

Summary

St. Louis Regional Office Market Q1

April 2013

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q4 %)*</u>	<u>Average Asking Lease Rate - FS</u>
St. Louis City	17,789,271	4,575,156	25.7%	↓ 1% (26.7%)	Class A - \$18.16 Class B - \$13.63
Clayton	8,012,070	1,021,034	12.7%	↑ 1.6% (11.1%)	Class A - \$24.90 Class B - \$19.24
Manchester / I-270	1,636,496	166,674	10.2%	↓ .6% (10.8%)	Class A - \$22.08 Class B - \$19.03
North County	3,882,381	1,203,176	31.0%	↑ 2% (29.0%)	Class A - \$20.55 Class B - \$14.20
Olive / I-270	5,380,388	928,685	17.3%	↑ .4% (16.9%)	Class A - \$23.97 Class B - \$17.09
South County	3,783,812	575,185	15.2%	↓ .5% (15.7%)	Class A - \$21.99 Class B - \$20.64
St. Charles	1,704,762	373,887	21.9%	↓ .1% (22.0%)	Class A - \$20.10 Class B - \$15.10
West County	6,059,134	928,518	15.3%	↑ .3% (15.0%)	Class A - \$23.51 Class B - \$19.70
Westport	2,897,578	583,036	20.1%	↑ .6% (19.5%)	Class A - \$19.83 Class B - \$15.72
Total	51,145,892	10,355,351	20.2%	↑ .1% (20.1%)	

Source: Solon Gershman Inc.

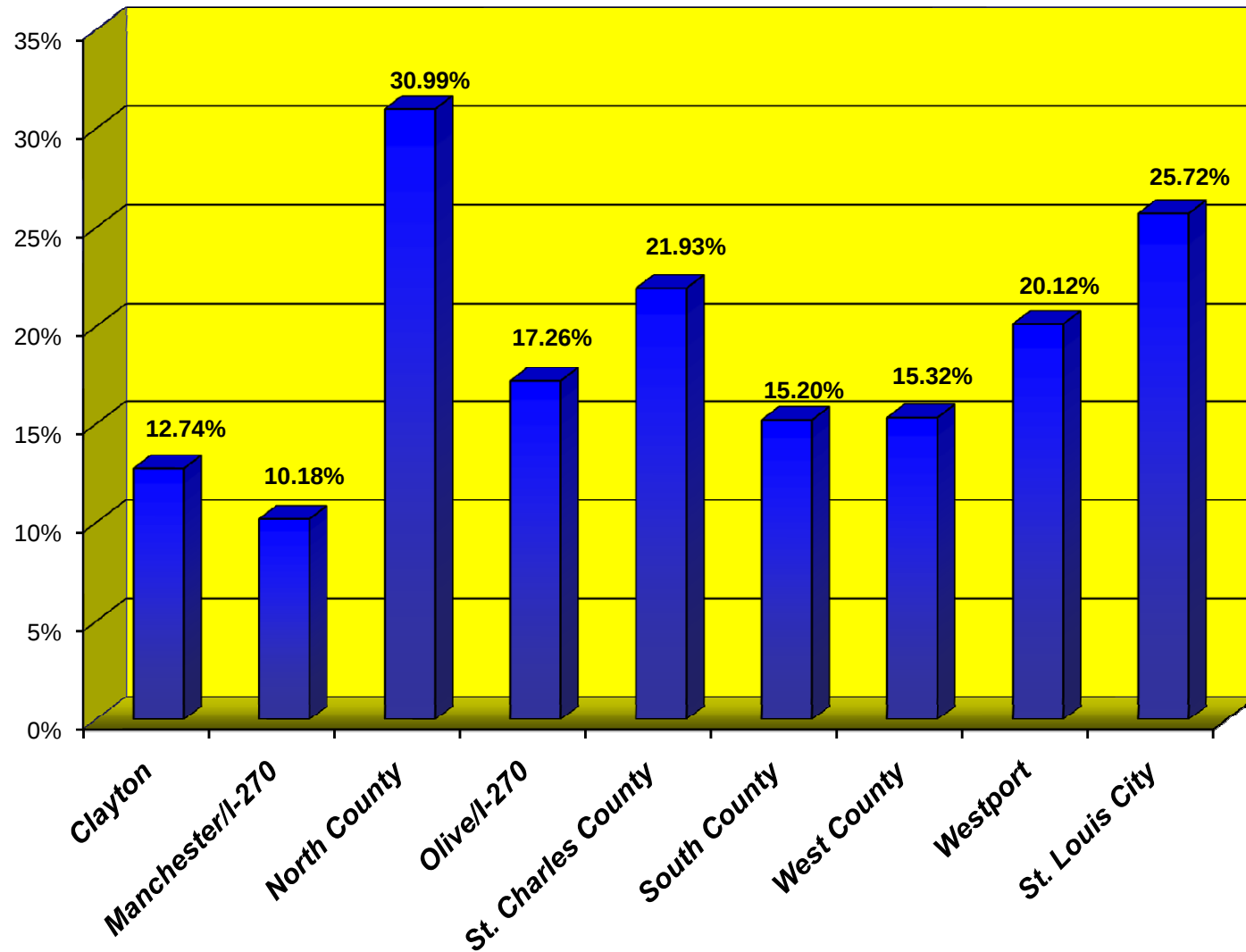
Percent Vacant and Average Asking Lease Rates as of April 1, 2013.

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

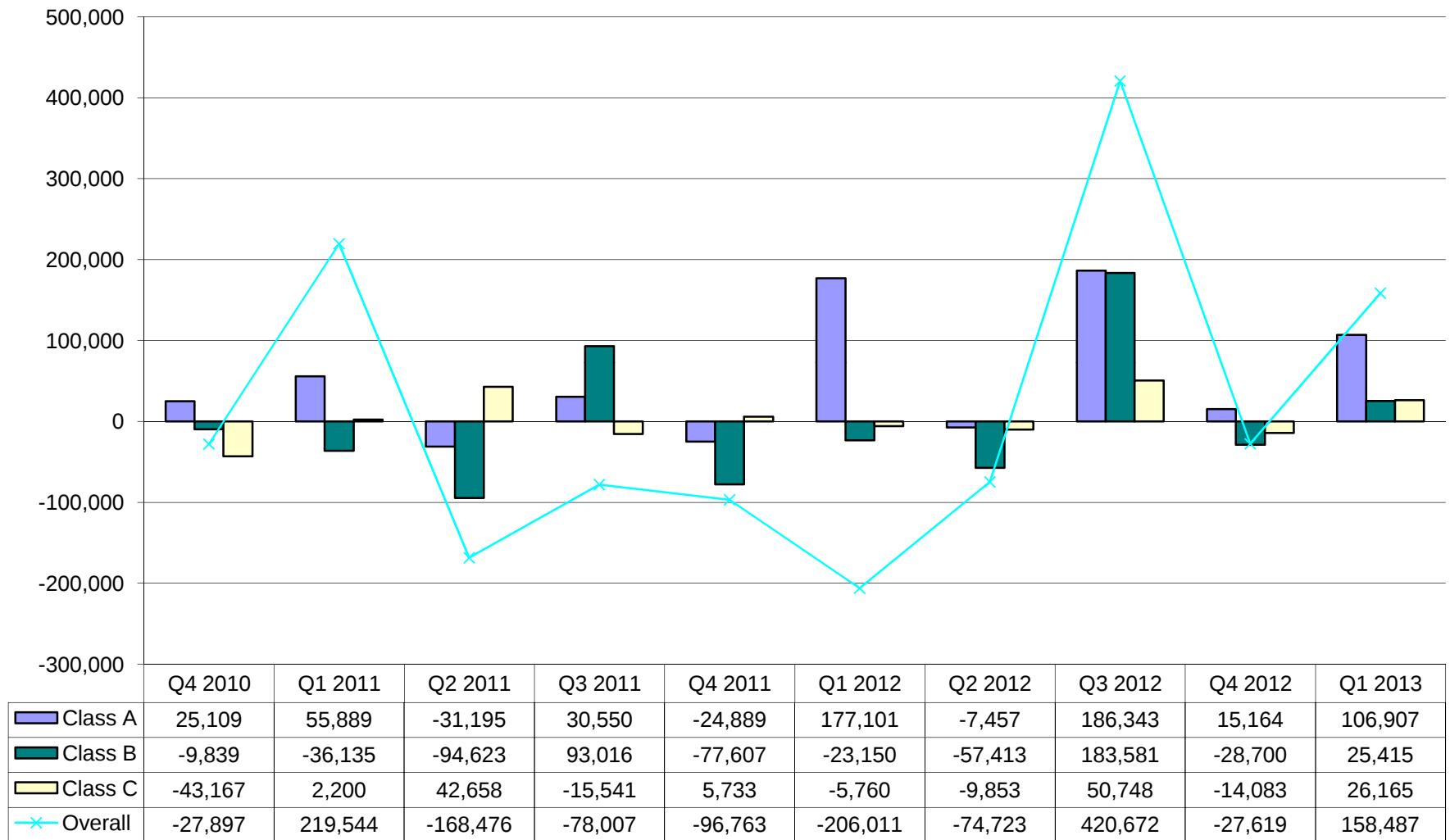
Solon Gershman, Inc.
Office Building Database
***** SUMMARY STATISTICS*****
April 2013

	Total Sq. Ft.	April 2013 Vacancy	April 2013 Sublease	Vacancy Rate
St. Louis Suburban Market	33,356,621	5,780,195	398,829	17.33%
St. Louis City	17,789,271	4,575,156	112,727	25.72%
Total St. Louis Region	51,145,892	10,355,351	511,556	20.25%
Total St. Louis Region - Class A	24,799,591	3,794,975	403,735	15.30%
Total St. Louis Region - Class B	21,481,381	5,490,084	96,643	25.56%
St. Louis City				
Class A Space	8,865,952	1,726,966	57,764	19.48%
Class B Space	6,593,667	2,291,740	45,385	34.76%
Class C and R Space	2,329,652	556,450	9,578	23.89%
Suburban St. Louis				
Class A Space	15,933,639	2,068,009	345,971	12.98%
Class B Space	14,887,714	3,198,344	87,065	21.48%
Class C Space	2,535,268	513,842	1,600	20.27%

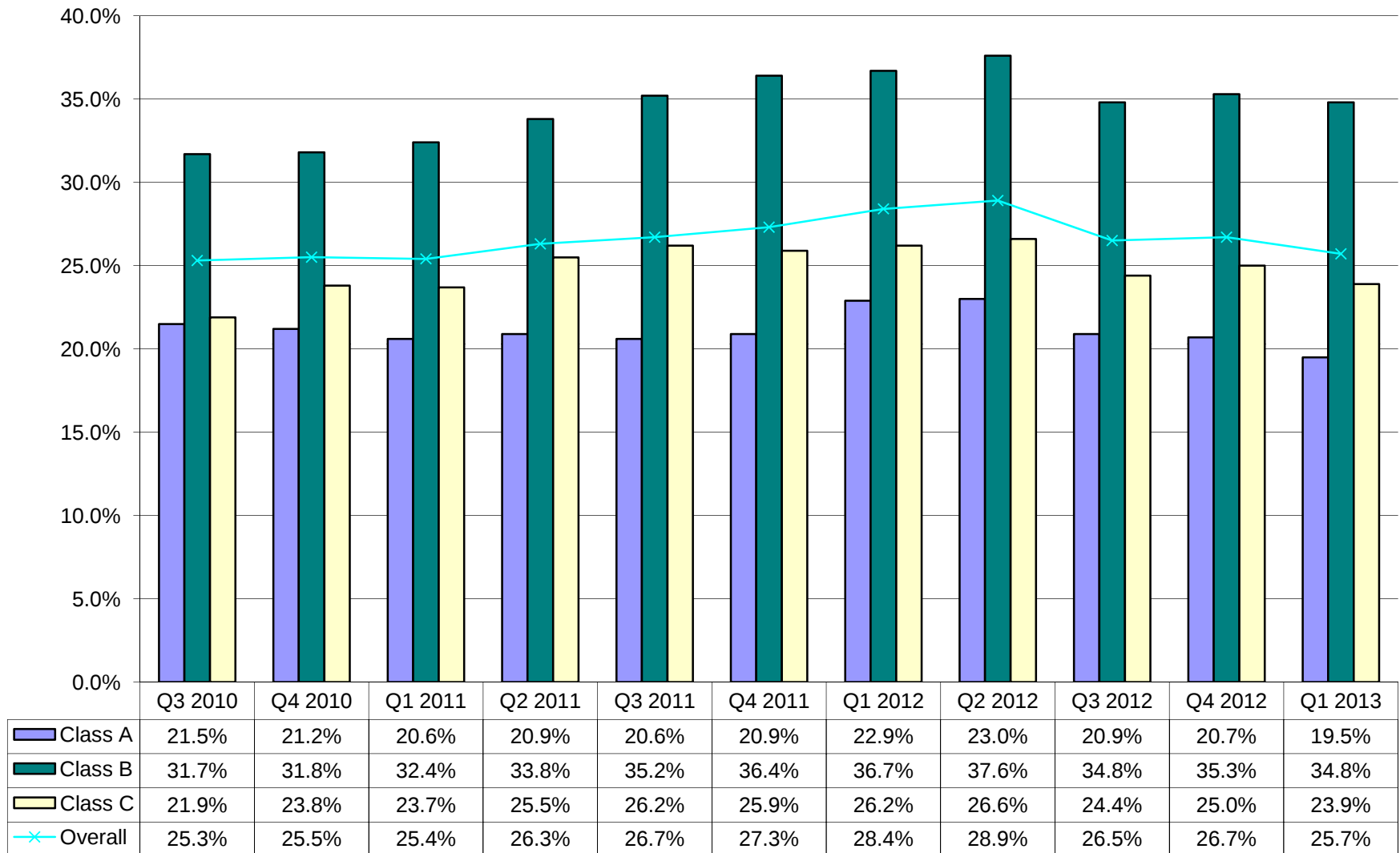
April 2013
Office Vacancy Rate by Submarket



St. Louis City Historic Net Absorption Trends



St. Louis City Historic Vacancy Trends



STL All

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	248,667	26,315	10.6%	26,315	10.6%	26,315	44,906	0	21,881	-
505 N 7th St	658,000	82,787	12.6%	82,787	12.6%	82,787	82,787	0	39,147	\$18.50/fs
100 N Broadway	510,202	52,284	10.2%	52,284	10.2%	52,284	52,284	0	16,126	\$18.00/fs
200 N Broadway	337,088	73,287	21.7%	73,287	21.7%	73,287	86,038	0	23,500	-
211 N Broadway	1,171,595	181,407	15.5%	181,407	15.5%	192,901	181,407	11,494	29,721	\$19.81/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
6-10 S Broadway	420,000	8,648	2.1%	8,648	2.1%	8,648	68,820	0	39,278	\$21.00/fs
1000-1008 Clark Ave	120,000	2,800	2.3%	2,800	2.3%	2,800	2,800	0	2,800	\$16.14/fs
4300-4348 Forest Park Ave	165,000	0	0.0%	9,106	5.5%	9,106	0	9,106	9,106	\$22.00/fs
1001 Highlands Plaza Dr	146,000	0	0.0%	0	0.0%	6,331	0	6,331	6,331	\$21.75/fs
700-706 Market St	128,250	128,250	100.0%	128,250	100.0%	128,250	128,250	0	128,250	\$21.00/fs
701 Market St	409,000	2,290	0.6%	2,290	0.6%	2,290	10,323	0	3,106	\$22.00/fs
800 Market St	750,000	115,859	15.4%	115,859	15.4%	115,859	125,896	0	64,390	\$22.00/fs
1010 Market St	342,660	192,295	56.1%	209,860	61.2%	209,860	223,433	17,565	124,400	\$16.75/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
5700-5720 Oakland Ave	62,290	0	0.0%	0	0.0%	13,268	0	13,268	13,268	\$26.50/fs
1000 Saint Louis Union Station	67,784	28,139	41.5%	28,139	41.5%	28,139	28,139	0	15,949	\$15.50/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	2,247	2,247	0	2,247	\$20.00/fs
1000-1010 Spruce St	100,000	43,002	43.0%	43,002	43.0%	43,002	43,002	0	35,637	-
1014 Spruce St	185,997	185,997	100.0%	185,997	100.0%	185,997	185,997	0	185,997	-
1222 Spruce St	1,131,917	500	0.0%	500	0.0%	500	500	0	500	\$15.46/nnn
210 N Tucker Blvd	395,000	249,250	63.1%	249,250	63.1%	249,250	249,250	0	207,000	-
710 N Tucker Blvd	526,502	133,000	25.3%	133,000	25.3%	133,000	175,739	0	70,000	\$9.50/nnn
600-634 Washington Ave	385,000	191,938	49.9%	191,938	49.9%	191,938	215,938	0	141,995	\$18.75/fs
Total (24 Bldgs)	8,865,952	1,700,295	19.2%	1,726,966	19.5%	1,758,059	1,907,756	57,764	207,000	\$18.16/fs

STL All

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	0	0.0%	0	0.0%	0	16,797	0	4,696	\$14.75/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	0	25,345	0	13,214	\$11.64/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	61,648	7,552	12.3%	7,552	12.3%	7,552	15,381	0	4,252	\$14.00/fs
708-710 N 2nd St	40,000	2,500	6.3%	2,500	6.3%	2,500	2,500	0	2,500	\$9.00/fs
712 N 2nd St	20,000	6,000	30.0%	6,000	30.0%	6,000	6,000	0	6,000	\$11.00/mg
801-805 N 2nd St	40,000	650	1.6%	650	1.6%	650	650	0	650	-
1530 S 2nd St	29,000	2,604	9.0%	2,604	9.0%	2,604	2,604	0	2,604	\$12.00/nnn
800-812 N 3rd St	28,647	0	0.0%	0	0.0%	0	28,647	0	28,647	\$14.00/fs
1800 S 3rd St	50,000	25,000	50.0%	25,000	50.0%	25,000	25,000	0	25,000	\$10.75/nnn
220 N 4th St	52,000	6,246	12.0%	6,246	12.0%	6,246	6,246	0	3,078	\$12.00/nnn
319 N 4th St	104,000	33,522	32.2%	33,522	32.2%	33,522	33,522	0	14,823	\$15.00/mg
440-444 N 4th St	60,000	57,000	95.0%	57,000	95.0%	57,000	57,000	0	20,000	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	0	9,632	0	5,600	\$14.50/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
317 N 11th St	39,200	9,256	23.6%	9,256	23.6%	9,256	9,256	0	5,232	\$12.50/fs
910 N 11th St	75,000	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	2,260	6.1%	2,260	6.1%	2,260	2,260	0	1,300	\$14.00/fs
308 N 21st St	42,542	0	0.0%	0	0.0%	0	4,723	0	4,723	\$16.75/fs
326 S 21st St	42,280	13,845	32.7%	13,845	32.7%	13,845	13,845	0	11,851	\$14.00/fs
500 N Broadway	285,211	165,233	57.9%	165,233	57.9%	165,233	157,979	0	94,600	\$15.00/fs
1918-1934 N Broadway	135,000	135,000	100.0%	135,000	100.0%	135,000	135,000	0	135,000	-
1831 Chestnut St	465,000	0	0.0%	0	0.0%	0	0	0	0	-
415 DeBaliviere Ave	25,000	0	0.0%	0	0.0%	0	0	0	0	-
625 N Euclid Ave	148,151	27,477	18.5%	27,477	18.5%	27,477	27,477	0	4,580	\$8.00/fs
3115 S Grand Blvd	27,600	2,604	9.4%	2,604	9.4%	2,604	2,604	0	2,400	\$10.00/nnn
500-520 N Kingshighway Blvd	39,751	39,750	100.0%	39,750	100.0%	39,750	39,750	0	39,750	\$5.00/nnn
4144 Lindell Blvd	54,000	2,460	4.6%	2,460	4.6%	2,460	2,460	0	1,100	\$12.00/fs
4625 Lindell Blvd	71,652	5,505	7.7%	5,505	7.7%	5,505	5,505	0	2,422	\$18.50/fs
1001 Locust St	60,000	9,687	16.1%	9,687	16.1%	9,687	9,687	0	5,000	\$14.00/fs
1015-1023 Locust St	249,508	117,146	47.0%	117,146	47.0%	117,146	130,668	0	52,000	\$12.50/fs
2210 Locust St	36,516	36,516	100.0%	36,516	100.0%	36,516	36,516	0	36,516	\$8.75/negot
2300 Locust St	160,584	54,356	33.8%	54,356	33.8%	54,356	54,356	0	32,006	\$16.00/+util
620 Market St	27,500	17,000	61.8%	17,000	61.8%	17,000	17,000	0	17,000	\$17.50/fs
301 N Memorial Dr	57,000	28,000	49.1%	28,000	49.1%	28,000	28,000	0	28,000	\$15.00/fs
1-99 S Memorial Dr	211,208	18,554	8.8%	18,554	8.8%	18,554	18,554	0	9,958	\$16.50/fs
645 S Newstead Ave	118,000	13,500	11.4%	13,500	11.4%	13,500	13,500	0	13,500	\$25.00/nnn
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
501-509 Olive St	33,150	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,218	165,360	73.1%	165,360	73.1%	165,360	165,360	0	55,261	\$14.00/fs
720 Olive St	457,900	90,067	19.7%	96,967	21.2%	127,684	146,170	37,617	42,828	\$15.99/fs
723-777 Olive St	167,143	8,500	5.1%	8,500	5.1%	8,500	8,500	0	8,500	\$14.75/nnn
800 Olive St	500,000	500,000	100.0%	500,000	100.0%	500,000	500,000	0	500,000	-
900-914 Olive St	202,607	50,766	25.1%	50,766	25.1%	50,766	50,766	0	21,754	\$13.75/fs

STL All

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
1000-1002 Olive St	22,240	4,050	18.2%	4,050	18.2%	4,050	4,050	0	2,100	\$12.50/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	20,000	0	0.0%	0	0.0%	0	20,000	0	20,000	\$10.00/fs
1901-1915 Olive St	143,024	143,024	100.0%	143,024	100.0%	143,024	143,024	0	143,024	-
1300-1310 Papin	221,000	150,747	68.2%	150,747	68.2%	150,747	150,747	0	30,720	\$13.20/fs
1133 Pine St	28,122	20,000	71.1%	20,000	71.1%	20,000	20,000	0	20,000	\$12.50/nnn
1814-1830 Pine St	110,060	44,024	40.0%	44,024	40.0%	44,024	44,024	0	44,024	\$15.00/fs
1910 Pine St	73,119	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	\$12.50/fs
800 St. Louis Union Station	57,814	41,234	71.3%	41,234	71.3%	41,234	41,234	0	41,234	\$15.50/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
100 N Tucker Blvd	257,400	0	0.0%	0	0.0%	0	0	0	0	-
700 Union Station	39,648	10,890	27.5%	10,890	27.5%	10,890	5,788	0	5,788	\$13.50/fs
505 Washington Ave	75,800	0	0.0%	0	0.0%	0	56,800	0	56,800	\$12.50/fs
555 Washington Ave	160,000	66,100	41.3%	66,100	41.3%	66,100	78,100	0	31,000	\$13.50/fs
911-919 Washington Ave	159,500	36,851	23.1%	36,851	23.1%	44,619	39,015	7,768	8,700	\$14.00/fs
1001 Washington Ave	84,000	0	0.0%	0	0.0%	0	7,407	0	2,280	\$14.00/fs
1409 Washington Ave	34,234	20,854	60.9%	20,854	60.9%	20,854	20,854	0	13,196	\$8.10/fs
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (63 Bldgs)	6,593,667	2,284,840	34.7%	2,291,740	34.8%	2,330,225	2,533,453	45,385	500,000	\$13.63/fs

STL All

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	12,878	33.4%	12,878	33.4%	12,878	12,878	0	7,000	\$11.97/mg
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
330 N 4th St	52,000	26,000	50.0%	26,000	50.0%	26,000	26,000	0	15,000	\$11.00/nnn
1120 S 6th St	60,000	25,700	42.8%	25,700	42.8%	25,700	25,700	0	23,000	\$14.00/mg
59th St @ Arsenal St	25,200	5,904	23.4%	5,904	23.4%	5,904	12,404	0	6,500	\$13.00/fs
904 Cherokee St	45,000	0	0.0%	0	0.0%	0	45,000	0	45,000	\$3.00/mg
6025 Chippewa St	24,000	3,751	15.6%	3,751	15.6%	3,751	3,751	0	901	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	0	7,500	0	7,500	\$12.75/fs
280-286 DeBaliviere Ave	24,000	18,000	75.0%	18,000	75.0%	18,000	18,000	0	14,000	\$15.00/nnn
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	34,471	0	29,732	\$14.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
3460-3470 Hampton Ave	20,900	8,208	39.3%	8,208	39.3%	8,208	8,208	0	3,508	\$10.85/+util
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	9,578	0	9,578	9,578	\$16.50/fs
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3912 Lindell Blvd	31,200	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	\$11.44/fs
4931 Lindell Blvd	57,200	5,300	9.3%	5,300	9.3%	5,300	5,300	0	5,300	\$18.00/mg
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	\$10.00/nnn
1221 Locust St	137,692	55,156	40.1%	55,156	40.1%	55,156	56,406	0	10,000	\$13.50/fs
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
2801-2803 Locust St	40,000	20,000	50.0%	20,000	50.0%	20,000	20,000	0	40,000	\$12.00/mg
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	\$12.50/nnn
1101 Lucas Ave	35,000	25,000	71.4%	25,000	71.4%	25,000	25,000	0	25,000	\$14.00/fs
4155 Manchester Ave	47,000	0	0.0%	0	0.0%	0	0	0	0	\$4.50/nnn
705 Olive St	214,500	37,000	17.2%	37,000	17.2%	37,000	37,000	0	14,000	\$12.50/+elec
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	5,500	20.0%	5,500	20.0%	5,500	10,153	0	5,500	\$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	\$9.00/mg
1111 Olive St	112,500	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,100	14.3%	14,100	14.3%	14,100	14,100	0	14,100	\$11.95/fs
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	11,000	0	11,000	\$7.00/mg
5615 Pershing Ave	22,564	5,166	22.9%	5,166	22.9%	5,166	5,166	0	2,718	\$12.50/+util
9021 Riverview Dr	24,000	2,500	10.4%	2,500	10.4%	2,500	3,000	0	2,500	\$3.00/nnn
1917 Rutger St	30,400	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	12,000	36,000	0	12,000	\$13.98/fs
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	19,200	0	19,200	\$8.50/nnn
1204 Washington Ave	52,500	20,700	39.4%	20,700	39.4%	20,700	20,700	0	7,500	\$15.00/fs
1426-1432 Washington Ave	28,125	14,787	52.6%	14,787	52.6%	14,787	14,787	0	9,015	\$14.00/fs
1501-1509 Washington Ave	140,000	0	0.0%	0	0.0%	0	0	0	0	-
1607 Washington Ave	120,400	6,300	5.2%	6,300	5.2%	6,300	6,300	0	6,300	-
Total (40 Bldgs)	2,329,652	556,450	23.9%	556,450	23.9%	566,028	710,524	9,578	80,000	\$12.45/fs

STL All

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
(127 Bldgs)	17,789,271	4,541,585	25.5%	4,575,156	25.7%	4,654,312	5,151,733	112,727	500,000	\$15.08/fs

CBD

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	248,667	26,315	10.6%	26,315	10.6%	26,315	44,906	0	21,881	-
505 N 7th St	658,000	82,787	12.6%	82,787	12.6%	82,787	82,787	0	39,147	\$18.50/fs
100 N Broadway	510,202	52,284	10.2%	52,284	10.2%	52,284	52,284	0	16,126	\$18.00/fs
200 N Broadway	337,088	73,287	21.7%	73,287	21.7%	73,287	86,038	0	23,500	-
211 N Broadway	1,171,595	181,407	15.5%	181,407	15.5%	192,901	181,407	11,494	29,721	\$19.81/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
6-10 S Broadway	420,000	8,648	2.1%	8,648	2.1%	8,648	68,820	0	39,278	\$21.00/fs
1000-1008 Clark Ave	120,000	2,800	2.3%	2,800	2.3%	2,800	2,800	0	2,800	\$16.14/fs
700-706 Market St	128,250	128,250	100.0%	128,250	100.0%	128,250	128,250	0	128,250	\$21.00/fs
701 Market St	409,000	2,290	0.6%	2,290	0.6%	2,290	10,323	0	3,106	\$22.00/fs
800 Market St	750,000	115,859	15.4%	115,859	15.4%	115,859	125,896	0	64,390	\$22.00/fs
1010 Market St	342,660	192,295	56.1%	209,860	61.2%	209,860	223,433	17,565	124,400	\$16.75/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	2,247	2,247	0	2,247	\$20.00/fs
1000-1010 Spruce St	100,000	43,002	43.0%	43,002	43.0%	43,002	43,002	0	35,637	-
1014 Spruce St	185,997	185,997	100.0%	185,997	100.0%	185,997	185,997	0	185,997	-
1222 Spruce St	1,131,917	500	0.0%	500	0.0%	500	500	0	500	\$15.46/nnn
210 N Tucker Blvd	395,000	249,250	63.1%	249,250	63.1%	249,250	249,250	0	207,000	-
710 N Tucker Blvd	526,502	133,000	25.3%	133,000	25.3%	133,000	175,739	0	70,000	\$9.50/nnn
600-634 Washington Ave	385,000	191,938	49.9%	191,938	49.9%	191,938	215,938	0	141,995	\$18.75/fs
Total (19 Bldgs)	8,400,878	1,672,156	19.9%	1,689,721	20.1%	1,701,215	1,879,617	29,059	207,000	\$18.09/fs

CBD

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	0	0.0%	0	0.0%	0	16,797	0	4,696	\$14.75/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	0	25,345	0	13,214	\$11.64/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	61,648	7,552	12.3%	7,552	12.3%	7,552	15,381	0	4,252	\$14.00/fs
708-710 N 2nd St	40,000	2,500	6.3%	2,500	6.3%	2,500	2,500	0	2,500	\$9.00/fs
712 N 2nd St	20,000	6,000	30.0%	6,000	30.0%	6,000	6,000	0	6,000	\$11.00/mg
801-805 N 2nd St	40,000	650	1.6%	650	1.6%	650	650	0	650	-
800-812 N 3rd St	28,647	0	0.0%	0	0.0%	0	28,647	0	28,647	\$14.00/fs
220 N 4th St	52,000	6,246	12.0%	6,246	12.0%	6,246	6,246	0	3,078	\$12.00/nnn
319 N 4th St	104,000	33,522	32.2%	33,522	32.2%	33,522	33,522	0	14,823	\$15.00/mg
440-444 N 4th St	60,000	57,000	95.0%	57,000	95.0%	57,000	57,000	0	20,000	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	0	9,632	0	5,600	\$14.50/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
317 N 11th St	39,200	9,256	23.6%	9,256	23.6%	9,256	9,256	0	5,232	\$12.50/fs
910 N 11th St	75,000	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	2,260	6.1%	2,260	6.1%	2,260	2,260	0	1,300	\$14.00/fs
308 N 21st St	42,542	0	0.0%	0	0.0%	0	4,723	0	4,723	\$16.75/fs
326 S 21st St	42,280	13,845	32.7%	13,845	32.7%	13,845	13,845	0	11,851	\$14.00/fs
500 N Broadway	285,211	165,233	57.9%	165,233	57.9%	165,233	157,979	0	94,600	\$15.00/fs
1001 Locust St	60,000	9,687	16.1%	9,687	16.1%	9,687	9,687	0	5,000	\$14.00/fs
1015-1023 Locust St	249,508	117,146	47.0%	117,146	47.0%	117,146	130,668	0	52,000	\$12.50/fs
2210 Locust St	36,516	36,516	100.0%	36,516	100.0%	36,516	36,516	0	36,516	\$8.75/negot
2300 Locust St	160,584	54,356	33.8%	54,356	33.8%	54,356	54,356	0	32,006	\$16.00/+util
620 Market St	27,500	17,000	61.8%	17,000	61.8%	17,000	17,000	0	17,000	\$17.50/fs
301 N Memorial Dr	57,000	28,000	49.1%	28,000	49.1%	28,000	28,000	0	28,000	\$15.00/fs
1-99 S Memorial Dr	211,208	18,554	8.8%	18,554	8.8%	18,554	18,554	0	9,958	\$16.50/fs
501-509 Olive St	33,150	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,218	165,360	73.1%	165,360	73.1%	165,360	165,360	0	55,261	\$14.00/fs
720 Olive St	457,900	90,067	19.7%	96,967	21.2%	127,684	146,170	37,617	42,828	\$15.99/fs
723-777 Olive St	167,143	8,500	5.1%	8,500	5.1%	8,500	8,500	0	8,500	\$14.75/nnn
800 Olive St	500,000	500,000	100.0%	500,000	100.0%	500,000	500,000	0	500,000	-
900-914 Olive St	202,607	50,766	25.1%	50,766	25.1%	50,766	50,766	0	21,754	\$13.75/fs
1000-1002 Olive St	22,240	4,050	18.2%	4,050	18.2%	4,050	4,050	0	2,100	\$12.50/fs
1601 Olive St	20,000	0	0.0%	0	0.0%	0	20,000	0	20,000	\$10.00/fs
1901-1915 Olive St	143,024	143,024	100.0%	143,024	100.0%	143,024	143,024	0	143,024	-
1133 Pine St	28,122	20,000	71.1%	20,000	71.1%	20,000	20,000	0	20,000	\$12.50/nnn
1814-1830 Pine St	110,060	44,024	40.0%	44,024	40.0%	44,024	44,024	0	44,024	\$15.00/fs
700 Union Station	39,648	10,890	27.5%	10,890	27.5%	10,890	5,788	0	5,788	\$13.50/fs
505 Washington Ave	75,800	0	0.0%	0	0.0%	0	56,800	0	56,800	\$12.50/fs
555 Washington Ave	160,000	66,100	41.3%	66,100	41.3%	66,100	78,100	0	31,000	\$13.50/fs
911-919 Washington Ave	159,500	36,851	23.1%	36,851	23.1%	44,619	39,015	7,768	8,700	\$14.00/fs
1001 Washington Ave	84,000	0	0.0%	0	0.0%	0	7,407	0	2,280	\$14.00/fs
1409 Washington Ave	34,234	20,854	60.9%	20,854	60.9%	20,854	20,854	0	13,196	\$8.10/fs

CBD

Total (43 Bldgs)	4,480,429	1,818,809	40.6%	1,825,709	40.7%	1,864,194	2,067,422	45,385	500,000	\$14.01/fs
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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	12,878	33.4%	12,878	33.4%	12,878	12,878	0	7,000	\$11.97/mg
330 N 4th St	52,000	26,000	50.0%	26,000	50.0%	26,000	26,000	0	15,000	\$11.00/nnn
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	\$10.00/nnn
1221 Locust St	137,692	55,156	40.1%	55,156	40.1%	55,156	56,406	0	10,000	\$13.50/fs
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
2801-2803 Locust St	40,000	20,000	50.0%	20,000	50.0%	20,000	20,000	0	40,000	\$12.00/mg
1101 Lucas Ave	35,000	25,000	71.4%	25,000	71.4%	25,000	25,000	0	25,000	\$14.00/fs
705 Olive St	214,500	37,000	17.2%	37,000	17.2%	37,000	37,000	0	14,000	\$12.50/+elec
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	5,500	20.0%	5,500	20.0%	5,500	10,153	0	5,500	\$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	\$9.00/mg
1111 Olive St	112,500	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,100	14.3%	14,100	14.3%	14,100	14,100	0	14,100	\$11.95/fs
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	12,000	36,000	0	12,000	\$13.98/fs
1204 Washington Ave	52,500	20,700	39.4%	20,700	39.4%	20,700	20,700	0	7,500	\$15.00/fs
1426-1432 Washington Ave	28,125	14,787	52.6%	14,787	52.6%	14,787	14,787	0	9,015	\$14.00/fs
1607 Washington Ave	120,400	6,300	5.2%	6,300	5.2%	6,300	6,300	0	6,300	-
Total (17 Bldgs)	1,417,641	393,621	27.8%	393,621	27.8%	393,621	423,524	0	80,000	\$13.11/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
(79 Bldgs)	14,298,948	3,884,586	27.2%	3,909,051	27.3%	3,959,030	4,370,563	74,444	500,000	\$15.67/fs

Other than CBD

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
4300-4348 Forest Park Ave	165,000	0	0.0%	9,106	5.5%	9,106	0	9,106	9,106	\$22.00/fs
1001 Highlands Plaza Dr	146,000	0	0.0%	0	0.0%	6,331	0	6,331	6,331	\$21.75/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
5700-5720 Oakland Ave	62,290	0	0.0%	0	0.0%	13,268	0	13,268	13,268	\$26.50/fs
1000 Saint Louis Union Station	67,784	28,139	41.5%	28,139	41.5%	28,139	28,139	0	15,949	\$15.50/fs
Total (5 Bldgs)	465,074	28,139	6.1%	37,245	8.0%	56,844	28,139	28,705	15,949	\$19.80/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
1530 S 2nd St	29,000	2,604	9.0%	2,604	9.0%	2,604	2,604	0	2,604	\$12.00/nnn
1800 S 3rd St	50,000	25,000	50.0%	25,000	50.0%	25,000	25,000	0	25,000	\$10.75/nnn
1918-1934 N Broadway	135,000	135,000	100.0%	135,000	100.0%	135,000	135,000	0	135,000	-
1831 Chestnut St	465,000	0	0.0%	0	0.0%	0	0	0	0	-
415 DeBaliviere Ave	25,000	0	0.0%	0	0.0%	0	0	0	0	-
625 N Euclid Ave	148,151	27,477	18.5%	27,477	18.5%	27,477	27,477	0	4,580	\$8.00/fs
4300-4348 Forest Park Ave	172,764	0	0.0%	28,794	16.7%	28,794	0	28,794	28,794	\$23.00/fs
3115 S Grand Blvd	27,600	2,604	9.4%	2,604	9.4%	2,604	2,604	0	2,400	\$10.00/nnn
500-520 N Kingshighway Blvd	39,751	39,750	100.0%	39,750	100.0%	39,750	39,750	0	39,750	\$5.00/nnn
4144 Lindell Blvd	54,000	2,460	4.6%	2,460	4.6%	2,460	2,460	0	1,100	\$12.00/fs
4625 Lindell Blvd	71,652	5,505	7.7%	5,505	7.7%	5,505	5,505	0	2,422	\$18.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1300-1310 Papin	221,000	150,747	68.2%	150,747	68.2%	150,747	150,747	0	30,720	\$13.20/fs
1910 Pine St	73,119	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	\$12.50/fs
800 St. Louis Union Station	57,814	41,234	71.3%	41,234	71.3%	41,234	41,234	0	41,234	\$15.50/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
100 N Tucker Blvd	257,400	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 (20 Bldgs)	2,168,002	452,531	20.9%	481,325	22.2%	481,325	452,531	28,794	135,000	\$12.96/fs

Other than CBD

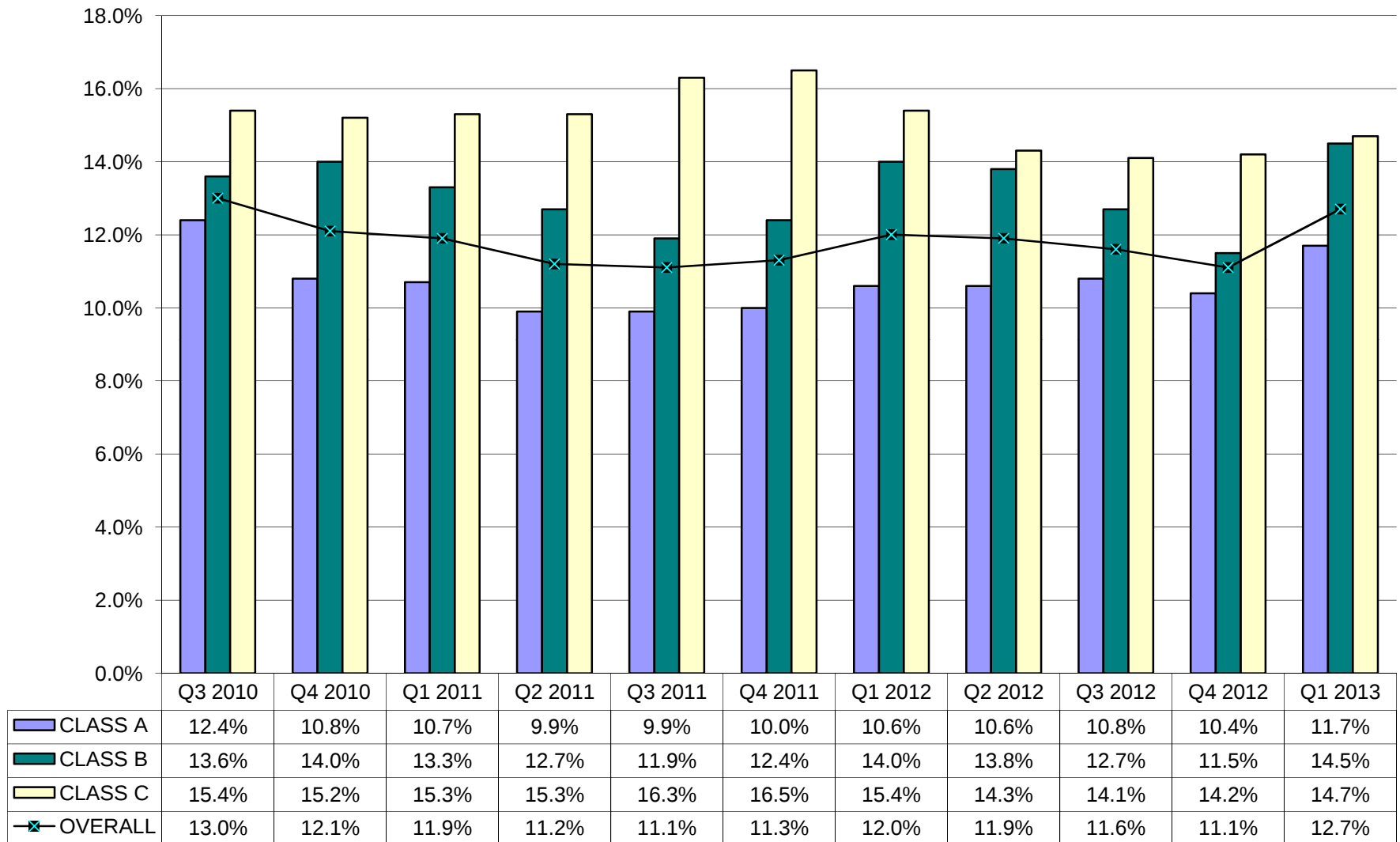
Building Class: C

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
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
1120 S 6th St	60,000	25,700	42.8%	25,700	42.8%	25,700	25,700	0	23,000	\$14.00/mg
59th St @ Arsenal St	25,200	5,904	23.4%	5,904	23.4%	5,904	12,404	0	6,500	\$13.00/fs
59th St @ Arsenal St	5,900	0	0.0%	0	0.0%	0	0	0	0	-
904 Cherokee St	45,000	0	0.0%	0	0.0%	0	45,000	0	45,000	\$3.00/mg
6025 Chippewa St	24,000	3,751	15.6%	3,751	15.6%	3,751	3,751	0	901	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	0	7,500	0	7,500	\$12.75/fs
280-286 DeBaliviere Ave	24,000	18,000	75.0%	18,000	75.0%	18,000	18,000	0	14,000	\$15.00/nnn
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	34,471	0	29,732	\$14.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
3460-3470 Hampton Ave	20,900	8,208	39.3%	8,208	39.3%	8,208	8,208	0	3,508	\$10.85/+util
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	9,578	0	9,578	9,578	\$16.50/fs
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3912 Lindell Blvd	31,200	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	\$11.44/fs
4931 Lindell Blvd	57,200	5,300	9.3%	5,300	9.3%	5,300	5,300	0	5,300	\$18.00/mg
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	\$12.50/nnn
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	11,000	0	11,000	\$7.00/mg
5615 Pershing Ave	22,564	5,166	22.9%	5,166	22.9%	5,166	5,166	0	2,718	\$12.50/+util
9021 Riverview Dr	24,000	2,500	10.4%	2,500	10.4%	2,500	3,000	0	2,500	\$3.00/nnn
1917 Rutger St	30,400	0	0.0%	0	0.0%	0	0	0	0	-
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	19,200	0	19,200	\$8.50/nnn
1501-1509 Washington Ave	140,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	870,911	162,829	18.7%	162,829	18.7%	172,407	287,000	9,578	72,000	\$11.71/fs

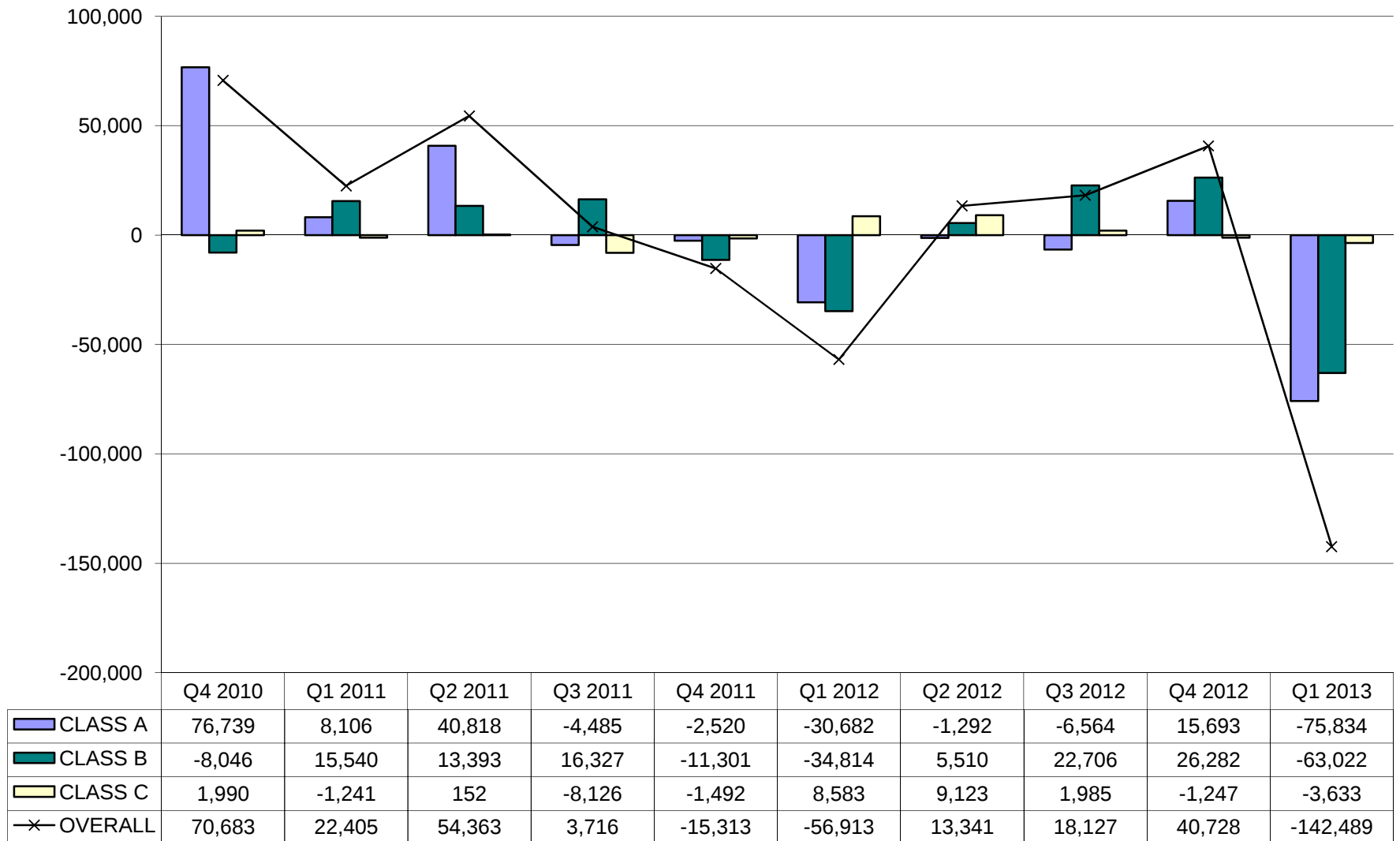
Grand Totals

	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
(48 Bldgs)	3,503,987	643,499	18.4%	681,399	19.4%	710,576	767,670	67,077	135,000	\$12.97/fs

Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton

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	19,409	11.2%	19,409	11.2%	20,284	33,261	875	13,852	\$24.75/fs
7700 Bonhomme Ave	101,327	10,830	10.7%	10,830	10.7%	10,830	10,830	0	8,433	\$25.50/fs
7777 Bonhomme Ave	197,311	54,846	27.8%	54,846	27.8%	54,846	86,587	0	12,402	\$22.42/fs
1 N Brentwood Blvd	274,272	9,255	3.4%	35,884	13.1%	62,513	9,255	53,258	26,629	\$25.00/nnn
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	84,393	32.2%	96,333	36.7%	123,242	98,782	38,849	23,934	\$26.62/mg
1401 S Brentwood Blvd	175,000	23,080	13.2%	43,080	24.6%	43,080	23,080	20,000	10,887	\$24.29/fs
1600 S Brentwood Blvd	105,000	5,299	5.0%	5,299	5.0%	5,299	18,975	0	13,676	\$24.00/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	5,536	1.7%	5,536	1.7%	10,591	5,536	5,055	5,055	\$29.61/fs
120 S Central Ave	300,500	60,774	20.2%	60,774	20.2%	60,774	67,599	0	33,408	\$24.75/fs
7980 Clayton Rd	63,034	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	1,525	4.9%	1,525	4.9%	1,525	5,525	0	4,000	\$23.00/fs
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	27,174	5.4%	27,174	5.4%	27,174	27,174	0	20,668	-
7701 Forsyth Blvd	217,689	1,814	0.8%	1,814	0.8%	1,814	8,493	0	5,079	\$26.50/fs
7733 Forsyth Blvd	360,129	41,718	11.6%	56,908	15.8%	41,718	63,073	0	24,691	\$23.27/fs
7800 Forsyth Blvd	108,000	2,656	2.5%	2,656	2.5%	2,656	2,656	0	2,656	\$24.50/fs
7911 Forsyth Blvd	55,000	15,196	27.6%	15,196	27.6%	15,196	15,196	0	14,446	\$24.00/fs
8235 Forsyth Blvd	217,564	17,614	8.1%	17,614	8.1%	17,614	17,614	0	5,338	-
101 S Hanley Rd	343,677	66,436	19.3%	66,436	19.3%	85,375	104,896	18,939	72,455	\$26.50/fs
1405 S Hanley Rd	45,000	6,262	13.9%	6,262	13.9%	6,262	6,262	0	4,500	-
8000 Maryland Ave	199,000	7,087	3.6%	7,087	3.6%	7,087	29,448	0	6,075	\$25.60/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	16,600	0	16,600	16,600	\$22.66/fs
8182 Maryland Ave	256,829	50,321	19.6%	50,321	19.6%	50,321	52,215	0	19,017	\$25.50/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	0	0.0%	0	0.0%	0	0	0	0	\$24.75/fs
Total (28 Bldgs)	5,012,506	511,225	10.2%	584,984	11.7%	664,801	686,457	153,576	72,455	\$24.90/fs

Clayton

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	73,969	12,913	17.5%	12,913	17.5%	12,913	7,763	0	2,510	\$18.20/fs
230 S Bemiston Ave	99,190	18,731	18.9%	18,731	18.9%	18,731	18,731	0	5,985	\$18.17/fs
7711 Bonhomme Ave	82,473	5,973	7.2%	5,973	7.2%	5,973	5,973	0	5,153	\$24.00/fs
10 S Brentwood Blvd	56,299	0	0.0%	0	0.0%	0	0	0	0	-
1750 S Brentwood Blvd	74,568	13,715	18.4%	13,715	18.4%	13,715	13,715	0	4,285	\$17.00/fs
2025 S Brentwood Blvd	25,000	1,603	6.4%	1,603	6.4%	1,603	4,286	0	2,886	\$16.57/fs
7710 Carondelet Ave	78,165	10,722	13.7%	10,722	13.7%	10,722	10,722	0	3,611	\$18.50/fs
7730 Carondelet Ave	38,880	5,431	14.0%	5,431	14.0%	5,431	5,431	0	3,653	\$18.50/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	4,597	9.3%	4,597	9.3%	4,597	4,597	0	2,148	\$16.99/fs
8008 Carondelet Ave	33,000	4,160	12.6%	4,160	12.6%	4,160	4,160	0	4,160	\$17.75/fs
201 S Central Ave	26,828	4,482	16.7%	4,482	16.7%	4,482	4,482	0	1,303	\$17.00/fs
212 S Central Ave	56,000	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	127,949	1,909	1.5%	1,909	1.5%	1,909	1,909	0	1,909	\$22.50/fs
7930 Clayton Rd	91,219	17,686	19.4%	17,686	19.4%	17,686	17,686	0	9,220	\$23.00/fs
9900 Clayton Rd	66,026	0	0.0%	0	0.0%	0	42,304	0	42,304	\$21.50/fs
9909 Clayton Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
600 Corporate Park Dr	208,124	0	0.0%	0	0.0%	0	0	0	0	-
6665 Delmar Blvd	41,044	4,220	10.3%	4,220	10.3%	4,220	4,220	0	4,220	\$12.00/fs
6677 Delmar Blvd	36,560	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
9811 S Forty Dr	40,680	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	50,075	45.3%	50,075	45.3%	50,075	50,075	0	9,145	\$14.00/fs
1699 S Hanley Rd	57,287	22,809	39.8%	22,809	39.8%	22,809	22,809	0	19,275	\$22.50/fs
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	24,658	31.3%	24,658	31.3%	24,658	34,951	0	24,658	\$18.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	8,272	0	8,272	\$22.50/fs
8860-8866 Ladue Rd	28,005	1,700	6.1%	1,700	6.1%	1,700	1,700	0	1,700	\$23.00/fs
75 W Lockwood Ave	20,000	1,600	8.0%	1,600	8.0%	1,600	1,600	0	1,600	\$20.88/fs
227-235 W Lockwood Ave	81,402	16,285	20.0%	16,285	20.0%	16,285	16,285	0	11,070	\$18.00/fs
8251 Maryland Ave	56,794	8,743	15.4%	12,013	21.2%	12,013	8,743	3,270	8,743	\$15.73/fs
8301 Maryland Ave	49,598	15,706	31.7%	15,706	31.7%	15,706	15,706	0	12,843	\$14.28/fs
135 N Meramec Ave	50,995	18,121	35.5%	18,121	35.5%	18,121	18,121	0	16,200	\$17.50/fs
165 N Meramec Ave	62,785	11,983	19.1%	11,983	19.1%	11,983	11,983	0	7,002	\$24.75/fs
168 N Meramec Ave	58,499	22,782	38.9%	22,782	38.9%	22,782	22,782	0	21,149	\$24.75/fs
222 S Meramec Ave	20,838	4,755	22.8%	4,755	22.8%	4,755	4,755	0	4,330	\$17.50/fs
225 S Meramec Ave	89,438	8,435	9.4%	8,435	9.4%	8,435	8,679	0	1,522	\$18.00/fs
Total (36 Bldgs)	2,187,678	313,794	14.3%	317,064	14.5%	317,064	372,440	3,270	42,304	\$19.24/fs

Clayton

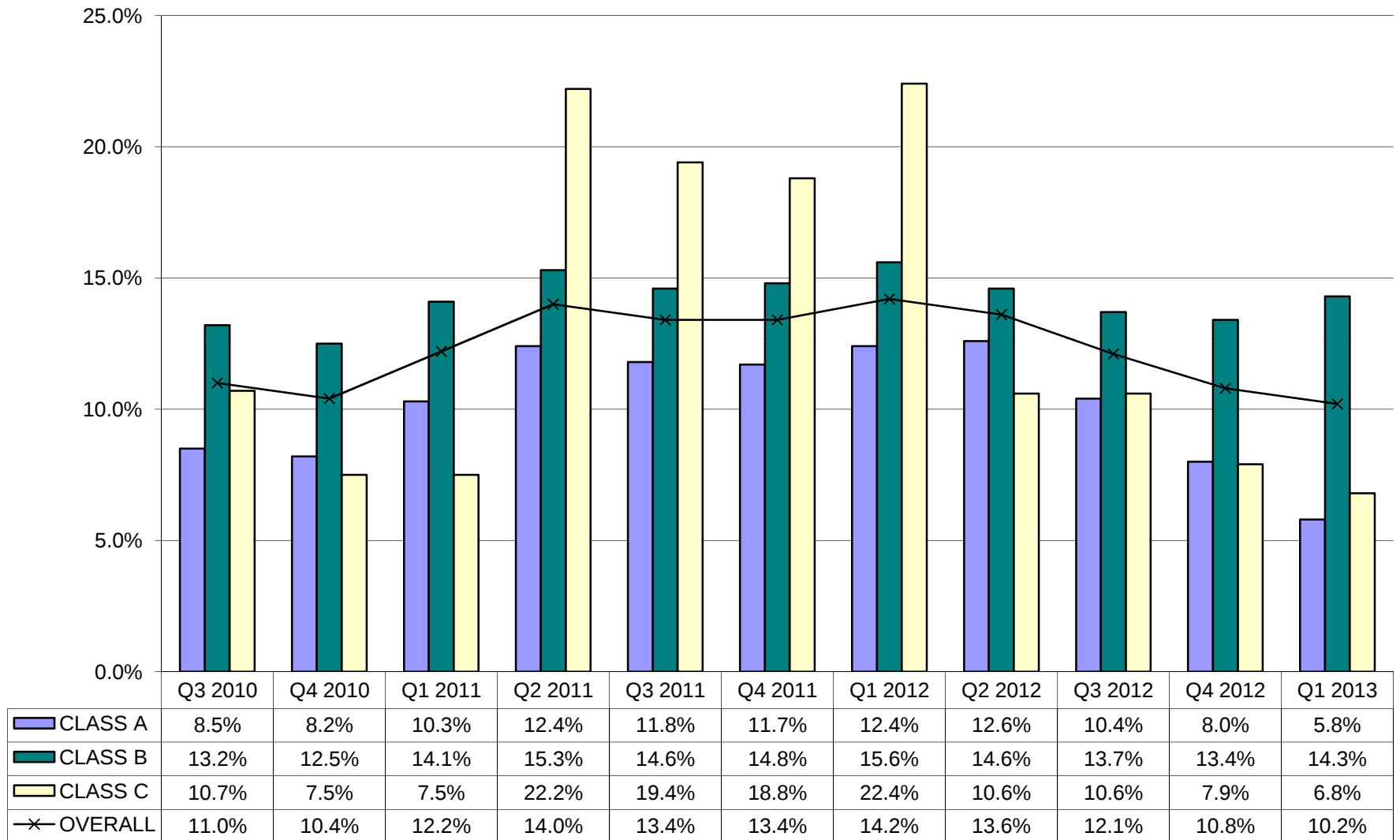
Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
7912 Bonhomme Ave	22,580	4,775	21.1%	4,775	21.1%	4,775	4,775	0	3,495	\$18.00/fs
8000 Bonhomme Ave	36,800	9,051	24.6%	9,051	24.6%	9,051	9,051	0	1,476	\$18.45/fs
32-44 N Brentwood Blvd	34,200	0	0.0%	0	0.0%	0	5,059	0	2,632	\$16.13/fs
2500-2518 S Brentwood Blvd	63,008	17,907	28.4%	17,907	28.4%	17,907	17,907	0	5,056	\$14.00/fs
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
7000-7020 Clayton Rd	27,739	5,500	19.8%	5,500	19.8%	5,500	5,500	0	1,500	\$10.25/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	\$16.00/fs
8011 Clayton Rd	23,664	0	0.0%	0	0.0%	0	0	0	0	-
9890 Clayton Rd	22,647	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
6358 Delmar Blvd	35,000	0	0.0%	0	0.0%	0	0	0	0	-
8420-8448 Delmar Blvd	44,980	15,040	33.4%	15,040	33.4%	15,040	15,040	0	4,470	\$16.50/mg
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	7,070	25.7%	7,070	25.7%	7,070	7,070	0	2,850	\$21.38/fs
7636 Forsyth Rd	30,551	12,636	41.4%	12,636	41.4%	12,636	12,636	0	9,536	\$16.50/fs
950 Francis Pl	45,806	15,153	33.1%	15,153	33.1%	15,153	15,153	0	9,378	\$19.50/fs
2001 S Hanley Rd	30,000	27,537	91.8%	29,137	97.1%	29,137	27,537	1,600	9,630	\$10.45/mg
141 N Meramec Ave	40,000	1,142	2.9%	1,142	2.9%	1,142	1,142	0	750	-
121 S Meramec Ave	152,277	0	0.0%	0	0.0%	0	0	0	1,032	-
Total (19 Bldgs)	811,886	117,386	14.5%	118,986	14.7%	118,986	122,445	1,600	9,630	\$15.84/fs

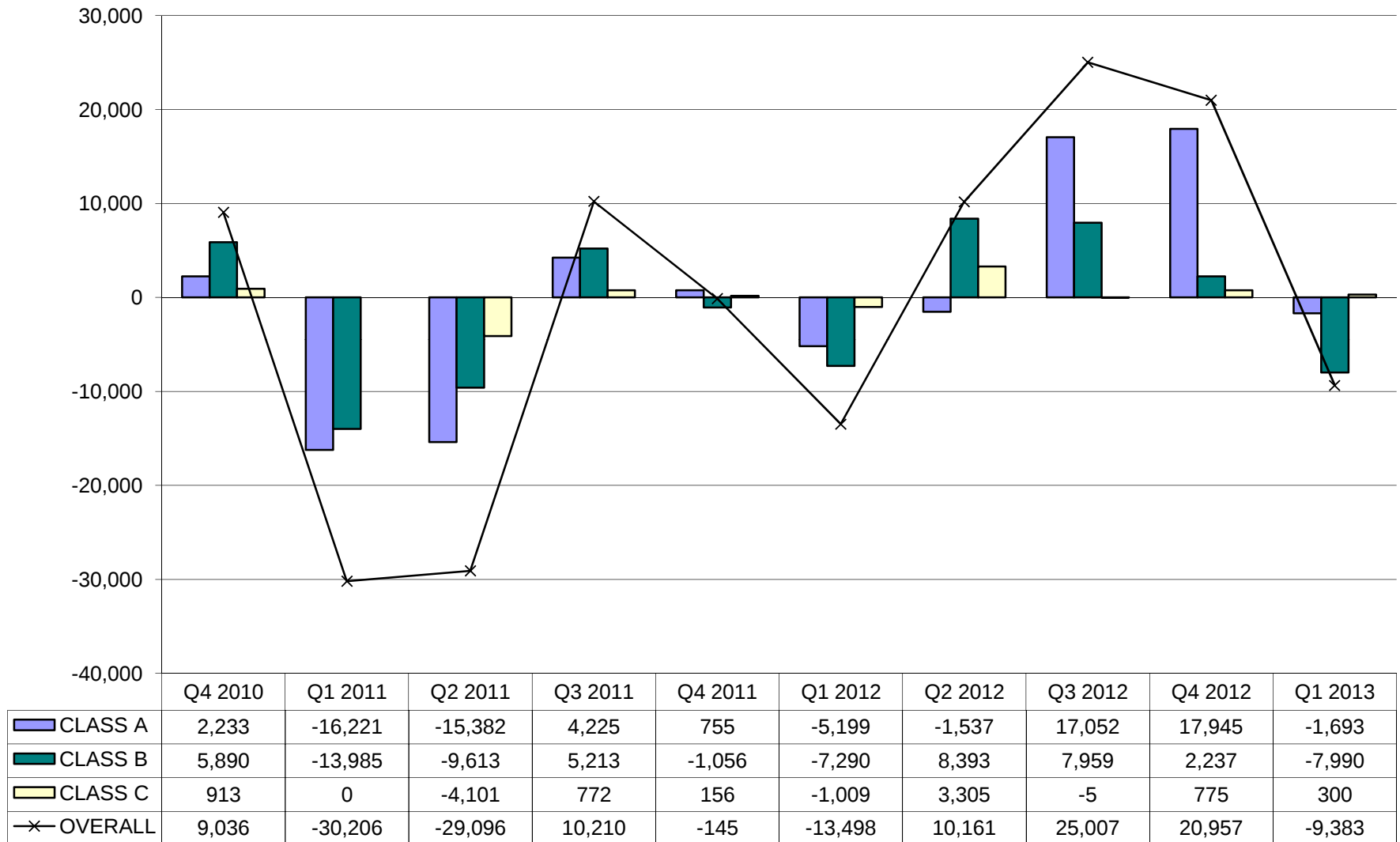
Grand Totals

	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
(83 Bldgs)	8,012,070	942,405	11.8%	1,021,034	12.7%	1,100,851	1,181,342	158,446	72,455	\$22.58/fs

Manchester/I-270 Historic Vacancy Trends



Manchester/I-270 Historic Net Absorption Trends



Manchester / I-270

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
12800 Corporate Hill Dr	182,723	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	97,364	17,528	18.0%	17,528	18.0%	17,528	19,508	0	10,617	\$21.50/fs
1630 Des Peres Rd	96,378	7,786	8.1%	7,786	8.1%	7,786	7,786	0	7,786	\$21.50/fs
1650 Des Peres Rd	96,258	5,789	6.0%	5,789	6.0%	5,789	5,789	0	4,322	\$21.50/fs
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	0	0	0	0	-
13358 Manchester Rd	25,000	1,790	7.2%	1,790	7.2%	1,790	13,744	0	11,954	\$20.00/fs
12412 Powerscourt Dr	62,578	7,179	11.5%	7,179	11.5%	7,179	7,179	0	3,974	\$25.89/fs
12444 Powerscourt Dr	130,989	4,041	3.1%	4,041	3.1%	4,041	4,041	0	4,041	\$27.00/fs
Total (8 Bldgs)	764,290	44,113	5.8%	44,113	5.8%	44,113	58,047	0	11,954	\$22.08/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
13610 Barrett Office Dr	30,000	775	2.6%	775	2.6%	775	4,375	0	3,600	\$17.50/fs
13515 Barrett Parkway Dr	43,270	0	0.0%	0	0.0%	0	3,154	0	3,154	\$18.00/fs
13523 Barrett Parkway Dr	43,353	9,846	22.7%	9,846	22.7%	9,846	17,350	0	7,504	\$18.00/fs
13537 Barrett Parkway Dr	64,932	20,524	31.6%	20,524	31.6%	20,524	20,524	0	13,192	\$18.00/fs
13545 Barrett Parkway Dr	64,241	12,013	18.7%	12,013	18.7%	12,013	12,013	0	6,472	\$18.00/fs
1714 Deer Track Trl	39,442	5,240	13.3%	5,240	13.3%	5,240	5,240	0	5,240	\$21.75/fs
1715 Deer Track Trl	25,969	16,605	63.9%	16,605	63.9%	16,605	16,605	0	5,643	\$17.75/fs
1000 Des Peres Rd	79,346	0	0.0%	0	0.0%	0	0	0	0	-
2325 Dougherty Ferry Rd	50,156	12,326	24.6%	12,326	24.6%	12,326	12,326	0	6,149	\$17.00/nnn
12801 Flushing Meadows Dr	42,894	1,636	3.8%	1,636	3.8%	1,636	1,636	0	1,636	\$21.75/fs
12813 Flushing Meadows Dr	23,421	2,319	9.9%	2,319	9.9%	2,319	2,319	0	2,319	\$19.00/fs
12825 Flushing Meadows Dr	22,831	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
1716 Hidden Creek Ct	38,000	25,729	67.7%	25,729	67.7%	25,729	25,729	0	13,024	\$21.00/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	5,555	19.5%	5,555	19.5%	5,555	3,088	0	1,808	\$16.95/fs
13354 Manchester Rd	23,362	1,926	8.2%	1,926	8.2%	1,926	11,833	0	7,297	\$20.00/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
2190 S Mason Rd	21,792	4,173	19.1%	4,173	19.1%	4,173	7,273	0	3,305	\$18.00/fs
410 Sovereign Ct	34,000	2,000	5.9%	2,000	5.9%	2,000	2,500	0	2,000	\$12.00/+util
Total (19 Bldgs)	844,272	120,667	14.3%	120,667	14.3%	120,667	145,965	0	13,192	\$19.03/fs

Building Class: C

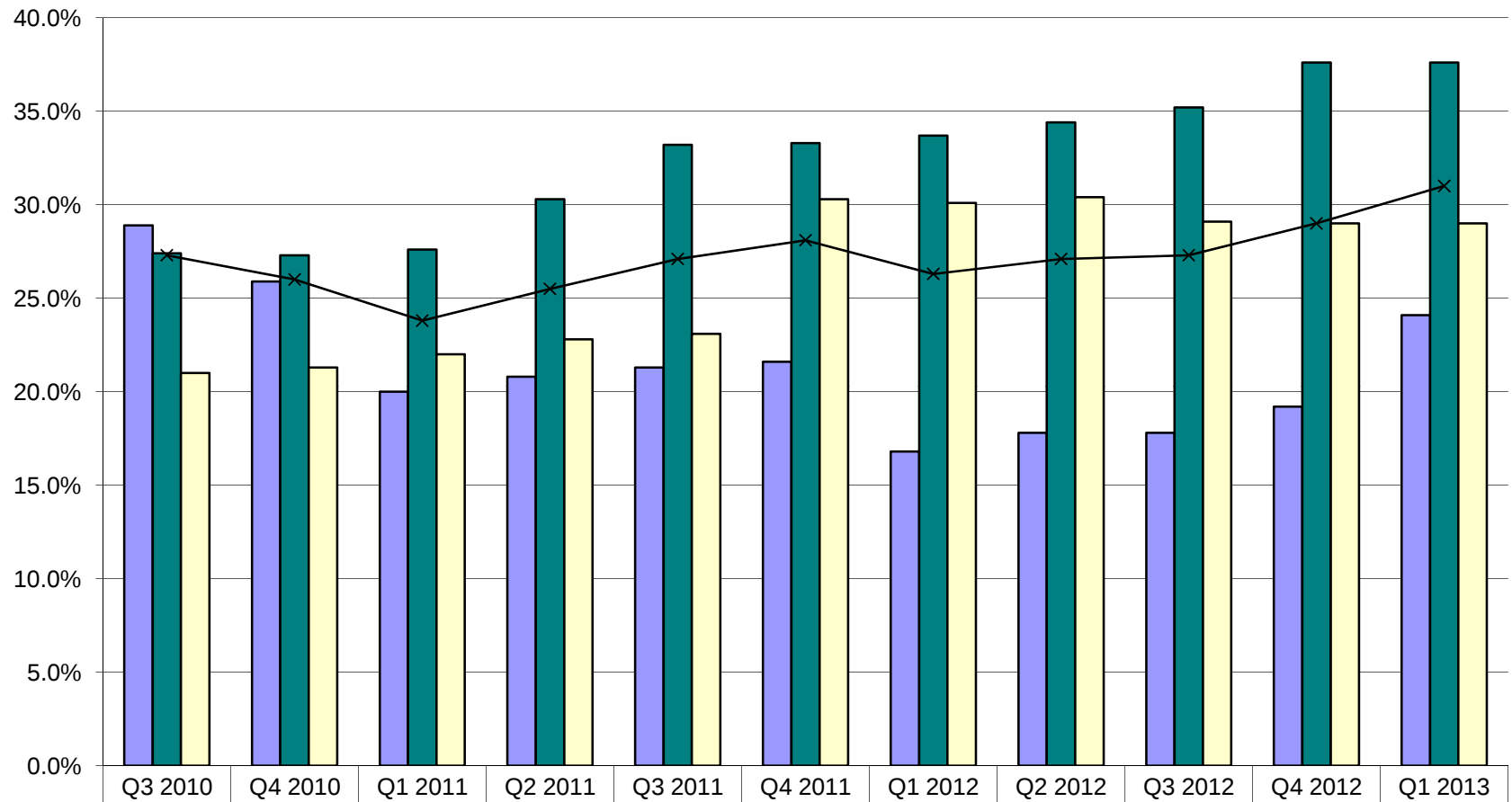
Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
301 Sovereign Ct	27,934	1,894	6.8%	1,894	6.8%	1,894	1,894	0	1,328	\$17.50/fs
Total (1 Bldg)	27,934	1,894	6.8%	1,894	6.8%	1,894	1,894	0	1,328	\$17.50/fs

Manchester / I-270

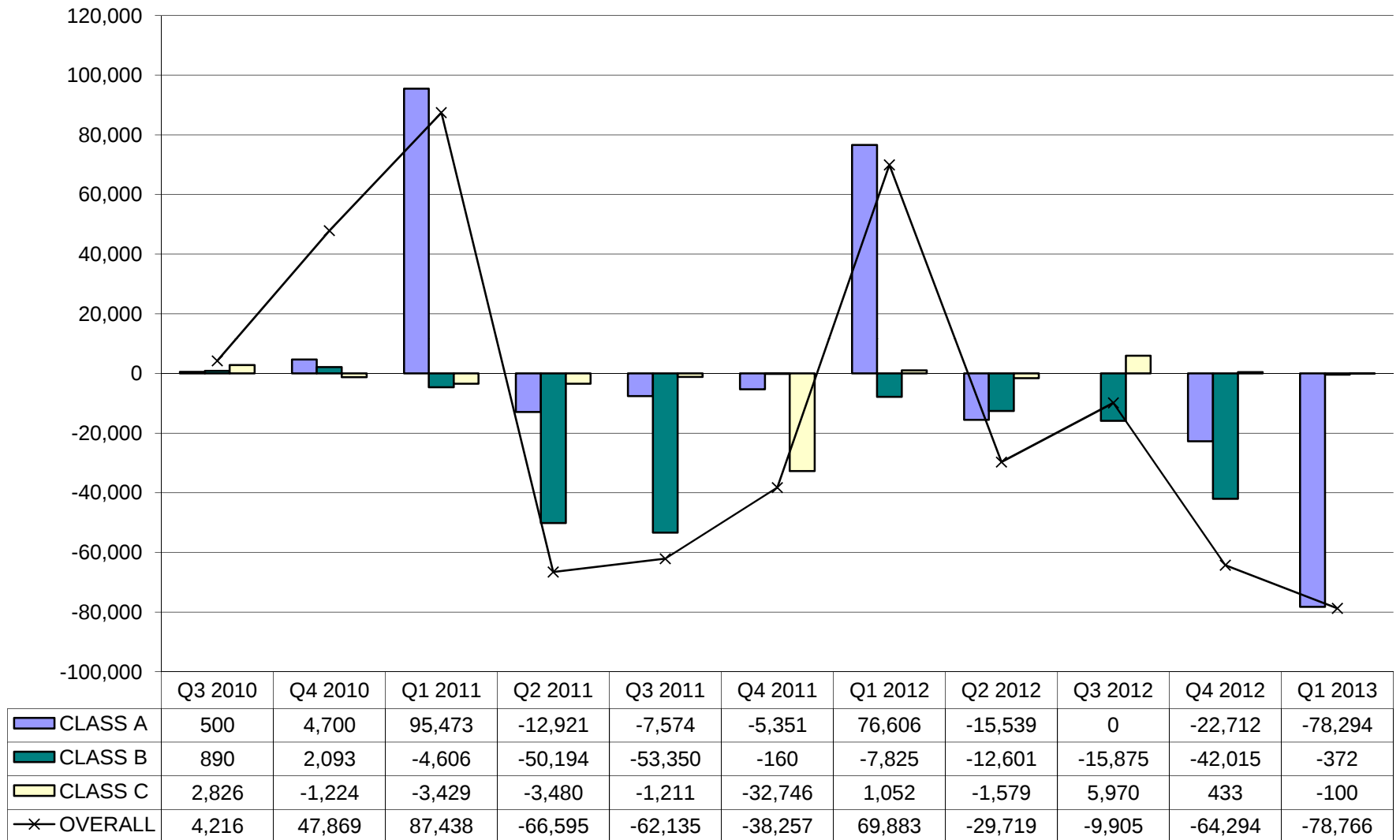
Grand Totals

	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
(28 Bldgs)	1,636,496	166,674	10.2%	166,674	10.2%	166,674	205,906	0	13,192	\$19.92/fs

North County Historic Vacancy Trends



North County Historic Net Absorption Trends



North County

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%	0	22,797	0	10,754	\$19.00/fs
125 Corporate Office Dr	141,423	0	0.0%	0	0.0%	0	0	0	0	-
12277 De Paul Dr	65,000	1,608	2.5%	1,608	2.5%	1,608	1,608	0	1,608	\$21.23/mg
3221 McKelvey Rd	109,083	44,428	40.7%	44,428	40.7%	44,428	62,343	0	36,777	\$17.95/fs
3300 Rider Trail S	104,583	91,434	87.4%	91,434	87.4%	91,434	91,434	0	91,434	\$20.50/fs
1 Rider Trail Plaza Dr	112,000	23,830	21.3%	23,830	21.3%	23,830	51,830	0	28,000	\$20.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13640-13690 Riverport Dr	132,351	0	0.0%	0	0.0%	0	42,956	0	42,956	\$20.00/fs
13723 Riverport Dr	118,557	16,174	13.6%	16,174	13.6%	16,174	16,174	0	14,761	\$20.00/fs
13736 Riverport Dr	317,891	139,143	43.8%	139,143	43.8%	139,143	139,143	0	119,579	\$22.00/fs
13801 Riverport Dr	100,521	33,765	33.6%	33,765	33.6%	33,765	33,765	0	26,179	\$20.00/fs
13900 Riverport Dr	141,774	37,034	26.1%	37,034	26.1%	37,034	37,034	0	14,745	\$22.00/fs
Total (12 Bldgs)	1,608,485	387,416	24.1%	387,416	24.1%	387,416	499,084	0	119,579	\$20.55/fs

North County

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
12131 Dorsett Rd	26,000	8,705	33.5%	8,705	33.5%	8,705	8,705	0	2,285	\$15.50/fs
125 Dunn Rd	23,630	23,630	100.0%	23,630	100.0%	23,630	23,630	0	23,630	\$21.95/fs
4203 Earth City Expy	40,000	40,000	100.0%	40,000	100.0%	40,000	40,000	0	40,000	\$16.50/fs
4227 Earth City Expy	32,410	18,429	56.9%	18,429	56.9%	18,429	19,089	0	18,429	\$16.50/fs
502-514 Earth City Plz	128,289	22,031	17.2%	22,031	17.2%	22,031	25,544	0	5,255	\$15.50/fs
945-951 Hornet Dr	105,087	15,175	14.4%	15,175	14.4%	15,175	15,175	0	10,183	\$15.00/fs
2127 Innerbelt Business Center Dr	42,926	14,953	34.8%	14,953	34.8%	14,953	36,631	0	36,631	\$19.00/fs
600 James S McDonnell Blvd	134,195	0	0.0%	0	0.0%	0	0	0	0	-
2122 Kratky Rd	25,344	10,875	42.9%	10,875	42.9%	10,875	10,875	0	10,875	\$10.50/fs
8501 Lucas & Hunt Rd	48,454	0	0.0%	0	0.0%	0	0	0	0	-
500 Northwest Plz	262,259	189,908	72.4%	189,908	72.4%	189,908	189,908	0	56,676	\$15.00/fs
2458 Old Dorsett Rd	63,954	11,364	17.8%	11,364	17.8%	11,364	18,260	0	6,896	\$17.50/fs
10801 Peartree Ln	60,958	7,026	11.5%	7,026	11.5%	7,026	11,045	0	4,297	\$16.00/fs
8400 Pershall Rd	66,849	66,849	100.0%	66,849	100.0%	66,849	66,849	0	66,849	\$14.00/fs
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	0	89,000	0	89,000	\$6.50/mg
5651 Phantom Dr	53,601	0	0.0%	0	0.0%	0	53,601	0	53,601	\$6.95/nnn
5757 Phantom Dr	86,449	5,000	5.8%	5,000	5.8%	5,000	5,000	0	5,000	\$16.00/fs
3470 Rider Trail S	99,308	99,308	100.0%	99,308	100.0%	99,308	99,308	0	99,308	\$10.50/nnn
3301 S Rider Trail	120,000	43,867	36.6%	43,867	36.6%	43,867	43,867	0	43,867	\$19.00/fs
10257 Saint Charles Rock Rd	20,556	20,556	100.0%	20,556	100.0%	20,556	20,556	0	20,556	-
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
4260 Shoreline Dr	24,460	0	0.0%	0	0.0%	0	0	0	0	-
8421 St John Industrial Dr	144,792	0	0.0%	0	0.0%	0	0	0	0	-
4349-4363 Woodson Rd	53,350	53,350	100.0%	53,350	100.0%	53,350	53,350	0	53,350	\$4.00/mg
4433 Woodson Rd	20,000	10,875	54.4%	10,875	54.4%	10,875	10,875	0	6,387	\$13.50/fs
4477 Woodson Rd	29,666	2,500	8.4%	2,500	8.4%	2,500	2,500	0	1,500	\$12.00/fs
Total (26 Bldgs)	1,821,623	684,487	37.6%	684,487	37.6%	684,487	863,854	0	99,308	\$14.20/fs

North County

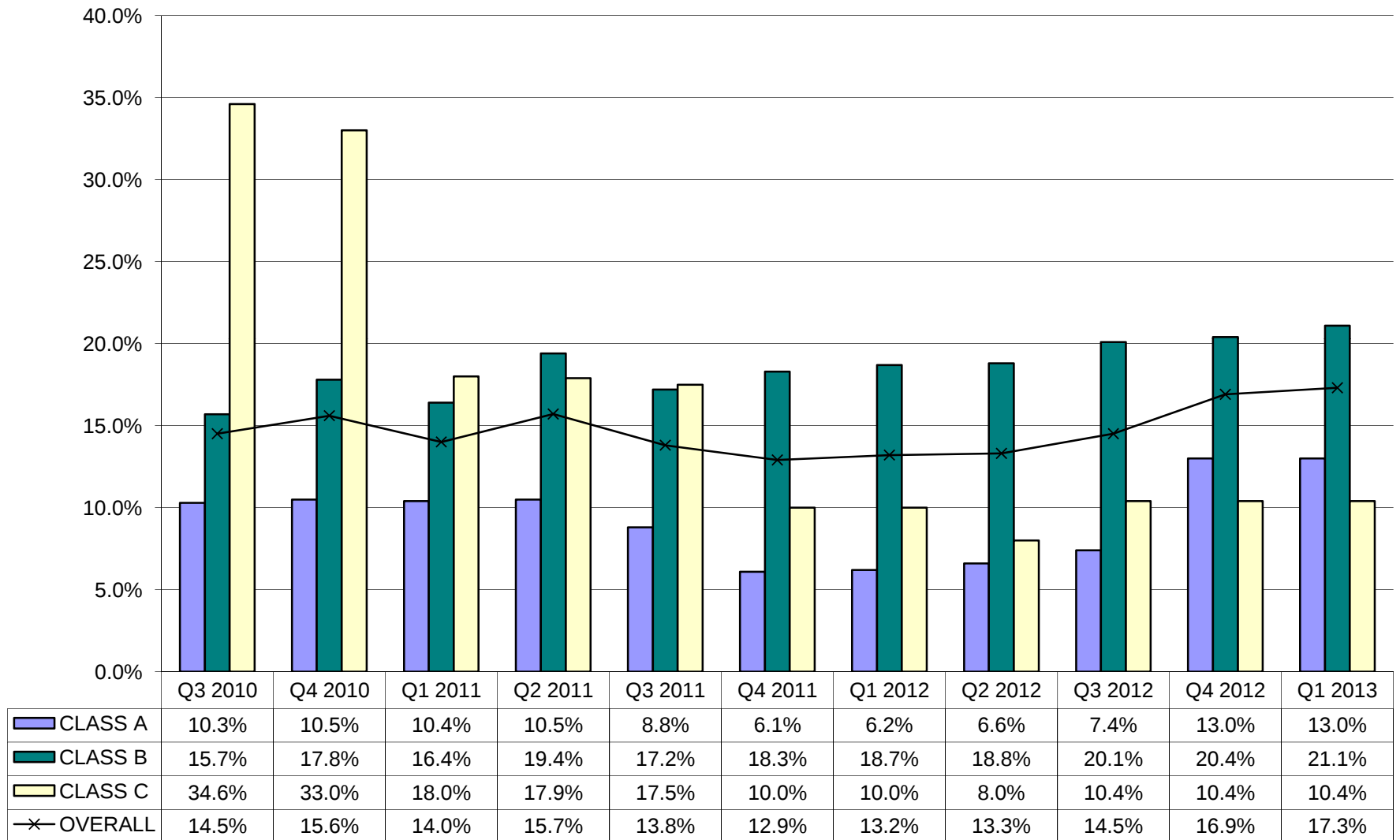
Building Class: C

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
1020 Anglum Rd	24,072	24,072	100.0%	24,072	100.0%	24,072	24,072	0	24,072	-
320 Brookes Dr	40,000	808	2.0%	808	2.0%	808	808	0	408	\$10.85/fs
111-119 Church St	25,962	1,500	5.8%	1,500	5.8%	1,500	1,500	0	1,100	\$12.40/fs
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	5,000	0	5,000	-
3145-3159 Fee Fee Rd	30,000	24,000	80.0%	24,000	80.0%	24,000	24,000	0	24,000	\$14.00/fs
2130-2132 Kratky Rd	36,736	18,573	50.6%	18,573	50.6%	18,573	18,573	0	18,573	\$12.00/fs
7137-7205 N Lindbergh Blvd	39,400	3,500	8.9%	3,500	8.9%	3,500	3,500	0	2,500	\$9.50/+util
3550 McKelvey Rd	22,106	7,563	34.2%	7,563	34.2%	7,563	7,563	0	1,969	\$14.00/fs
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	15,504	63.8%	15,504	63.8%	15,504	15,504	0	10,000	\$9.00/mg
8531 Page Ave	26,021	12,531	48.2%	12,531	48.2%	12,531	12,531	0	6,658	\$9.95/fs
3751 Pennridge Dr	22,650	9,563	42.2%	9,563	42.2%	9,563	9,563	0	2,796	\$13.95/fs
10449 Saint Charles Rock Rd	24,000	4,559	19.0%	4,559	19.0%	4,559	4,559	0	2,277	\$13.50/fs
11520 St. Charles Rock Rd	35,000	7,900	22.6%	7,900	22.6%	7,900	7,900	0	4,600	\$13.00/fs
13761 St. Charles Rock Rd	21,620	1,200	5.6%	1,200	5.6%	1,200	1,200	0	1,200	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	452,273	131,273	29.0%	131,273	29.0%	131,273	136,273	0	24,072	\$12.17/fs

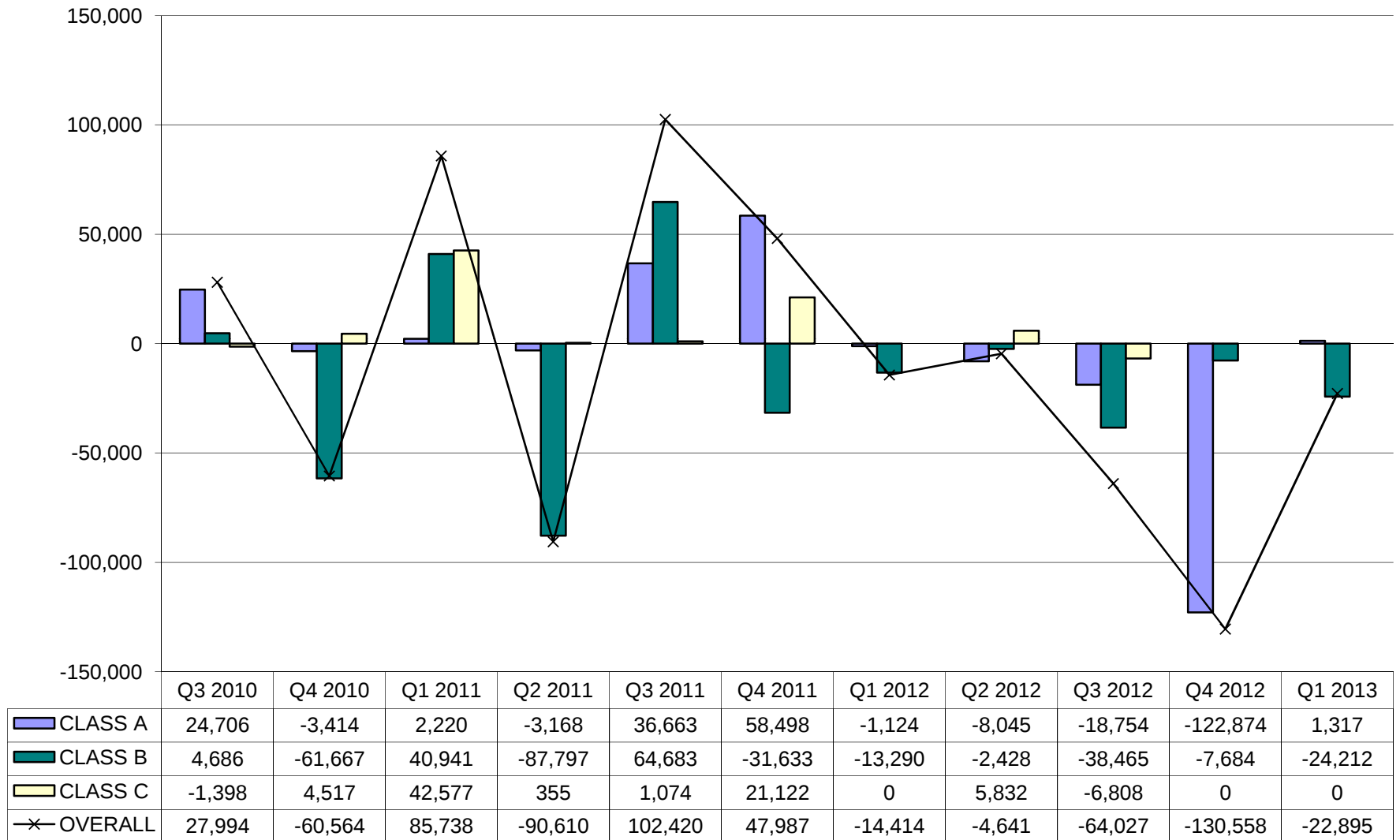
Grand Totals

	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
(54 Bldgs)	3,882,381	1,203,176	31.0%	1,203,176	31.0%	1,203,176	1,499,211	0	119,579	\$16.36/fs

Olive/I-270 Historic Vacancy Trends



Olive/I-270 Historic Net Absorption Trends



Olive / I-270

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	280,000	38,070	13.6%	38,070	13.6%	38,070	38,070	0	20,216	\$24.00/fs
2 CityPlace Dr	117,603	5,693	4.8%	5,693	4.8%	5,693	12,472	0	6,779	\$24.00/fs
3 CityPlace Dr	230,000	16,023	7.0%	20,923	9.1%	20,923	16,023	4,900	9,939	\$24.80/fs
4 CityPlace Dr	103,034	8,705	8.4%	22,290	21.6%	22,290	21,751	13,585	13,585	\$22.85/fs
6 Cityplace Dr	210,000	8,700	4.1%	8,700	4.1%	41,594	8,700	32,894	16,894	\$23.94/fs
600 Emerson Rd	112,794	15,551	13.8%	15,551	13.8%	15,551	16,548	0	9,210	\$24.50/fs
622 Emerson Rd	216,930	21,765	10.0%	21,765	10.0%	21,765	47,713	0	12,400	\$26.00/fs
701 Emerson Rd	139,855	17,993	12.9%	17,993	12.9%	17,993	23,560	0	11,997	\$23.50/fs
721 Emerson Rd	152,788	0	0.0%	0	0.0%	0	11,124	0	11,124	\$23.50/fs
10330 Old Olive Street Rd	25,000	0	0.0%	25,000	100.0%	25,000	25,000	25,000	25,000	\$20.75/fs
12312 Olive Blvd	125,645	19,906	15.8%	23,378	18.6%	23,378	19,906	3,472	13,783	\$24.00/fs
12400 Olive Blvd	114,757	17,641	15.4%	39,311	34.3%	39,311	30,621	21,670	21,670	\$20.01/fs
12443 Olive Blvd	112,239	11,582	10.3%	11,582	10.3%	11,582	11,582	0	11,582	\$24.00/fs
12647 Olive Blvd	134,544	16,081	12.0%	16,081	12.0%	16,081	16,081	0	11,404	\$24.00/fs
1005 N Warson Rd	110,000	17,500	15.9%	17,500	15.9%	17,500	17,500	0	10,500	\$32.00/nnn
Total (15 Bldgs)	2,185,189	215,210	9.8%	283,837	13.0%	316,731	316,651	101,521	25,000	\$23.97/fs

Olive / I-270

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 1st Missouri Ctr	20,330	1,595	7.8%	1,595	7.8%	1,595	1,595	0	1,595	\$16.50/fs
5 Cityplace Dr	74,728	0	0.0%	0	0.0%	0	1,689	0	1,689	\$26.24/fs
1145 Corporate Lake Dr	49,265	0	0.0%	0	0.0%	0	0	0	0	-
1167 Corporate Lake Dr	21,866	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	71,721	0	0.0%	0	0.0%	0	0	0	0	-
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	33,777	0	23,517	-
655 Craig Rd	55,000	13,339	24.3%	13,339	24.3%	13,339	13,339	0	4,427	\$17.00/fs
680 Craig Rd	52,500	16,257	31.0%	16,257	31.0%	16,257	16,257	0	6,023	\$17.42/fs
727 Craig Rd	45,656	0	0.0%	0	0.0%	0	0	0	0	-
777 Craig Rd	25,000	1,005	4.0%	1,005	4.0%	1,005	1,005	0	1,005	\$22.00/fs
1001 Craig Rd	80,000	17,350	21.7%	17,350	21.7%	17,350	24,842	0	8,078	\$19.00/fs
999 Executive Parkway Dr	59,691	4,480	7.5%	4,480	7.5%	4,480	4,480	0	3,870	\$18.50/fs
1000 Executive Parkway Dr	30,500	15,937	52.3%	15,937	52.3%	15,937	15,937	0	6,507	\$16.00/fs
1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	8,958	28.9%	8,958	28.9%	8,958	8,958	0	4,518	\$19.00/fs
1215 Fern Ridge Pky	61,469	26,800	43.6%	26,800	43.6%	26,800	26,800	0	11,966	\$16.50/fs
1224 Fern Ridge Pky	55,908	36,098	64.6%	36,098	64.6%	36,098	36,098	0	28,005	\$16.50/fs
1285 Fern Ridge Pky	68,397	19,410	28.4%	19,410	28.4%	19,410	19,410	0	15,739	\$19.50/fs
1 Insurance Ctr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	16,308	50.0%	16,308	50.0%	16,308	16,308	0	16,308	\$18.00/fs
311 N Lindbergh Blvd	28,000	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	\$17.00/fs
1340 N Lindbergh Blvd	30,000	1,175	3.9%	1,175	3.9%	1,175	1,175	0	1,175	\$15.00/fs
425 N New Ballas Rd	77,899	7,917	10.2%	7,917	10.2%	7,917	54,159	0	36,732	\$20.00/fs
555 N New Ballas Rd	105,000	24,056	22.9%	24,056	22.9%	24,056	24,056	0	6,767	\$26.35/fs
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	6,395	0	3,227	\$18.50/fs
763 S New Ballas Rd	45,920	2,486	5.4%	2,486	5.4%	2,486	7,828	0	2,830	\$18.95/fs
638-672 Office Pky	26,462	14,397	54.4%	14,397	54.4%	14,397	14,397	0	6,997	\$17.33/fs
744 Office Pky	29,889	0	0.0%	0	0.0%	0	0	0	0	-
605 Old Ballas Rd	40,000	14,537	36.3%	14,537	36.3%	14,537	14,537	0	7,519	\$23.00/fs
675 Old Ballas Rd	54,741	17,893	32.7%	17,893	32.7%	17,893	17,893	0	17,893	\$23.00/fs
11710 Old Ballas Rd	22,000	0	0.0%	0	0.0%	0	0	0	0	\$21.75/fs
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	6,099	22.6%	6,099	22.6%	6,099	6,099	0	4,326	\$18.50/fs
11457 Olde Cabin Rd	37,236	929	2.5%	929	2.5%	929	929	0	929	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	73,625	87.6%	73,625	87.6%	73,625	79,694	0	13,178	\$19.02/fs
9315 Olive Blvd	128,026	0	0.0%	0	0.0%	0	84,135	0	84,135	\$10.00/nnn
9326 Olive Blvd	20,400	0	0.0%	0	0.0%	0	20,400	0	20,400	\$20.00/fs
9378 Olive Blvd	33,000	0	0.0%	0	0.0%	0	2,408	0	1,574	\$16.50/fs
9666 Olive Blvd	159,229	46,630	29.3%	46,630	29.3%	46,630	44,419	0	24,257	\$14.50/fs
10401-10650 Olive Blvd	21,696	0	0.0%	0	0.0%	0	4,375	0	4,375	\$20.92/mg
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
10845 Olive Blvd	61,927	8,990	14.5%	8,990	14.5%	8,990	8,990	0	5,763	\$17.00/fs
11330 Olive Blvd	171,052	1,480	0.9%	1,480	0.9%	1,480	1,480	0	1,045	\$20.00/fs

Olive / I-270

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
11500 Olive Blvd	36,897	13,964	37.8%	13,964	37.8%	13,964	16,483	0	12,641	\$15.58/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	29,600	10,044	33.9%	10,044	33.9%	10,044	10,044	0	10,044	\$18.50/fs
12747 Olive Blvd	72,789	57,908	79.6%	57,908	79.6%	57,908	57,908	0	17,954	\$17.00/fs
12755 Olive Blvd	71,578	10,326	14.4%	10,326	14.4%	10,326	10,326	0	4,116	\$17.00/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
1276-1278 N Warson Rd	26,168	10,000	38.2%	10,000	38.2%	10,000	10,000	0	10,000	\$12.00/fs
1515 N Warson Rd	26,752	8,700	32.5%	8,700	32.5%	8,700	19,103	0	10,403	\$10.00/fs
12140 Woodcrest Exec Dr	92,960	19,477	21.0%	19,477	21.0%	19,477	19,477	0	13,275	\$17.00/fs
12101 Woodcrest Executive Dr	91,635	17,719	19.3%	17,719	19.3%	17,719	17,719	0	7,356	\$17.50/fs
12125 Woodcrest Executive Dr	46,110	5,619	12.2%	5,619	12.2%	5,619	5,619	0	4,082	\$17.50/fs
10101 Woodfield Ln	82,742	63,897	77.2%	63,897	77.2%	63,897	63,897	0	63,897	\$17.00/fs
Total (56 Bldgs)	2,911,736	615,405	21.1%	615,405	21.1%	615,405	844,440	0	84,135	\$17.09/fs

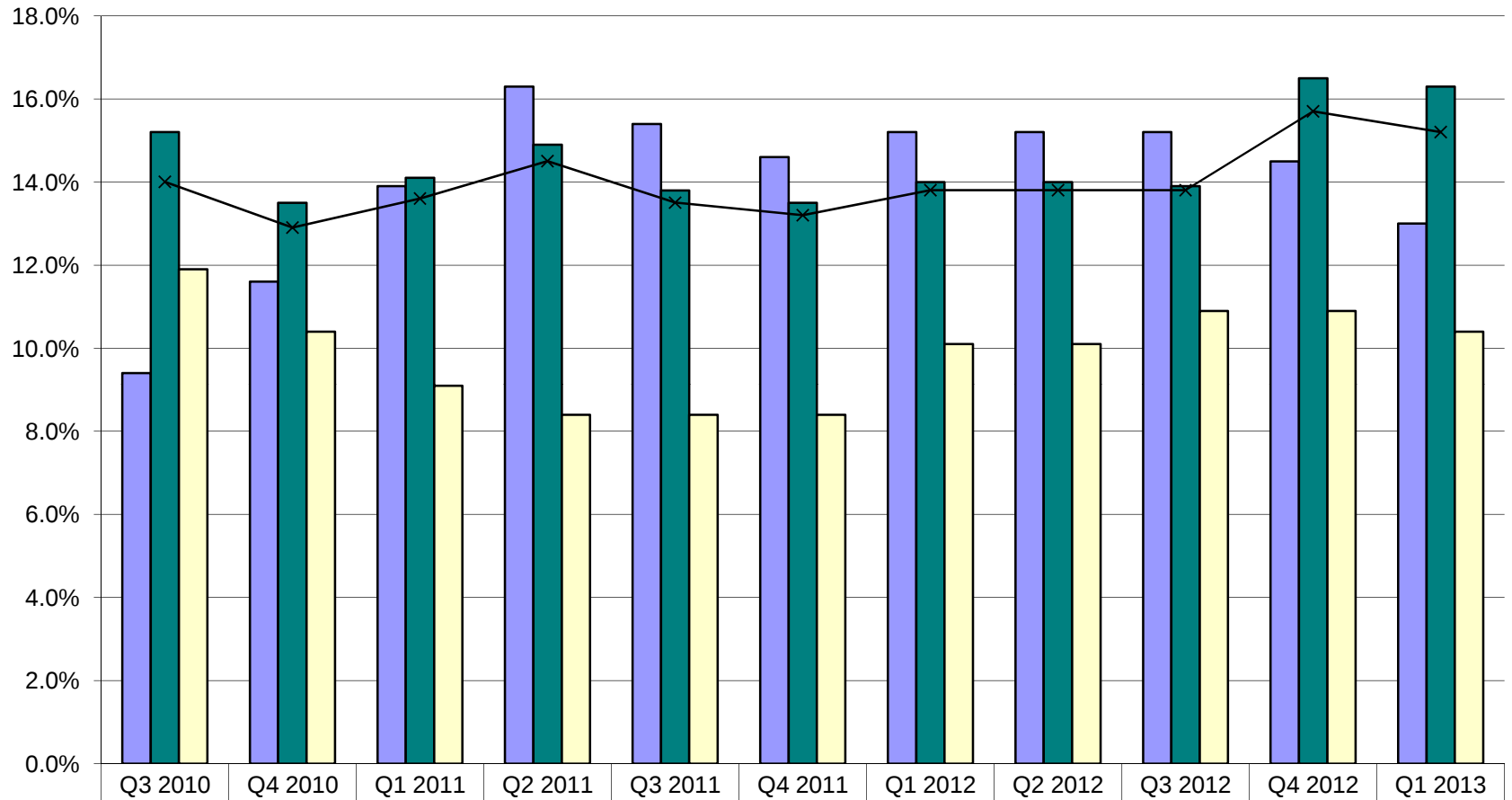
Building Class: C

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
10176 Corporate Square Dr	73,788	0	0.0%	0	0.0%	0	0	0	0	\$13.50/fs
745 Craig Rd	21,625	550	2.5%	550	2.5%	550	550	0	550	\$17.50/fs
8631 Delmar Blvd	24,150	0	0.0%	0	0.0%	0	24,150	0	24,150	-
1220 N Lindbergh Blvd	41,400	0	0.0%	0	0.0%	0	0	0	0	-
788 Office Pky	20,500	20,500	100.0%	20,500	100.0%	20,500	20,500	0	20,500	\$21.00/fs
10425 Old Olive St	27,000	8,393	31.1%	8,393	31.1%	8,393	8,393	0	3,855	\$14.50/fs
9355 Olive Blvd	20,000	0	0.0%	0	0.0%	0	20,000	0	20,000	\$17.75/fs
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1177 N Warson Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	283,463	29,443	10.4%	29,443	10.4%	29,443	73,593	0	24,150	\$16.98/fs

Grand Totals

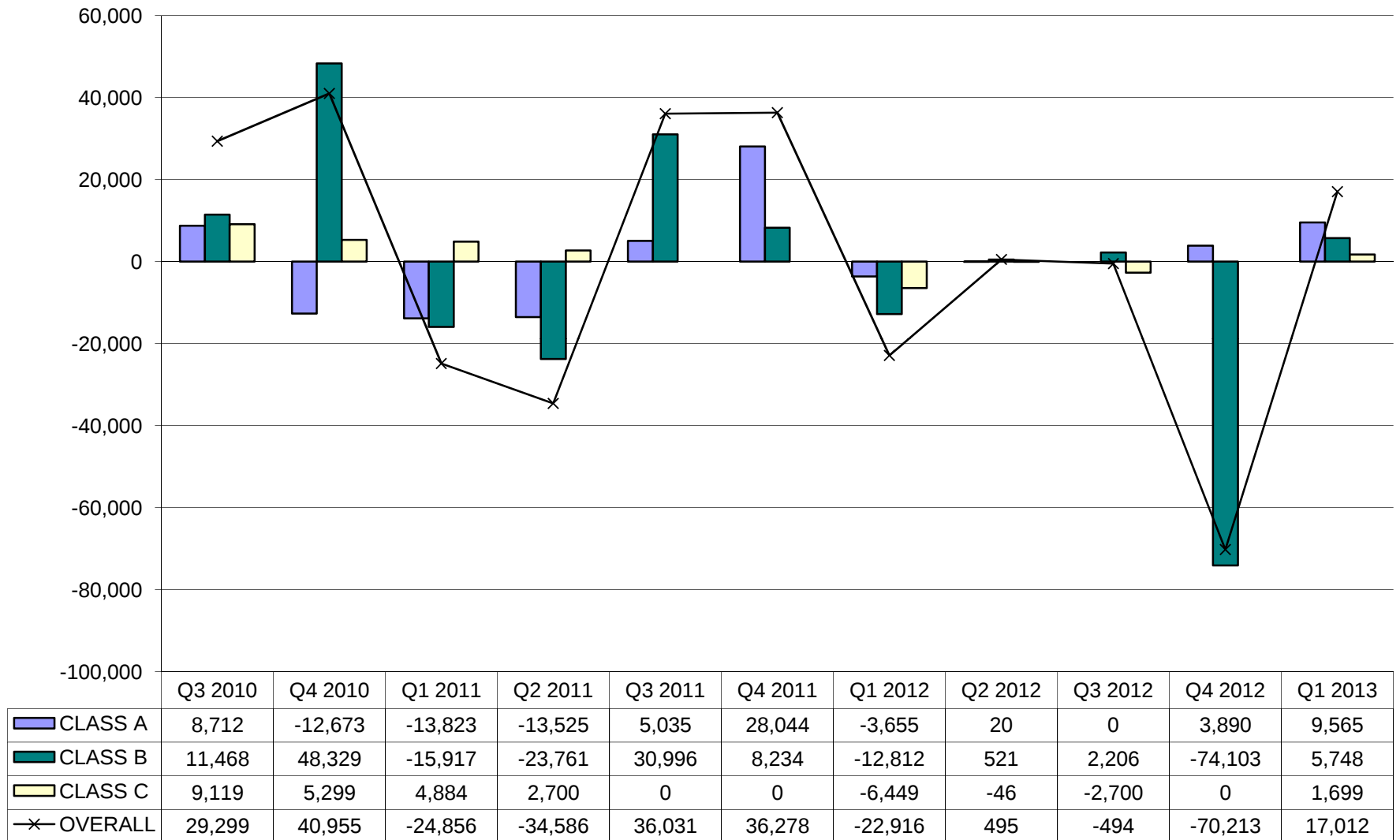
	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(80 Bldgs)	5,380,388	860,058	16.0%	928,685	17.3%	961,579	1,234,684	101,521	84,135	\$19.38/fs

South County Historic Vacancy Trends



SOURCE: Solon Gershman Inc. - Department of Information Services

South County Historic Net Absorption Trends



South County

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
3660 S Geyer Rd	51,843	22,241	42.9%	22,241	42.9%	22,241	22,241	0	17,083	\$22.50/fs
3668 S Geyer Rd	61,340	14,365	23.4%	14,365	23.4%	14,365	14,365	0	10,214	\$21.58/fs
1001 S Kirkwood Rd	125,052	33,324	26.6%	33,324	26.6%	33,324	33,324	0	33,324	\$23.95/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	11,360	0	11,360	11,360	\$12.75/fs
1509 Ocello Dr	90,000	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	\$26.00/fs
10733 Sunset Office Dr	90,000	1,300	1.4%	1,300	1.4%	1,300	7,309	0	6,009	\$21.50/fs
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	0	0	0	0	-
12250 Weber Hill Rd	64,370	8,066	12.5%	8,066	12.5%	8,066	13,046	0	3,591	\$24.00/fs
Total (10 Bldgs)	611,098	79,296	13.0%	79,296	13.0%	90,656	90,285	11,360	33,324	\$21.99/fs

South County

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
120 W Adams St	71,935	2,779	3.9%	2,779	3.9%	2,779	2,779	0	2,779	-
20 Allen Ave	84,052	8,704	10.4%	8,704	10.4%	8,704	8,704	0	5,813	\$23.95/fs
1859 Bowles Ave	64,607	0	0.0%	0	0.0%	0	6,245	0	6,245	\$19.50/fs
5000 Cedar Plaza Pky	54,000	11,000	20.4%	11,000	20.4%	11,000	11,000	0	7,000	\$19.50/fs
10435 Clayton Rd	34,500	0	0.0%	0	0.0%	0	5,731	0	5,731	\$26.00/fs
4173-4175 Crescent Dr	63,129	1,385	2.2%	1,385	2.2%	1,385	1,385	0	1,385	\$14.00/mg
4-68 Crestwood Executive Dr	42,845	14,753	34.4%	14,753	34.4%	14,753	14,753	0	4,714	\$16.95/fs
3636 S Geyer Rd	113,308	47,922	42.3%	47,922	42.3%	47,922	43,193	0	43,193	\$23.00/fs
900 S Highway Dr	30,000	2,980	9.9%	2,980	9.9%	2,980	2,980	0	1,490	\$17.50/fs
1400 S Highway Dr	400,000	17,100	4.3%	17,100	4.3%	17,100	80,000	0	80,000	\$19.80/fs
333 S Kirkwood Rd	60,250	4,555	7.6%	4,555	7.6%	4,555	4,555	0	2,451	\$23.95/fs
9701 Landmark Parkway Dr	22,600	4,262	18.9%	4,262	18.9%	4,262	22,600	0	5,223	\$19.50/fs
9717 Landmark Parkway Dr	23,607	9,044	38.3%	9,044	38.3%	9,044	9,707	0	3,567	\$19.75/fs
9735 Landmark Parkway Dr	84,905	20,552	24.2%	20,552	24.2%	20,552	3,443	0	3,443	\$17.17/fs
240 Larkin Williams Ind. Ct	32,533	32,533	100.0%	32,533	100.0%	32,533	32,533	0	32,533	\$12.00/nnn
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	0	0	0	0	-
3701 S Lindbergh Blvd	30,000	12,000	40.0%	12,000	40.0%	12,000	12,000	0	12,000	\$19.00/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	\$22.74/fs
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	5,501	0	5,501	\$19.75/fs
7321 S Lindbergh Blvd	38,738	7,692	19.9%	7,692	19.9%	7,692	7,692	0	5,000	\$16.50/fs
345 Marshall Ave	40,655	34,324	84.4%	34,324	84.4%	34,324	34,324	0	15,283	\$15.50/fs
349 Marshall Ave	42,630	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
353 Marshall Ave	9,134	0	0.0%	0	0.0%	0	0	0	0	-
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	2,000	2,000	0	2,000	\$16.50/mg
10024 Office Center Ave	18,991	12,050	63.5%	12,050	63.5%	12,050	12,050	0	3,900	\$20.00/mg
727 Old Frontenac Square	28,000	2,689	9.6%	2,689	9.6%	2,689	2,689	0	2,689	\$14.00/nnn
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
12700 Southfork Rd	103,350	0	0.0%	0	0.0%	0	2,376	0	2,376	\$24.10/fs
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	0	0	0	-
10777 Sunset Office Dr	52,193	2,292	4.4%	2,292	4.4%	2,292	2,292	0	1,517	\$21.00/fs
10805 Sunset Office Dr	77,704	6,746	8.7%	6,746	8.7%	6,746	7,399	0	2,471	\$22.00/fs
10820 Sunset Office Dr	45,000	7,340	16.3%	7,340	16.3%	7,340	7,340	0	2,653	\$19.00/fs
4111 Telegraph Rd	29,842	8,650	29.0%	8,650	29.0%	8,650	8,650	0	3,239	\$16.44/fs
13045 Tesson Ferry Rd	637,950	160,000	25.1%	160,000	25.1%	160,000	160,000	0	160,000	\$23.50/fs
11116 S Towne Sq	20,000	15,340	76.7%	15,340	76.7%	15,340	15,340	0	6,000	\$18.00/mg
11124 S Towne Sq	20,000	7,616	38.1%	7,616	38.1%	7,616	7,616	0	2,680	\$18.00/fs
9200 Watson Rd	56,010	1,100	2.0%	1,100	2.0%	1,100	1,100	0	1,100	\$13.91/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	10,000	0	5,000	\$20.00/fs
10795 Watson Rd	38,487	0	0.0%	0	0.0%	0	0	0	0	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	7,728	0	2,872	\$20.67/fs
Total (40 Bldgs)	2,802,622	457,408	16.3%	457,408	16.3%	457,408	555,705	0	160,000	\$20.64/fs

South County

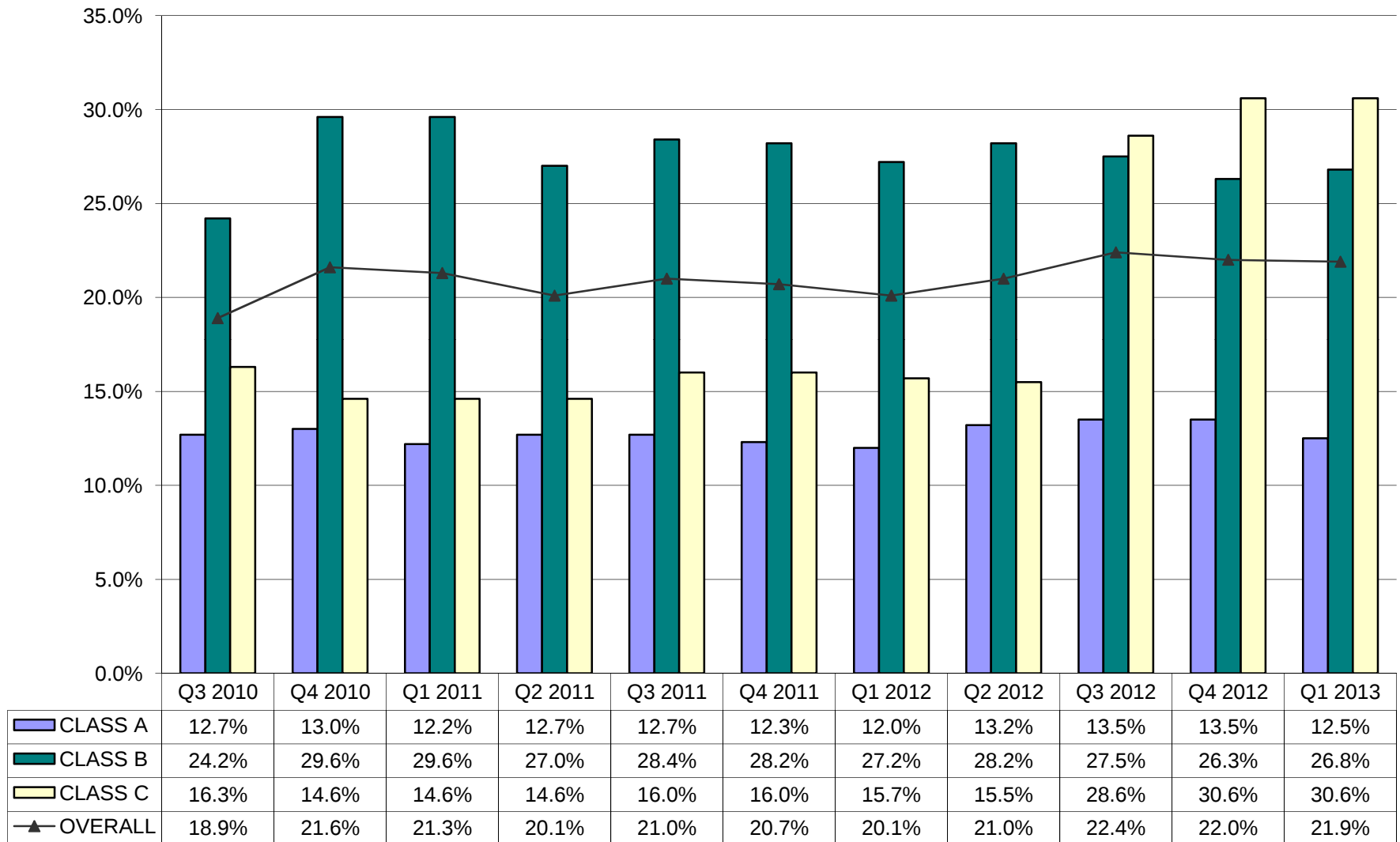
Building Class: C

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	-
1700-1748 Gilsinn Ln	21,000	5,546	26.4%	5,546	26.4%	5,546	5,546	0	2,846	\$12.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	2,938	0	2,938	\$12.00/mg
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
9001-9011 Manchester Rd	28,169	17,962	63.8%	17,962	63.8%	17,962	24,084	0	13,905	-
357 Marshall Ave	10,266	0	0.0%	0	0.0%	0	0	0	0	-
369 Marshall Ave	11,000	0	0.0%	0	0.0%	0	0	0	0	-
371 Marshall Ave	5,000	0	0.0%	0	0.0%	0	0	0	0	-
373 Marshall Ave	18,000	0	0.0%	0	0.0%	0	0	0	0	-
11144 Tesson Ferry Rd	63,797	0	0.0%	0	0.0%	0	0	0	0	-
11166 Tesson Ferry Rd	28,000	1,950	7.0%	1,950	7.0%	1,950	1,950	0	1,950	\$17.75/fs
8050 Watson Rd	43,876	7,940	18.1%	7,940	18.1%	7,940	7,940	0	3,180	\$12.50/mg
8330-8340 Watson Rd	21,760	1,534	7.0%	1,534	7.0%	1,534	1,534	0	1,534	-
8460 Watson Rd	46,000	3,549	7.7%	3,549	7.7%	3,549	3,549	0	2,545	\$12.57/fs
Total (14 Bldgs)	370,092	38,481	10.4%	38,481	10.4%	38,481	47,541	0	13,905	\$14.10/fs

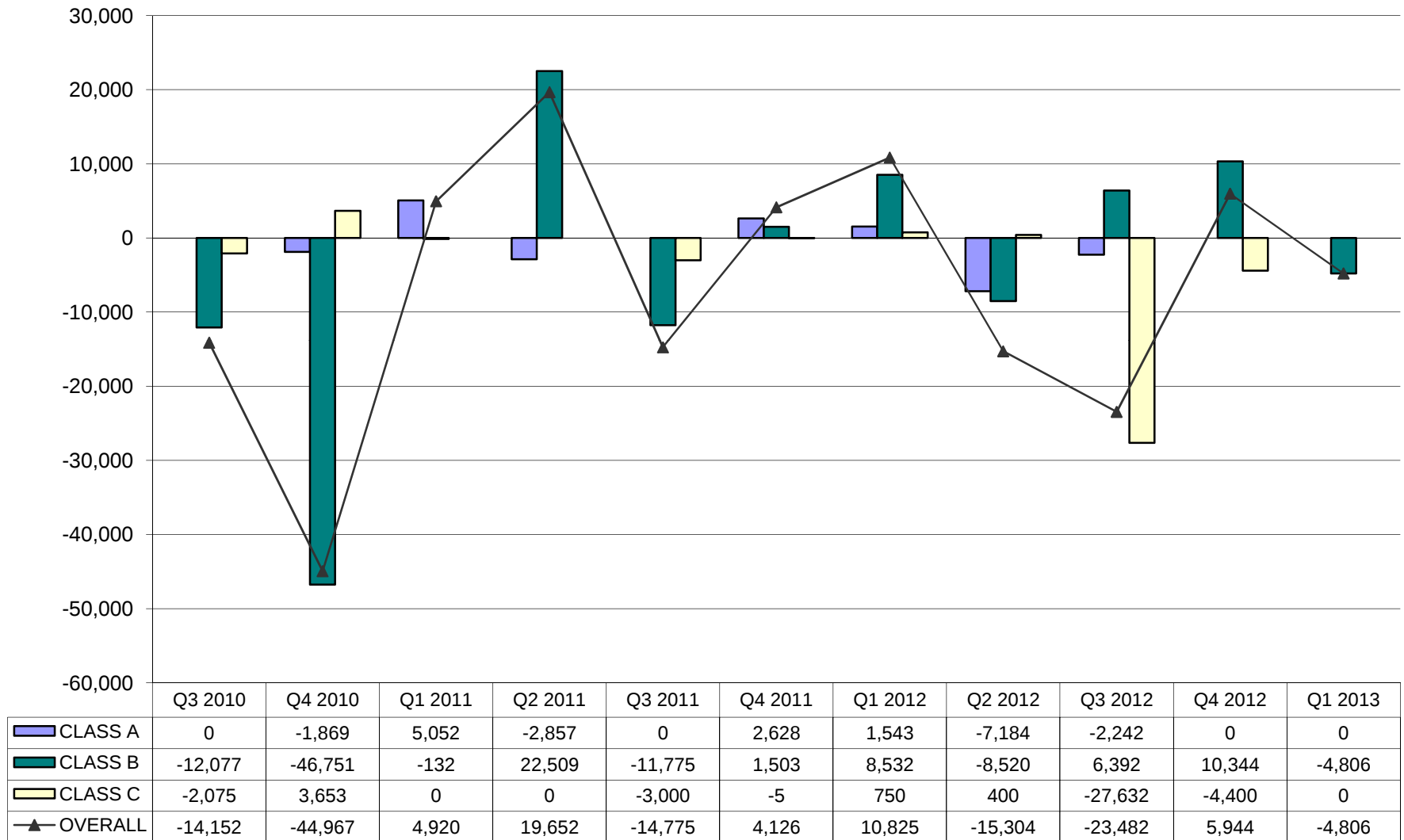
Grand Totals

	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
(64 Bldgs)	3,783,812	575,185	15.2%	575,185	15.2%	586,545	693,531	11,360	160,000	\$20.59/fs

St. Charles County Historic Vacancy Trends



St. Charles County Historic Net Absorption Trends



St. Charles

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
3050 W Clay St	30,416	22,523	74.0%	22,523	74.0%	22,523	22,523	0	22,523	\$18.25/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	0	33,396	0	33,396	\$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,055	7,178	5.8%	7,178	5.8%	7,178	7,178	0	7,178	\$19.75/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	12,744	17.9%	12,744	17.9%	12,744	12,744	0	12,744	-
295 Salt Lick Rd	21,000	3,070	14.6%	3,070	14.6%	3,070	3,070	0	3,070	\$16.50/fs
2342 Technology Dr	75,000	10,701	14.3%	10,701	14.3%	10,701	10,701	0	10,701	\$23.00/fs
5301 Veterans Memorial Pky	35,400	6,912	19.5%	6,912	19.5%	6,912	24,417	0	17,505	\$18.95/+clea
1551 Wall St	76,872	16,714	21.7%	16,714	21.7%	16,714	22,537	0	14,613	\$18.37/fs
Total (10 Bldgs)	638,577	79,842	12.5%	79,842	12.5%	79,842	136,566	0	33,396	\$20.10/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	4,564	7.6%	4,564	7.6%	4,564	5,132	0	1,600	\$16.20/fs
1053 Cave Springs Rd	24,000	4,898	20.4%	4,898	20.4%	4,898	4,898	0	1,461	\$15.50/fs
1275 Century Link Dr	68,511	68,511	100.0%	68,511	100.0%	68,511	68,511	0	68,511	\$10.00/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	11,295	37.7%	11,295	37.7%	11,295	11,295	0	11,295	\$15.95/+clea
1540 Country Club Plaza Dr	20,930	13,850	66.2%	13,850	66.2%	13,850	13,850	0	13,850	-
4600 Executive Center Pky	21,000	2,200	10.5%	2,200	10.5%	2,200	2,200	0	2,200	\$15.00/mg
500 Fountain Lakes Blvd	54,800	0	0.0%	7,500	13.7%	15,000	0	15,000	15,000	\$13.50/fs
500 Jungermann Rd	36,000	1,808	5.0%	1,808	5.0%	1,808	2,105	0	650	\$14.02/fs
3000 Little Hills Expy	26,316	26,316	100.0%	26,316	100.0%	26,316	26,316	0	26,316	\$15.95/fs
5600 Mexico Rd	30,000	22,676	75.6%	22,676	75.6%	22,676	22,676	0	13,625	\$18.00/fs
5650 Mexico Rd	31,500	11,557	36.7%	11,557	36.7%	11,557	11,557	0	5,021	\$18.00/fs
5700 Mexico Rd	21,372	17,662	82.6%	17,662	82.6%	17,662	17,662	0	8,434	\$18.00/fs
1 Mid Rivers Mall Dr	60,200	12,135	20.2%	12,135	20.2%	12,135	14,001	0	2,830	\$19.50/fs
5 Missouri Research Park Dr	48,000	0	0.0%	0	0.0%	0	0	0	0	-
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	4,897	24.5%	4,897	24.5%	4,897	4,897	0	4,897	\$11.00/nnn
17 Research Park Dr	47,121	10,459	22.2%	10,459	22.2%	10,459	10,459	0	10,459	\$18.00/fs
4631 N Saint Peters Parkway	20,480	4,000	19.5%	4,000	19.5%	4,000	4,000	0	4,000	\$11.50/mg
255 Spencer Rd	20,000	2,945	14.7%	2,945	14.7%	2,945	2,945	0	2,945	\$14.00/fs
150 St. Peters Centre Blvd	22,500	0	0.0%	0	0.0%	0	8,906	0	8,906	\$17.50/fs
300 St. Peters Centre Blvd	32,648	2,003	6.1%	2,003	6.1%	2,003	3,693	0	2,003	\$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	0	4,235	0	4,235	\$19.75/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	0	1,353	0	1,353	\$19.50/fs
Total (25 Bldgs)	854,843	221,776	25.9%	229,276	26.8%	236,776	240,691	15,000	68,511	\$15.10/fs

St. Charles

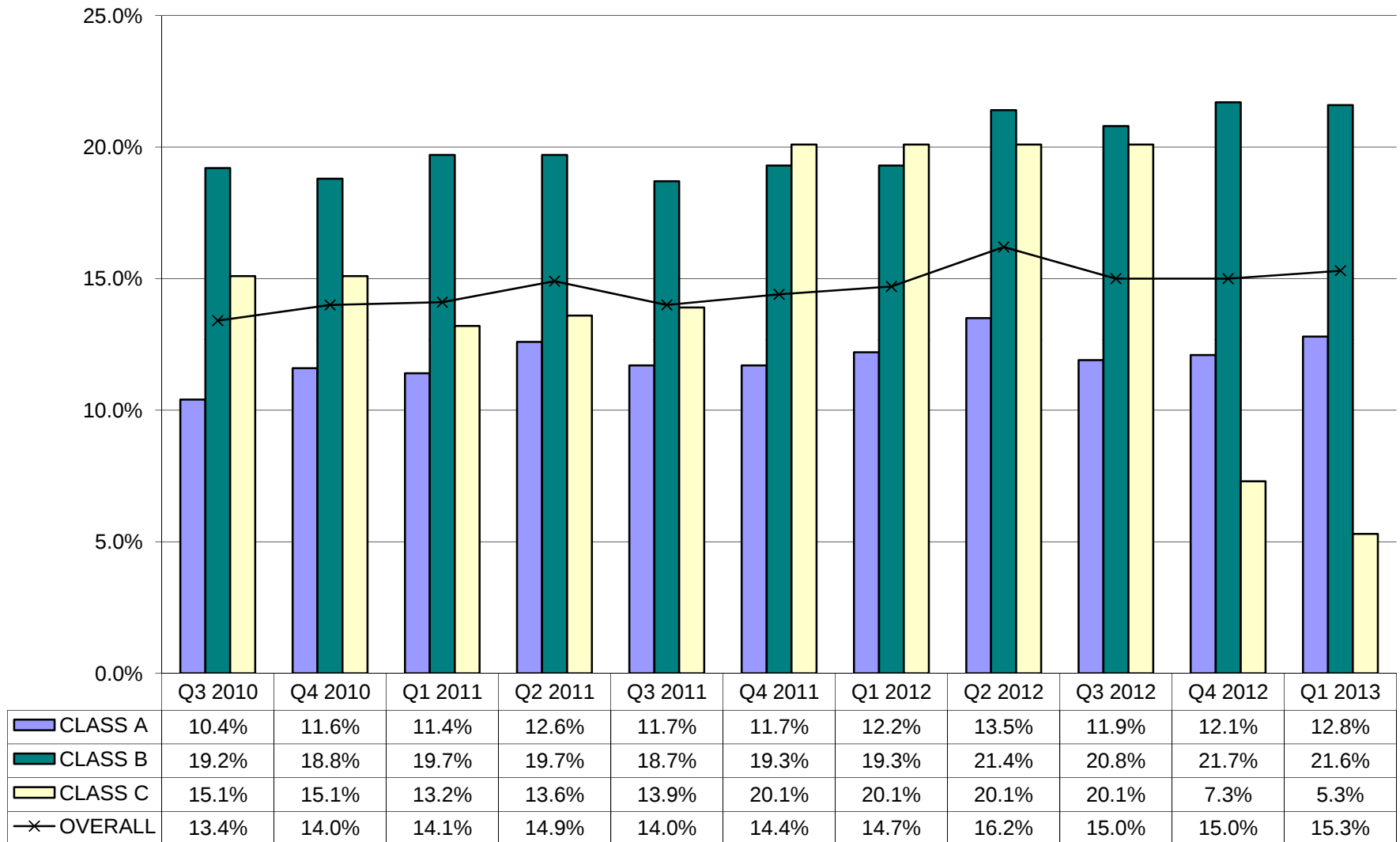
Building Class: C

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
4200 N Cloverleaf Dr	20,000	3,589	17.9%	3,589	17.9%	3,589	3,589	0	2,941	\$10.00/nnn
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$10.50/mg
1600 Heritage Lndg	63,062	19,700	31.2%	19,700	31.2%	19,700	19,700	0	10,000	\$11.00/mg
1000 Lake Saint Louis Blvd	40,000	4,435	11.1%	4,435	11.1%	4,435	5,035	0	1,500	\$16.94/fs
3731-3741 Mueller Rd	28,280	28,280	100.0%	28,280	100.0%	28,280	28,280	0	28,280	\$6.95/fs
Total (5 Bldgs)	211,342	64,769	30.6%	64,769	30.6%	64,769	65,369	0	28,280	\$9.86/fs

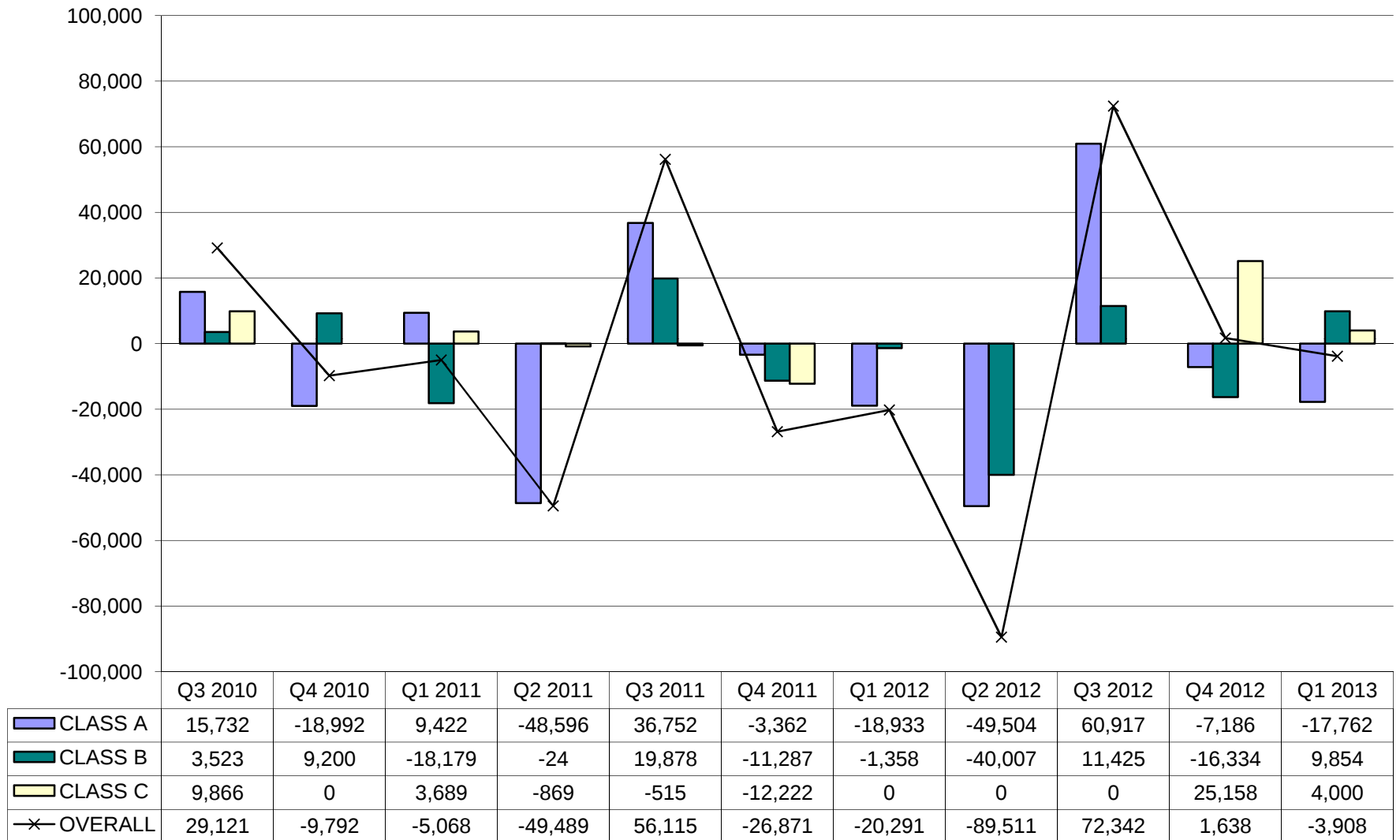
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(40 Bldgs)	1,704,762	366,387	21.5%	373,887	21.9%	381,387	442,626	15,000	68,511	\$15.85/fs

West County/Chesterfield Historic Vacancy Trends



West County/Chesterfield Historic Net Absorption Trends



West County Chesterfield

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
16216 Baxter Rd	55,647	20,292	36.5%	20,292	36.5%	20,292	20,292	0	5,571	\$23.00/fs
17050 Baxter Rd	44,575	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,860	8,767	16.0%	8,767	16.0%	8,767	29,107	0	20,340	\$20.00/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	5,000	0	5,000	5,000	\$19.25/fs
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	21,920	21.8%	24,481	24.3%	24,481	21,920	2,561	18,844	\$28.95/fs
520 Maryville Centre Dr	115,453	58,494	50.7%	58,494	50.7%	58,494	70,216	0	70,216	\$25.00/fs
530 Maryville Centre Dr	107,962	23,810	22.1%	23,810	22.1%	23,810	23,810	0	9,804	\$24.60/fs
540 Maryville Centre Dr	107,972	26,745	24.8%	26,745	24.8%	26,745	26,745	0	9,511	\$23.93/fs
550 Maryville Centre Dr	97,106	883	0.9%	883	0.9%	883	883	0	883	\$22.00/negot
575 Maryville Centre Dr	260,000	6,515	2.5%	52,201	20.1%	52,201	52,640	45,686	46,125	\$21.89/fs
625 Maryville Centre Dr	104,990	31,201	29.7%	31,201	29.7%	31,201	31,201	0	21,588	\$25.00/fs
635-645 Maryville Centre Dr	152,415	18,462	12.1%	38,727	25.4%	38,727	18,462	20,265	20,265	\$20.29/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
700 Maryville Centre Dr	215,000	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	20,418	26.2%	20,418	26.2%	20,418	20,418	0	12,995	\$21.82/fs
533 Maryville University Dr	125,296	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	12,117	9.5%	12,117	9.5%	12,117	34,813	0	22,696	\$26.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
14567 N Outer Forty	107,874	8,733	8.1%	11,033	10.2%	11,033	8,733	2,300	4,909	\$18.39/fs
14805 N Outer Forty	60,000	4,492	7.5%	4,492	7.5%	4,492	4,492	0	4,492	\$27.50/fs
14755 N Outer Forty Dr	143,473	15,752	11.0%	15,752	11.0%	15,752	18,515	0	15,752	\$27.00/fs
14528 S Outer Forty	210,409	0	0.0%	0	0.0%	0	4,825	0	4,825	\$24.00/fs
15450 S Outer Forty	104,410	46,412	44.5%	46,412	44.5%	46,412	46,412	0	24,094	\$21.50/fs
16020 Swingley Ridge Rd	50,000	1,003	2.0%	2,816	5.6%	2,816	1,003	1,813	1,185	\$23.00/fs
16052 Swingley Ridge Rd	48,000	12,846	26.8%	12,846	26.8%	12,846	12,846	0	6,945	\$23.00/fs
16090 Swingley Ridge Rd	124,650	13,236	10.6%	13,236	10.6%	13,236	13,236	0	7,377	\$24.00/fs
16091 Swingley Ridge Rd	50,000	4,348	8.7%	4,348	8.7%	4,348	4,348	0	1,621	\$23.00/fs
16253 Swingley Ridge Rd	76,596	19,149	25.0%	19,149	25.0%	19,149	19,149	0	19,149	\$23.50/fs
16305 Swingley Ridge Rd	119,950	5,971	5.0%	5,971	5.0%	5,971	13,162	0	7,191	\$23.50/fs
16401 Swingley Ridge Rd	154,000	1,831	1.2%	1,831	1.2%	1,831	1,831	0	1,831	\$25.00/fs
1350 Timberlake Manor Pky	116,312	4,543	3.9%	4,543	3.9%	4,543	7,359	0	3,470	\$25.00/fs
1370 Timberlake Manor Pky	117,000	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	3,873	3.3%	3,873	3.3%	3,873	6,928	0	3,873	\$25.00/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woodsmill Rd	87,567	37,921	43.3%	37,921	43.3%	37,921	37,921	0	16,545	\$23.42/fs
Total (36 Bldgs)	3,935,086	429,734	10.9%	502,359	12.8%	507,359	551,267	77,625	70,216	\$23.51/fs

West County Chesterfield

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
801-977 Charter Commons Dr	141,000	0	0.0%	0	0.0%	0	0	0	0	-
300 Chesterfield Ctr	20,000	9,941	49.7%	9,941	49.7%	9,941	9,941	0	2,483	\$19.00/fs
500 Chesterfield Ctr	39,554	2,057	5.2%	2,057	5.2%	2,057	2,057	0	2,057	\$24.00/fs
16100 Chesterfield Pky W	47,000	8,462	18.0%	8,462	18.0%	8,462	8,462	0	3,947	\$20.00/fs
17998 Chesterfield Airport Rd	24,982	650	2.6%	650	2.6%	650	3,978	0	3,328	\$18.28/fs
16647 Chesterfield Grove Rd	38,853	1,240	3.2%	1,240	3.2%	1,240	1,240	0	1,240	\$20.95/fs
16650 Chesterfield Grove Rd	33,909	11,295	33.3%	11,295	33.3%	11,295	11,295	0	7,876	\$21.00/fs
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	959	0	959	\$20.00/fs
1795 Clarkson Rd	36,688	4,619	12.6%	4,619	12.6%	4,619	4,619	0	2,484	\$18.95/fs
1815 Clarkson Rd	39,990	6,000	15.0%	6,000	15.0%	6,000	6,000	0	6,000	\$25.00/fs
1819 Clarkson Rd	38,800	3,702	9.5%	3,702	9.5%	3,702	3,702	0	2,006	\$18.50/fs
15480 Clayton Rd	27,100	6,807	25.1%	6,807	25.1%	6,807	6,807	0	4,235	\$10.00/nnn
15933 Clayton Rd	126,546	47,683	37.7%	47,683	37.7%	51,741	47,683	4,058	13,493	\$17.64/fs
15455 Conway Rd	50,364	1,741	3.5%	1,741	3.5%	1,741	1,741	0	1,116	\$18.00/fs
1350 Elbridge Payne	30,536	2,850	9.3%	2,850	9.3%	2,850	3,933	0	2,850	\$17.75/fs
1415 Elbridge Payne	44,000	11,421	26.0%	11,421	26.0%	11,421	11,421	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	4,824	17.2%	4,824	17.2%	4,824	4,824	0	3,981	\$20.00/fs
1400 Elbridge Payne Rd	28,000	5,333	19.0%	5,333	19.0%	5,333	5,333	0	5,333	\$20.00/fs
12977 N Forty Dr	55,800	9,215	16.5%	9,215	16.5%	9,215	23,568	0	8,066	\$19.00/fs
16024 Manchester Rd	30,300	2,000	6.6%	2,000	6.6%	2,000	2,240	0	2,000	-
600-620 Mason Ridge Center Rd	31,000	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	33,148	2,704	8.2%	2,704	8.2%	2,704	1,779	0	1,214	\$18.39/fs
6 McBride & Son Center Dr	32,000	2,634	8.2%	2,634	8.2%	2,634	2,634	0	2,634	\$16.00/nnn
17014 New College Ave	22,000	6,800	30.9%	6,800	30.9%	6,800	6,800	0	4,000	\$11.00/mg
14515 N Outer Forty	75,000	6,938	9.3%	6,938	9.3%	6,938	6,938	0	3,698	\$19.00/fs
12935 N Outer Forty Rd	42,334	3,435	8.1%	3,435	8.1%	3,435	5,520	0	2,085	\$22.03/fs
14323 S Outer Forty	82,459	3,712	4.5%	3,712	4.5%	3,712	10,743	0	3,553	\$19.00/fs
15400 S Outer Forty	27,468	2,643	9.6%	2,643	9.6%	2,643	2,643	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	28,722	33.6%	28,722	33.6%	28,722	28,722	0	17,095	\$19.50/fs
14522 S Outer Forty Rd	91,487	0	0.0%	25,135	27.5%	25,135	0	25,135	22,210	\$17.00/fs
300 Ozark Trail Dr	21,504	4,582	21.3%	4,582	21.3%	4,582	4,582	0	1,303	\$18.33/fs
701-702 Spirit 40 Park Dr	30,084	17,285	57.5%	17,285	57.5%	17,285	18,129	0	8,822	\$18.50/fs
707 Spirit 40 Park Dr	35,660	3,186	8.9%	3,186	8.9%	3,186	4,970	0	3,186	\$18.50/fs
16141 Swingley Ridge Rd	48,500	11,737	24.2%	15,532	32.0%	15,532	13,575	3,795	7,381	\$19.17/fs
232 Vance Rd	23,000	5,100	22.2%	5,100	22.2%	5,100	5,100	0	2,800	\$15.50/+clea
4 West Dr	24,818	11,681	47.1%	11,681	47.1%	11,681	11,681	0	3,600	\$16.00/nnn
1585 Woodlake Dr	31,199	16,278	52.2%	16,278	52.2%	16,278	16,278	0	8,311	\$23.00/fs
14377 Woodlake Dr	57,688	22,925	39.7%	22,925	39.7%	22,925	22,925	0	4,621	\$21.00/fs
884 Woods Mill Rd	26,000	5,595	21.5%	5,595	21.5%	5,595	7,618	0	5,595	\$20.00/fs
400 S Woods Mill Rd	101,474	41,670	41.1%	41,670	41.1%	41,670	47,047	0	47,047	\$21.50/fs
424 S Woods Mill Rd	102,300	49,353	48.2%	49,353	48.2%	49,353	64,959	0	55,585	\$21.50/fs
Total (41 Bldgs)	1,927,054	386,820	20.1%	415,750	21.6%	419,808	442,446	32,988	55,585	\$19.70/fs

West County Chesterfield

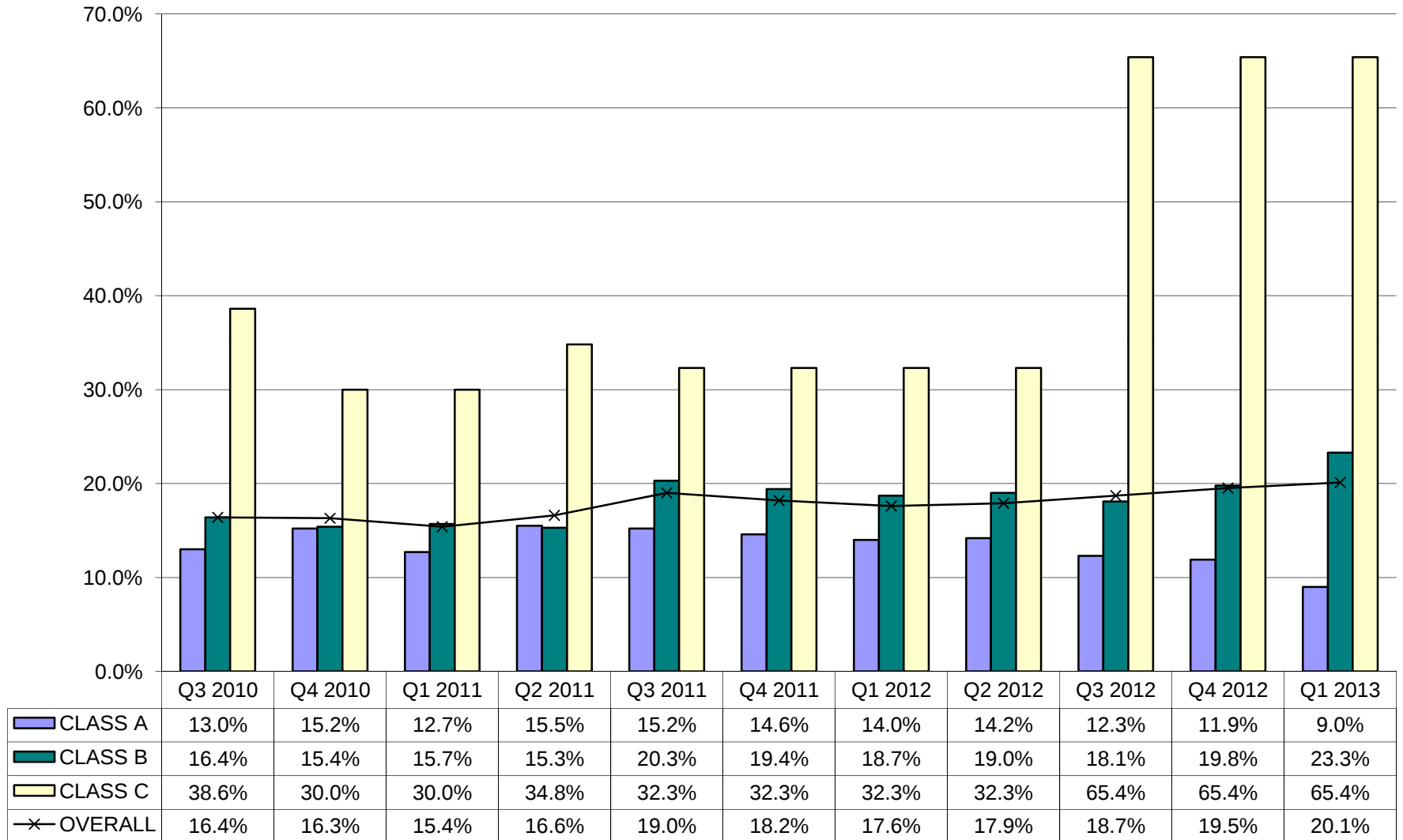
Building Class: C

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
444 Chesterfield Ctr E	25,225	0	0.0%	0	0.0%	0	0	0	0	-
14824-14838 Clayton Rd	25,442	0	0.0%	0	0.0%	0	2,404	0	1,310	\$11.00/+elec
18250 Edison Ave	28,444	4,507	15.8%	4,507	15.8%	4,507	4,507	0	4,507	\$14.00/fs
910-930 Kehrs Mill Rd	62,423	5,902	9.5%	5,902	9.5%	5,902	10,410	0	5,482	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	196,994	10,409	5.3%	10,409	5.3%	10,409	17,321	0	5,482	\$13.82/fs

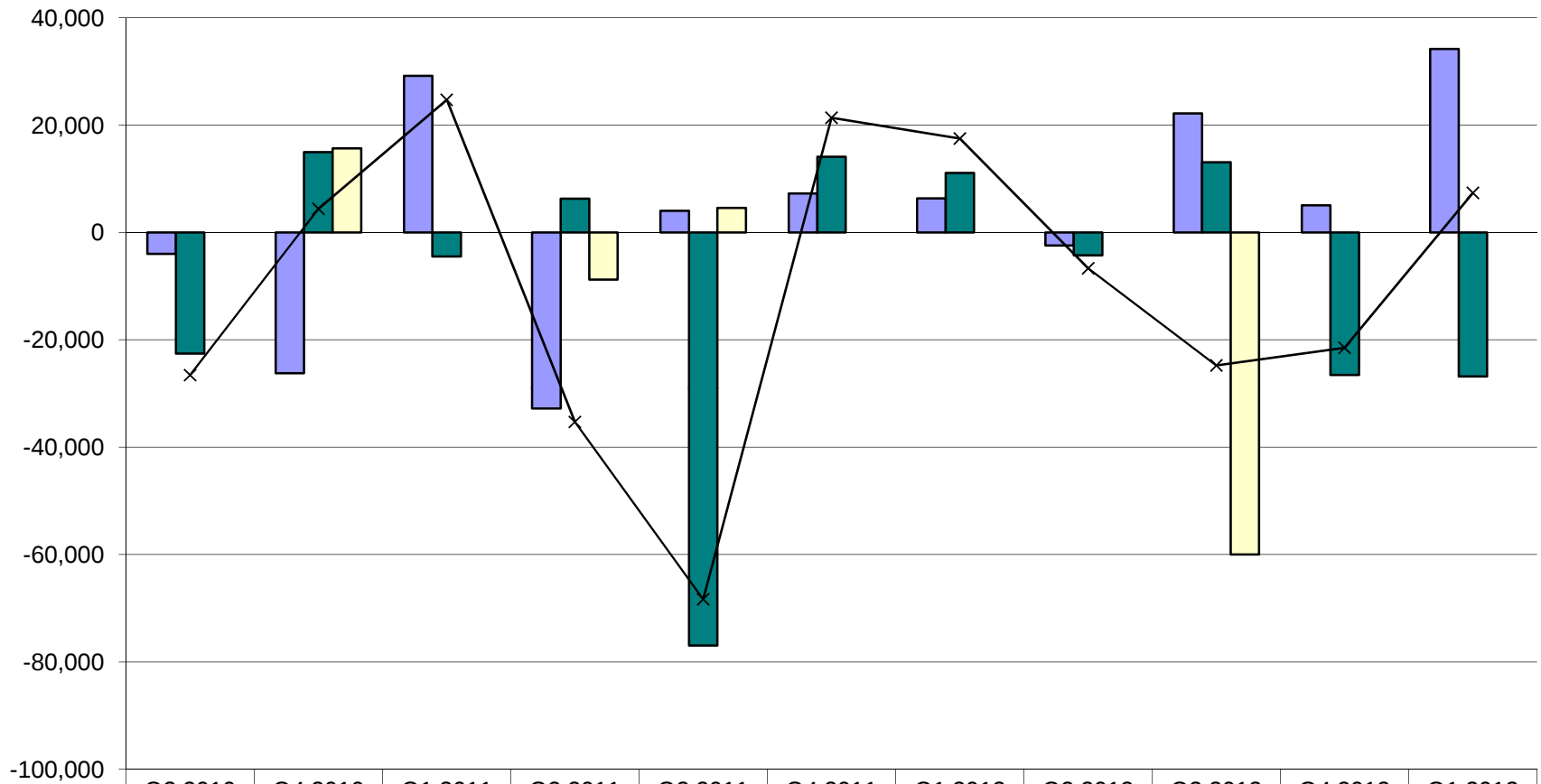
Grand Totals

	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
(82 Bldgs)	6,059,134	826,963	13.6%	928,518	15.3%	937,576	1,011,034	110,613	70,216	\$21.98/fs

Westport Historic Vacancy Trends



Westport Historic Net Absorption Trends



Westport

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
2291 Ball Dr	127,778	0	0.0%	0	0.0%	0	0	0	0	-
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	-
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
1801 Park 270 Dr	154,289	28,840	18.7%	28,840	18.7%	28,840	40,069	0	25,010	\$19.50/fs
1807 Park 270 Dr	110,433	27,257	24.7%	29,146	26.4%	29,146	30,882	1,889	9,838	\$18.28/fs
55 Westport Plaza Dr	87,670	19,914	22.7%	19,914	22.7%	19,914	21,756	0	8,856	\$20.00/fs
77 Westport Plaza Dr	144,524	11,091	7.7%	11,091	7.7%	11,091	11,091	0	3,066	\$21.00/fs
111 Westport Plaza Dr	149,909	17,171	11.5%	17,171	11.5%	17,171	17,171	0	9,825	\$22.00/fs
Total (9 Bldgs)	1,178,408	104,273	8.8%	106,162	9.0%	106,162	120,969	1,889	25,010	\$19.83/fs

Westport

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	1,196	6.0%	1,196	6.0%	1,196	1,776	0	621	\$16.50/fs
2350 Ball Dr	31,000	0	0.0%	0	0.0%	0	0	0	0	-
1850-1860 Borman Ct	41,391	29,661	71.7%	29,661	71.7%	29,661	29,661	0	10,600	\$9.00/mg
11701 Borman Dr	81,617	28,546	35.0%	28,546	35.0%	28,546	28,546	0	27,334	\$17.95/fs
11720 Borman Dr	97,778	0	0.0%	0	0.0%	0	0	0	0	-
11756 Borman Dr	28,000	1,500	5.4%	1,500	5.4%	1,500	1,500	0	1,500	-
11970 Borman Dr	21,450	5,891	27.5%	5,891	27.5%	5,891	5,891	0	5,891	\$15.00/fs
1804 Borman Circle Dr	20,000	20,000	100.0%	20,000	100.0%	20,000	20,000	0	20,000	\$19.00/fs
1810 Craig Rd	25,000	7,568	30.3%	7,568	30.3%	7,568	7,568	0	5,842	\$17.50/fs
1820-1868 Craig Rd	30,000	1,749	5.8%	1,749	5.8%	1,749	9,068	0	8,360	\$17.50/fs
1950-1968 Craig Rd	40,000	2,565	6.4%	2,565	6.4%	2,565	2,565	0	2,565	\$6.75/mg
1842-1866 Craig Park Ct	42,210	13,921	33.0%	13,921	33.0%	13,921	13,921	0	7,123	\$5.00/nnn
1850 Craigshire Dr	61,374	14,060	22.9%	14,060	22.9%	14,060	14,060	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	1,151	3.2%	1,151	3.2%	1,151	9,956	0	5,653	\$17.62/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	2,116	0	2,116	-
2310-2330 Millpark Dr	58,095	0	0.0%	0	0.0%	0	7,317	0	7,317	\$7.95/mg
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	7,500	14,000	0	7,500	-
2150 Schuetz Rd	79,862	30,000	37.6%	30,000	37.6%	30,000	30,000	0	30,000	\$18.50/fs
2258 Schuetz Rd	26,360	4,798	18.2%	4,798	18.2%	4,798	17,978	0	13,180	\$16.75/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	26,360	26,360	0	26,360	\$9.50/nnn
2388 Schuetz Rd	26,928	5,941	22.1%	5,941	22.1%	5,941	8,671	0	4,141	\$15.00/fs
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	20,115	0	20,115	-
11830 Westline Industrial Dr	27,664	10,901	39.4%	10,901	39.4%	10,901	10,901	0	10,901	\$18.75/fs
11830 Westline Industrial Dr	103,484	0	0.0%	0	0.0%	0	0	0	0	-
11861-11865 Westline Industrial Dr	42,000	19,986	47.6%	19,986	47.6%	19,986	19,986	0	8,748	\$14.50/fs
11960 Westline Industrial Dr	91,011	20,061	22.0%	20,061	22.0%	20,061	26,143	0	7,477	\$17.00/fs
11969-11975 Westline Industrial Dr	120,960	29,651	24.5%	29,651	24.5%	29,651	26,963	0	13,710	\$16.75/fs
540-734 Westport Plaza Dr	15,265	7,111	46.6%	7,111	46.6%	7,111	8,259	0	3,287	\$14.50/fs
940 Westport Plaza Dr	89,552	23,797	26.6%	23,797	26.6%	23,797	10,228	0	3,585	\$20.00/fs
2200 Westport Plaza Dr	39,173	11,707	29.9%	11,707	29.9%	11,707	13,073	0	5,542	\$17.95/fs
2043 Woodlands Pky	64,858	32,666	50.4%	32,666	50.4%	32,666	32,666	0	32,666	\$15.00/fs
Total (31 Bldgs)	1,537,886	358,287	23.3%	358,287	23.3%	358,287	419,288	0	32,666	\$15.72/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
11737 Administration Dr	26,990	0	0.0%	0	0.0%	0	0	0	0	-
1830 Craig Park Ct	60,000	60,000	100.0%	60,000	100.0%	60,000	60,000	0	29,255	\$14.00/fs
11828 Lackland Rd	39,676	18,698	47.1%	18,698	47.1%	18,698	18,698	0	18,698	-
2500-2514 Metro Blvd	34,200	34,200	100.0%	34,200	100.0%	34,200	34,200	0	34,200	\$6.50/nnn
2560-2576 Metro Ct	20,418	5,689	27.9%	5,689	27.9%	5,689	5,689	0	3,683	\$6.50/+util
Total (5 Bldgs)	181,284	118,587	65.4%	118,587	65.4%	118,587	118,587	0	34,200	\$8.71/fs

Westport

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
(45 Bldgs)	2,897,578	581,147	20.1%	583,036	20.1%	583,036	658,844	1,889	34,200	\$16.08/fs