%
Class B	21.7%	21.5%	23.5%	23.2%	21.7%	20.4%	17.9%	18.5%	18.6%	18.7%	19.0%	0.3%
Class C	7.9%	7.9%	7.9%	7.8%	6.8%	6.8%	10.9%	10.9%	10.9%	10.9%	10.9%	0.0%
Overall	10.8%	10.8%	11.4%	14.5%	13.8%	13.5%	13.2%	13.6%	12.9%	12.2%	12.3%	0.1%

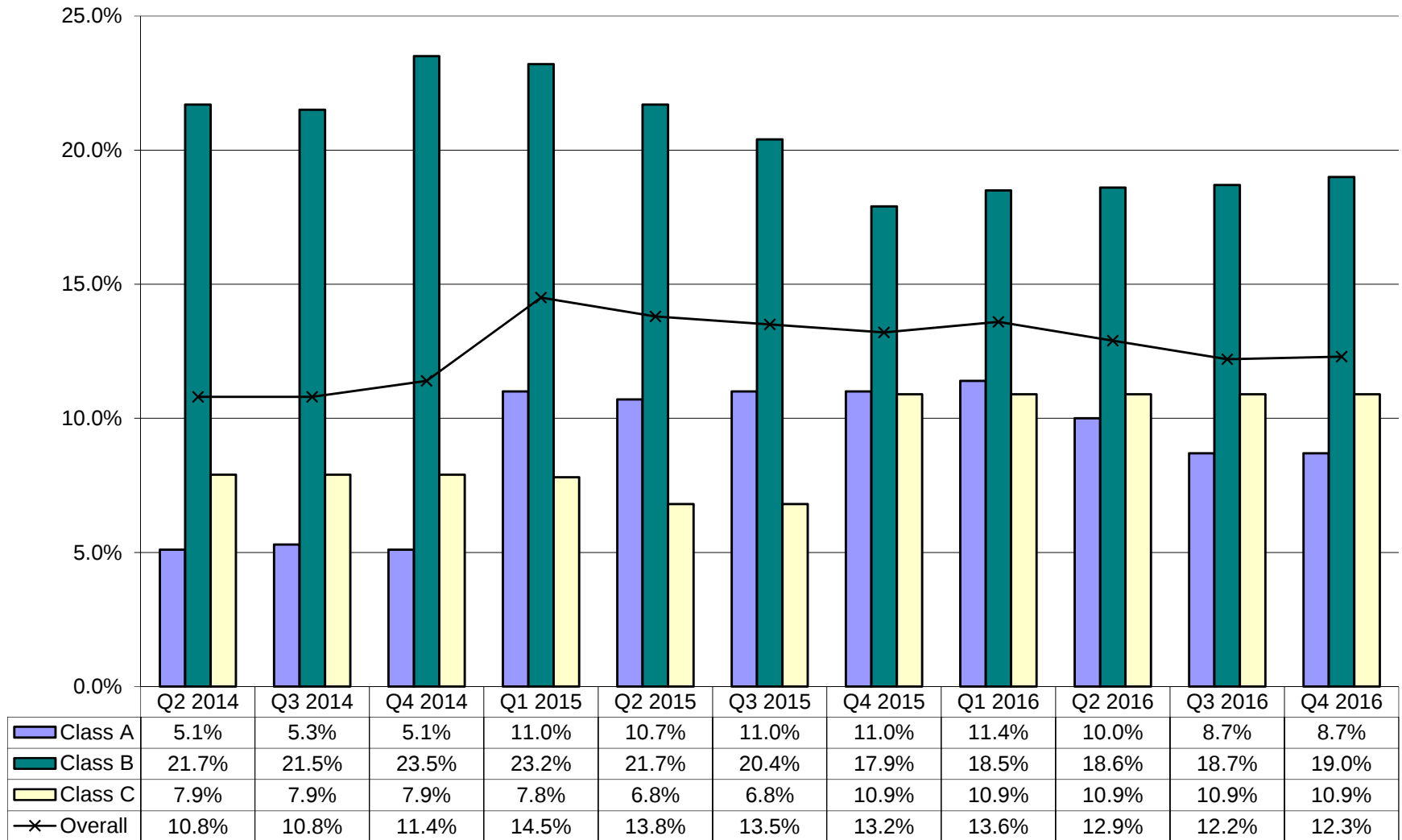
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	(2,377)	(2,232)	2,499	(79,512)	2,848	(2,814)	0	(6,004)	18,940	17,176	0	(17,176)
Class B	32,457	1,843	(15,325)	1,816	11,696	10,547	19,823	(5,274)	(239)	(874)	(2,566)	(1,692)
Class C	0	0	0	395	2,685	0	(11,667)	150	0	0	0	0
Overall	30,080	(389)	(12,826)	(77,301)	17,229	7,733	8,156	(11,128)	18,701	16,302	(2,566)	(18,868)

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$18.95	\$22.00	\$22.00	\$21.75	\$21.43	\$21.38	\$21.38	\$21.39	\$21.04	\$21.04	\$21.32	\$0.28
Class B	\$14.29	\$14.24	\$14.08	\$14.27	\$14.63	\$14.44	\$14.34	\$14.27	\$15.20	\$15.31	\$15.42	\$0.11
Class C	\$10.81	\$10.81	\$10.42	\$10.42	\$10.93	\$10.93	\$10.93	\$10.93	\$10.47	\$10.47	\$10.47	\$0.00
Overall	\$16.46	\$17.80	\$17.72	\$17.59	\$17.98	\$17.97	\$17.99	\$18.00	\$17.93	\$17.99	\$17.71	-\$0.28

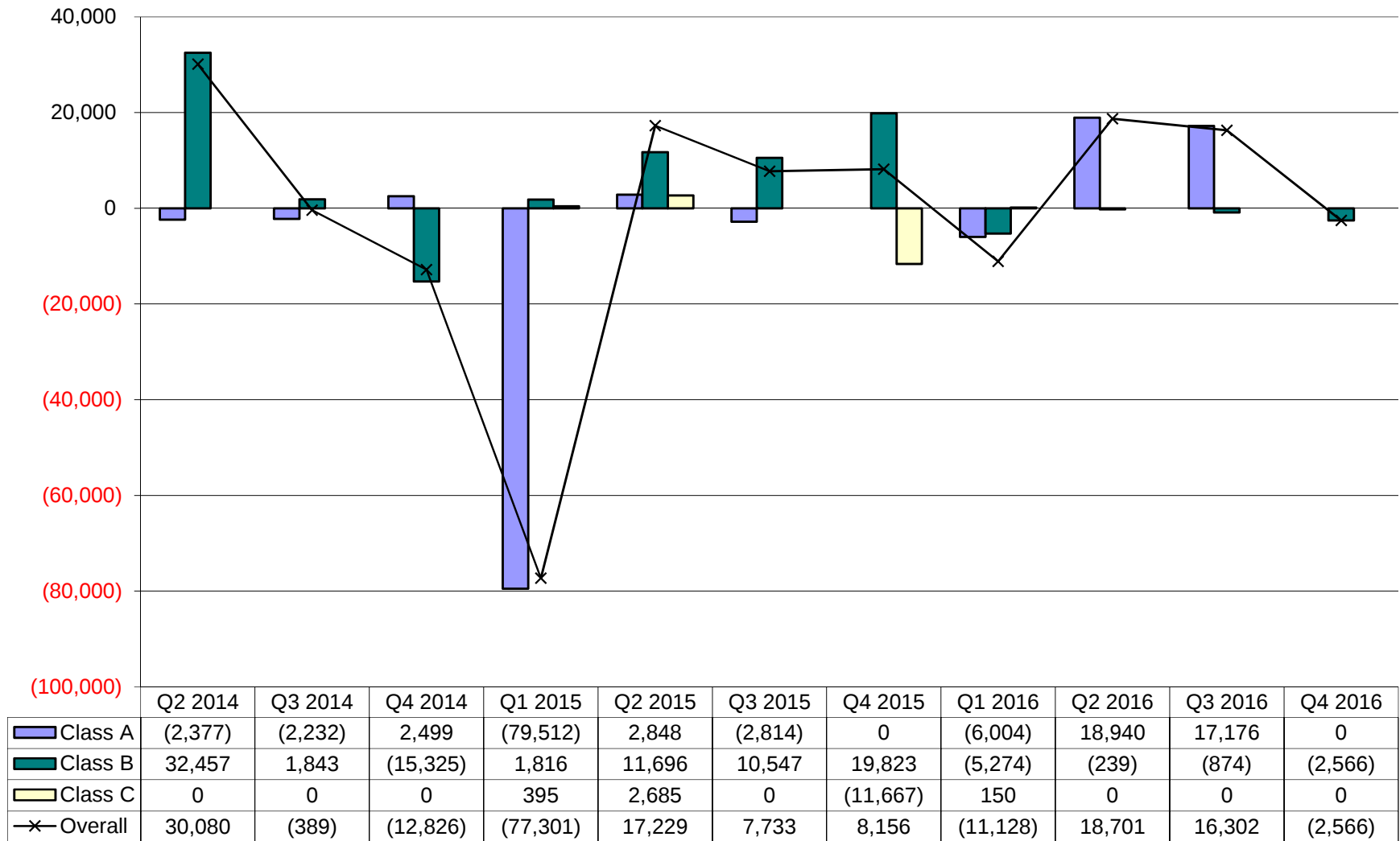
Average Asking Rates St. Charles Submarket



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	5,492	6.0%	5,492	6.0%	5,492	5,492	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	0	0.0%	0	0.0%	25,656	25,656	0	25,656	\$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	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
2200 Mastercard Blvd	502,175	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	7,000	5.7%	7,000	5.7%	25,000	25,000	0	19,800	\$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	-
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/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	\$17.63/fs
5301 Veterans Memorial Pky	35,400	0	0.0%	0	0.0%	5,318	5,318	0	5,318	\$20.50/fs
Total (13 Bldgs)	1,364,323	15,419	1.1%	119,319	8.7%	201,689	97,789	103,900	81,123	\$21.32/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	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
1053 Cave Springs Rd	21,336	11,866	55.6%	11,866	55.6%	11,866	11,866	0	3,013	\$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	-
20 Corporate Hills Dr	41,125	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/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%	4,550	1,395	3,155	3,155	\$14.49/fs
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	\$12.40/mg
500 Fountain Lakes Blvd	54,800	0	0.0%	0	0.0%	0	0	0	0	-
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	13,644	45.5%	13,644	45.5%	13,644	13,644	0	10,110	\$15.50/fs
5650 Mexico Rd	31,500	16,687	53.0%	16,687	53.0%	16,687	16,687	0	5,604	\$15.45/fs
1 Mid Rivers Mall Dr	56,724	9,153	16.1%	9,153	16.1%	13,893	13,893	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	2,945	14.7%	2,945	14.7%	2,945	2,945	0	2,945	-
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	4,230	9.8%	4,230	9.8%	22,586	18,132	4,454	13,902	\$26.61/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	4,632	4,632	0	4,632	\$22.50/fs
Total (23 Bldgs)	785,726	149,362	19.0%	149,362	19.0%	187,640	180,031	7,609	68,511	\$15.42/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
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 (6 Bldgs)	284,921	31,021	10.9%	31,021	10.9%	32,031	32,031	0	8,765	\$10.47/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
(42 Bldgs)	2,434,970	195,802	8.0%	299,702	12.3%	421,360	309,851	111,509	81,123	\$17.71/fs

Illinois

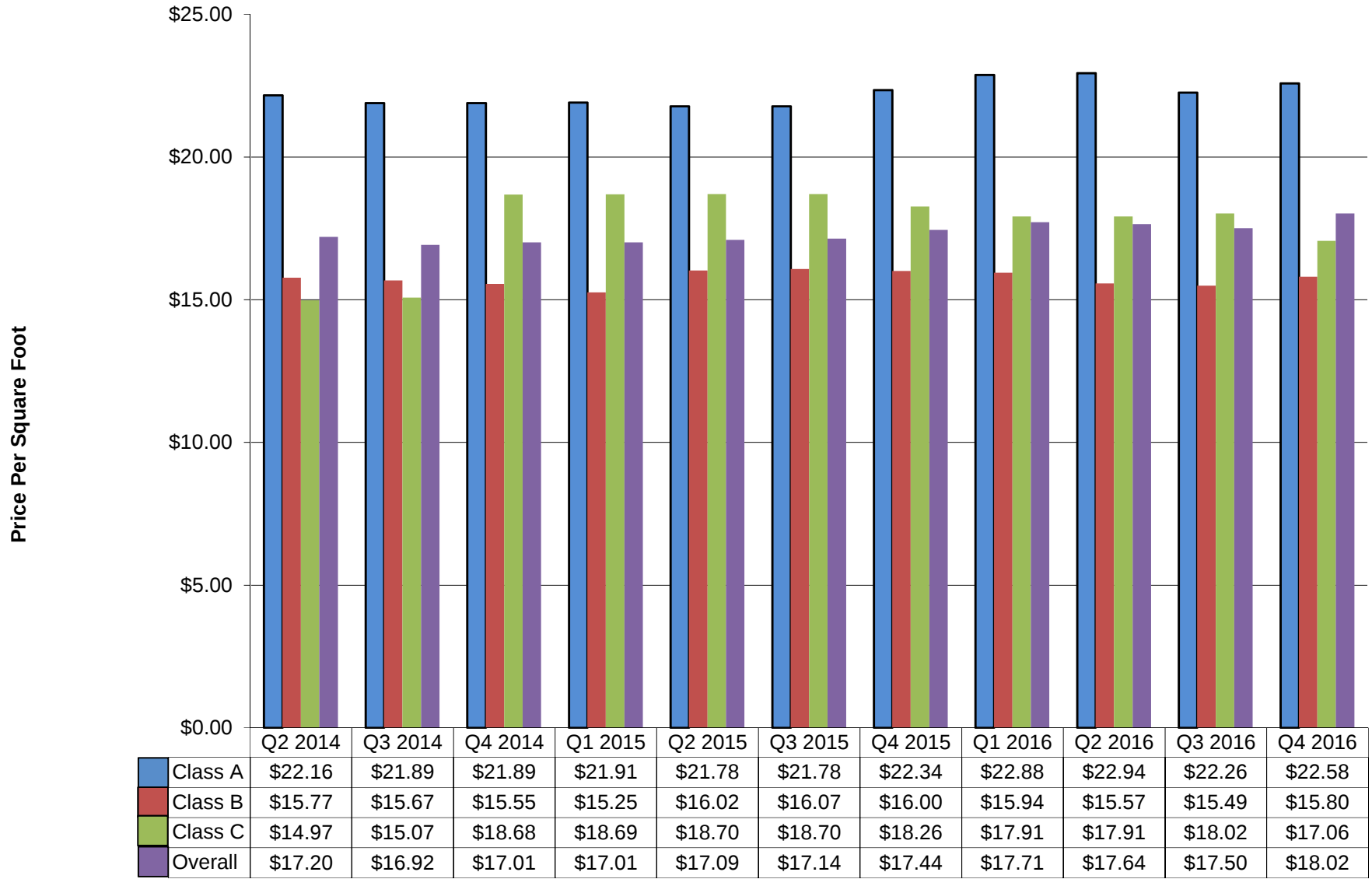
From Previous Qtr.

Vacancy Rate												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	17.6%	16.0%	16.0%	15.6%	15.6%	14.9%	17.1%	15.9%	15.9%	20.8%	17.8%	-3.0%
Class B	14.2%	14.2%	14.0%	16.8%	16.7%	16.5%	17.3%	16.6%	13.8%	13.2%	13.4%	0.2%
Class C	4.2%	1.8%	2.0%	1.9%	2.1%	2.1%	2.6%	2.9%	2.9%	2.3%	2.0%	-0.3%
Overall	11.5%	10.5%	10.4%	11.8%	11.8%	11.6%	12.5%	12.0%	10.6%	10.9%	10.5%	-0.4%

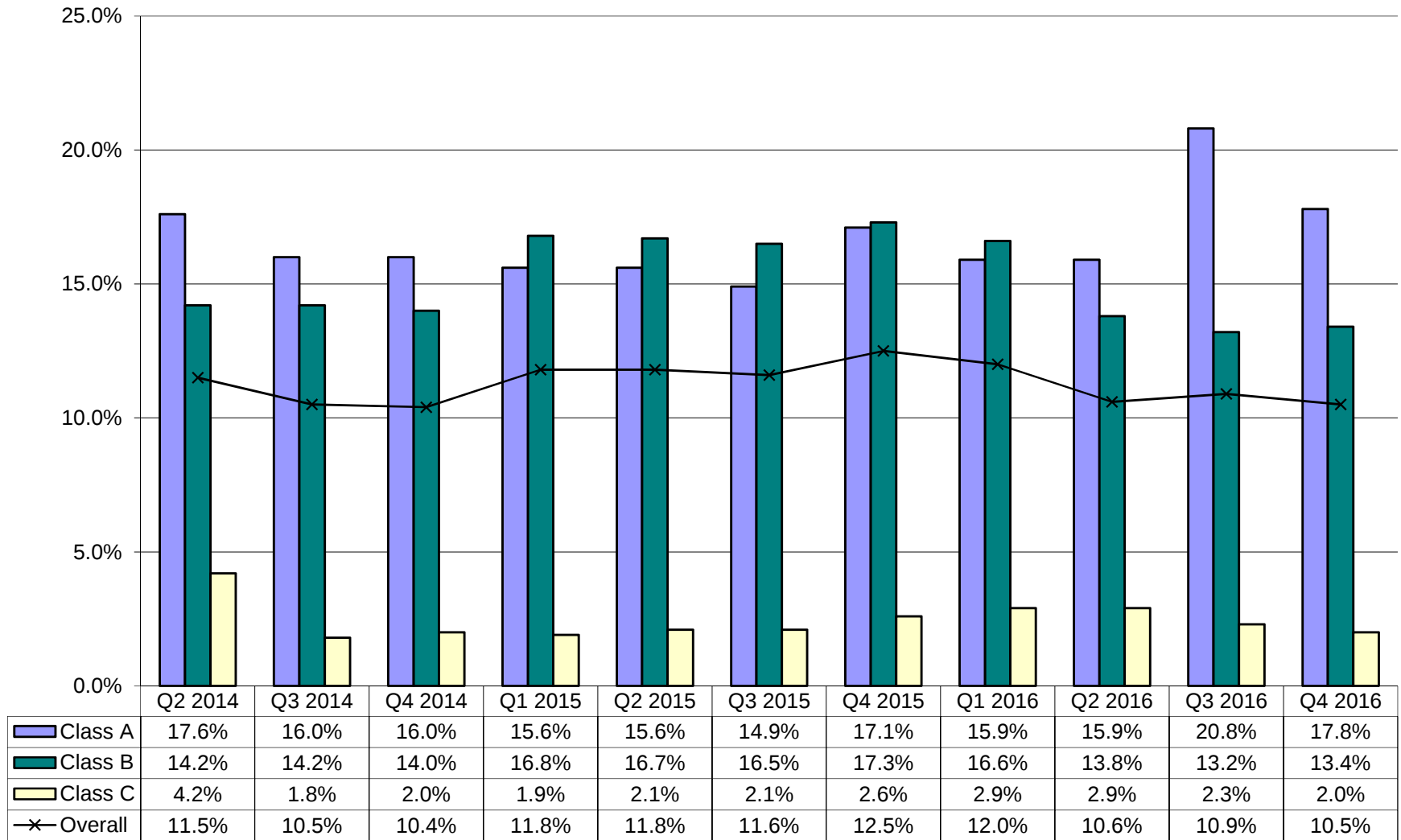
Net Absorption												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	10,168	7,379	0	2,105	0	3,506	(10,754)	5,566	0	(23,516)	14,531	38,047
Class B	(5,391)	(522)	3,066	(41,890)	1,610	3,422	(11,066)	9,571	40,498	9,681	(3,070)	(12,751)
Class C	(1,061)	22,300	(1,702)	1,000	(2,000)	0	(4,325)	(2,733)	0	5,151	2,502	(2,649)
Overall	3,716	29,157	1,364	(38,785)	(390)	6,928	(26,145)	12,404	40,498	(8,684)	13,963	22,647

Asking Rates												
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Difference
Class A	\$22.16	\$21.89	\$21.89	\$21.91	\$21.78	\$21.78	\$22.34	\$22.88	\$22.94	\$22.26	\$22.58	\$0.32
Class B	\$15.77	\$15.67	\$15.55	\$15.25	\$16.02	\$16.07	\$16.00	\$15.94	\$15.57	\$15.49	\$15.80	\$0.31
Class C	\$14.97	\$15.07	\$18.68	\$18.69	\$18.70	\$18.70	\$18.26	\$17.91	\$17.91	\$18.02	\$17.06	-\$0.96
Overall	\$17.20	\$16.92	\$17.01	\$17.01	\$17.09	\$17.14	\$17.44	\$17.71	\$17.64	\$17.50	\$18.02	\$0.52

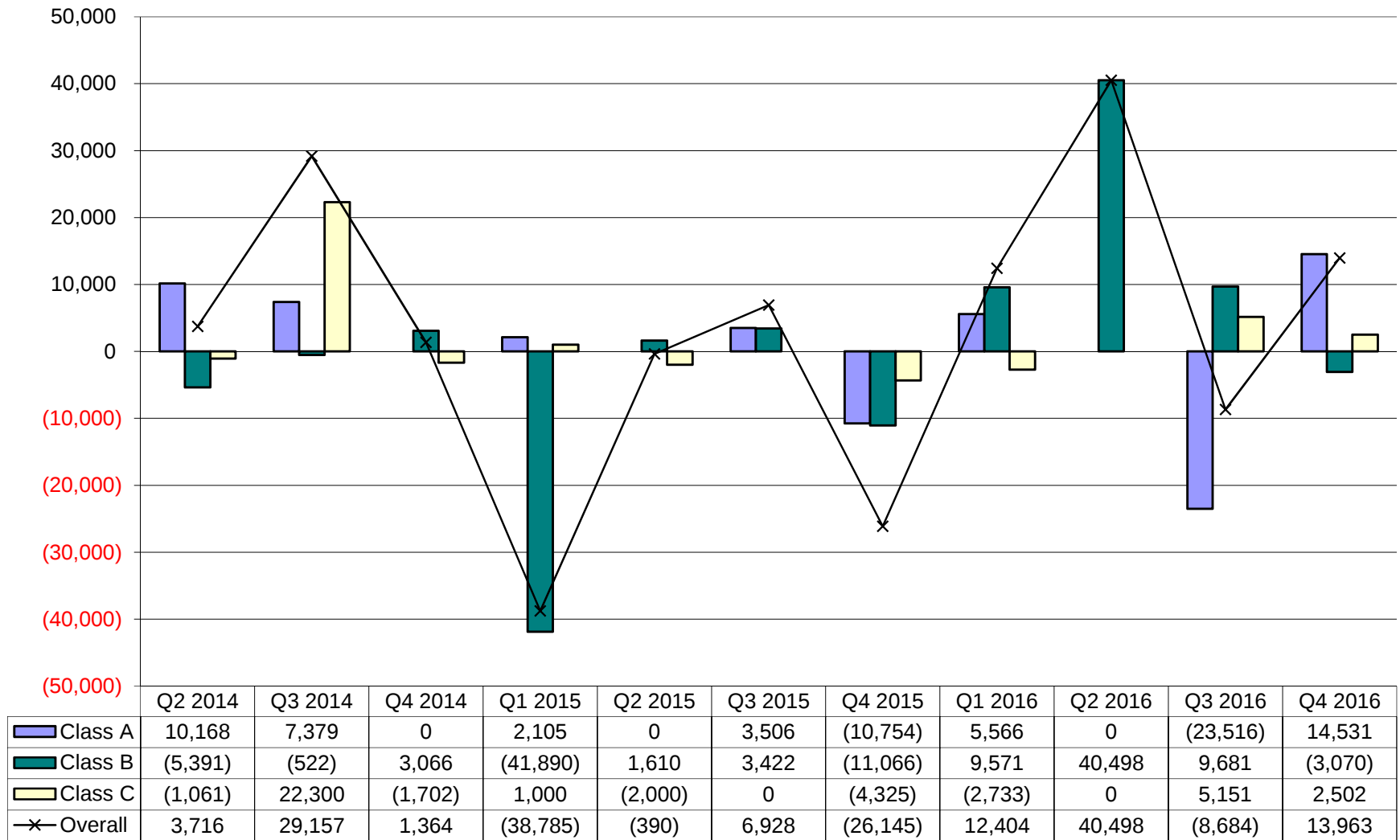
Average Asking Rates Illinois Submarket



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	16,192	38.0%	16,192	38.0%	16,192	16,192	0	15,039	\$21.90/fs
16 Executive Dr	51,063	13,196	25.8%	13,196	25.8%	23,827	23,827	0	9,482	\$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	\$20.00/fs
475 Regency Park Dr	50,155	10,701	21.3%	10,701	21.3%	18,045	18,045	0	11,991	\$24.00/fs
331 Salem Pl	31,121	10,195	32.8%	10,195	32.8%	10,195	10,195	0	3,054	\$21.90/fs
333 Salem Pl	30,942	1,020	3.3%	1,020	3.3%	7,415	7,415	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	15,347	35.3%	15,347	35.3%	16,553	16,553	0	13,285	\$21.90/fs
103 W Vandalia St	45,711	7,266	15.9%	7,266	15.9%	7,266	7,266	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	78,662	16.3%	78,662	16.3%	118,238	118,238	0	15,039	\$22.58/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	40,000	49.1%	40,000	49.1%	80,000	80,000	0	40,000	\$12.50/fs
1 Bronze Pointe Blvd	36,037	9,025	25.0%	9,025	25.0%	19,125	19,125	0	20,200	\$10.00/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
2421 Corporate Center Dr	25,000	12,500	50.0%	12,500	50.0%	12,500	12,500	0	5,000	\$14.50/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	19,506	56.6%	19,506	56.6%	19,506	19,506	0	7,500	\$8.30/nnn
13 Executive Dr	41,593	9,098	21.9%	9,098	21.9%	10,631	10,631	0	5,202	\$6.91/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	3,500	13.6%	3,500	13.6%	10,948	10,948	0	4,529	\$23.22/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	-
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	\$12.58/fs
7 N High St	38,000	20,150	53.0%	20,150	53.0%	20,150	20,150	0	9,500	\$12.00/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	15,594	9.5%	15,594	9.5%	15,594	15,594	0	15,594	\$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	8,528	18.7%	8,528	18.7%	8,528	8,528	0	8,528	\$16.00/mg
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	8,269	23.0%	8,269	23.0%	11,296	11,296	0	7,252	\$18.41/fs
525 W Main St	36,030	1,041	2.9%	1,041	2.9%	1,041	1,041	0	1,041	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	\$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	5,628	12.9%	5,628	12.9%	5,628	5,628	0	2,841	\$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	25,000	0	0.0%	0	0.0%	0	0	0	0	-
4215 S State Route 159	20,800	12,687	61.0%	12,687	61.0%	10,200	10,200	0	10,200	\$16.50/nnn
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 (36 Bldgs)	1,468,768	196,720	13.4%	196,720	13.4%	269,661	269,661	0	40,000	\$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%	5,000	5,000	0	5,000	-
200 W 3rd St	34,505	0	0.0%	0	0.0%	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	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	-
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%	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	455	2.1%	455	2.1%	455	455	0	455	\$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	\$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 (21 Bldgs)	935,349	19,138	2.0%	19,138	2.0%	41,640	41,640	0	15,000	\$17.06/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
(68 Bldgs)	2,886,762	294,520	10.2%	294,520	10.2%	429,539	429,539	0	40,000	\$18.02/fs