

# Summary

## St. Louis Regional Office Market Q1 2018

### April 2018

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q4 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	14,610,070	2,198,503	15.0% ↓.2%	(15.2%)	Class A - \$18.79 Class B - \$14.18
St. Louis City	2,337,961	150,164	6.4% ↓.1%	(6.5%)	Class A - \$27.14 Class B - \$16.29
Clayton	7,519,741	424,387	5.6% ↓.1%	(5.7%)	Class A - \$28.01 Class B - \$19.59
Olive-270/Westport	7,433,597	746,278	10.0% ↑1.0%	(9.0%)	Class A - \$23.60 Class B - \$17.94
West County	7,799,188	581,150	7.5% ↓.1%	(7.6%)	Class A - \$25.96 Class B - \$21.53
South County	2,926,158	320,777	11.0% ↑.5%	(10.5%)	Class A - \$27.10 Class B - \$21.13
North County	3,683,225	821,247	22.3% ↑1.5%	(20.8%)	Class A - \$18.83 Class B - \$16.89
St. Charles	3,058,589	472,523	15.4% ↑5.5%	(8.9%)	Class A - \$21.59 Class B - \$16.76
Illinois	3,081,648	262,715	8.5% ↑.8%	(7.7%)	Class A - \$22.85 Class B - \$16.52
<b>Total</b>	<b>52,450,177</b>	<b>5,977,744</b>	<b>11.4%</b> ↑.6%	<b>(10.8%)</b>	<b>Class A - \$23.76 Class B - \$17.87</b> (\$23.45) (\$17.75)

Source: Gershman Commercial Real Estate

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

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

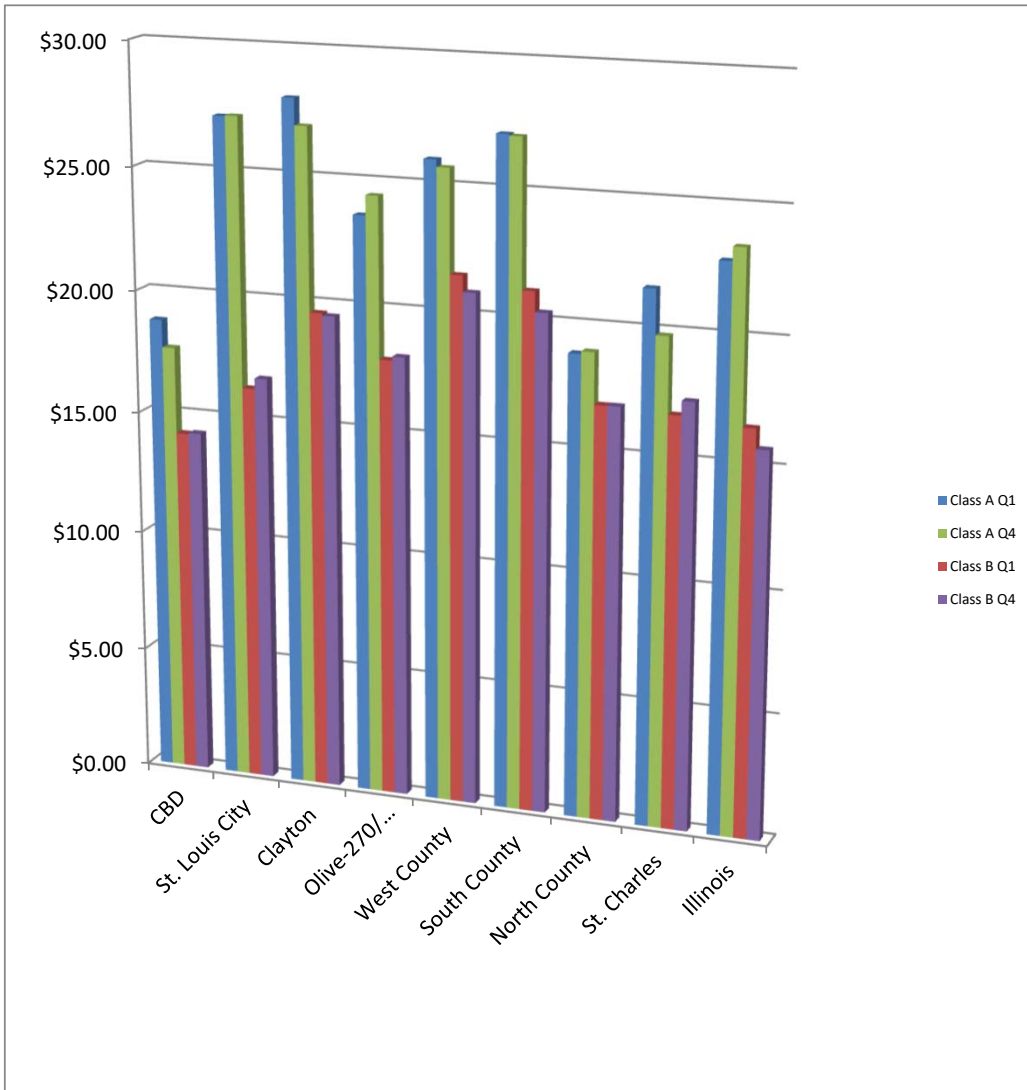


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**Gershman Commercial**  
**Office Building Database**  
**\*\*\* SUMMARY STATISTICS FOR CLASS A & B\*\*\***  
**April 2018**

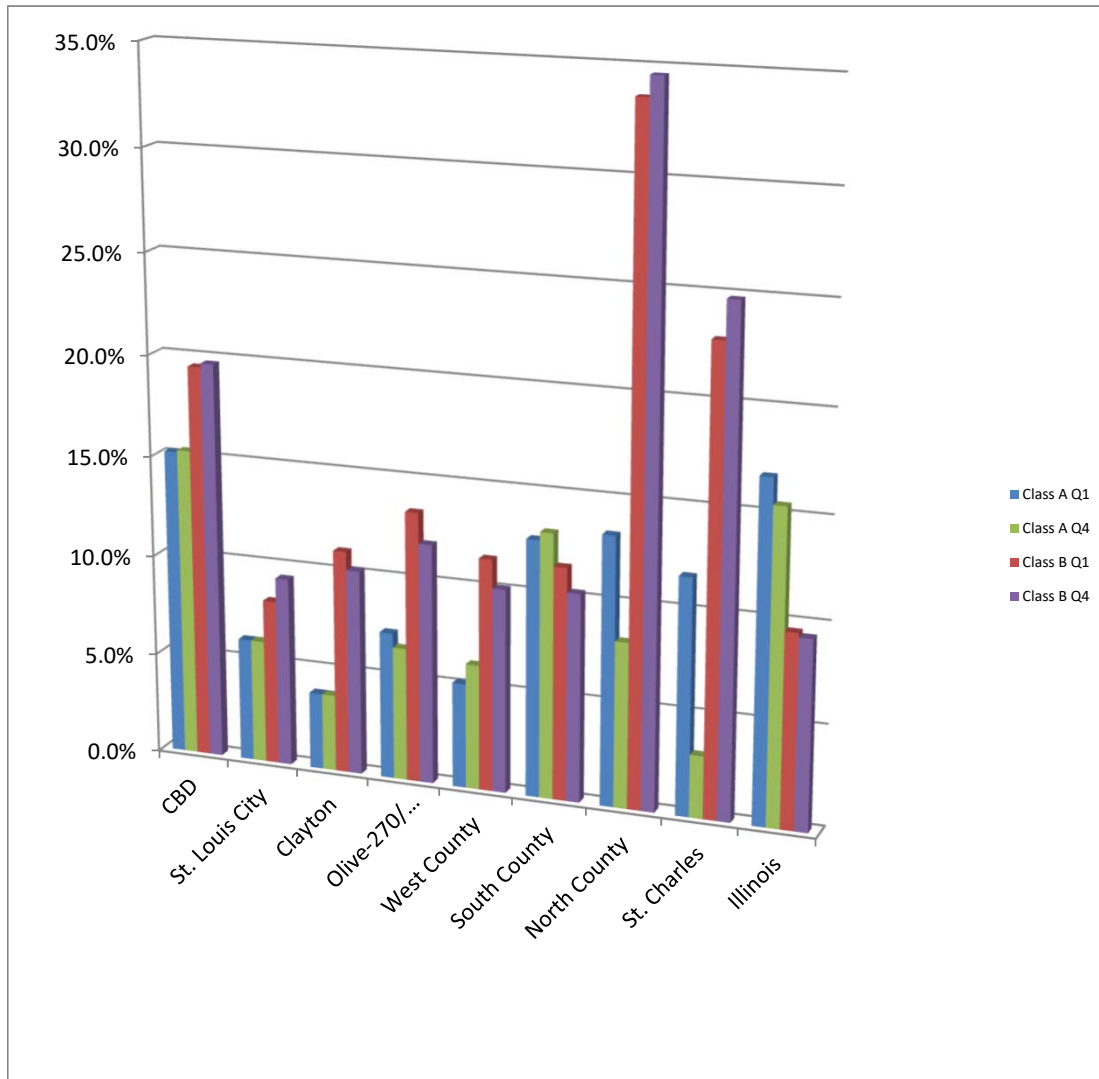
	<b>Total Sq. Ft.</b>	<b>Vacancy</b>	<b>Sublease</b>	<b>Vacancy Rate</b>
<b>St. Louis Suburban Market - Just A &amp; B</b>	32,445,160	3,467,517	128,973	10.69%
<b>St. Louis City - Just A &amp; B</b>	13,903,147	2,154,729	80,796	15.50%
<b>Total St. Louis Region - Just A &amp; B</b>	46,348,307	5,622,246	209,769	12.13%
<b>Total St. Louis Region - Class A</b>	26,825,092	2,543,758	170,737	9.48%
<b>Total St. Louis Region - Class B</b>	19,523,215	3,078,488	39,032	15.77%
<b>St. Louis City</b>	<b>13,903,147</b>	<b>2,154,729</b>	<b>80,796</b>	<b>15.50%</b>
Class A Space	8,885,468	1,267,943	80,796	14.27%
Class B Space	5,017,679	886,786	0	17.67%
<b>Suburban St. Louis</b>	<b>32,445,160</b>	<b>3,467,517</b>	<b>128,973</b>	<b>10.69%</b>
Class A Space	17,939,624	1,275,815	89,941	7.11%
Class B Space	14,505,536	2,191,702	39,032	15.11%

# Class A & Class B Asking Rates by Submarket



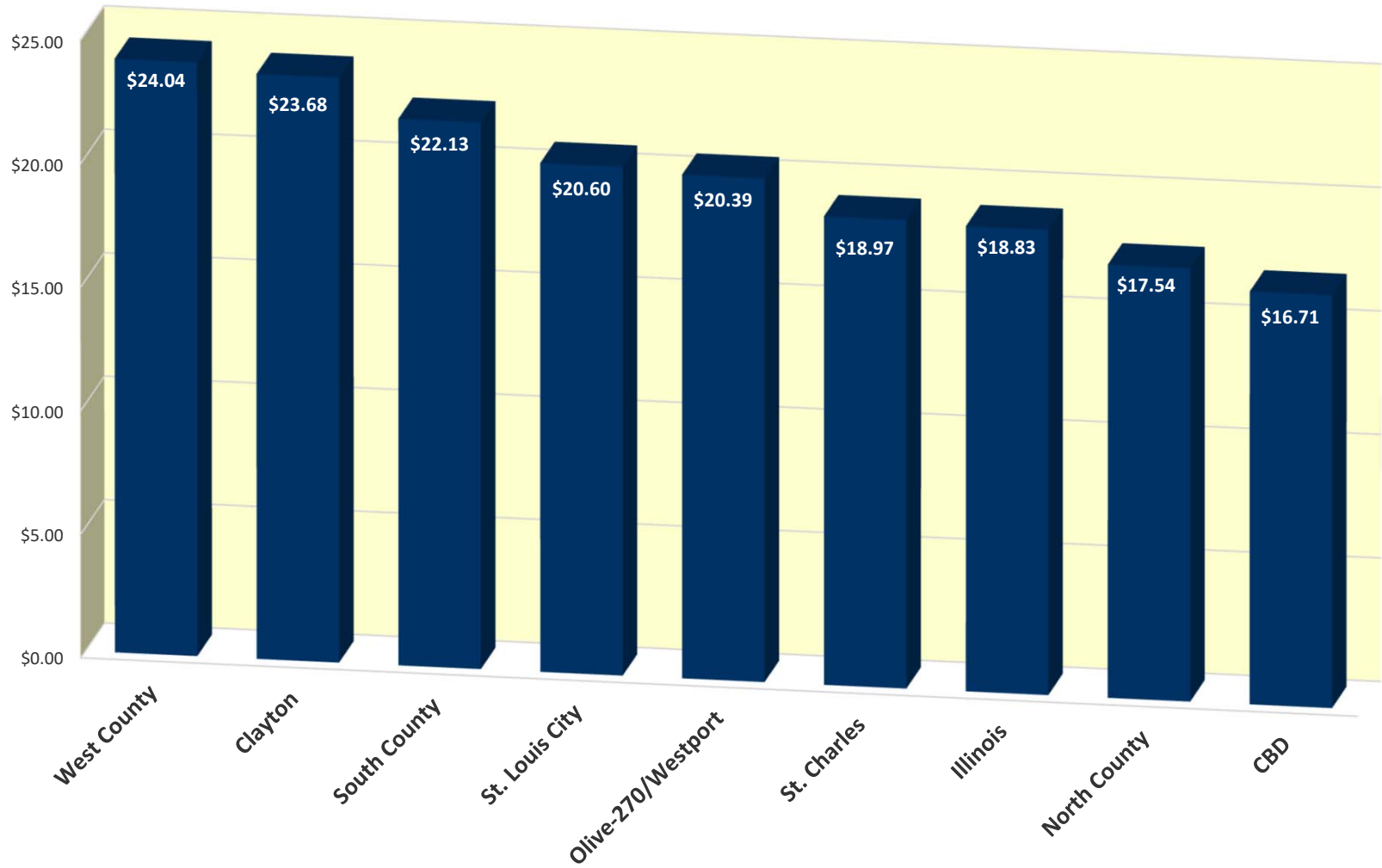
	2018	2017	2018	2017
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	\$18.79	\$17.68	\$14.18	\$14.23
St. Louis City	\$27.14	\$27.17	\$16.29	\$16.73
Clayton	\$28.01	\$26.94	\$19.59	\$19.50
Olive-270/ Westport	\$23.60	\$24.40	\$17.94	\$18.10
West County	\$25.96	\$25.67	\$21.53	\$20.88
South County	\$27.10	\$27.04	\$21.13	\$20.32
North County	\$18.83	\$18.94	\$16.89	\$16.90
St. Charles	\$21.59	\$19.80	\$16.76	\$17.34
Illinois	\$22.85	\$23.41	\$16.52	\$15.72
<b>Average</b>	<b>\$23.76</b>	<b>\$23.45</b>	<b>\$17.87</b>	<b>\$17.75</b>

## Class A & Class B Vacancy Rates by Submarket

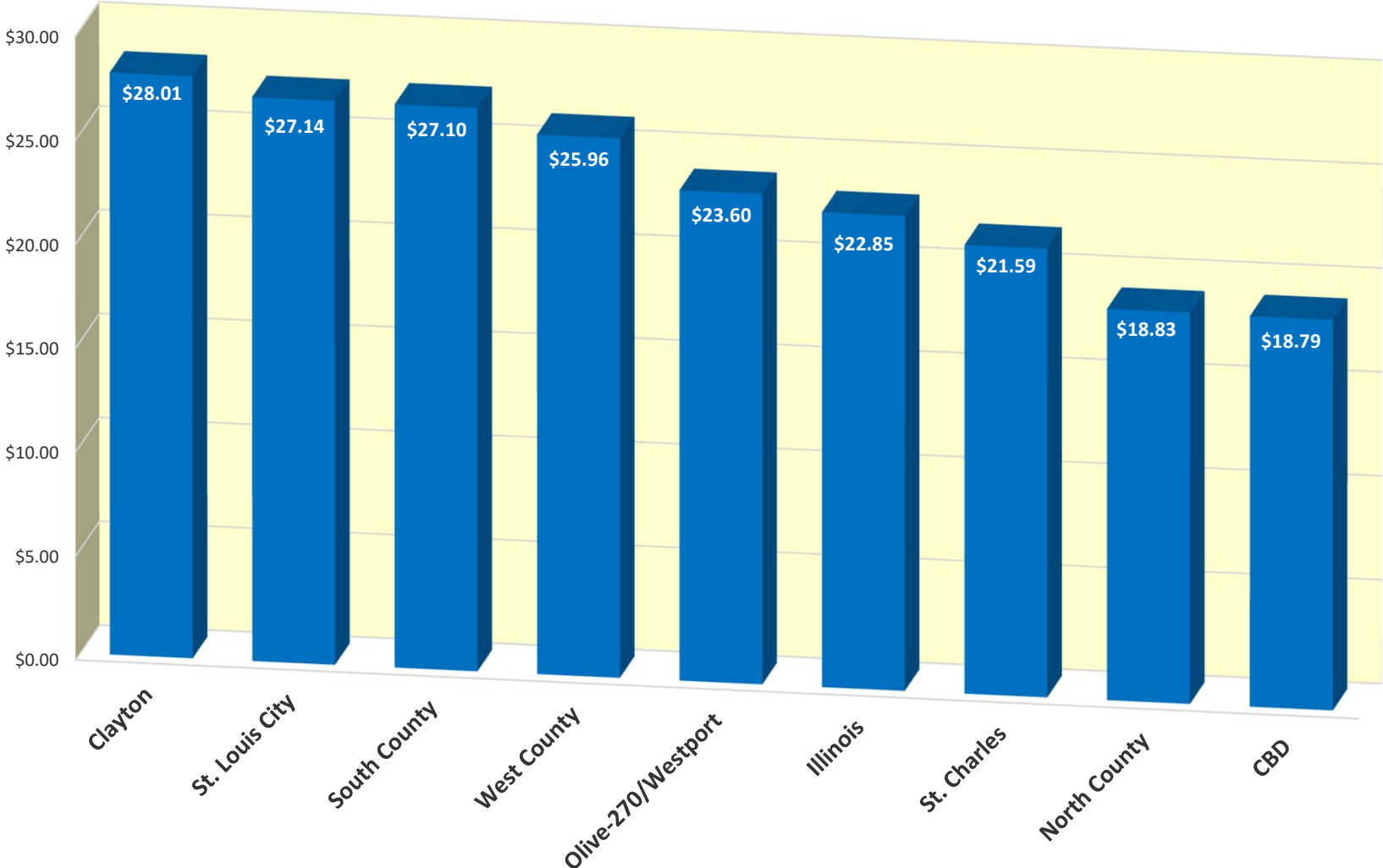


	2018	2017	2018	2017
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	15.2%	15.3%	19.5%	19.7%
St. Louis City	6.1%	6.1%	8.2%	9.4%
Clayton	3.8%	3.8%	11.1%	10.2%
Olive-270/ Westport	7.3%	6.6%	13.4%	11.9%
West County	5.2%	6.2%	11.5%	10.1%
South County	12.7%	13.1%	11.5%	10.3%
North County	13.3%	8.2%	33.6%	34.6%
St. Charles	11.7%	3.1%	22.9%	24.8%
Illinois	16.8%	15.5%	9.6%	9.4%
<b>Average</b>	<b>10.2%</b>	<b>8.7%</b>	<b>15.7%</b>	<b>15.6%</b>

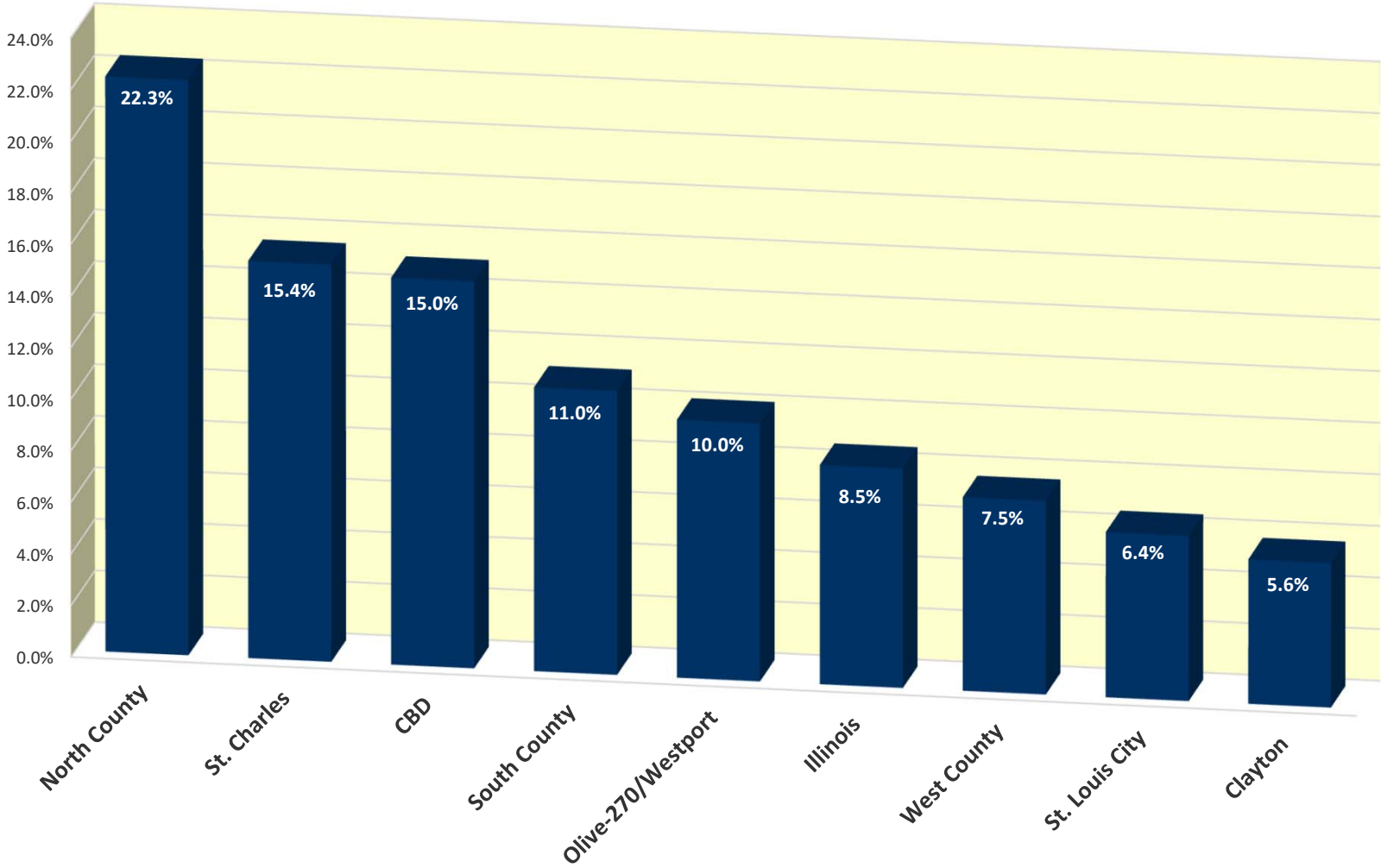
## Office Rental Rate by Submarket April 2018



# Class A Office Rental Rate by Submarket April 2018



# Office Vacancy Rate by Submarket April 2018



# CBD

From Previous Qtr.

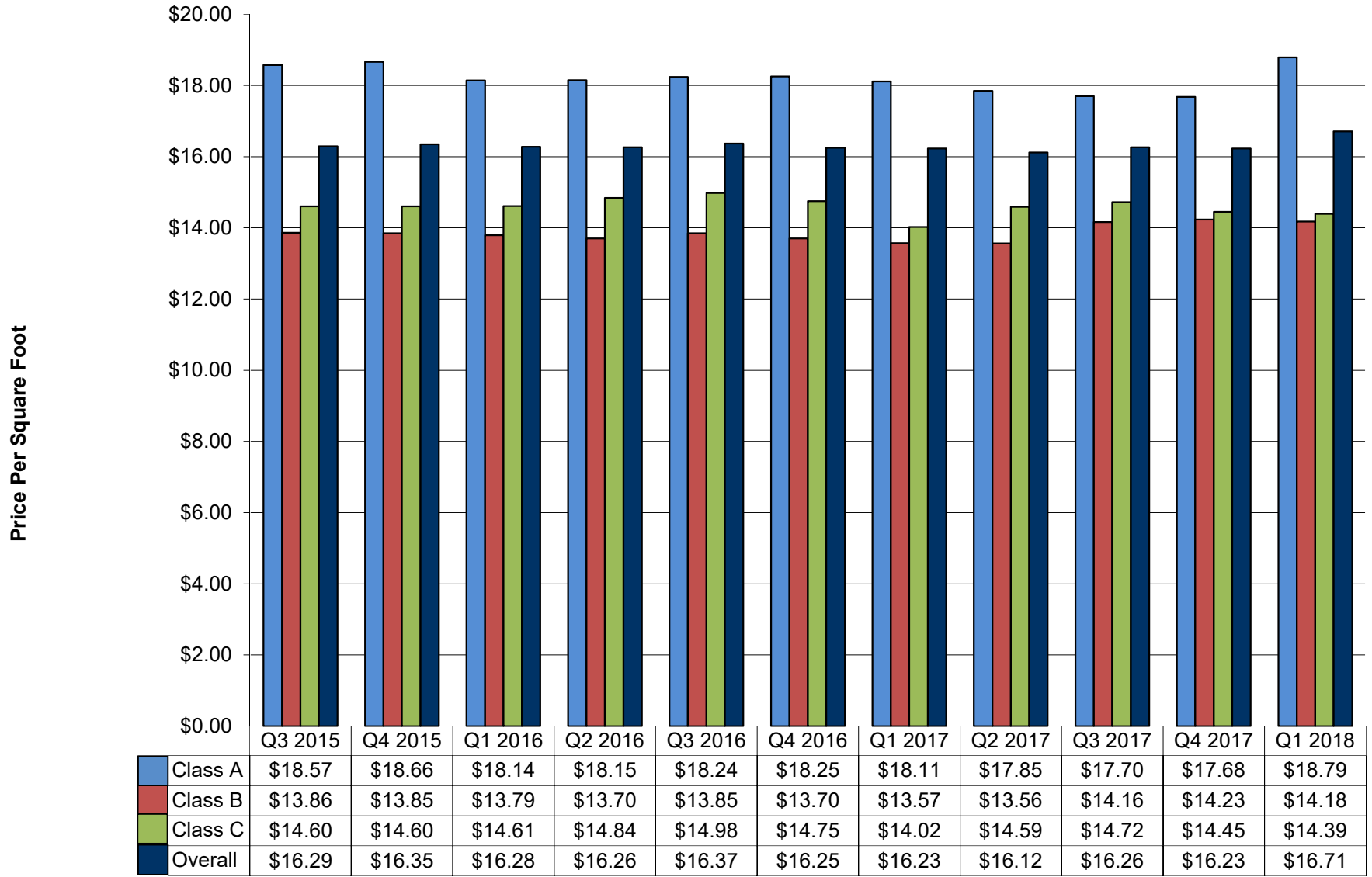
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	15.6%	15.9%	16.1%	16.1%	15.3%	14.3%	14.8%	15.5%	15.5%	15.3%	15.2%	-0.1%
Class B	18.7%	17.2%	16.9%	16.7%	17.0%	17.3%	18.5%	18.4%	18.3%	19.7%	19.5%	-0.2%
Class C	18.9%	19.1%	18.5%	14.7%	13.6%	13.6%	14.1%	14.0%	6.6%	6.8%	6.8%	0.0%
Overall	17.1%	16.8%	16.7%	16.0%	15.5%	15.1%	15.8%	16.1%	14.9%	15.2%	15.0%	-0.2%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	(16,698)	(21,984)	(16,569)	(7)	64,342	80,471	(41,668)	(57,695)	387	14,373	13,686	(687)
Class B	(29,823)	63,928	14,658	7,408	(12,713)	(13,249)	(47,808)	4,092	4,520	(62,966)	11,729	74,695
Class C	1,943	(6,057)	14,676	92,000	25,160	790	(12,857)	2,494	177,992	(5,643)	0	5,643
Overall	(44,578)	35,887	12,765	99,401	76,789	68,012	(102,333)	(51,109)	182,899	(54,236)	25,415	79,651

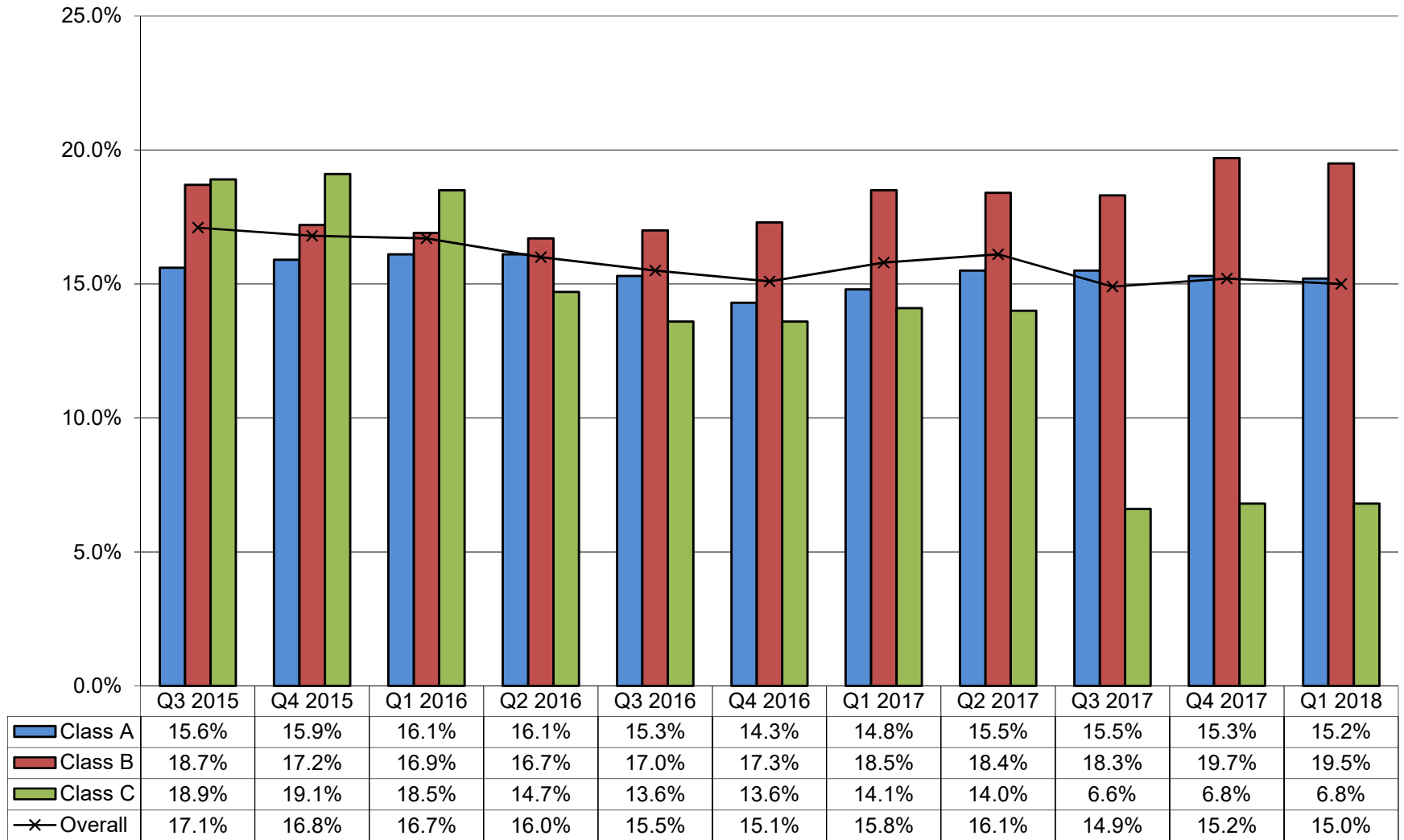
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$18.57	\$18.66	\$18.14	\$18.15	\$18.24	\$18.25	\$18.11	\$17.85	\$17.70	\$17.68	\$18.79	\$1.11
Class B	\$13.86	\$13.85	\$13.79	\$13.70	\$13.85	\$13.70	\$13.57	\$13.56	\$14.16	\$14.23	\$14.18	-\$0.05
Class C	\$14.60	\$14.60	\$14.61	\$14.84	\$14.98	\$14.75	\$14.02	\$14.59	\$14.72	\$14.45	\$14.39	-\$0.06
Overall	\$16.29	\$16.35	\$16.28	\$16.26	\$16.37	\$16.25	\$16.23	\$16.12	\$16.26	\$16.23	\$16.71	\$0.48



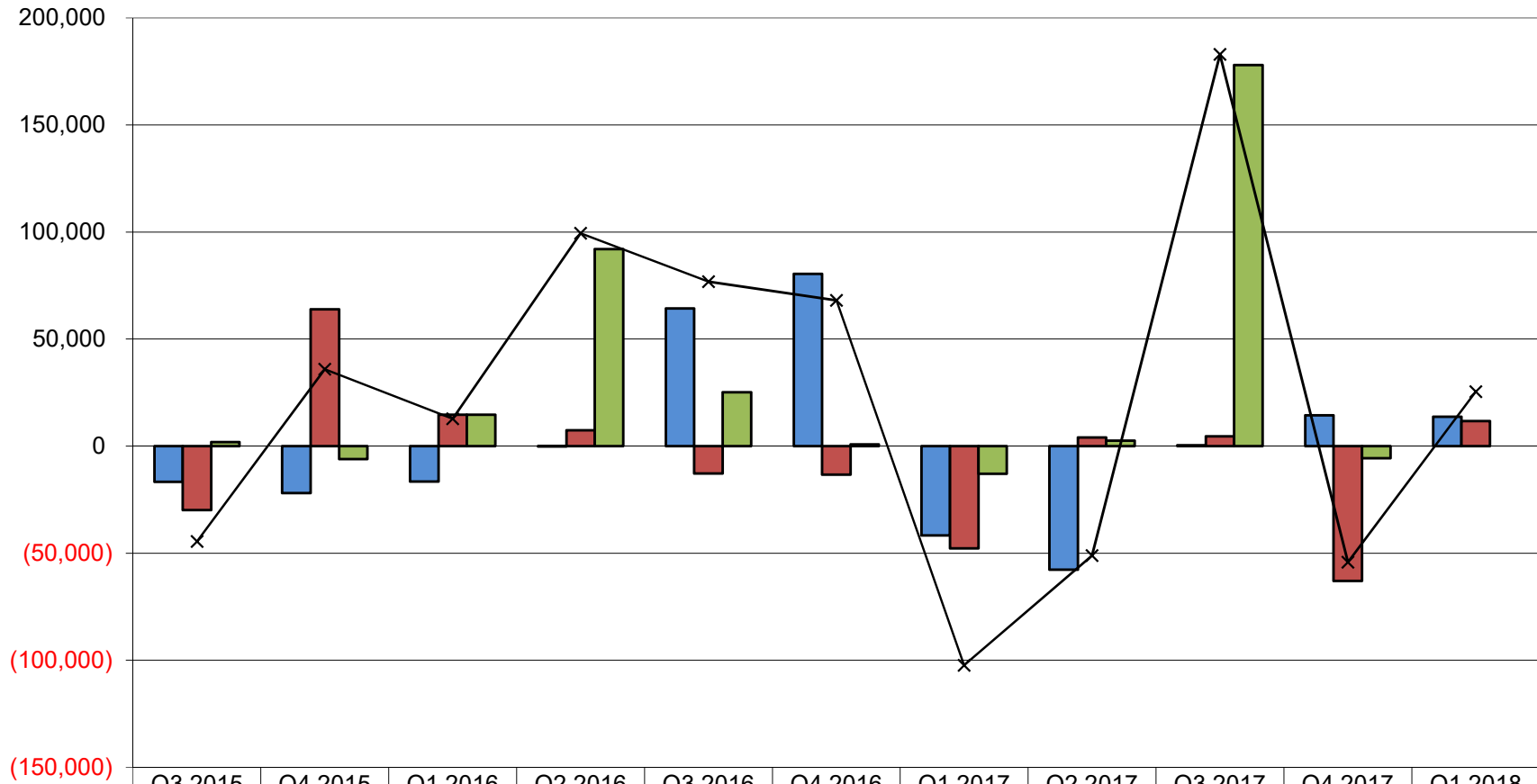
### Average Asking Rates CBD Submarket



### CBD Historic Vacancy Trends



### CBD Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	(16,698)	(21,984)	(16,569)	(7)	64,342	80,471	(41,668)	(57,695)	387	14,373	13,686
Class B	(29,823)	63,928	14,658	7,408	(12,713)	(13,249)	(47,808)	4,092	4,520	(62,966)	11,729
Class C	1,943	(6,057)	14,676	92,000	25,160	790	(12,857)	2,494	177,992	(5,643)	0
Overall	(44,578)	35,887	12,765	99,401	76,789	68,012	(102,333)	(51,109)	182,899	(54,236)	25,415

## CBD Building List

### Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	42,131	16.2%	42,131	16.2%	78,458	51,377	22,081	22,081	\$21.00/fs
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$19.50/fs
415 S 18TH St	67,784	40,418	59.6%	40,418	59.6%	47,094	47,094	0	31,441	\$16.25/fs
100 N Broadway	510,202	120,653	23.6%	120,653	23.6%	120,653	120,653	0	43,966	\$18.00/fs
200 N Broadway	337,088	91,091	27.0%	91,091	27.0%	121,199	121,199	0	76,995	\$17.50/fs
211 N Broadway	1,171,595	188,790	16.1%	188,790	16.1%	231,387	231,387	0	45,707	\$21.00/fs
500 N Broadway	285,211	3,911	1.4%	60,671	21.3%	64,556	7,796	56,760	56,760	\$15.42/fs
10 S Broadway	430,373	17,000	4.0%	17,000	4.0%	41,173	41,173	0	45,449	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	120,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
701 Market St	442,080	53,279	12.1%	53,279	12.1%	111,376	111,376	0	29,472	\$22.00/fs
800 Market St	749,857	25,186	3.4%	49,222	6.6%	94,391	47,706	46,685	24,036	\$21.00/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	232,261	232,261	0	73,118	\$16.00/fs
2350 Market St	96,000	0	0.0%	0	0.0%	0	0	0	0	-
2351 Market St	84,370	52,754	62.5%	52,754	62.5%	52,754	52,754	0	40,160	\$22.00/fs
1-99 S Memorial Dr	213,228	27,187	12.8%	27,187	12.8%	30,472	30,472	0	10,197	\$16.75/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
900-920 Spruce St	147,000	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	400,000	0	0.0%	0	0.0%	4,379	0	4,379	4,379	-
710 N Tucker Blvd	626,760	122,600	19.6%	122,600	19.6%	178,981	168,981	0	70,000	\$12.00/mg
600 Washington Ave	385,000	99,173	25.8%	99,173	25.8%	99,173	99,173	0	92,874	\$18.75/fs
<b>Total (21 Bldgs)</b>	<b>7,997,343</b>	<b>1,132,580</b>	<b>14.2%</b>	<b>1,213,376</b>	<b>15.2%</b>	<b>1,586,402</b>	<b>1,441,497</b>	<b>129,905</b>	<b>92,874</b>	<b>\$18.79/fs</b>

## CBD Building List

### Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	97,815	2,087	2.1%	2,087	2.1%	19,108	19,108	0	17,021	\$15.50/fs
612 N 2nd St	48,000	0	0.0%	0	0.0%	0	0	0	0	-
618-624 N 2nd St	57,000	0	0.0%	0	0.0%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	63,525	26,633	41.9%	26,633	41.9%	26,633	26,633	0	11,134	-
708-710 N 2nd St	40,000	5,000	12.5%	5,000	12.5%	5,000	5,000	0	5,000	\$9.00/mg
712 N 2nd St	20,000	6,242	31.2%	6,242	31.2%	14,002	14,002	0	6,000	\$10.00/mg
801-805 N 2nd St	40,000	40,000	100.0%	40,000	100.0%	40,000	40,000	0	80,000	\$15.00/fs
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	-
220 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	-
319 N 4th St	104,000	28,699	27.6%	28,699	27.6%	28,699	28,699	0	11,414	\$15.05/fs
440-444 N 4th St	60,000	35,046	58.4%	35,046	58.4%	35,046	35,046	0	20,000	\$12.00/fs
312-316 N 8th St	24,502	0	0.0%	0	0.0%	8,064	8,064	0	8,064	\$10.00/fs
215-217 N 10th St	22,240	1,950	8.8%	1,950	8.8%	1,950	1,950	0	1,950	\$12.50/fs
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
133 S 11th St	37,037	0	0.0%	0	0.0%	4,068	4,068	0	4,068	\$18.50/fs
308 N 21st St	45,755	4,723	10.3%	4,723	10.3%	4,723	4,723	0	4,723	\$16.25/fs
326 S 21st St	43,161	12,187	28.2%	12,187	28.2%	14,995	14,995	0	11,851	-
1831 Chestnut St	424,518	53,000	12.5%	53,000	12.5%	53,000	53,000	0	53,000	\$16.75/fs
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	86,480	26.9%	86,480	26.9%	94,087	94,087	0	29,191	\$12.50/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	0	0.0%	0	0.0%	0	0	0	0	-
2221 Locust St	28,850	28,484	98.7%	28,484	98.7%	28,484	28,484	0	28,484	\$16.95/mg
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	16,370	39.2%	16,370	39.2%	41,734	41,734	0	17,364	\$14.42/nnn
515-521 Olive St	226,200	63,767	28.2%	63,767	28.2%	73,706	73,706	0	12,648	\$14.08/fs
720 Olive St	457,900	23,132	5.1%	23,132	5.1%	47,634	47,634	0	15,601	\$16.50/fs
900-914 Olive St	202,607	54,766	27.0%	54,766	27.0%	54,766	54,766	0	26,744	\$12.00/fs
1004-1006 Olive St	37,329	0	0.0%	0	0.0%	0	0	0	0	\$10.21/mg
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	23,000	0	0.0%	0	0.0%	0	0	0	0	-
401 Pine St	42,000	0	0.0%	0	0.0%	0	0	0	0	\$36.00/fs
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	110,060	100.0%	110,060	100.0%	110,060	110,060	0	110,060	\$15.95/fs
800 St. Louis Union Station	57,814	6,525	11.3%	6,525	11.3%	6,525	6,525	0	6,525	\$16.25/fs
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	-
505 Washington Ave	80,000	74,800	93.5%	74,800	93.5%	74,800	74,800	0	74,800	-
555 Washington Ave	160,000	64,500	40.3%	64,500	40.3%	74,500	74,500	0	20,000	-
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
1001 Washington Ave	69,218	1,231	1.8%	1,231	1.8%	8,380	8,380	0	4,118	\$17.50/fs
1409 Washington Ave	34,234	2,895	8.5%	2,895	8.5%	3,455	3,455	0	2,395	\$14.28/fs

## CBD Building List

### Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (45 Bldgs)</b>	<b>4,219,637</b>	<b>821,577</b>	<b>19.5%</b>	<b>821,577</b>	<b>19.5%</b>	<b>946,419</b>	<b>946,419</b>	<b>0</b>	<b>110,060</b>	<b>\$14.30/fs</b>

### Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
800-804 N 1st St	38,500	0	0.0%	0	0.0%	0	0	0	0	-
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
717 N 16th St	24,500	12,250	50.0%	12,250	50.0%	12,250	12,250	0	12,250	-
1624 Delmar Blvd	30,000	20,000	66.7%	20,000	66.7%	20,000	20,000	0	20,000	\$12.00/mg
512 Locust St	21,483	0	0.0%	0	0.0%	4,150	4,150	0	4,150	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	-
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	57,057	45.6%	57,057	45.6%	60,009	60,009	0	20,000	\$13.50/fs
1727 Locust St	76,309	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	0	0.0%	0	0.0%	0	0	0	0	\$15.50/nnn
1101 Lucas Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	25,244	25,244	0	13,270	\$10.84/fs
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	0	0.0%	0	0.0%	0	0	0	0	-
1017 Olive St	120,000	0	0.0%	0	0.0%	0	0	0	0	\$10.00/mg
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,200	14.4%	14,200	14.4%	14,200	14,200	0	14,200	\$12.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	38,640	38,640	0	38,640	-
10 N Tucker Blvd	190,582	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	31,000	27.0%	31,000	27.0%	31,000	31,000	0	12,000	\$14.95/fs
900 Walnut St	112,266	29,043	25.9%	29,043	25.9%	29,043	29,043	0	9,358	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
1426-1432 Washington Ave	28,125	0	0.0%	0	0.0%	20,947	20,947	0	9,015	\$14.00/fs
<b>Total (30 Bldgs)</b>	<b>2,393,090</b>	<b>163,550</b>	<b>6.8%</b>	<b>163,550</b>	<b>6.8%</b>	<b>255,483</b>	<b>255,483</b>	<b>0</b>	<b>38,640</b>	<b>\$13.84/fs</b>

## CBD Building List

### Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(96 Bldgs)	14,610,070	2,117,707	14.5%	2,198,503	15.0%	2,788,304	2,643,399	129,905	110,060	\$16.83/fs

# St. Louis City

From Previous Qtr.

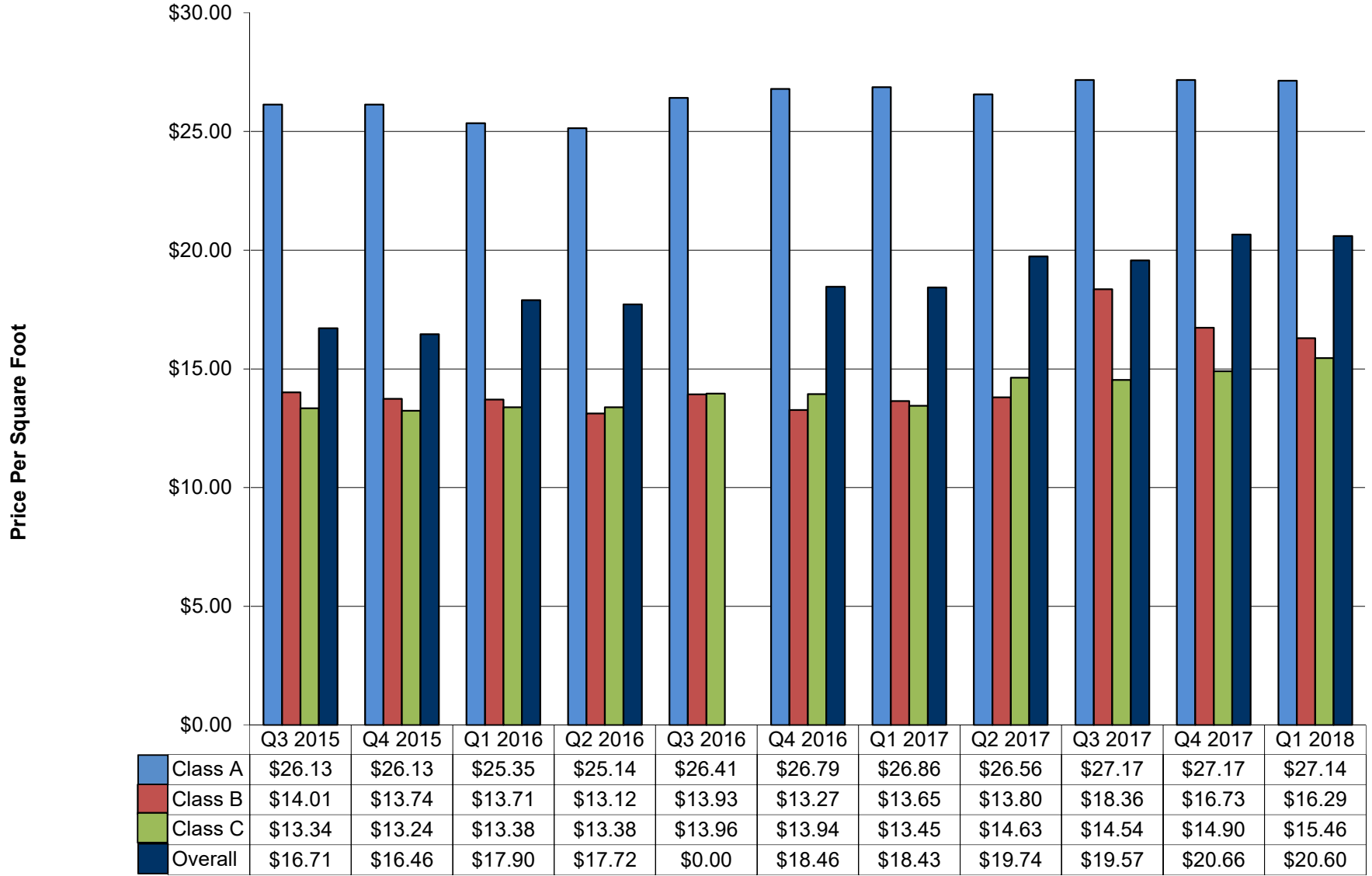
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	8.5%	8.5%	10.5%	9.5%	8.4%	8.4%	8.3%	7.4%	7.6%	6.1%	6.1%	0.0%
Class B	10.2%	9.9%	9.7%	10.4%	10.8%	6.4%	6.7%	6.1%	5.4%	9.4%	8.2%	-1.2%
Class C	12.5%	11.6%	11.6%	11.6%	5.9%	5.6%	1.1%	3.7%	3.7%	3.6%	4.7%	1.1%
Overall	10.2%	9.9%	10.5%	10.4%	8.6%	6.9%	5.7%	5.9%	5.8%	6.5%	6.4%	-0.1%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	10,193	0	(16,678)	62,483	9,201	0	1,445	7,848	(1,395)	12,557	0	(12,557)
Class B	(2,031)	29,151	1,354	(5,195)	(3,615)	35,316	(2,490)	5,212	5,270	(31,898)	9,726	41,624
Class C	(315)	5,654	30	200	36,896	2,300	29,200	(17,318)	0	800	(6,782)	(7,582)
Overall	7,847	34,805	(15,294)	57,488	42,482	37,616	28,155	(4,258)	3,875	(18,541)	2,944	21,485

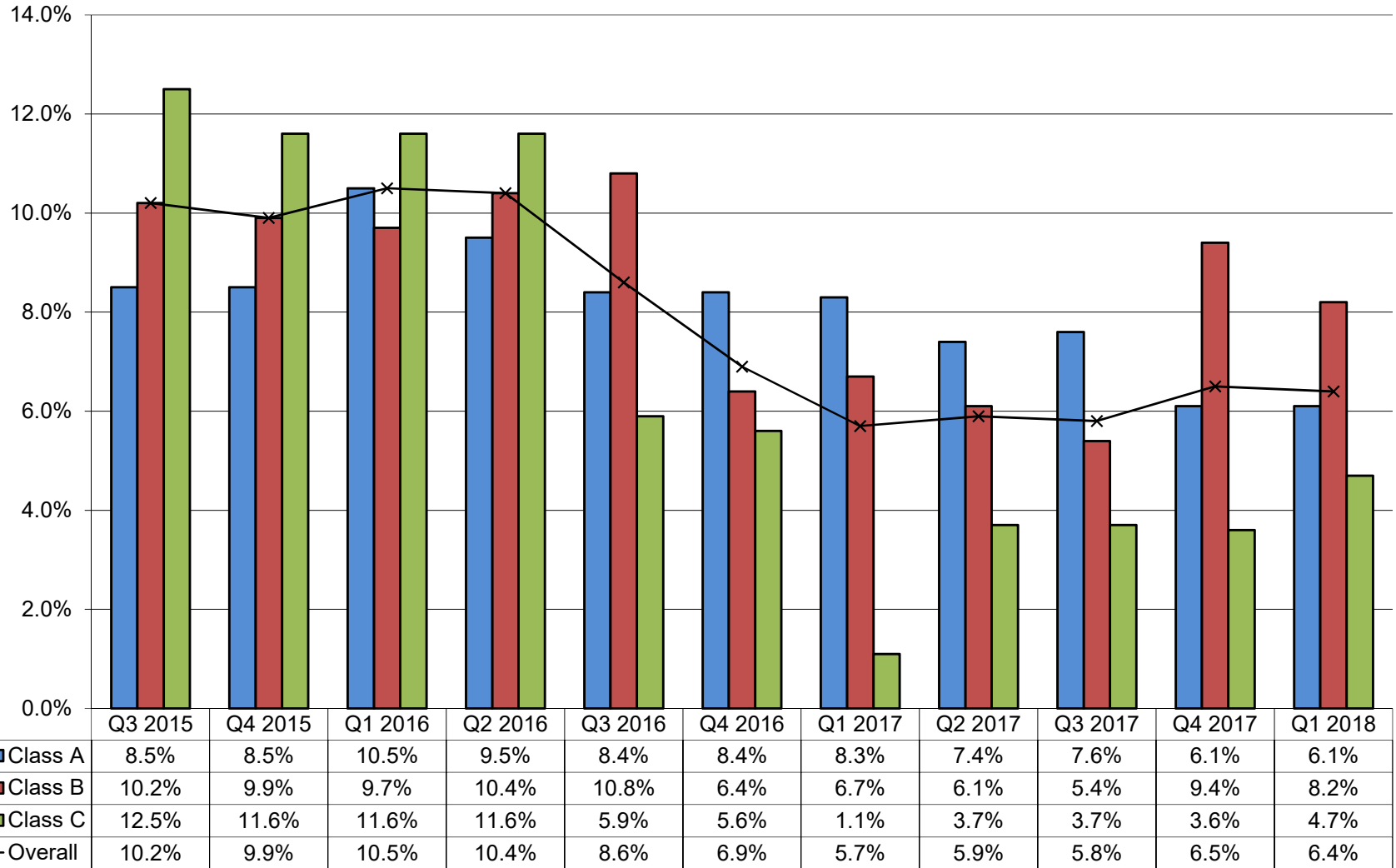
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$26.13	\$26.13	\$25.35	\$25.14	\$26.41	\$26.79	\$26.86	\$26.56	\$27.17	\$27.17	\$27.14	-\$0.03
Class B	\$14.01	\$13.74	\$13.71	\$13.12	\$13.93	\$13.27	\$13.65	\$13.80	\$18.36	\$16.73	\$16.29	-\$0.44
Class C	\$13.34	\$13.24	\$13.38	\$13.38	\$13.96	\$13.94	\$13.45	\$14.63	\$14.54	\$14.90	\$15.46	\$0.56
Overall	\$16.71	\$16.46	\$17.90	\$17.72	\$18.46/	\$18.46	\$18.43	\$19.74	\$19.57	\$20.66	\$20.60	-\$0.06



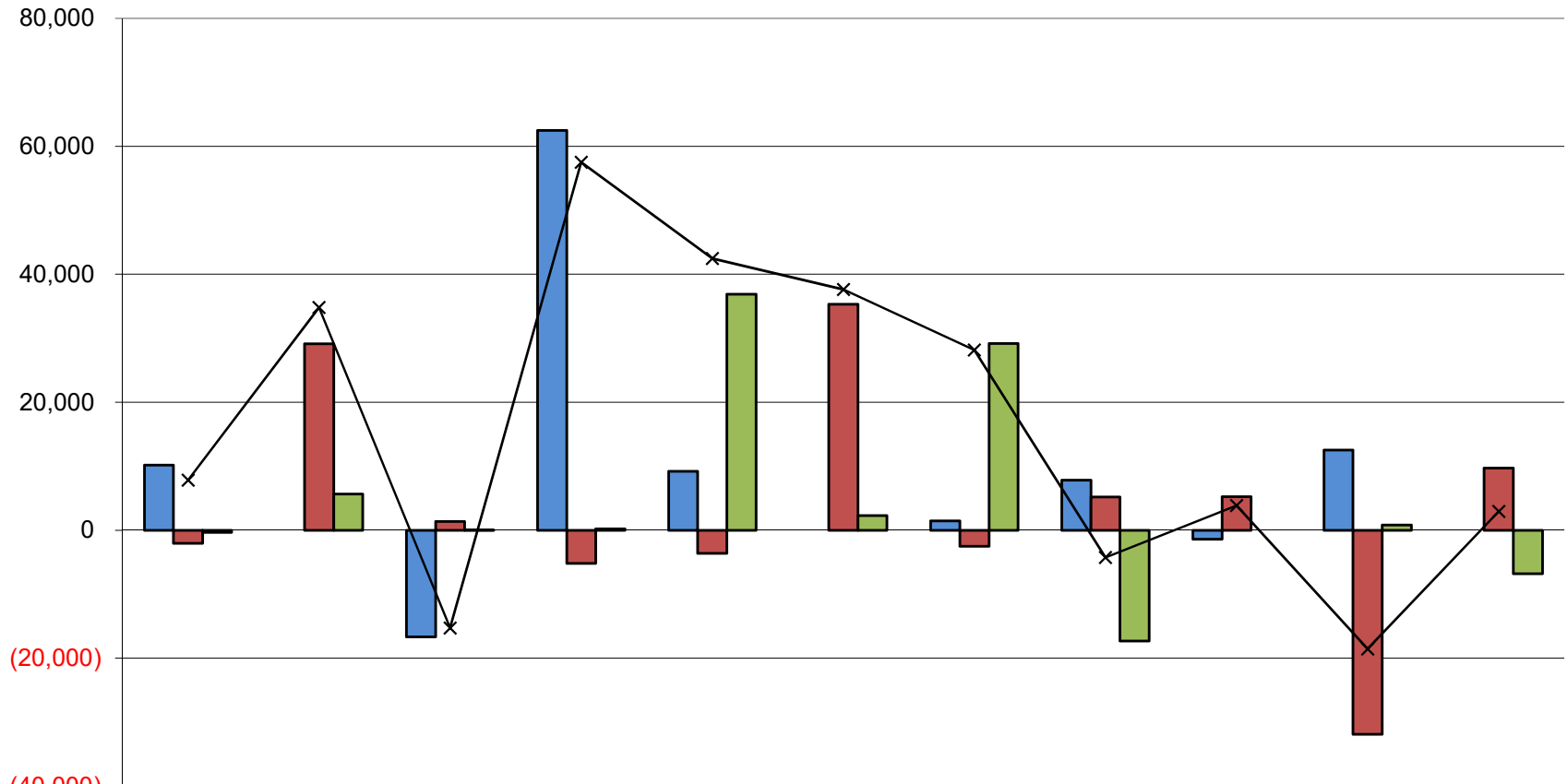
### Average Asking Rates St. Louis City Submarket



### St. Louis City Historic Vacancy Trends



### St. Louis City Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	10,193	0	(16,678)	62,483	9,201	0	1,445	7,848	(1,395)	12,557	0
Class B	(2,031)	29,151	1,354	(5,195)	(3,615)	35,316	(2,490)	5,212	5,270	(31,898)	9,726
Class C	(315)	5,654	30	200	36,896	2,300	29,200	(17,318)	0	800	(6,782)
Overall	7,847	34,805	(15,294)	57,488	42,482	37,616	28,155	(4,258)	3,875	(18,541)	2,944

## St. Louis Building List

### Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4240 Duncan Ave	197,527	0	0.0%	0	0.0%	0	0	0	0	-
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
4260 Forest Park Ave	60,000	17,073	28.5%	17,073	28.5%	17,073	17,073	0	17,073	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	146,000	23,681	16.2%	23,681	16.2%	59,102	59,102	0	59,102	\$26.50/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
645 S Newstead Ave	61,308	10,753	17.5%	10,753	17.5%	10,753	10,753	0	10,753	\$24.00/nnn
5700-5720 Oakland Ave	62,290	3,060	4.9%	3,060	4.9%	8,060	3,060	5,000	5,000	\$26.50/fs
<b>Total (8 Bldgs)</b>	<b>888,125</b>	<b>54,567</b>	<b>6.1%</b>	<b>54,567</b>	<b>6.1%</b>	<b>94,988</b>	<b>89,988</b>	<b>5,000</b>	<b>59,102</b>	<b>\$27.14/fs</b>

### 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	-
4236 Lindell Blvd	40,000	7,500	18.8%	7,500	18.8%	7,500	7,500	0	4,000	\$15.00/fs
4625 Lindell Blvd	71,652	4,320	6.0%	4,320	6.0%	30,386	4,320	0	26,066	\$24.00/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	9,221	4.2%	9,221	4.2%	13,868	13,868	0	9,543	\$14.92/fs
5243 Shaw Ave	76,751	6,978	9.1%	6,978	9.1%	6,978	6,978	0	6,978	\$15.00/fs
501-523 N Taylor Ave	30,000	2,500	8.3%	2,500	8.3%	2,500	2,500	0	2,500	\$12.00/mg
3830 Washington Ave	32,278	30,778	95.4%	30,778	95.4%	30,778	30,778	0	30,778	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	3,912	14.0%	3,912	14.0%	3,912	3,912	0	3,912	\$15.00/fs
<b>Total (14 Bldgs)</b>	<b>798,042</b>	<b>65,209</b>	<b>8.2%</b>	<b>65,209</b>	<b>8.2%</b>	<b>95,922</b>	<b>69,856</b>	<b>0</b>	<b>30,778</b>	<b>\$16.29/fs</b>

## St. Louis Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
904-908 S 4th St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1120 S 6th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1 Campbell Plz	89,853	6,141	6.8%	6,141	6.8%	1,168	1,168	0	1,168	\$14.00/+clea
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4030 Chouteau	55,000	0	0.0%	0	0.0%	0	0	0	0	-
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	0	0	0	0	-
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	0	0	0	0	-
6346-6370 Delmar Blvd	35,000	7,500	21.4%	7,500	21.4%	7,500	7,500	0	7,500	\$18.50/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	10,484	10,484	0	8,207	\$16.50/mg
1300 Hampton Ave	39,316	3,825	9.7%	3,825	9.7%	3,825	3,825	0	3,825	\$12.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
2220 Lemp Ave	26,273	0	0.0%	0	0.0%	0	0	0	0	-
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
4155 Manchester Ave	36,000	7,802	21.7%	7,802	21.7%	7,802	7,802	0	7,802	\$15.00/nnn
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	5,120	22.7%	5,120	22.7%	5,120	5,120	0	3,850	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (19 Bldgs)</b>	<b>651,794</b>	<b>30,388</b>	<b>4.7%</b>	<b>30,388</b>	<b>4.7%</b>	<b>35,899</b>	<b>35,899</b>	<b>0</b>	<b>8,207</b>	<b>\$17.41/fs</b>

### 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
(41 Bldgs)	2,337,961	150,164	6.4%	150,164	6.4%	226,809	195,743	5,000	59,102	\$22.19/fs

# Clayton

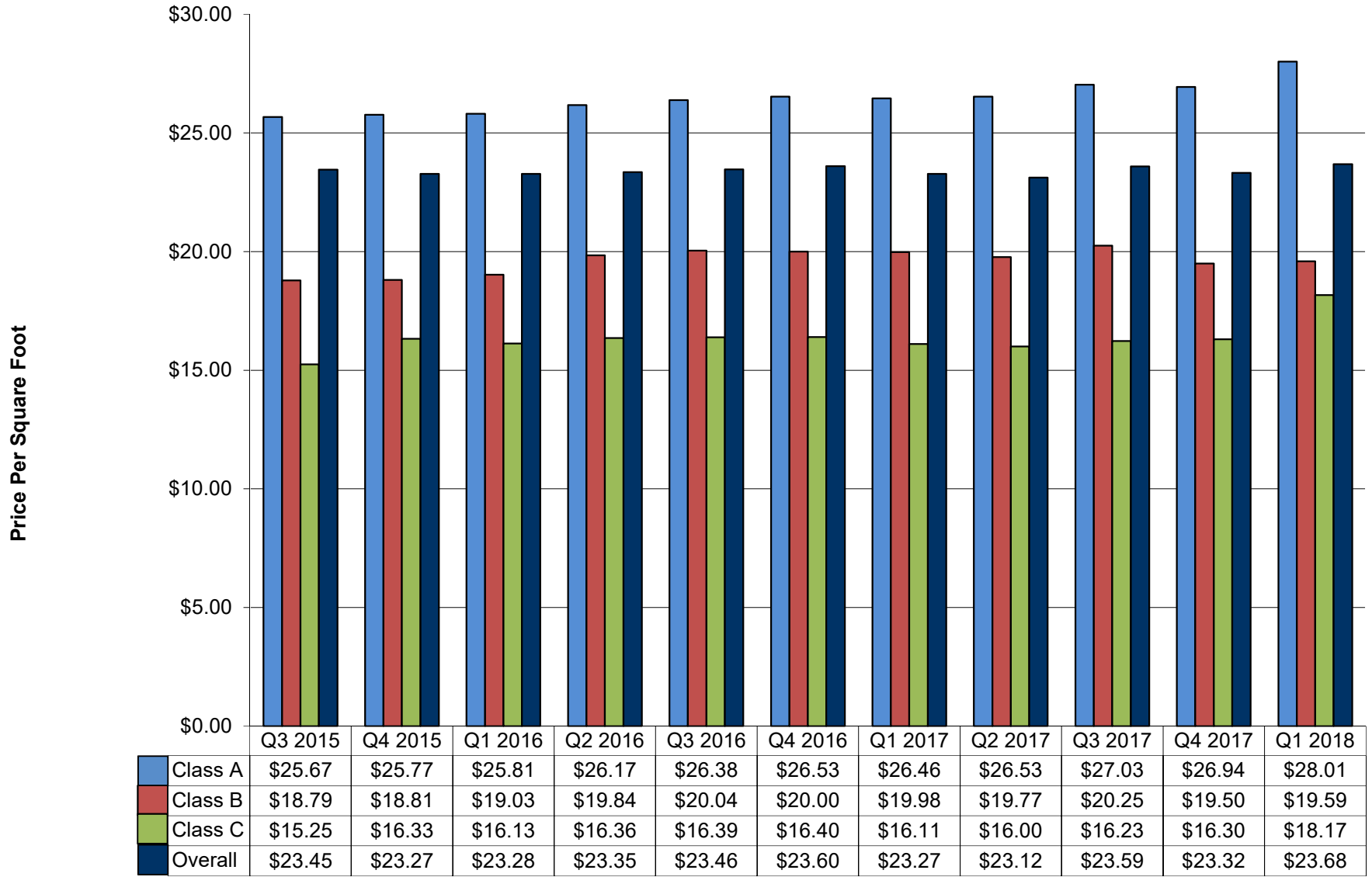
From Previous Qtr.

Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	7.3%	6.2%	5.7%	4.7%	4.9%	4.7%	4.1%	3.9%	3.4%	3.8%	3.8%	0.0%
Class B	9.1%	9.9%	9.4%	8.4%	9.1%	11.9%	7.5%	7.7%	8.7%	10.2%	11.1%	0.9%
Class C	10.9%	10.6%	10.3%	10.4%	10.7%	11.6%	12.8%	7.8%	7.5%	11.1%	7.5%	-3.6%
Overall	7.9%	7.3%	6.8%	5.9%	6.2%	6.7%	5.5%	5.0%	4.9%	5.7%	5.6%	-0.1%

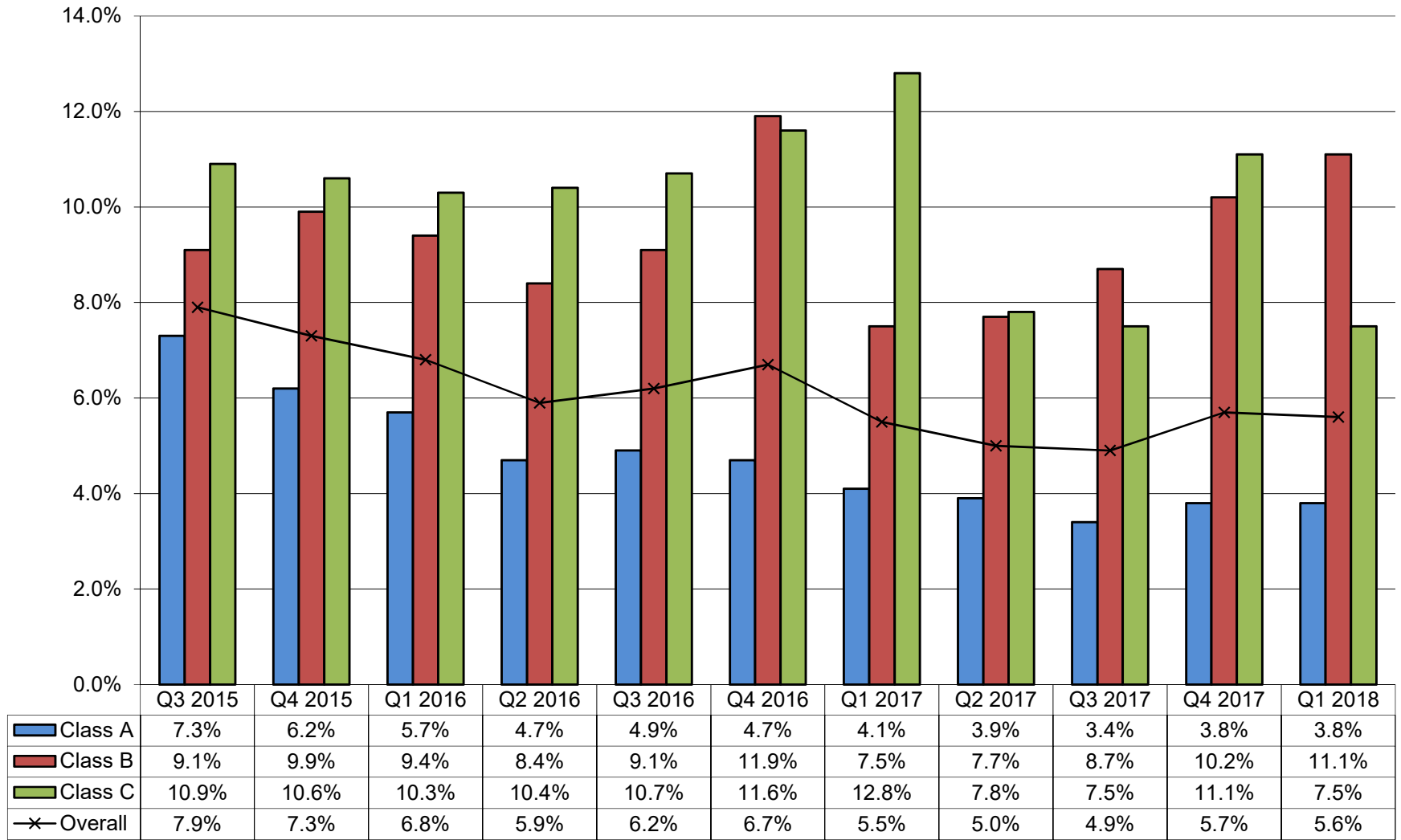
Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	39,557	57,918	29,630	52,246	(9,136)	10,540	28,770	9,836	26,800	(20,604)	4,150	24,754
Class B	(8,694)	(13,231)	8,821	15,773	(11,471)	(46,729)	74,035	(3,602)	(17,040)	(25,022)	(15,395)	9,627
Class C	8,002	1,529	1,330	(540)	(1,530)	(4,195)	(6,025)	24,693	1,894	(18,094)	(7,672)	10,422
Overall	38,865	46,216	39,781	67,479	(22,137)	(40,384)	96,780	30,927	11,654	(63,720)	(18,917)	44,803

Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$25.67	\$25.77	\$25.81	\$26.17	\$26.38	\$26.53	\$26.46	\$26.53	\$27.03	\$26.94	\$28.01	\$1.07
Class B	\$18.79	\$18.81	\$19.03	\$19.84	\$20.04	\$20.00	\$19.98	\$19.77	\$20.25	\$19.50	\$19.59	\$0.09
Class C	\$15.25	\$16.33	\$16.13	\$16.36	\$16.39	\$16.40	\$16.11	\$16.00	\$16.23	\$16.30	\$18.17	\$1.87
Overall	\$23.45	\$23.27	\$23.28	\$23.35	\$23.46	\$23.60	\$23.27	\$23.12	\$23.59	\$23.32	\$23.68	\$0.36

### Average Asking Rates Clayton Submarket

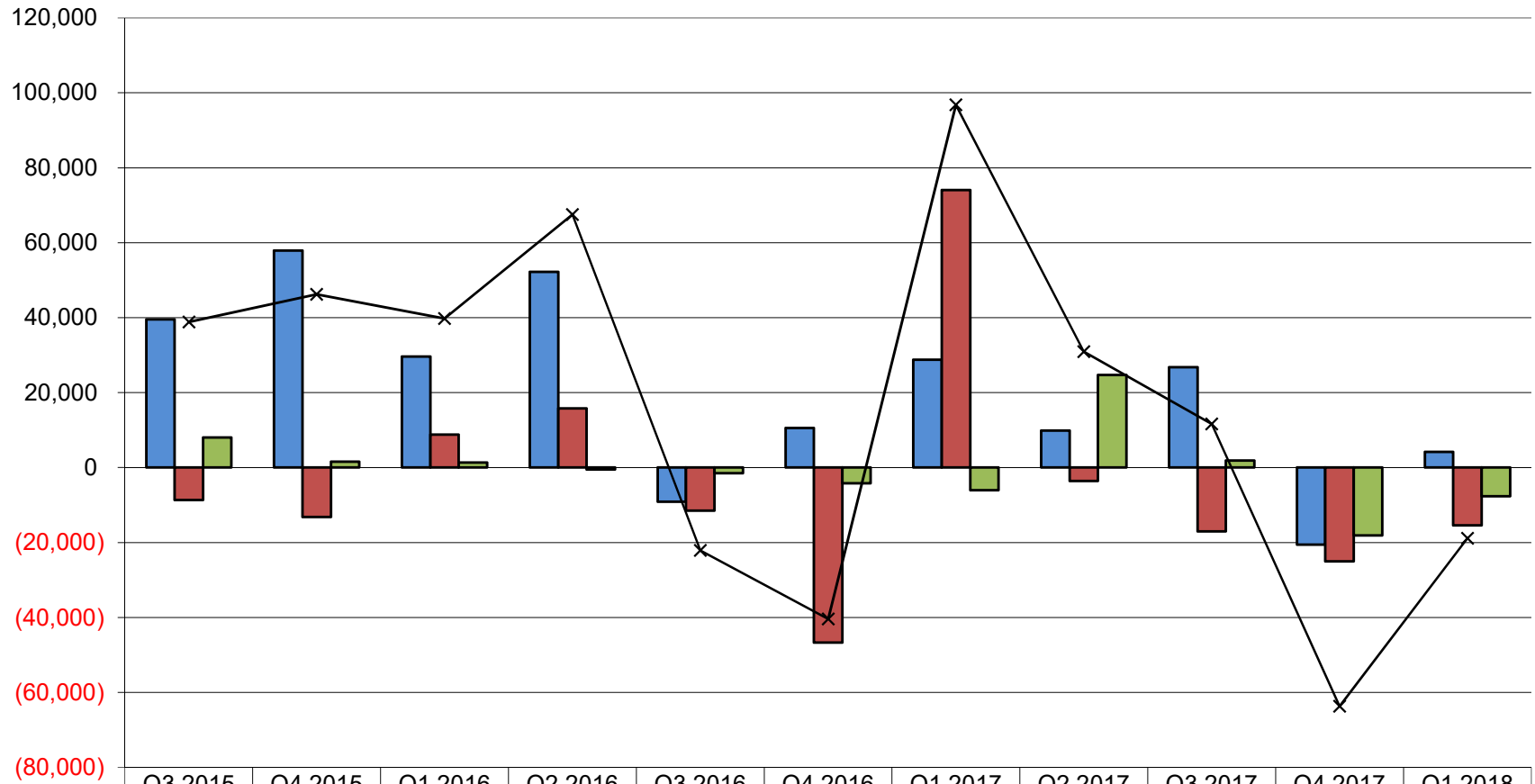


### Clayton Historic Vacancy Trends





### Clayton Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	39,557	57,918	29,630	52,246	(9,136)	10,540	28,770	9,836	26,800	(20,604)	4,150
Class B	(8,694)	(13,231)	8,821	15,773	(11,471)	(46,729)	74,035	(3,602)	(17,040)	(25,022)	(15,395)
Class C	8,002	1,529	1,330	(540)	(1,530)	(4,195)	(6,025)	24,693	1,894	(18,094)	(7,672)
Overall	38,865	46,216	39,781	67,479	(22,137)	(40,384)	96,780	30,927	11,654	(63,720)	(18,917)

## Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,004	15,964	9.2%	15,964	9.2%	21,409	21,409	0	6,500	\$26.50/fs
7700 Bonhomme Ave	182,185	4,970	2.7%	4,970	2.7%	8,253	8,253	0	4,927	\$27.50/fs
7777 Bonhomme Ave	197,311	41,600	21.1%	43,797	22.2%	51,547	44,350	2,197	12,322	\$26.50/fs
1 N Brentwood Blvd	274,272	8,841	3.2%	8,841	3.2%	3,079	3,079	0	3,079	\$31.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	1,632	0.6%	1,632	0.6%	13,581	13,581	0	6,827	\$25.83/fs
1401 S Brentwood Blvd	175,000	10,007	5.7%	10,007	5.7%	10,007	10,007	0	9,145	\$30.00/fs
1600 S Brentwood Blvd	105,000	10,109	9.6%	10,109	9.6%	10,109	10,109	0	4,469	\$24.00/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%	8,358	2.6%	8,358	2,772	5,586	5,586	\$30.99/fs
120 S Central Ave	299,176	5,173	1.7%	5,173	1.7%	23,197	23,197	0	11,824	-
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%	0	0	0	0	\$23.00/fs
500 Corporate Park Dr	124,597	0	0.0%	0	0.0%	0	0	0	0	-
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	\$28.00/fs
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	217,689	1,135	0.5%	1,135	0.5%	11,223	11,223	0	8,062	\$28.50/fs
7733 Forsyth Blvd	360,129	5,128	1.4%	12,741	3.5%	28,639	16,026	7,613	7,613	\$28.50/fs
7800 Forsyth Blvd	108,000	0	0.0%	0	0.0%	3,750	3,750	0	3,750	\$26.50/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	4,536	4,536	0	4,536	\$26.50/fs
8235 Forsyth Blvd	217,564	7,463	3.4%	7,463	3.4%	24,043	24,043	0	16,580	\$32.00/fs
101 S Hanley Rd	361,000	0	0.0%	0	0.0%	0	0	0	0	\$28.50/fs
1405 S Hanley Rd	45,000	2,854	6.3%	2,854	6.3%	2,854	2,854	0	2,854	-
8000 Maryland Ave	199,000	19,584	9.8%	19,584	9.8%	20,442	20,442	0	4,840	\$27.00/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	0	0	0	0	-
8182 Maryland Ave	256,983	34,618	13.5%	34,618	13.5%	34,618	34,618	0	11,013	\$36.14/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	1,737	2.8%	1,737	2.8%	1,737	1,737	0	1,737	\$25.00/fs
165 N Meramec Ave	62,785	8,362	13.3%	8,362	13.3%	8,362	8,362	0	5,998	\$25.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	1,575	1,575	0	1,575	\$25.00/fs
<b>Total (31 Bldgs)</b>	<b>5,357,939</b>	<b>185,865</b>	<b>3.5%</b>	<b>201,261</b>	<b>3.8%</b>	<b>291,319</b>	<b>265,923</b>	<b>15,396</b>	<b>16,580</b>	<b>\$28.09/fs</b>

## Clayton Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
130 S Bemiston Ave	77,969	8,859	11.4%	8,859	11.4%	15,892	15,892	0	7,274	-
230 S Bemiston Ave	99,190	9,367	9.4%	9,367	9.4%	9,367	9,367	0	5,625	\$21.50/fs
7711 Bonhomme Ave	82,473	9,949	12.1%	12,068	14.6%	13,052	10,933	2,119	5,939	\$23.27/fs
1750 S Brentwood Blvd	74,568	7,219	9.7%	7,219	9.7%	8,675	8,675	0	3,783	\$19.54/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	8,700	8,700	0	2,715	\$19.50/fs
7710 Carondelet Ave	52,350	6,159	11.8%	6,159	11.8%	16,434	16,434	0	10,275	\$18.95/fs
7730 Carondelet Ave	37,120	20,850	56.2%	20,850	56.2%	33,401	33,401	0	30,000	\$18.95/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	9,578	19.3%	9,578	19.3%	25,917	25,917	0	5,439	\$19.75/fs
8008 Carondelet Ave	30,940	2,440	7.9%	2,440	7.9%	1,516	1,516	0	620	\$19.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	134,376	17,205	12.8%	17,205	12.8%	28,740	28,740	0	11,535	\$24.00/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	100,000	0	0.0%	0	0.0%	0	0	0	0	-
8225-8235 Clayton Rd	20,245	675	3.3%	675	3.3%	675	675	0	675	\$24.00/fs
6677-6683 Delmar Blvd	36,560	0	0.0%	0	0.0%	3,581	3,581	0	3,581	\$19.50/fs
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	50,760	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	90,028	13,200	14.7%	13,200	14.7%	13,200	13,200	0	5,082	\$18.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	4,100	11.7%	4,100	11.7%	4,100	4,100	0	4,100	\$13.95/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	13,093	45.3%	13,093	45.3%	13,093	13,093	0	5,854	\$21.00/fs
300 Hunter Ave	78,750	0	0.0%	0	0.0%	29,158	29,158	0	24,658	\$20.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	0	0	0	-
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	1,788	1,788	0	1,788	\$25.00/fs
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	12,850	23.3%	12,850	23.3%	12,850	12,850	0	11,525	\$13.87/fs
8301 Maryland Ave	50,400	0	0.0%	0	0.0%	1,186	1,186	0	1,186	\$21.00/fs
135 N Meramec Ave	50,995	28,032	55.0%	28,032	55.0%	28,032	28,032	0	19,328	\$20.00/fs
222 S Meramec Ave	20,838	12,448	59.7%	12,448	59.7%	12,448	12,448	0	7,820	\$18.50/fs
225 S Meramec Ave	34,024	11,997	35.3%	11,997	35.3%	19,299	19,299	0	5,548	\$18.00/fs
235 S Meramec Ave	50,071	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (33 Bldgs)</b>	<b>1,689,679</b>	<b>188,021</b>	<b>11.1%</b>	<b>190,140</b>	<b>11.3%</b>	<b>301,104</b>	<b>298,985</b>	<b>2,119</b>	<b>30,000</b>	<b>\$19.83/fs</b>

## Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	3,316	9.0%	3,316	9.0%	4,783	4,783	0	1,697	\$18.00/fs
30-34 N Brentwood Blvd	34,200	1,836	5.4%	1,836	5.4%	1,836	1,836	0	568	\$14.00/fs
2500-2518 S Brentwood Blvd	63,008	3,046	4.8%	3,046	4.8%	3,046	3,046	0	3,046	\$15.00/mg
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	17,400	79.1%	17,400	79.1%	17,400	17,400	0	17,400	\$20.00/fs
7000-7020 Clayton Rd	0	0	-	0	-	0	0	0	0	-
6346-6370 Delmar Blvd	35,000	7,500	21.4%	7,500	21.4%	7,500	7,500	0	7,500	\$18.50/+clea
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	-
8328 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	2,246	9.2%	2,246	9.2%	1,309	1,309	0	1,309	\$18.50/fs
<b>Total (13 Bldgs)</b>	<b>472,123</b>	<b>35,344</b>	<b>7.5%</b>	<b>35,344</b>	<b>7.5%</b>	<b>35,874</b>	<b>35,874</b>	<b>0</b>	<b>17,400</b>	<b>\$18.50/fs</b>

### 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
(77 Bldgs)	7,519,741	409,230	5.4%	426,745	5.7%	628,297	600,782	17,515	30,000	\$23.89/fs

# Olive-270/Westport

From Previous Qtr.

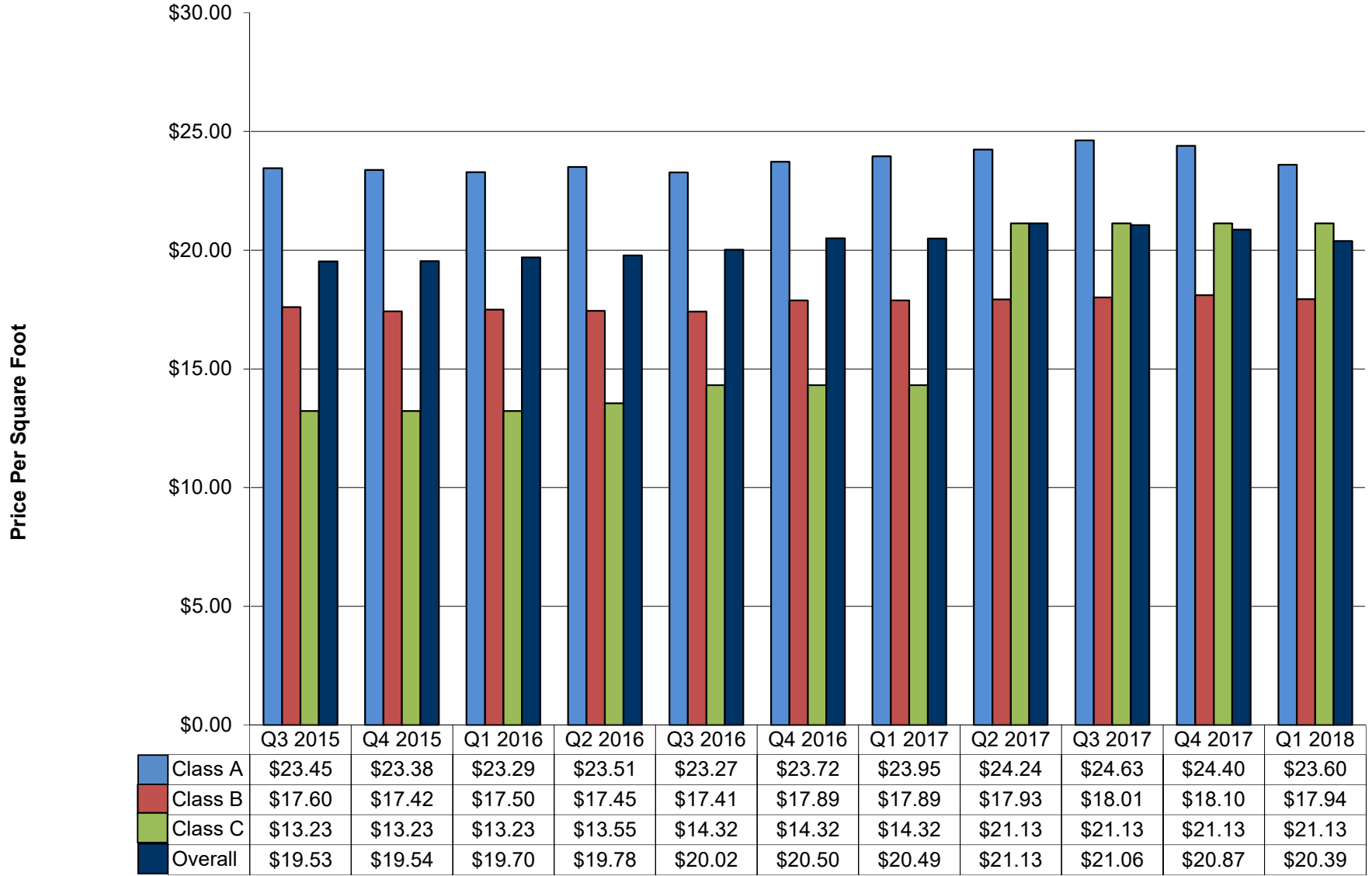
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	12.1%	11.6%	11.2%	10.9%	10.9%	10.5%	8.5%	8.0%	11.1%	6.6%	7.3%	0.7%
Class B	21.0%	19.7%	19.2%	16.2%	15.1%	14.5%	14.7%	14.1%	14.4%	11.9%	13.4%	1.5%
Class C	20.7%	9.6%	9.6%	10.6%	10.6%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Overall	17.0%	15.6%	15.2%	13.6%	13.1%	12.1%	11.2%	10.7%	12.3%	9.0%	10.0%	1.0%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	53,420	17,786	11,548	9,819	(117)	15,575	66,062	18,448	(105,173)	150,495	(21,877)	(172,372)
Class B	(5,759)	48,657	17,301	113,768	40,357	25,042	(7,103)	22,017	(10,965)	93,372	(56,346)	(149,718)
Class C	0	0	0	0	0	0	0	0	0	0	0	0
Overall	48,212	102,303	28,849	120,587	40,040	71,721	62,159	40,465	(116,138)	243,867	(78,223)	(322,090)

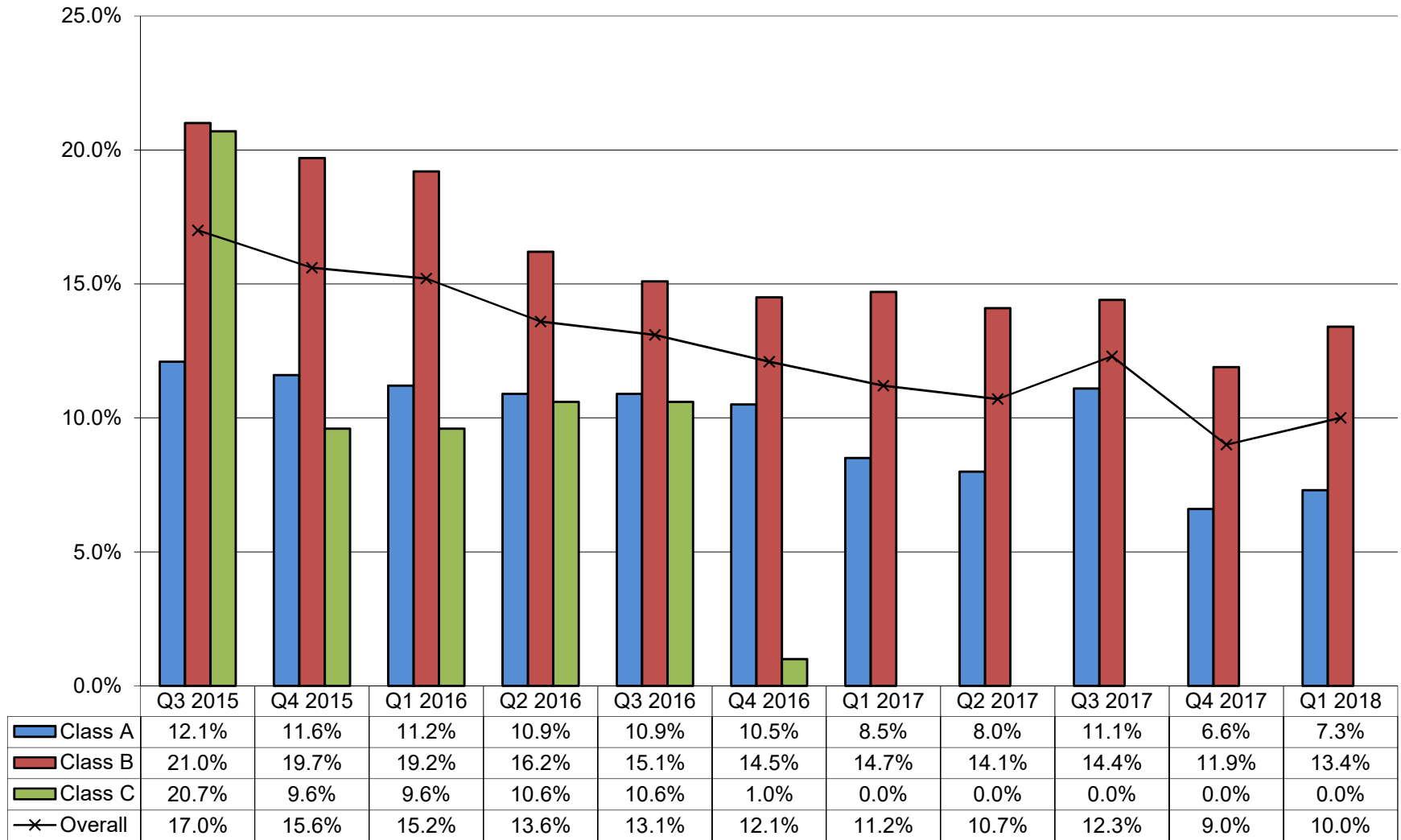
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$23.45	\$23.38	\$23.29	\$23.51	\$23.27	\$23.72	\$23.95	\$24.24	\$24.63	\$24.40	\$23.60	-\$0.80
Class B	\$17.60	\$17.42	\$17.50	\$17.45	\$17.41	\$17.89	\$17.89	\$17.93	\$18.01	\$18.10	\$17.94	-\$0.16
Class C	\$13.23	\$13.23	\$13.23	\$13.55	\$14.32	\$14.32	\$14.32	\$21.13	\$21.13	\$21.13	\$21.13	\$0.00
Overall	\$19.53	\$19.54	\$19.70	\$19.78	\$20.02	\$20.50	\$20.49	\$21.13	\$21.06	\$20.87	\$20.39	-\$0.48

Notes:

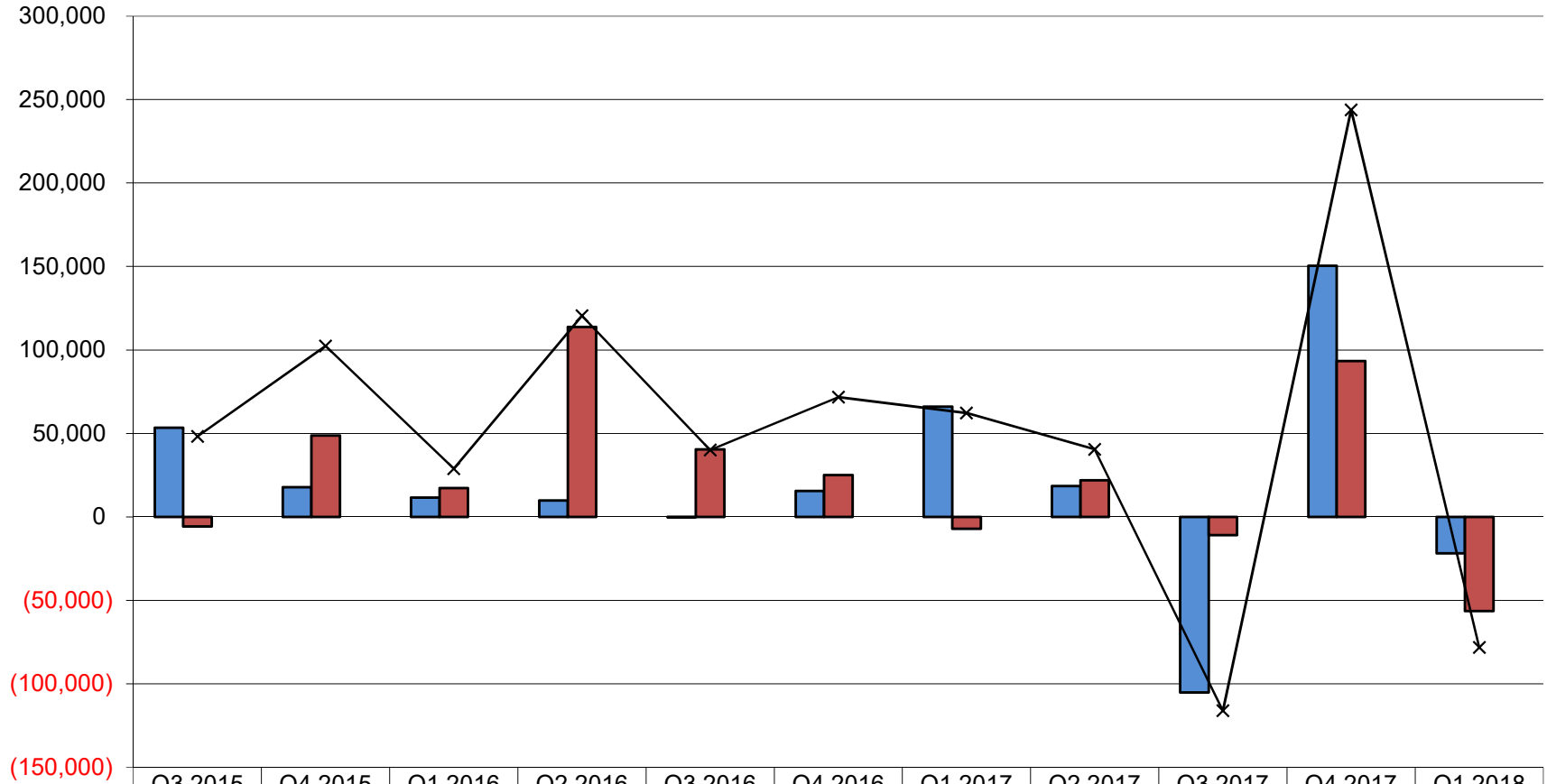
## Average Asking Rates Olive-270/Westport Submarket



### Olive-270/Westport Historic Vacancy Trends



### Olive-270/Westport Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	53,420	17,786	11,548	9,819	(117)	15,575	66,062	18,448	(105,173)	150,495	(21,877)
Class B	(5,759)	48,657	17,301	113,768	40,357	25,042	(7,103)	22,017	(10,965)	93,372	(56,346)
Class C	0	0	0	0	0	0	0	0	0	0	0
Overall	48,212	102,303	28,849	120,587	40,040	71,721	62,159	40,465	(116,138)	243,867	(78,223)



## 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	5,612	1.9%	5,612	1.9%	9,333	9,333	0	4,204	\$26.00/fs
2 CityPlace Dr	117,936	6,236	5.3%	6,236	5.3%	11,236	6,236	0	5,000	\$26.00/fs
3 CityPlace Dr	230,000	6,390	2.8%	6,390	2.8%	35,560	20,329	15,231	15,231	\$26.22/fs
4 CityPlace Dr	103,034	10,799	10.5%	10,799	10.5%	13,267	13,267	0	13,267	\$26.00/fs
6 Cityplace Dr	223,000	0	0.0%	5,040	2.3%	8,573	3,533	5,040	5,040	\$24.47/fs
600 Emerson Rd	118,322	11,433	9.7%	11,433	9.7%	49,574	11,433	38,141	32,535	\$21.08/fs
622 Emerson Rd	210,039	22,882	10.9%	22,882	10.9%	22,882	22,882	0	13,750	\$26.50/fs
701 Emerson Rd	107,265	2,253	2.1%	2,253	2.1%	18,849	18,849	0	16,596	\$24.50/mg
721 Emerson Rd	154,820	3,345	2.2%	3,345	2.2%	3,345	3,345	0	1,890	\$24.50/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
10330 Old Olive Street Rd	25,000	0	0.0%	11,000	44.0%	11,000	0	11,000	11,000	\$23.15/fs
11410-11440 Olive Blvd	24,000	8,036	33.5%	8,036	33.5%	8,036	8,036	0	4,963	\$22.50/fs
12312 Olive Blvd	126,000	10,816	8.6%	10,816	8.6%	10,816	10,816	0	6,973	\$24.50/fs
12400 Olive Blvd	115,460	22,429	19.4%	22,429	19.4%	25,497	25,497	0	8,161	\$23.00/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12647 Olive Blvd	134,544	19,710	14.6%	26,674	19.8%	26,674	19,710	6,964	9,724	\$23.69/fs
12655 Olive Blvd	98,588	0	0.0%	0	0.0%	0	0	0	0	\$24.50/fs
1801 Park 270 Dr	152,353	37,468	24.6%	51,089	33.5%	13,621	0	13,621	7,449	\$18.19/fs
1807 Park 270 Dr	122,297	23,991	19.6%	23,991	19.6%	14,242	14,242	0	4,024	\$17.50/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	0	0	0	0	\$32.00/nnn
55 Westport Plaza Dr	87,670	8,856	10.1%	8,856	10.1%	8,856	8,856	0	17,712	\$23.50/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	4,832	4,832	0	4,832	\$23.50/fs
111 Westport Plaza Dr	149,909	1,766	1.2%	1,766	1.2%	37,730	26,576	6,154	13,000	\$22.25/fs
<b>Total (25 Bldgs)</b>	<b>3,353,359</b>	<b>206,854</b>	<b>6.2%</b>	<b>243,479</b>	<b>7.3%</b>	<b>333,923</b>	<b>227,772</b>	<b>96,151</b>	<b>32,535</b>	<b>\$23.61/fs</b>

## Olive/270 Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 1st Missouri Ctr	34,939	1,366	3.9%	1,366	3.9%	1,366	1,366	0	893	\$16.50/fs
11710 Administration Dr	20,000	1,519	7.6%	1,519	7.6%	1,021	1,021	0	607	\$17.00/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	\$5.00/nnn
11701 Borman Dr	81,617	56,261	68.9%	56,261	68.9%	56,261	56,261	0	27,334	\$17.50/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
11970 Borman Dr	21,450	7,752	36.1%	7,752	36.1%	7,752	7,752	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	21,233	0	21,233	21,233	\$18.50/fs
1100 Corporate Square Dr	46,753	8,133	17.4%	8,133	17.4%	0	0	0	0	\$21.00/fs
10176 Corporate Square Dr	73,788	0	0.0%	0	0.0%	7,066	7,066	0	7,066	\$17.50/mg
655 Craig Rd	55,000	0	0.0%	0	0.0%	0	0	0	0	-
680 Craig Rd	52,500	11,613	22.1%	11,613	22.1%	11,613	11,613	0	5,135	\$17.50/fs
1001 Craig Rd	77,000	7,452	9.7%	12,586	16.3%	12,586	7,452	5,134	5,484	\$18.57/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
1820-1868 Craig Rd	30,000	4,131	13.8%	4,131	13.8%	4,131	4,131	0	1,749	\$16.50/fs
1850 Craigshire Dr	61,374	21,013	34.2%	21,013	34.2%	21,013	21,013	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	3,225	9.0%	3,225	9.0%	7,105	7,105	0	4,730	\$19.00/fs
955 Executive Parkway Dr	34,955	8,073	23.1%	8,073	23.1%	9,988	9,988	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	0	0.0%	0	0.0%	0	0	0	0	-
1000 Executive Parkway Dr	31,142	10,546	33.9%	10,546	33.9%	10,546	10,546	0	5,961	\$14.57/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	34,463	10,687	31.0%	10,687	31.0%	10,687	10,687	0	10,346	\$19.00/fs
1215 Fern Ridge Pky	59,092	16,230	27.5%	16,230	27.5%	27,592	27,592	0	14,478	\$16.50/fs
1224 Fern Ridge Pky	50,374	12,824	25.5%	12,824	25.5%	12,824	12,824	0	10,647	\$15.95/fs
1285 Fern Ridge Pky	66,510	35,535	53.4%	35,535	53.4%	35,535	35,535	0	33,179	\$21.00/mg
2127 Innerbelt Business Center Dr	42,800	14,978	35.0%	14,978	35.0%	29,956	29,956	0	14,978	\$13.50/fs
2122 Kratky Rd	25,344	4,000	15.8%	4,000	15.8%	16,672	16,672	0	12,672	\$12.00/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	0	0	0	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	1,663	5.1%	1,663	5.1%	1,663	1,663	0	1,663	\$18.00/fs
275 N Lindbergh Blvd	35,000	11,300	32.3%	11,300	32.3%	11,300	11,300	0	11,300	\$22.50/fs
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1100 N Lindbergh Blvd	54,180	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	77,899	26,022	33.4%	26,022	33.4%	26,022	26,022	0	19,988	\$17.00/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	1,238	1,238	0	1,238	\$22.58/+elec
522 N New Ballas Rd	55,922	18,960	33.9%	18,960	33.9%	18,960	18,960	0	4,416	\$23.00/fs
555 N New Ballas Rd	105,000	5,332	5.1%	10,832	10.3%	10,832	5,332	0	5,500	\$28.01/fs
634-680 Office Pky	26,462	5,284	20.0%	5,284	20.0%	6,665	6,665	0	2,664	\$15.95/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,275	1,275	0	1,275	\$18.50/mg
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-

## Olive/270 Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	0	0	0	0	\$18.95/fs
11475-11477 Olde Cabin Rd	84,024	2,893	3.4%	2,893	3.4%	2,893	2,893	0	2,893	\$17.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	2,236	6.8%	2,236	6.8%	2,236	2,236	0	1,574	\$17.00/fs
9666 Olive Blvd	159,229	17,540	11.0%	24,750	15.5%	29,411	22,201	7,210	10,977	\$17.06/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	9,735	26.4%	9,735	26.4%	9,735	9,735	0	3,127	\$15.91/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	29,600	0	0.0%	0	0.0%	10,044	10,044	0	10,044	-
12747 Olive Blvd	72,699	4,605	6.3%	4,605	6.3%	5,943	5,943	0	3,173	\$18.00/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	4,960	4,960	0	2,538	\$17.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	26,000	26,000	0	52,000	-
11550 Page Service Dr	21,650	0	0.0%	0	0.0%	0	0	0	0	-
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	3,300	12.5%	3,300	12.5%	3,300	3,300	0	3,300	\$16.75/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	1,200	4.5%	1,200	4.5%	1,200	1,200	0	1,200	\$15.15/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	1,521	6.1%	1,521	6.1%	4,066	4,066	0	2,545	\$14.95/nnn
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	\$17.75/fs
11830 Westline Industrial Dr	53,596	6,027	11.2%	6,027	11.2%	6,027	6,027	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	40,287	5,980	14.8%	5,980	14.8%	5,980	5,980	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	19,352	21.3%	19,352	21.3%	12,753	12,753	0	3,284	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	7,681	6.4%	7,681	6.4%	10,146	10,146	0	4,566	\$17.50/fs
940 Westport Plaza Dr	89,552	31,902	35.6%	31,902	35.6%	35,319	35,319	0	17,154	\$22.00/fs
2200 Westport Plaza Dr	39,173	0	0.0%	0	0.0%	7,036	7,036	0	4,133	\$12.99/fs
12140 Woodcrest Exec Dr	92,960	20,156	21.7%	20,156	21.7%	20,156	20,156	0	8,116	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	6,052	11.7%	6,052	11.7%	4,267	4,267	0	2,737	\$18.75/fs
2043 Woodlands Pky	64,858	35,621	54.9%	35,621	54.9%	35,621	35,621	0	21,000	\$17.50/fs
<b>Total (76 Bldgs)</b>	<b>3,757,150</b>	<b>484,955</b>	<b>12.9%</b>	<b>502,799</b>	<b>13.4%</b>	<b>625,250</b>	<b>586,173</b>	<b>33,577</b>	<b>52,000</b>	<b>\$17.95/fs</b>

## 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	-
745 Craig Rd	21,575	0	0.0%	0	0.0%	1,540	1,540	0	940	-
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
11828 Lackland Rd	35,860	0	0.0%	0	0.0%	0	0	0	0	-
795 Office Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	-
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
<b>Total (11 Bldgs)</b>	<b>323,088</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>3,114</b>	<b>3,114</b>	<b>0</b>	<b>1,574</b>	<b>\$21.38/fs</b>

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(112 Bldgs)	7,433,597	691,809	9.3%	746,278	10.0%	962,287	817,059	129,728	52,000	\$20.10/fs

# West County

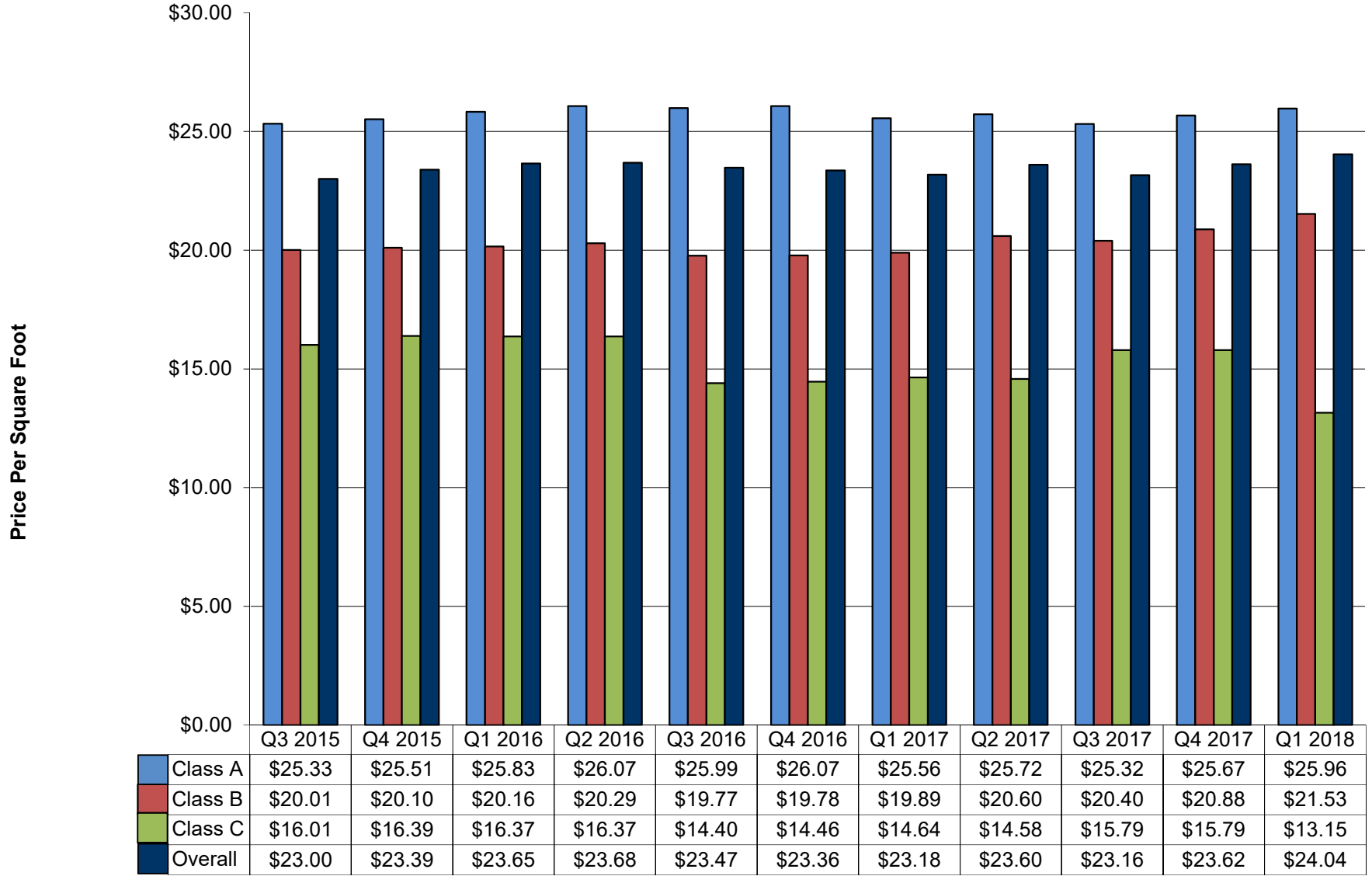
From Previous Qtr.

Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	7.0%	7.6%	9.2%	7.2%	8.4%	7.5%	7.6%	6.4%	6.7%	6.2%	5.2%	-1.0%
Class B	9.1%	8.8%	10.2%	9.0%	9.6%	8.9%	9.7%	9.6%	9.1%	10.1%	11.5%	1.4%
Class C	7.1%	7.1%	7.2%	7.2%	7.2%	6.8%	9.3%	9.3%	14.8%	8.0%	4.0%	-4.0%
Overall	7.8%	8.0%	9.5%	7.9%	8.8%	8.0%	8.4%	7.7%	7.8%	7.6%	7.5%	-0.1%

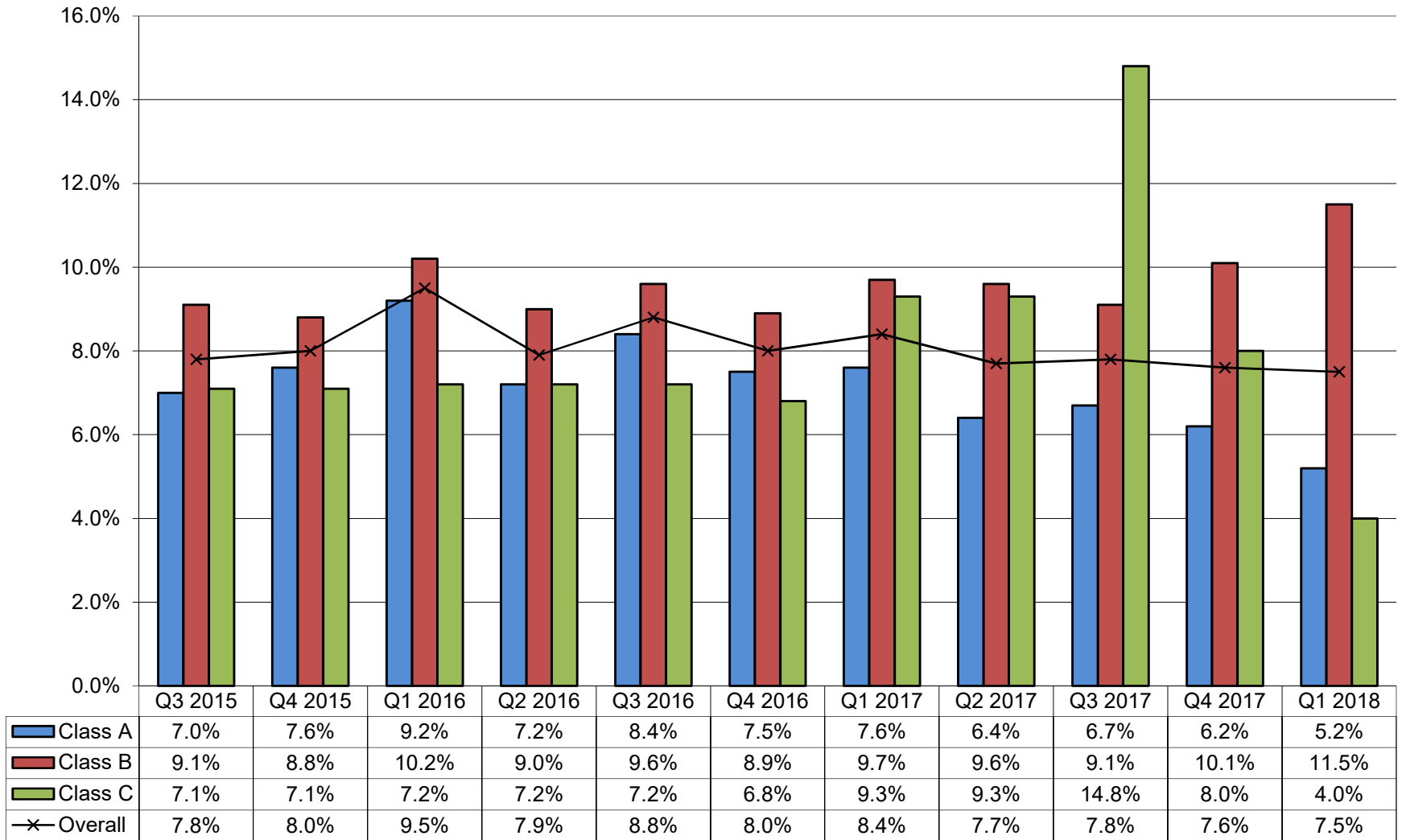
Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	(8,452)	(26,964)	(73,660)	90,774	(56,753)	42,905	(3,094)	55,255	100,688	27,110	43,526	16,416
Class B	46,244	(4,922)	4,831	19,497	8,273	(31,456)	32,189	(16,238)	18,766	(22,172)	2,120	24,292
Class C	415	0	(363)	0	185	871	(6,164)	(182)	(14,014)	17,361	10,259	(7,102)
Overall	11,460	(18,691)	(111,755)	122,963	(72,806)	62,542	(31,430)	57,193	101,578	57,904	13,581	(44,323)

Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$25.33	\$25.51	\$25.83	\$26.07	\$25.99	\$26.07	\$25.56	\$25.72	\$25.32	\$25.67	\$25.96	\$0.29
Class B	\$20.01	\$20.10	\$20.16	\$20.29	\$19.77	\$19.78	\$19.89	\$20.60	\$20.40	\$20.88	\$21.53	\$0.65
Class C	\$16.01	\$16.39	\$16.37	\$16.37	\$14.40	\$14.46	\$14.64	\$14.58	\$15.79	\$15.79	\$13.15	-\$2.64
Overall	\$23.00	\$23.39	\$23.65	\$23.68	\$23.47	\$23.36	\$23.18	\$23.60	\$23.16	\$23.62	\$24.04	\$0.42

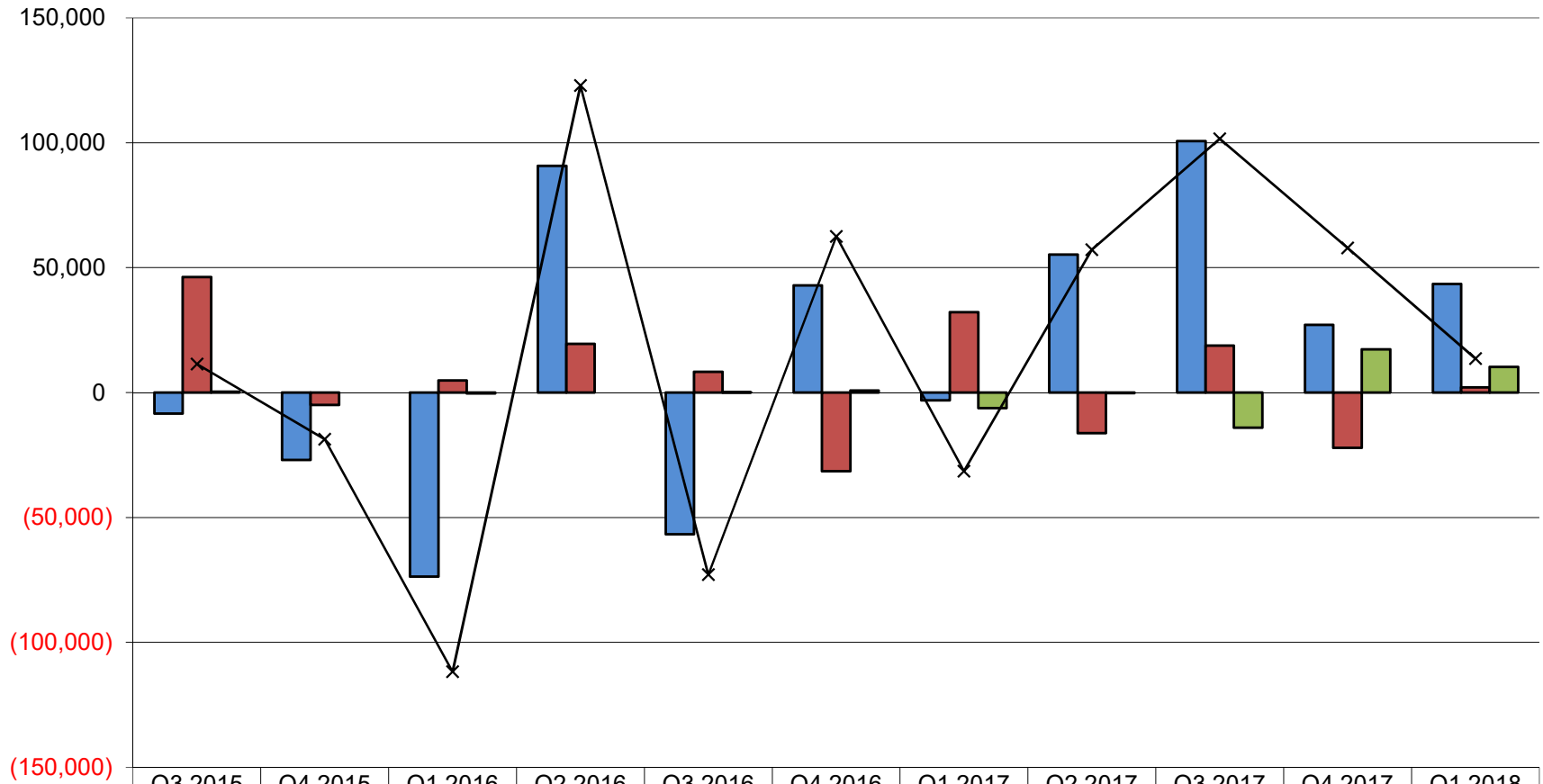
### Average Asking Rates West County Submarket



## West County Historic Vacancy Trends



### West County Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
<span style="color: blue;">■</span> Class A	(8,452)	(26,964)	(73,660)	90,774	(56,753)	42,905	(3,094)	55,255	100,688	27,110	43,526
<span style="color: red;">■</span> Class B	46,244	(4,922)	4,831	19,497	8,273	(31,456)	32,189	(16,238)	18,766	(22,172)	2,120
<span style="color: green;">■</span> Class C	415	0	(363)	0	185	871	(6,164)	(182)	(14,014)	17,361	10,259
<span style="color: black;">—x—</span> Overall	11,460	(18,691)	(111,755)	122,963	(72,806)	62,542	(31,430)	57,193	101,578	57,904	13,581



## West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	4,643	2.4%	4,643	2.4%	0	0	0	0	\$24.00/nnn
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	42,748	22,318	20,430	20,430	\$23.00/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	15,209	10,209	0	8,384	\$22.00/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	9,131	9.5%	9,131	9.5%	8,567	8,567	0	3,600	\$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	12,851	13.4%	24,337	25.3%	24,337	12,851	11,486	11,486	\$20.93/fs
16150 Main Circle Dr	100,600	47,987	47.7%	47,987	47.7%	27,426	27,426	0	18,102	\$30.00/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	18,000	18,000	0	18,000	-
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
520 Maryville Centre Dr	115,453	9,947	8.6%	9,947	8.6%	17,584	17,584	0	11,722	\$29.50/fs
530 Maryville Centre Dr	107,962	12,012	11.1%	12,012	11.1%	16,700	16,700	0	12,012	\$29.00/fs
540 Maryville Centre Dr	107,972	7,906	7.3%	7,906	7.3%	25,082	25,082	0	20,637	\$28.29/fs
550 Maryville Centre Dr	99,403	17,329	17.4%	17,329	17.4%	99,403	99,403	0	99,641	\$29.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	0	0.0%	23,527	23,527	0	10,996	\$28.75/fs
625 Maryville Centre Dr	104,990	0	0.0%	0	0.0%	20,365	15,360	5,005	12,953	\$30.00/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	0	0.0%	23,030	23,030	0	23,030	\$30.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	0	0.0%	0	0.0%	9,595	9,595	0	9,595	\$31.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	11,649	11,649	0	6,461	\$21.50/fs
17280 N Outer 40	23,600	0	0.0%	0	0.0%	2,174	2,174	0	2,174	-
14755 N Outer 40 Rd	143,473	11,077	7.7%	14,734	10.3%	14,734	11,077	3,657	7,006	\$26.13/fs
14767 N Outer 40 Rd	125,000	23,247	18.6%	23,247	18.6%	18,683	18,683	0	15,233	\$33.50/fs
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	12,820	12,820	0	12,820	\$26.00/mg
14567 N Outer Forty	111,874	11,373	10.2%	11,373	10.2%	75,674	53,183	22,491	19,117	\$25.68/fs
14805 N Outer Forty	60,000	0	0.0%	0	0.0%	0	0	0	0	-
15450 S Outer Forty	104,410	0	0.0%	0	0.0%	9,450	9,450	0	9,450	\$21.00/fs
12412 Powerscourt Dr	62,578	2,168	3.5%	2,168	3.5%	20,682	2,168	18,514	12,179	\$22.41/fs
12444 Powerscourt Dr	130,989	1,700	1.3%	1,700	1.3%	1,700	1,700	0	1,700	\$25.00/fs
16020 Swingley Ridge Rd	50,000	1,258	2.5%	1,258	2.5%	1,593	1,593	0	1,258	\$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	0	0.0%	0	0.0%	0	0	0	0	-
16091 Swingley Ridge Rd	50,000	6,553	13.1%	6,553	13.1%	6,553	6,553	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	0	0	0	0	\$24.50/mg
16305 Swingley Ridge Rd	120,163	3,435	2.9%	3,435	2.9%	3,435	3,435	0	3,435	\$24.50/fs
16401 Swingley Ridge Rd	154,000	23,519	15.3%	23,519	15.3%	23,519	23,519	0	23,519	\$25.00/fs
16690 Swingley Ridge Rd	97,024	0	0.0%	0	0.0%	0	0	0	0	\$25.50/fs
1350 Timberlake Manor Pky	116,312	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	117,618	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	0	0.0%	0	0.0%	14,207	0	14,207	14,207	\$26.50/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	87,567	2,560	2.9%	2,560	2.9%	2,560	2,560	0	2,560	\$23.50/fs



## 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
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
Total (45 Bldgs)	4,742,848	233,526	4.9%	248,669	5.2%	628,925	528,135	95,790	99,641	\$26.64/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	61,883	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
300 Chesterfield Ctr	20,000	6,010	30.1%	6,010	30.1%	6,010	6,010	0	1,226	\$19.00/fs
500 Chesterfield Ctr	39,554	11,962	30.2%	11,962	30.2%	11,962	11,962	0	7,512	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	15,616	33.2%	15,616	33.2%	14,087	14,087	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	27,000	7,789	28.8%	7,789	28.8%	6,949	6,949	0	6,949	\$17.50/fs
16640 Chesterfield Grove Rd	33,909	3,007	8.9%	3,007	8.9%	3,007	3,007	0	3,007	\$23.50/fs
16647 Chesterfield Grove Rd	30,567	1,670	5.5%	1,670	5.5%	1,670	1,670	0	1,670	\$23.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
174 Clarkson Rd	22,130	12,786	57.8%	12,786	57.8%	12,786	12,786	0	11,100	\$23.00/fs
1795 Clarkson Rd	34,870	4,098	11.8%	4,098	11.8%	4,145	4,145	0	2,872	-
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	0	0	0	0	-
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	80,000	3,210	4.0%	3,210	4.0%	23,241	23,241	0	10,406	\$26.00/fs
10555 Clayton Rd	43,456	0	0.0%	0	0.0%	0	0	0	0	-
15480 Clayton Rd	27,100	8,182	30.2%	8,182	30.2%	8,182	8,182	0	4,235	\$15.17/fs
15933 Clayton Rd	126,546	9,389	7.4%	9,389	7.4%	16,703	16,703	0	9,389	\$17.75/fs
15455 Conway Rd	50,364	0	0.0%	0	0.0%	9,083	9,083	0	4,440	\$20.00/fs
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
1715 Deer Track Trl	30,000	1,466	4.9%	1,466	4.9%	4,671	4,671	0	4,671	\$21.00/fs
1515 Des Peres Rd	45,324	25,349	55.9%	25,349	55.9%	25,349	25,349	0	25,349	\$28.50/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	44,000	8,073	18.3%	8,073	18.3%	8,073	8,073	0	3,202	\$20.00/fs
1422 Elbridge Payne	28,000	9,034	32.3%	9,034	32.3%	3,919	3,919	0	2,115	\$20.00/fs
1400 Elbridge Payne Rd	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12801 Flushing Meadows Dr	42,894	0	0.0%	0	0.0%	0	0	0	0	-
12813 Flushing Meadows Dr	23,421	1,827	7.8%	1,827	7.8%	1,827	1,827	0	1,827	\$19.75/fs
12825 Flushing Meadows Dr	22,831	3,330	14.6%	3,330	14.6%	3,330	3,330	0	2,325	\$19.75/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	42,000	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	4,897	4,897	0	4,897	\$22.50/fs
600 Kellwood Pky	76,851	38,383	49.9%	38,383	49.9%	38,383	38,383	0	38,383	\$24.75/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	3,179	11.1%	3,179	11.1%	3,179	3,179	0	3,179	\$18.00/fs
13354 Manchester Rd	23,362	0	0.0%	0	0.0%	6,659	6,659	0	6,659	\$23.00/fs
13421 Manchester Rd	36,000	8,000	22.2%	8,000	22.2%	14,000	14,000	0	4,000	\$23.00/nnn
2190 S Mason Rd	21,792	12,998	59.6%	12,998	59.6%	12,998	12,998	0	1,780	\$17.00/fs
1 McBride & Son Center Dr	33,148	5,810	17.5%	5,810	17.5%	3,555	3,555	0	2,637	\$21.00/fs
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
755 S New Ballas Rd	20,000	1,064	5.3%	1,064	5.3%	1,064	1,064	0	1,064	\$17.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,275	1,275	0	1,275	\$18.50/mg
14515 N Outer Forty	82,460	27,025	32.8%	27,025	32.8%	27,025	27,025	0	27,025	\$19.00/fs
14323 S Outer Forty	82,459	2,566	3.1%	2,566	3.1%	19,258	19,258	0	7,271	\$23.19/fs



## West County Building List

### Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15400 S Outer Forty	31,733	7,025	22.1%	7,025	22.1%	7,025	7,025	0	4,382	\$19.00/fs
14500 S Outer Forty Rd	85,509	1,660	1.9%	1,660	1.9%	6,244	6,244	0	4,584	\$20.50/fs
14522 S Outer Forty Rd	87,082	27,922	32.1%	27,922	32.1%	36,914	27,922	8,992	36,914	\$20.73/fs
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	0	0	0	0	-
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	-
612 Spirit Dr	31,842	0	0.0%	0	0.0%	0	0	0	0	-
702 Spirit 40 Park Dr	29,640	0	0.0%	0	0.0%	0	0	0	0	-
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
714 Spirit 40 Park Dr	31,938	3,711	11.6%	3,711	11.6%	11,696	11,696	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	20,000	8,000	40.0%	8,000	40.0%	8,000	8,000	0	2,000	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	7,708	15.9%	7,708	15.9%	7,708	7,708	0	3,240	\$19.50/fs
101-123 Valley Center Dr	27,820	0	0.0%	0	0.0%	0	0	0	0	-
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	19,884	19.6%	19,884	19.6%	25,663	25,663	0	16,645	\$23.50/fs
424 S Woods Mill Rd	102,300	11,834	11.6%	11,834	11.6%	11,834	11,834	0	7,529	\$23.50/fs
<b>Total (60 Bldgs)</b>	<b>2,801,797</b>	<b>324,464</b>	<b>11.6%</b>	<b>324,464</b>	<b>11.6%</b>	<b>412,371</b>	<b>403,379</b>	<b>8,992</b>	<b>38,383</b>	<b>\$21.81/fs</b>

### Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
930 Kehrs Mill Rd	62,423	4,694	7.5%	4,694	7.5%	4,694	4,694	0	1,466	\$11.00/fs
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	5,438	18.1%	5,438	18.1%	6,329	6,329	0	1,436	\$17.50/fs
<b>Total (6 Bldgs)</b>	<b>254,543</b>	<b>10,132</b>	<b>4.0%</b>	<b>10,132</b>	<b>4.0%</b>	<b>11,023</b>	<b>11,023</b>	<b>0</b>	<b>1,466</b>	<b>\$15.08/fs</b>

### 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
(111 Bldgs)	7,799,188	568,122	7.3%	583,265	7.5%	1,052,319	942,537	104,782	99,641	\$24.70/fs

# South County

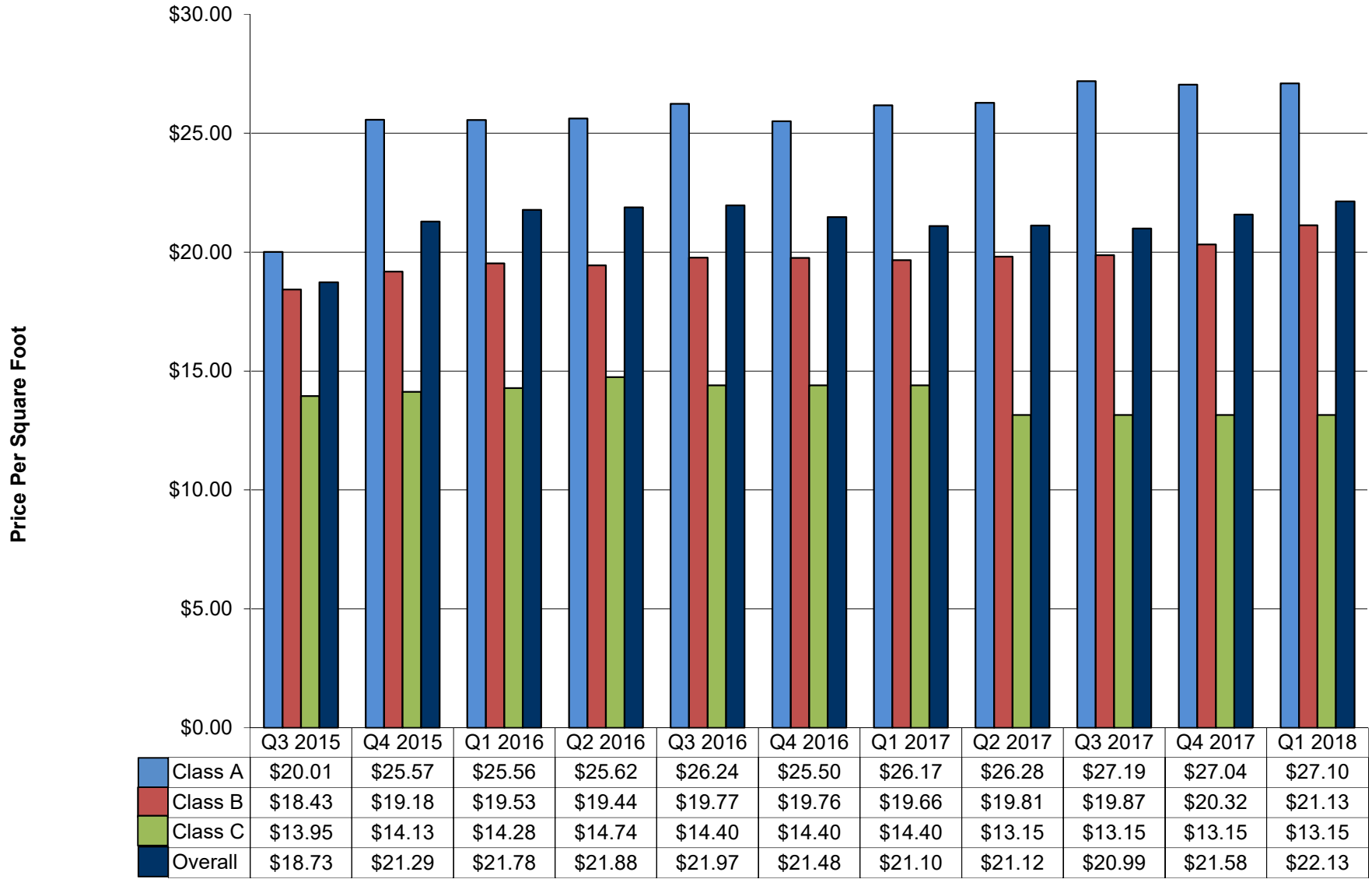
From Previous Qtr.

Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	10.5%	22.0%	21.2%	21.1%	20.7%	22.2%	14.5%	14.5%	11.7%	13.1%	12.7%	-0.4%
Class B	13.6%	10.6%	10.3%	10.2%	8.9%	9.6%	10.6%	10.5%	11.1%	10.3%	11.5%	1.2%
Class C	4.5%	4.5%	4.5%	4.5%	3.8%	3.8%	4.3%	4.8%	3.8%	3.8%	0.0%	-3.8%
Overall	12.3%	12.6%	12.2%	12.1%	11.0%	11.9%	11.0%	10.9%	10.7%	10.5%	11.0%	0.5%

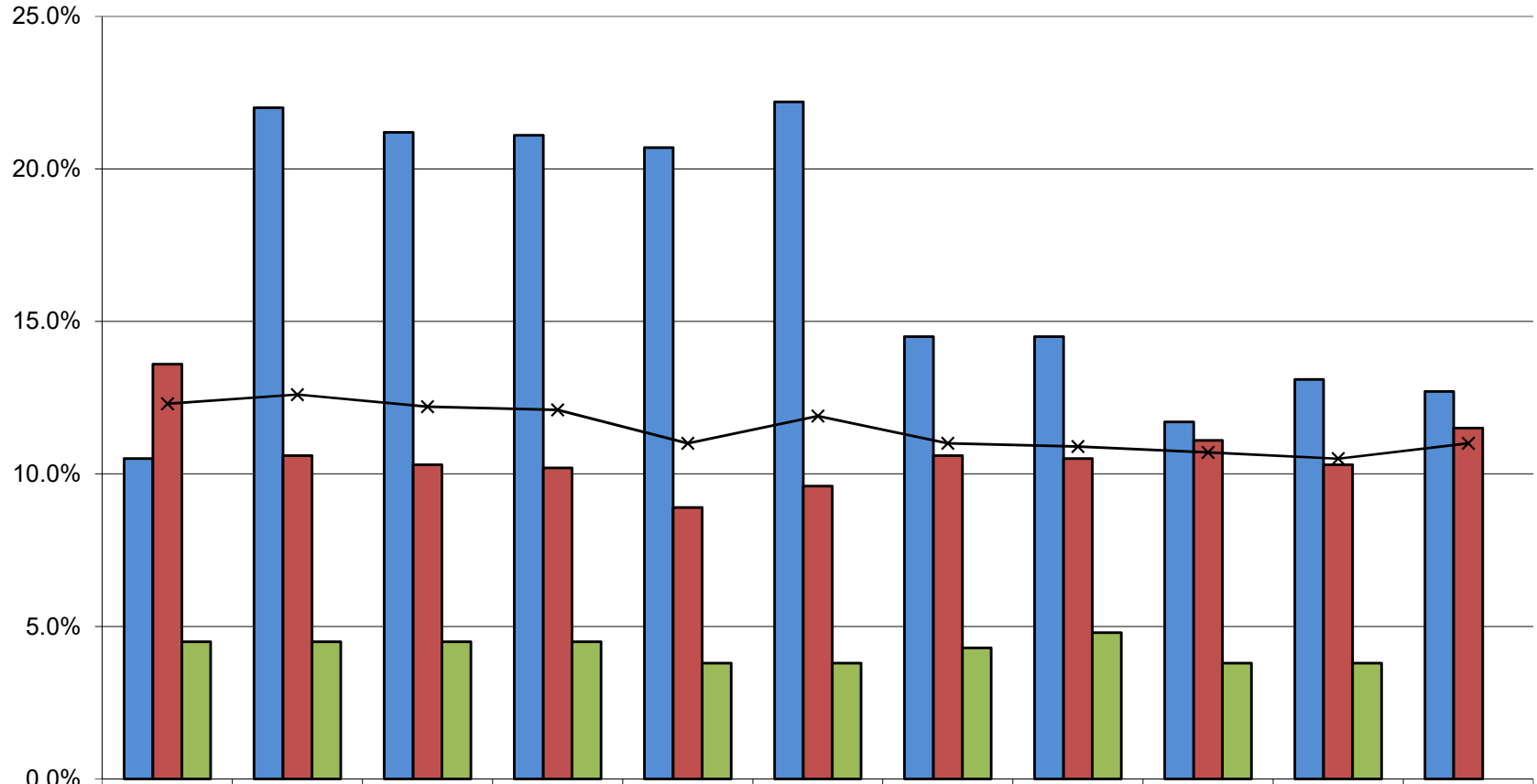
Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	5,324	(72,351)	5,151	990	2,378	(9,421)	48,113	0	17,251	(8,398)	2,089	10,487
Class B	(27,098)	63,341	5,378	2,790	27,354	(15,061)	(20,524)	2,601	(13,149)	15,845	(24,994)	(40,839)
Class C	4,034	0	0	0	1,534	0	(1,100)	(1,120)	2,220	0	7,940	7,940
Overall	(17,740)	(9,010)	10,529	3,780	31,266	(24,482)	26,489	1,481	6,322	7,447	(14,965)	(22,412)

Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$20.01	\$25.57	\$25.56	\$25.62	\$26.24	\$25.50	\$26.17	\$26.28	\$27.19	\$27.04	\$27.10	\$0.06
Class B	\$18.43	\$19.18	\$19.53	\$19.44	\$19.77	\$19.76	\$19.66	\$19.81	\$19.87	\$20.32	\$21.13	\$0.81
Class C	\$13.95	\$14.13	\$14.28	\$14.74	\$14.40	\$14.40	\$14.40	\$13.15	\$13.15	\$13.15	\$13.15	\$0.00
Overall	\$18.73	\$21.29	\$21.78	\$21.88	\$21.97	\$21.48	\$21.10	\$21.12	\$20.99	\$21.58	\$22.13	\$0.55

### Average Asking Rates South County Submarket

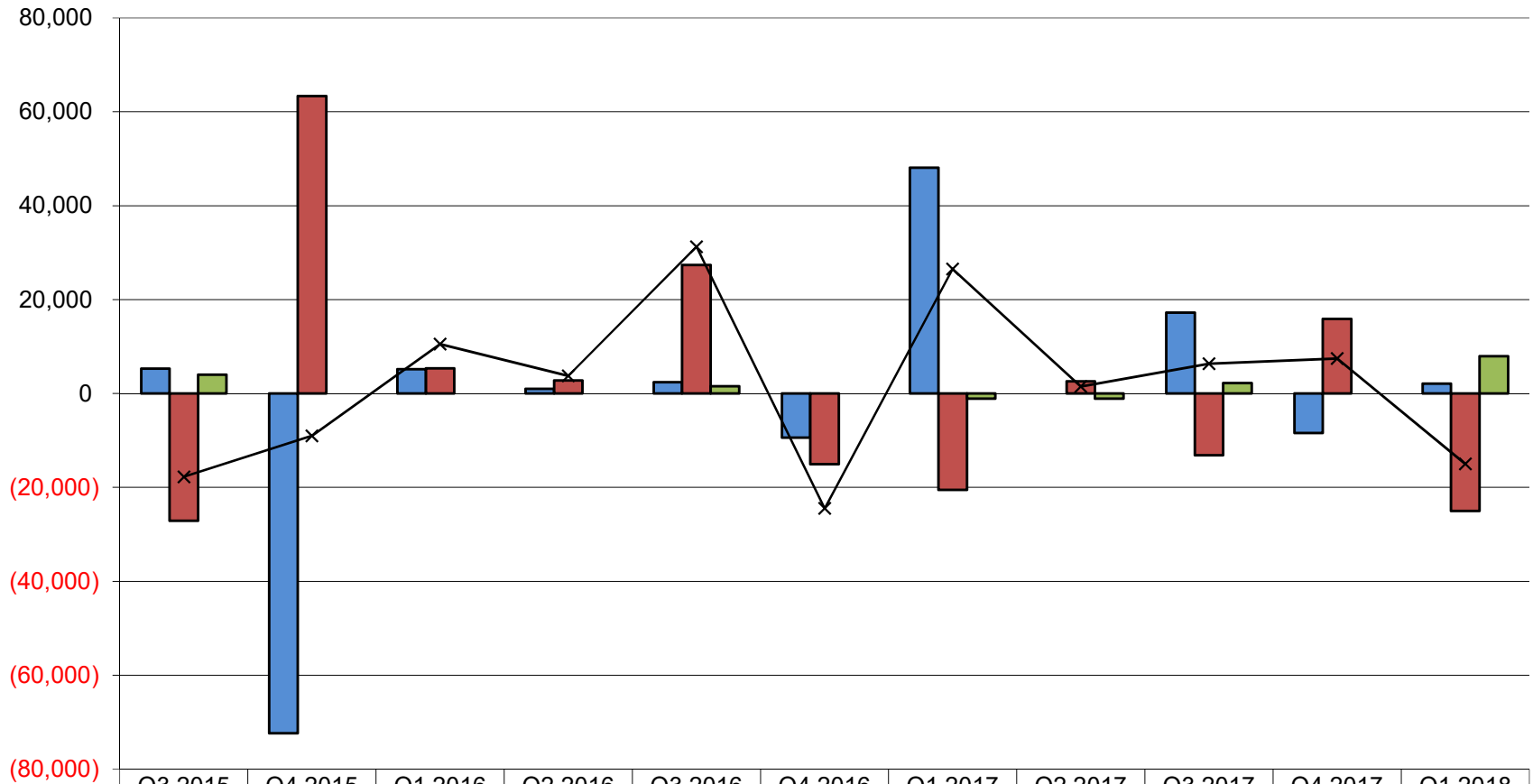


### South County Historic Vacancy Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	10.5%	22.0%	21.2%	21.1%	20.7%	22.2%	14.5%	14.5%	11.7%	13.1%	12.7%
Class B	13.6%	10.6%	10.3%	10.2%	8.9%	9.6%	10.6%	10.5%	11.1%	10.3%	11.5%
Class C	4.5%	4.5%	4.5%	4.5%	3.8%	3.8%	4.3%	4.8%	3.8%	3.8%	0.0%
Overall	12.3%	12.6%	12.2%	12.1%	11.0%	11.9%	11.0%	10.9%	10.7%	10.5%	11.0%

### South County Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	5,324	(72,351)	5,151	990	2,378	(9,421)	48,113	0	17,251	(8,398)	2,089
Class B	(27,098)	63,341	5,378	2,790	27,354	(15,061)	(20,524)	2,601	(13,149)	15,845	(24,994)
Class C	4,034	0	0	0	1,534	0	(1,100)	(1,120)	2,220	0	7,940
Overall	(17,740)	(9,010)	10,529	3,780	31,266	(24,482)	26,489	1,481	6,322	7,447	(14,965)



## South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3630 S Geyer Rd	116,277	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	113,308	4,403	3.9%	4,403	3.9%	9,403	4,403	0	5,000	\$25.50/fs
3660 S Geyer Rd	51,843	8,122	15.7%	8,122	15.7%	8,122	8,122	0	3,759	\$23.50/fs
3668 S Geyer Rd	61,340	5,897	9.6%	5,897	9.6%	5,897	5,897	0	3,112	\$25.00/fs
343 S Kirkwood Rd	34,416	3,879	11.3%	3,879	11.3%	3,879	3,879	0	3,879	\$24.50/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	3,927	3,927	0	3,927	\$12.95/mg
10025 Office Center Ave	22,304	0	0.0%	0	0.0%	0	0	0	0	-
900 N Rock Hill Rd	27,282	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	55,000	100.0%	55,000	100.0%	55,000	55,000	0	55,000	\$22.50/nnn
12200 Weber Hill Rd	44,827	2,360	5.3%	2,360	5.3%	2,360	2,360	0	2,360	\$24.00/fs
12250 Weber Hill Rd	64,370	0	0.0%	0	0.0%	3,169	3,169	0	3,169	\$24.00/fs
<b>Total (11 Bldgs)</b>	<b>625,047</b>	<b>79,661</b>	<b>12.7%</b>	<b>79,661</b>	<b>12.7%</b>	<b>91,757</b>	<b>86,757</b>	<b>0</b>	<b>55,000</b>	<b>\$27.10/fs</b>

## South County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,270	2,913	6.7%	2,913	6.7%	6,067	6,067	0	3,154	\$20.12/fs
13523 Barrett Parkway Dr	43,353	8,668	20.0%	8,668	20.0%	19,011	19,011	0	10,343	\$20.12/fs
13537 Barrett Parkway Dr	64,932	4,945	7.6%	4,945	7.6%	4,945	4,945	0	3,368	\$20.13/fs
13545 Barrett Parkway Dr	64,241	19,732	30.7%	19,732	30.7%	19,732	19,732	0	13,570	\$20.12/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	7,400	7,400	0	7,400	-
1859 Bowles Ave	65,320	33,694	51.6%	33,694	51.6%	33,694	33,694	0	29,519	\$20.81/fs
4173-4175 Crescent Dr	26,379	0	0.0%	0	0.0%	0	0	0	0	\$9.82/mg
4-68 Crestwood Executive Dr	42,845	6,901	16.1%	6,901	16.1%	10,242	10,242	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	0	0.0%	0	0.0%	0	0	0	0	-
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	5,599	5,599	0	2,930	\$17.50/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
1400 S Highway Dr	400,000	93,633	23.4%	93,633	23.4%	93,633	93,633	0	93,633	\$23.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	32,693	38.5%	32,693	15,584	17,109	17,109	\$19.82/fs
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	0	0	0	0	-
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	3,300	3,300	0	3,300	\$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	7,339	18.3%	7,339	18.3%	7,339	7,339	0	4,970	\$24.50/fs
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	4,840	12.5%	4,840	12.5%	4,840	4,840	0	2,005	\$18.00/fs
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	81,402	0	0.0%	0	0.0%	1,899	1,899	0	1,899	-
345 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	11,000	36.1%	11,000	36.1%	11,000	11,000	0	11,000	\$18.50/fs
1099 Milwaukee St	31,500	3,576	11.4%	3,576	11.4%	3,576	3,576	0	2,079	\$19.16/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	0	0	0	-
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	8,321	8,321	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	6,734	8.7%	6,734	8.7%	8,164	8,164	0	2,593	\$23.50/fs
10820 Sunset Office Dr	45,000	2,600	5.8%	2,600	5.8%	2,600	2,600	0	1,342	\$19.00/fs
4111 Telegraph Rd	29,842	1,830	6.1%	1,830	6.1%	1,830	1,830	0	1,830	\$19.50/fs
11116 S Towne Sq	20,000	2,124	10.6%	2,124	10.6%	2,124	2,124	0	1,274	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	0	0	0	0	\$17.42/fs
4121 Union Rd	68,873	11,225	16.3%	11,225	16.3%	11,225	11,225	0	4,500	\$12.50/mg
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	0	0.0%	0	0.0%	4,320	4,320	0	4,320	\$18.95/fs
10825 Watson Rd	42,000	2,855	6.8%	2,855	6.8%	2,855	2,855	0	2,855	\$22.00/fs
10877 Watson Rd	44,365	0	0.0%	0	0.0%	44,365	44,365	0	44,365	\$21.00/fs
<b>Total (40 Bldgs)</b>	<b>2,091,274</b>	<b>240,193</b>	<b>11.5%</b>	<b>257,302</b>	<b>12.3%</b>	<b>350,774</b>	<b>333,665</b>	<b>17,109</b>	<b>93,633</b>	<b>\$20.94/fs</b>

## South County Building List

### Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	\$16.07/mg
3117 S Big Bend Blvd	24,478	0	0.0%	0	0.0%	0	0	0	0	-
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	0	0.0%	0	0.0%	1,200	1,200	0	1,200	\$13.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	0	0	0	-
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	\$12.50/mg
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (8 Bldgs)</b>	<b>209,837</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>1,200</b>	<b>1,200</b>	<b>0</b>	<b>1,200</b>	<b>\$13.06/fs</b>

### Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(59 Bldgs)	2,926,158	319,854	10.9%	336,963	11.5%	443,731	421,622	17,109	93,633	\$22.05/fs

# North County

From Previous Qtr.

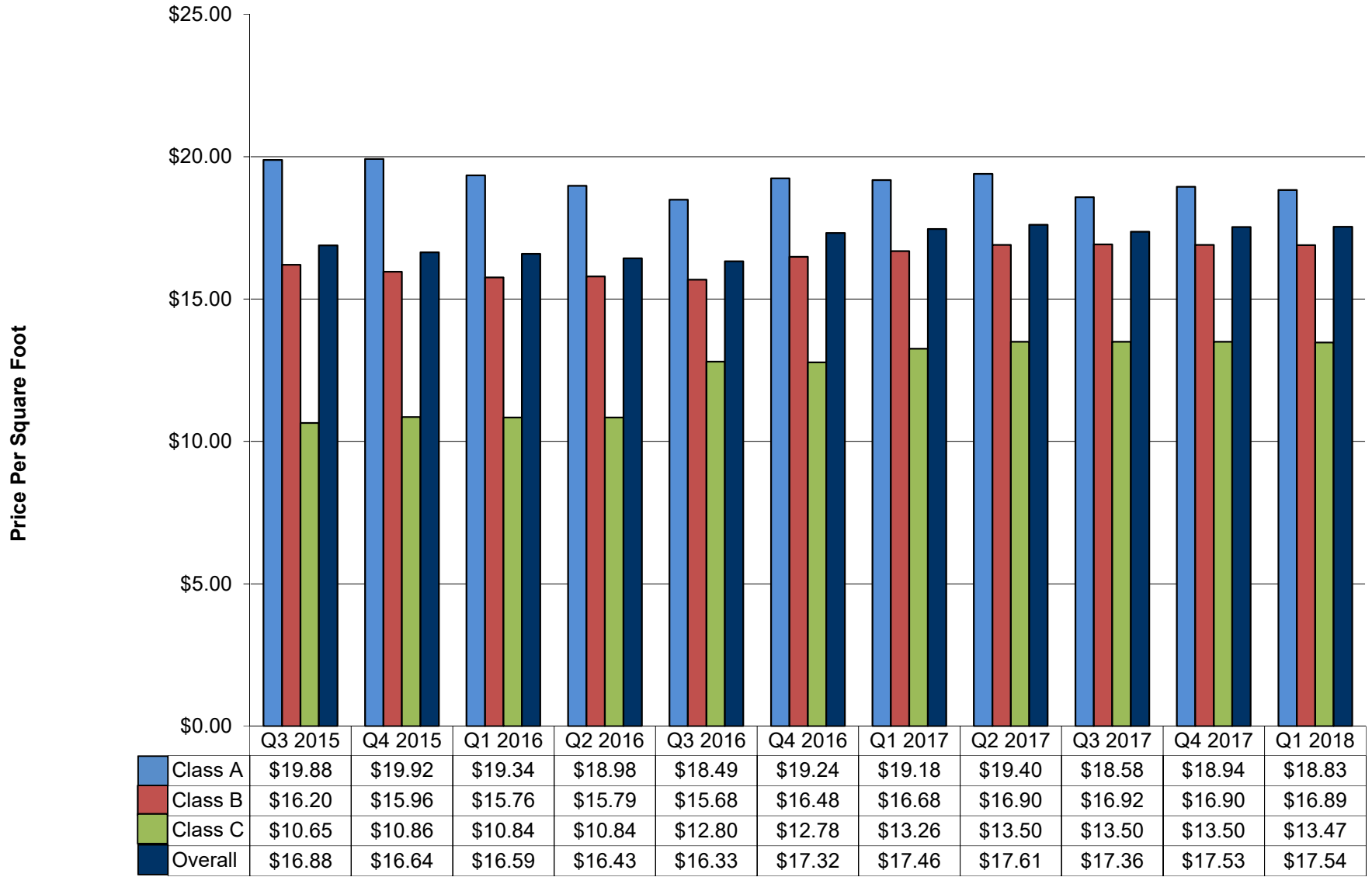
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	12.9%	13.2%	11.2%	11.7%	12.9%	11.9%	16.4%	16.4%	16.4%	8.2%	13.3%	5.1%
Class B	44.1%	38.4%	40.1%	39.6%	39.4%	39.8%	41.2%	31.8%	33.2%	34.6%	33.6%	-1.0%
Class C	8.7%	8.5%	6.0%	7.6%	4.9%	4.8%	5.1%	4.8%	6.0%	5.6%	5.7%	0.1%
Overall	27.7%	25.0%	24.7%	24.9%	24.9%	24.8%	27.2%	22.5%	23.4%	20.8%	22.3%	1.5%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	54,213	(4,571)	29,342	(7,707)	(17,611)	14,541	(64,195)	0	(400)	118,430	(73,130)	(191,560)
Class B	0	2,364	102,976	(29,668)	8,356	3,199	(7,694)	(23,900)	169,546	(24,805)	(25,500)	(695)
Class C	0	689	11,000	(6,703)	11,809	420	(1,452)	1,372	(5,102)	1,576	(236)	(1,812)
Overall	56,577	99,094	10,674	(6,054)	(2,603)	7,267	(89,547)	170,918	(30,307)	94,506	(55,157)	(149,663)

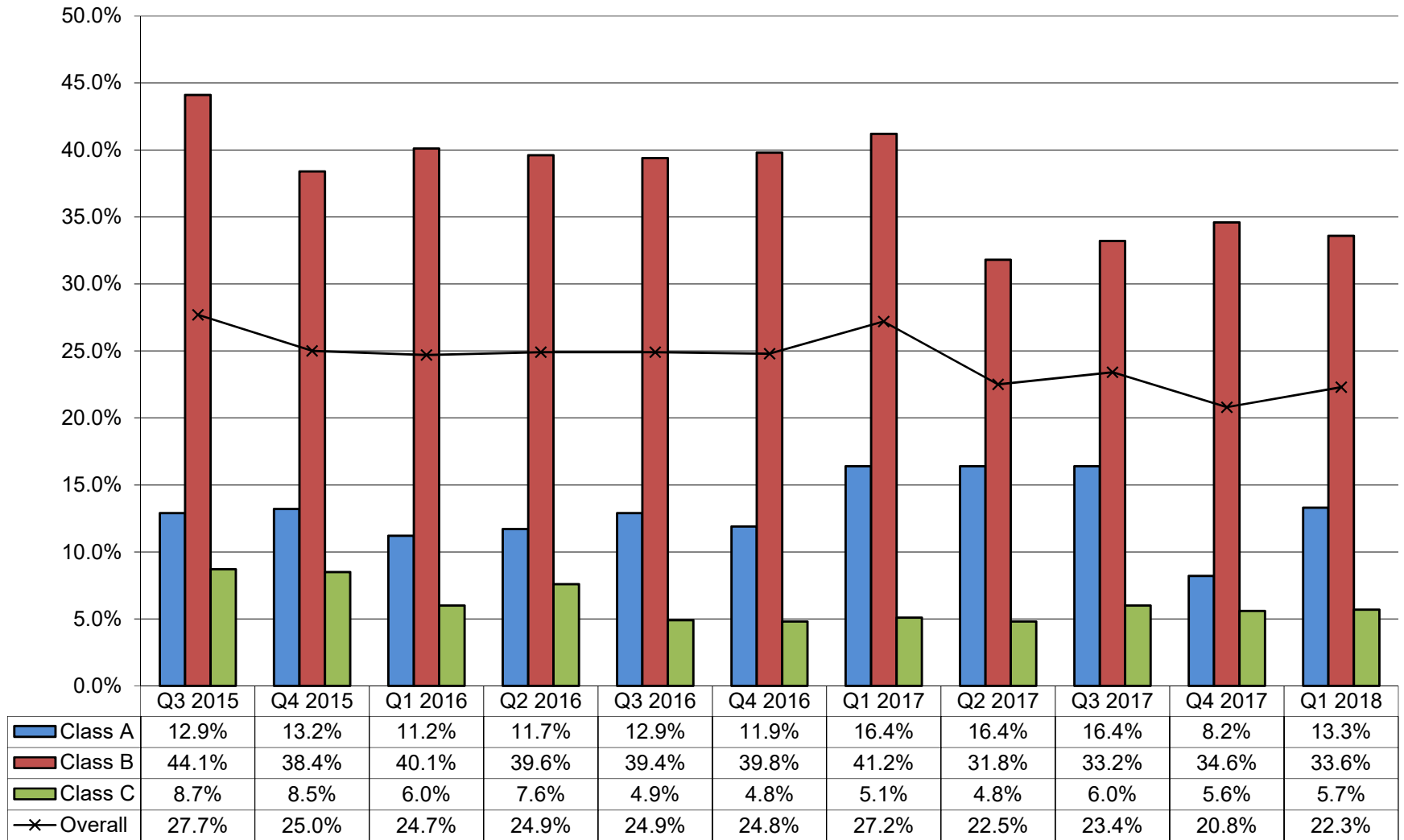
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$19.88	\$19.92	\$19.34	\$18.98	\$18.49	\$19.24	\$19.18	\$19.40	\$18.58	\$18.94	\$18.83	-\$0.11
Class B	\$16.20	\$15.96	\$15.76	\$15.79	\$15.68	\$16.48	\$16.68	\$16.90	\$16.92	\$16.90	\$16.89	-\$0.01
Class C	\$10.65	\$10.86	\$10.84	\$10.84	\$12.80	\$12.78	\$13.26	\$13.50	\$13.50	\$13.50	\$13.47	-\$0.03
Overall	\$16.88	\$16.64	\$16.59	\$16.43	\$16.33	\$17.32	\$17.46	\$17.61	\$17.36	\$17.53	\$17.54	\$0.01

Notes:

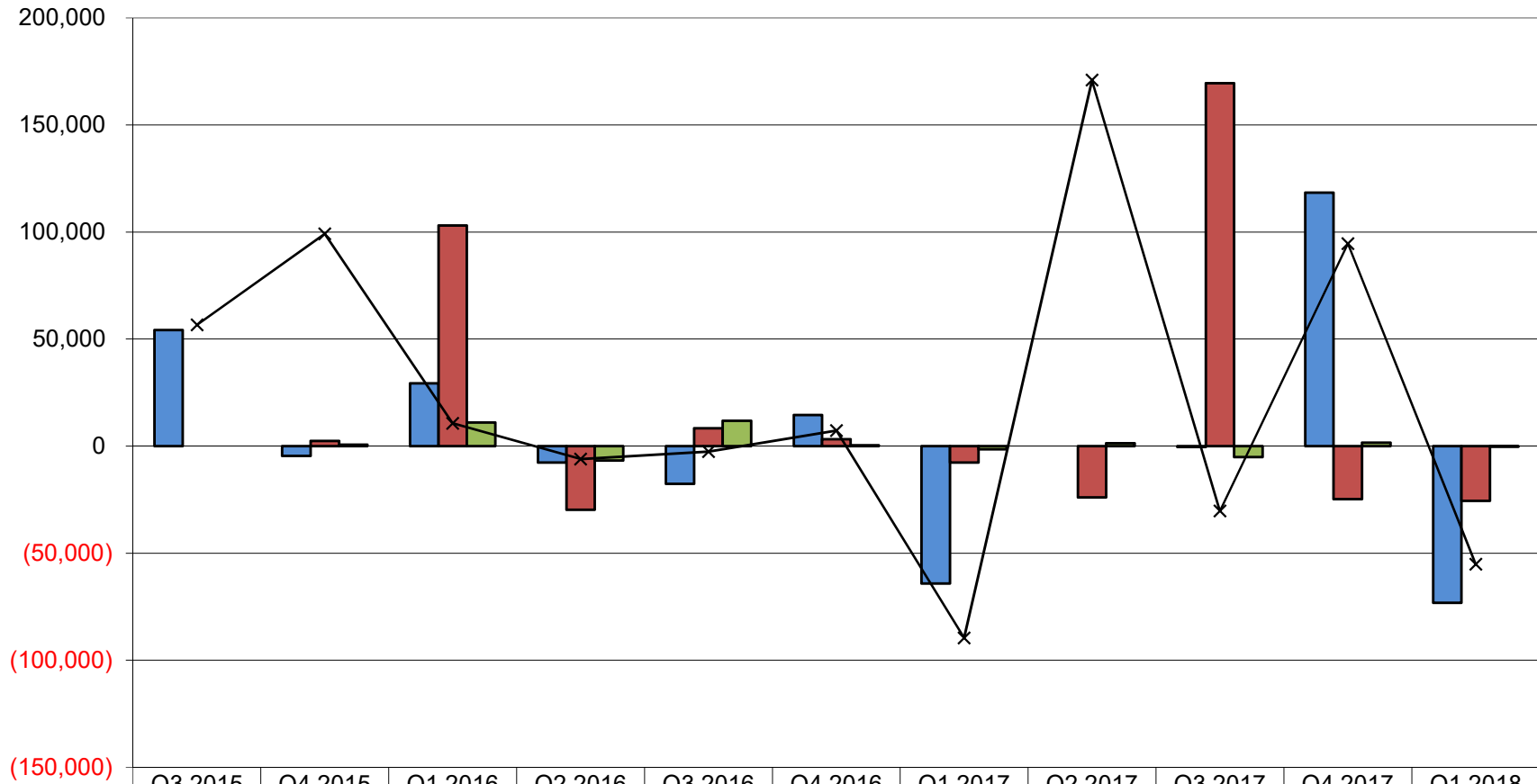
## Average Asking Rates North County Submarket



### North County Historic Vacancy Trends



### North County Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	54,213	(4,571)	29,342	(7,707)	(17,611)	14,541	(64,195)	0	(400)	118,430	(73,130)
Class B	0	2,364	102,976	(29,668)	8,356	3,199	(7,694)	(23,900)	169,546	(24,805)	(25,500)
Class C	0	689	11,000	(6,703)	11,809	420	(1,452)	1,372	(5,102)	1,576	(236)
Overall	56,577	99,094	10,674	(6,054)	(2,603)	7,267	(89,547)	170,918	(30,307)	94,506	(55,157)

## 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	9,836	6.6%	9,836	6.6%	13,656	13,656	0	9,836	\$19.00/fs
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	85,544	37,597	47,947	37,597	\$16.58/fs
3300 Rider Trail S	104,583	17,581	16.8%	17,581	16.8%	17,581	17,581	0	17,581	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	-
13500 Riverport Dr	117,330	82,854	70.6%	82,854	70.6%	82,854	82,854	0	39,632	\$21.00/fs
13640-13690 Riverport Dr	121,316	0	0.0%	0	0.0%	100	100	0	100	\$20.75/fs
13723 Riverport Dr	118,557	4,477	3.8%	4,477	3.8%	4,477	4,477	0	4,477	\$18.00/fs
13736 Riverport Dr	332,323	27,778	8.4%	27,778	8.4%	117,227	58,469	58,758	58,758	\$20.75/fs
13801 Riverport Dr	100,521	20,014	19.9%	20,014	19.9%	38,450	22,034	16,416	17,000	\$16.60/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	37,034	0	37,034	37,034	\$19.00/fs
13600 Shoreline Dr	27,558	27,558	100.0%	27,558	100.0%	27,558	27,558	0	27,558	\$12.00/fs
<b>Total (11 Bldgs)</b>	<b>1,433,017</b>	<b>190,098</b>	<b>13.3%</b>	<b>190,098</b>	<b>13.3%</b>	<b>424,481</b>	<b>264,326</b>	<b>160,155</b>	<b>58,758</b>	<b>\$18.83/fs</b>

### Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	40,839	31.8%	42,799	33.4%	63,842	61,882	1,960	11,300	\$13.50/fs
945-951 Hornet Dr	105,087	102,479	97.5%	102,479	97.5%	102,479	102,479	0	102,479	\$16.95/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	46,000	46,000	0	46,000	-
3165 Mckelvey Rd	51,067	25,552	50.0%	25,552	50.0%	25,552	25,552	0	25,552	\$18.00/fs
400 Northwest Plz	159,572	159,572	100.0%	159,572	100.0%	159,572	159,572	0	330,000	\$10.00/nnn
500 Northwest Plz	265,000	88,446	33.4%	88,446	33.4%	88,446	88,446	0	56,676	\$10.00/nnn
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
800 Northwest Plz	84,210	84,210	100.0%	84,210	100.0%	84,210	84,210	0	84,210	\$10.00/nnn
10801 Pear Tree Ln	50,615	8,436	16.7%	8,436	16.7%	12,347	12,347	0	6,650	\$14.75/fs
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	0	0	0	0	-
5757 Phantom Dr	86,449	23,939	27.7%	23,939	27.7%	23,939	23,939	0	23,939	\$16.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	67,518	56.3%	67,518	56.3%	67,518	67,518	0	67,518	\$17.75/fs
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	0	0.0%	0	0.0%	0	0	0	0	-
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	2,247	2,247	0	1,768	\$13.50/fs
4477 Woodson Rd	29,666	800	2.7%	800	2.7%	800	800	0	800	\$13.50/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (21 Bldgs)</b>	<b>1,806,021</b>	<b>604,038</b>	<b>33.4%</b>	<b>605,998</b>	<b>33.6%</b>	<b>676,952</b>	<b>674,992</b>	<b>1,960</b>	<b>330,000</b>	<b>\$16.65/fs</b>



## North County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	-
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	950	3.2%	950	3.2%	950	950	0	550	\$10.50/+util
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	-
3855 Lucas-Hunt Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	0	0.0%	0	0.0%	0	0	0	0	-
11755-11575 Old Halls Ferry Rd	25,754	0	0.0%	0	0.0%	0	0	0	0	-
3751 Pennridge Dr	24,371	7,676	31.5%	7,676	31.5%	8,411	8,411	0	8,411	\$13.95/fs
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	3,900	0	0	2,700	-
10449 Saint Charles Rock Rd	32,000	16,525	51.6%	16,525	51.6%	16,525	16,525	0	10,433	\$15.00/mg
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (15 Bldgs)</b>	<b>444,187</b>	<b>25,151</b>	<b>5.7%</b>	<b>25,151</b>	<b>5.7%</b>	<b>29,786</b>	<b>25,886</b>	<b>0</b>	<b>10,433</b>	<b>\$13.47/fs</b>

### Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(47 Bldgs)	3,683,225	819,287	22.2%	821,247	22.3%	1,131,219	965,204	162,115	330,000	\$17.48/fs

# St. Charles

From Previous Qtr.

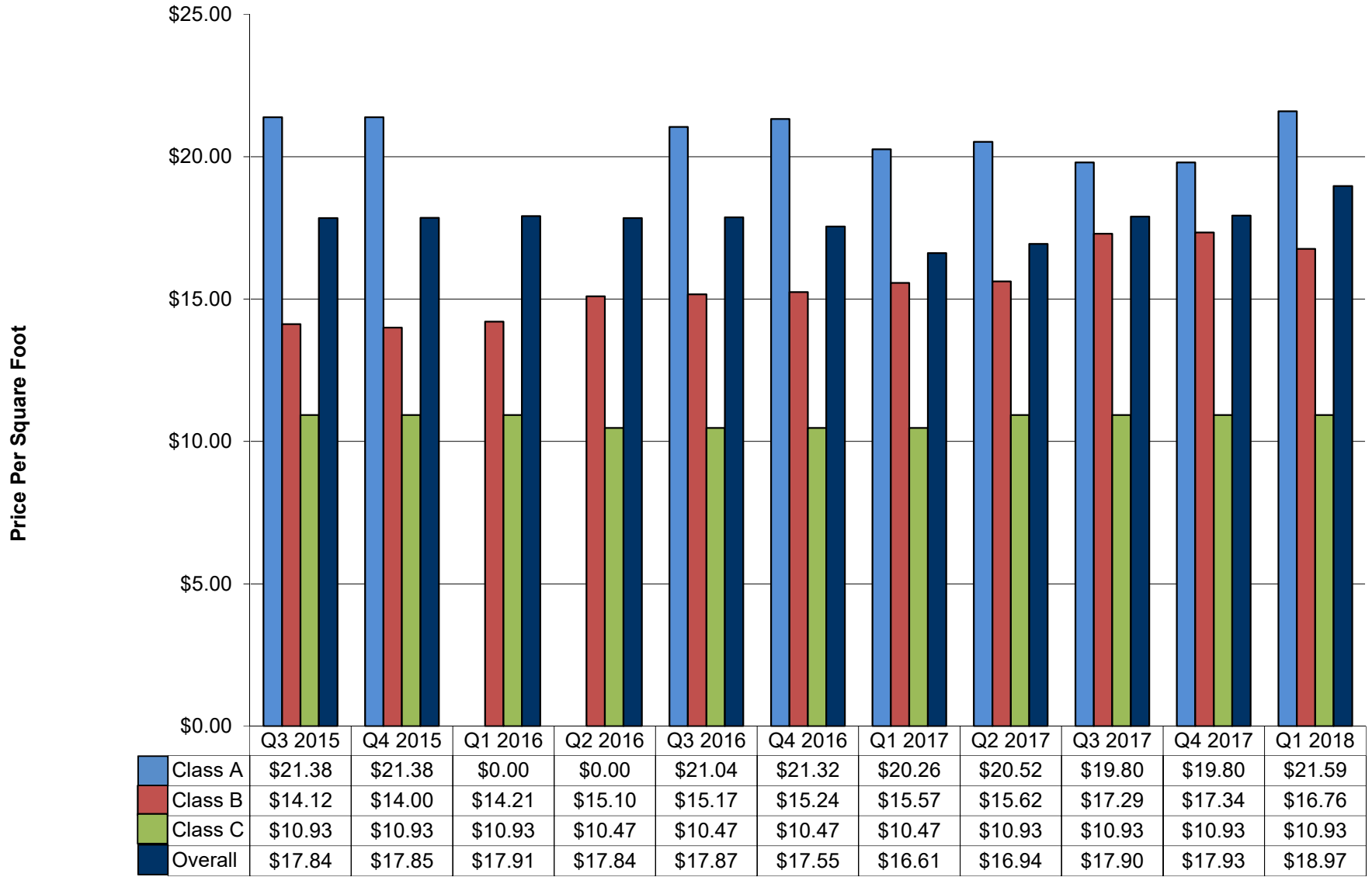
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	7.9%	7.9%	8.3%	7.2%	6.3%	6.3%	2.1%	2.6%	3.1%	3.1%	11.7%	8.6%
Class B	22.2%	18.9%	19.6%	19.6%	19.8%	19.4%	19.3%	19.3%	24.2%	24.8%	22.9%	-1.9%
Class C	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	4.8%	4.8%	4.8%	18.2%	13.4%
Overall	11.2%	10.4%	10.8%	10.1%	9.6%	9.5%	6.9%	7.1%	8.8%	8.9%	15.4%	6.5%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	(2,814)	0	(6,004)	18,940	17,176	0	79,594	(8,361)	(10,788)	0	(162,320)	(162,320)
Class B	10,547	26,223	(5,274)	(239)	(1,624)	3,484	576	109	(38,586)	(4,461)	14,227	18,688
Class C	0	(100)	150	0	0	0	0	622	0	0	(52,000)	(52,000)
Overall	7,733	26,123	(11,128)	18,701	15,552	3,484	80,170	(7,630)	(49,374)	(4,461)	(200,093)	(195,632)

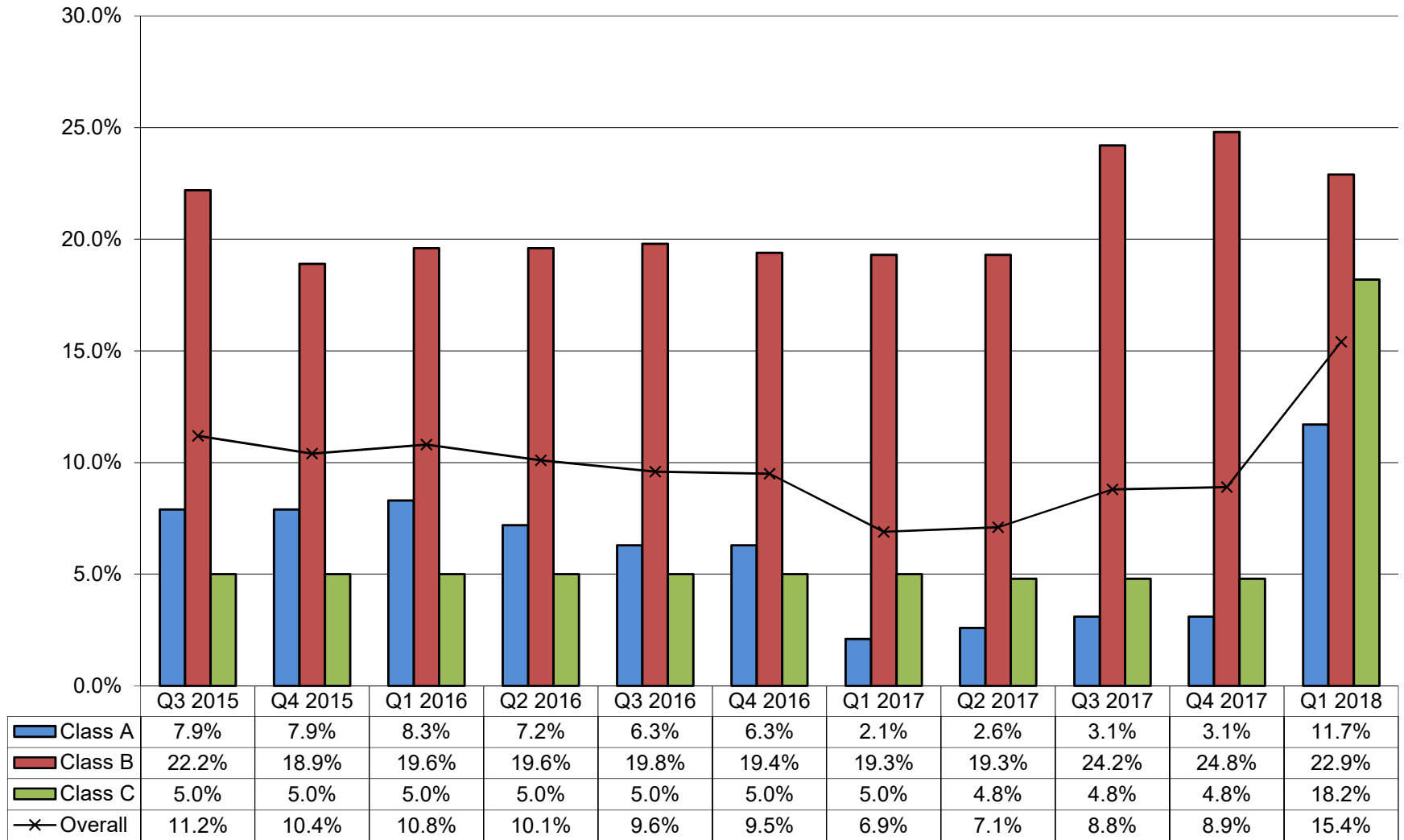
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$21.38	\$21.38	\$21.39/fs	\$21.04/fs	\$21.04	\$21.32	\$20.26	\$20.52	\$19.80	\$19.80	\$21.59	\$1.79
Class B	\$14.12	\$14.00	\$14.21	\$15.10	\$15.17	\$15.24	\$15.57	\$15.62	\$17.29	\$17.34	\$16.76	-\$0.58
Class C	\$10.93	\$10.93	\$10.93	\$10.47	\$10.47	\$10.47	\$10.47	\$10.93	\$10.93	\$10.93	\$10.93	\$0.00
Overall	\$17.84	\$17.85	\$17.91	\$17.84	\$17.87	\$17.55	\$16.61	\$16.94	\$17.90	\$17.93	\$18.97	\$1.04

**Notes:** The Art Institute of St. Louis vacated Streets of St. Charles - 40,251 SF  
 Verizon Wireless downsized 40,000 SF at 500 Technology Dr.  
 CitiMortgage downsized 94,000 SF at 1000 Technology Dr.

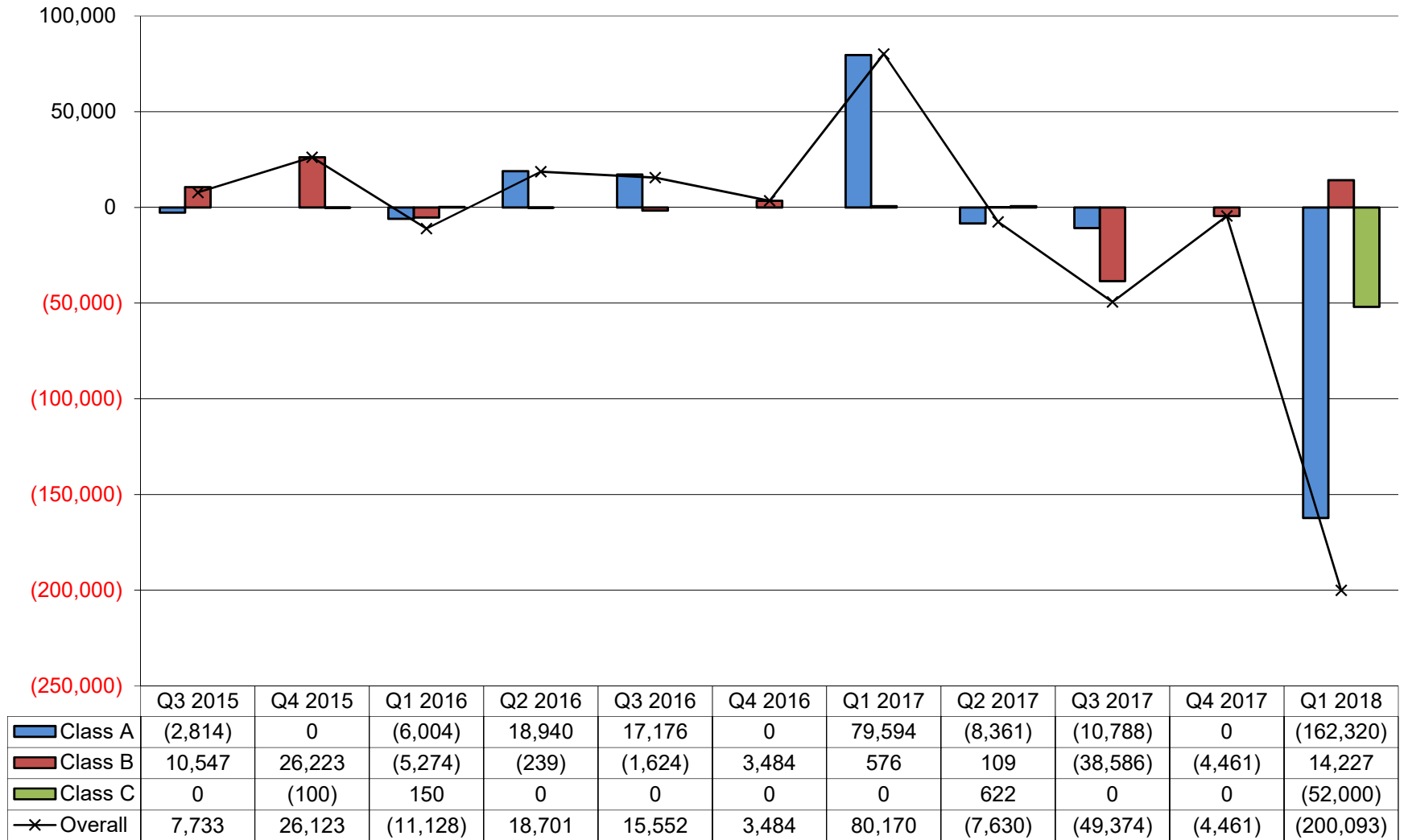
### Average Asking Rates St. Charles Submarket



### 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	40,251	43.7%	40,251	43.7%	41,695	40,251	1,444	28,941	\$31.90/fs
1450 Beale St	0	0	-	0	-	60,000	60,000	0	60,000	-
1001 Boardwalk Springs Pl	76,000	0	0.0%	0	0.0%	0	0	0	0	-
3050 W Clay St	34,200	0	0.0%	0	0.0%	12,279	12,279	0	10,473	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$19.50/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
2200 Mastercard Blvd	502,175	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	24,166	19.6%	24,166	19.6%	24,166	24,166	0	19,897	\$22.00/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
500 Technology Dr	128,000	40,000	31.3%	40,000	31.3%	40,000	40,000	0	40,000	\$19.95/fs
1000 Technology Dr	518,601	94,000	18.1%	94,000	18.1%	94,000	94,000	0	64,000	-
2342 Technology Dr	75,000	0	0.0%	22,777	30.4%	22,777	0	22,777	22,777	\$16.50/fs
5301 Veterans Memorial Pky	35,400	0	0.0%	0	0.0%	10,103	10,103	0	10,103	\$21.95/fs
<b>Total (15 Bldgs)</b>	<b>1,882,924</b>	<b>198,417</b>	<b>10.5%</b>	<b>221,194</b>	<b>11.7%</b>	<b>345,020</b>	<b>320,799</b>	<b>24,221</b>	<b>64,000</b>	<b>\$21.65/fs</b>

## St. Charles Building List

### Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
820 S Main St	36,113	2,050	5.7%	2,050	5.7%	8,050	8,050	0	3,000	\$11.38/mg
1053 Cave Springs Rd	21,336	10,000	46.9%	10,000	46.9%	9,361	9,361	0	3,013	\$15.50/fs
1275 Century Link Dr	68,511	67,800	99.0%	67,800	99.0%	67,800	67,800	0	22,600	-
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
20 Corporate Hills Dr	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$16.95/fs
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	-
2300-2338 Hwy 94 South Outer Forty	24,000	12,500	52.1%	12,500	52.1%	12,500	12,500	0	3,250	\$9.00/nnn
3000 Little Hills Expy	26,316	12,957	49.2%	12,957	49.2%	12,957	12,957	0	12,957	\$16.95/fs
5600 Mexico Rd	30,000	2,960	9.9%	2,960	9.9%	2,960	2,960	0	2,960	\$15.50/fs
5650 Mexico Rd	31,500	16,687	53.0%	16,687	53.0%	16,687	16,687	0	5,604	\$16.50/fs
1 Mid Rivers Mall Dr	56,724	2,357	4.2%	2,357	4.2%	7,342	7,342	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%	0	0	0	0	\$19.00/mg
255 Spencer Rd	20,000	0	0.0%	0	0.0%	5,500	5,500	0	3,500	\$18.00/fs
150 St. Peters Centre Blvd	22,250	4,600	20.7%	4,600	20.7%	0	0	0	0	\$14.75/mg
300 St. Peters Centre Blvd	28,353	4,575	16.1%	4,575	16.1%	4,575	4,575	0	2,374	\$19.50/fs
2150 Technology Dr	0	0	-	0	-	0	0	0	0	-
2299 Technology Dr	43,292	2,238	5.2%	2,238	5.2%	14,430	0	14,430	14,430	\$27.50/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	4,632	4,632	0	4,632	\$22.50/fs
<b>Total (25 Bldgs)</b>	<b>786,744</b>	<b>179,849</b>	<b>22.9%</b>	<b>179,849</b>	<b>22.9%</b>	<b>207,919</b>	<b>193,489</b>	<b>14,430</b>	<b>41,125</b>	<b>\$16.72/fs</b>

### 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
1151 CenturyTel Dr	104,000	52,000	50.0%	52,000	50.0%	104,000	104,000	0	52,000	-
2645 W Clay St	20,400	0	0.0%	0	0.0%	0	0	0	0	-
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$9.50/mg
1600 Heritage Lndg	63,062	10,067	16.0%	10,067	16.0%	10,067	10,067	0	2,062	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (7 Bldgs)</b>	<b>388,921</b>	<b>70,832</b>	<b>18.2%</b>	<b>70,832</b>	<b>18.2%</b>	<b>122,832</b>	<b>122,832</b>	<b>0</b>	<b>52,000</b>	<b>\$10.84/fs</b>

## St. Charles Building List

### Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(47 Bldgs)	3,058,589	449,098	14.7%	471,875	15.4%	675,771	637,120	38,651	64,000	\$19.09/fs



# Illinois

From Previous Qtr.

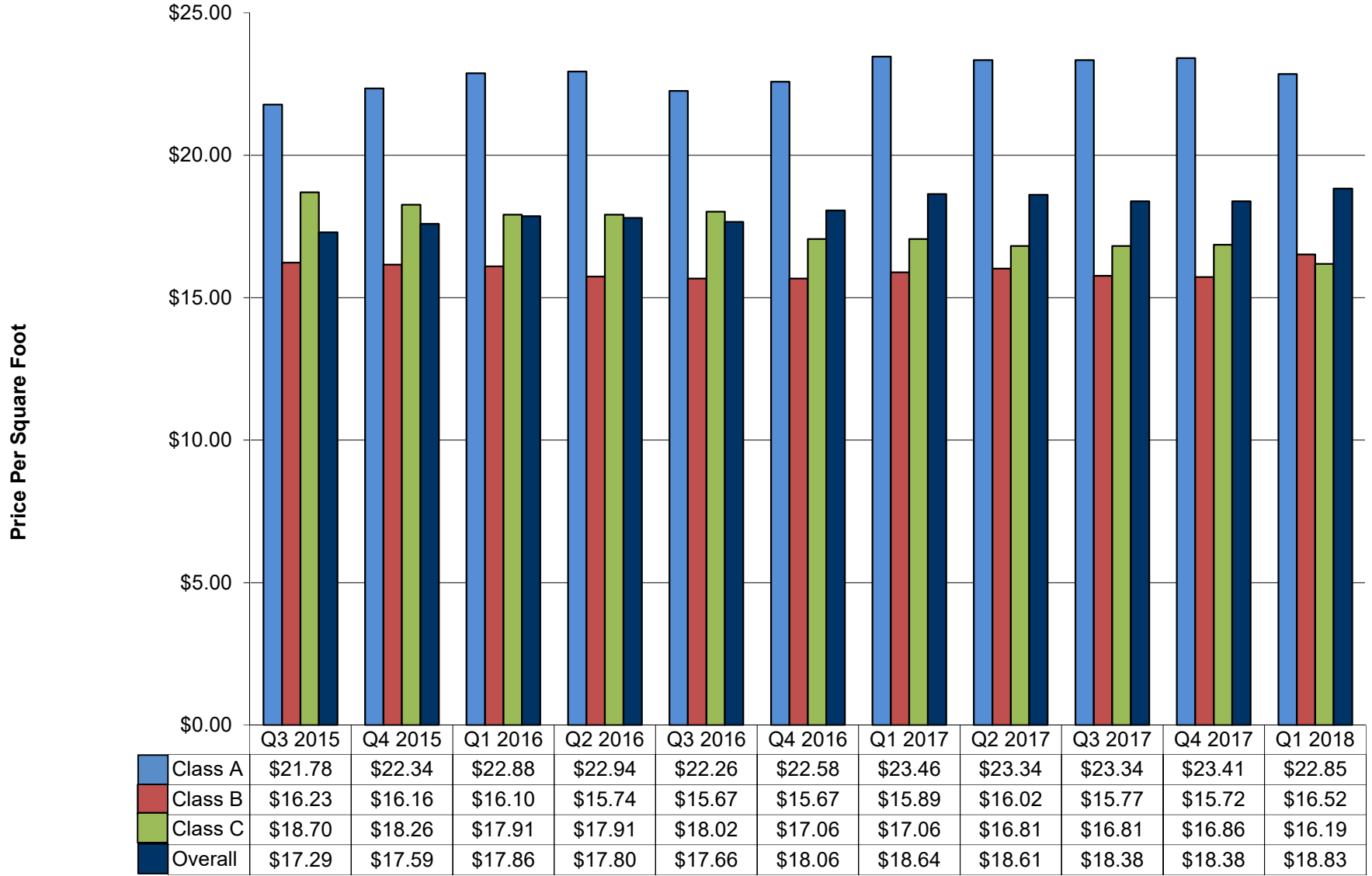
Vacancy Rate												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	14.8%	17.0%	15.9%	15.9%	20.7%	15.8%	19.8%	17.0%	17.6%	15.5%	16.8%	1.3%
Class B	14.9%	15.6%	15.0%	12.4%	11.8%	12.0%	11.7%	11.7%	11.2%	9.4%	9.6%	0.2%
Class C	2.0%	2.5%	2.8%	2.8%	2.2%	2.0%	2.0%	2.0%	2.0%	0.4%	2.1%	1.7%
Overall	10.8%	11.7%	11.2%	9.9%	10.2%	9.5%	10.1%	9.6%	9.4%	7.7%	8.5%	0.8%

Net Absorption												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	3,506	(10,754)	5,566	0	(23,516)	74,531	(21,799)	14,892	(2,785)	11,432	(7,284)	(18,716)
Class B	3,422	(11,066)	9,571	40,498	9,681	(2,544)	3,605	177	8,668	27,434	(2,677)	(30,111)
Class C	0	(4,325)	(2,733)	0	5,151	2,502	0	260	0	14,623	(15,846)	(30,469)
Overall	6,928	(26,145)	12,404	40,498	(8,684)	74,489	(18,194)	15,329	5,883	53,489	(25,807)	(79,296)

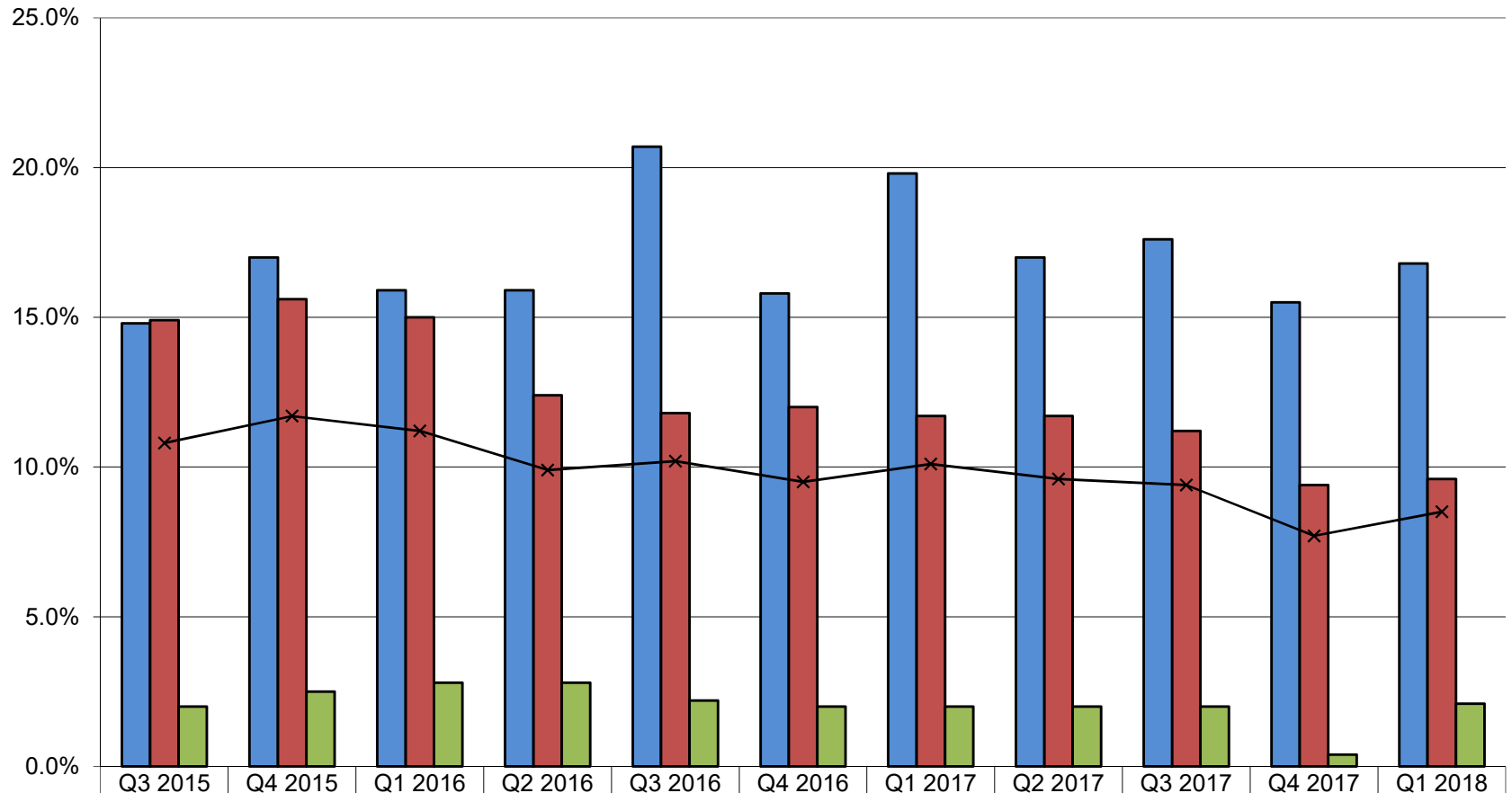
Asking Rates												
	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Difference
Class A	\$21.78	\$22.34	\$22.88	\$22.94	\$22.26	\$22.58	\$23.46	\$23.34	\$23.34	\$23.41	\$22.85	-\$0.56
Class B	\$16.23	\$16.16	\$16.10	\$15.74	\$15.67	\$15.67	\$15.89	\$16.02	\$15.77	\$15.72	\$16.52	\$0.80
Class C	\$18.70	\$18.26	\$17.91	\$17.91	\$18.02	\$17.06	\$17.06	\$16.81	\$16.81	\$16.86	\$16.19	-\$0.67
Overall	\$17.29	\$17.59	\$17.86	\$17.80	\$17.66	\$18.06	\$18.64	\$18.61	\$18.38	\$18.38	\$18.83	\$0.45

Notes:

### Average Asking Rates Illinois Submarket

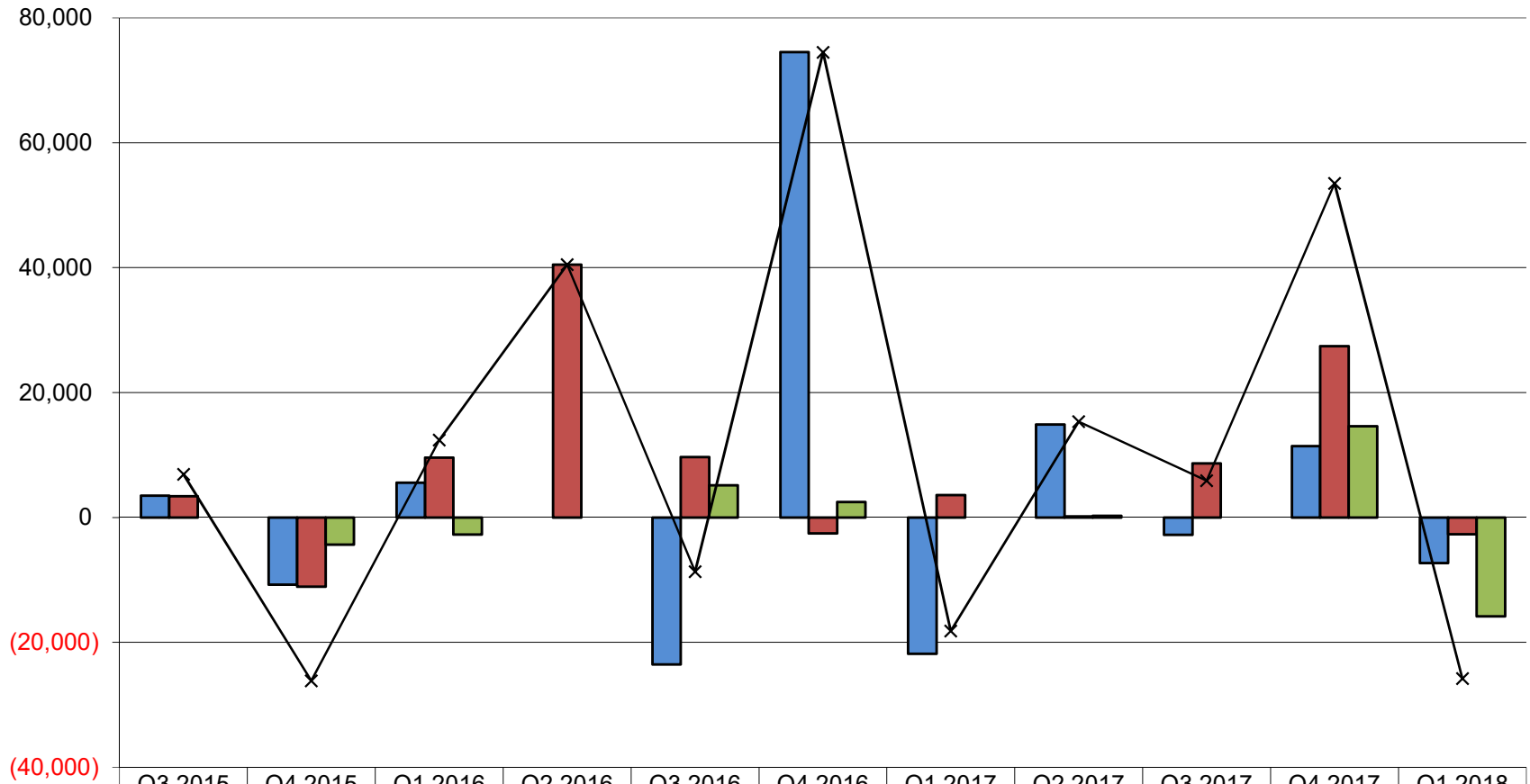


### Illinois Historic Vacancy Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	14.8%	17.0%	15.9%	15.9%	20.7%	15.8%	19.8%	17.0%	17.6%	15.5%	16.8%
Class B	14.9%	15.6%	15.0%	12.4%	11.8%	12.0%	11.7%	11.7%	11.2%	9.4%	9.6%
Class C	2.0%	2.5%	2.8%	2.8%	2.2%	2.0%	2.0%	2.0%	2.0%	0.4%	2.1%
Overall	10.8%	11.7%	11.2%	9.9%	10.2%	9.5%	10.1%	9.6%	9.4%	7.7%	8.5%

### Illinois Historic Net Absorption Trends



	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Class A	3,506	(10,754)	5,566	0	(23,516)	74,531	(21,799)	14,892	(2,785)	11,432	(7,284)
Class B	3,422	(11,066)	9,571	40,498	9,681	(2,544)	3,605	177	8,668	27,434	(2,677)
Class C	0	(4,325)	(2,733)	0	5,151	2,502	0	260	0	14,623	(15,846)
Overall	6,928	(26,145)	12,404	40,498	(8,684)	74,489	(18,194)	15,329	5,883	53,489	(25,807)

## Illinois Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8 Executive Dr	42,633	17,479	41.0%	17,479	41.0%	17,479	17,479	0	15,039	\$21.90/fs
16 Executive Dr	51,063	12,466	24.4%	12,466	24.4%	12,466	12,466	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	12,000	12,000	0	12,000	\$27.50/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$21.00/fs
475 Regency Park Dr	52,000	10,738	20.7%	10,738	20.7%	1,182	1,182	0	1,182	\$24.00/fs
331 Salem Pl	31,121	8,811	28.3%	8,811	28.3%	12,280	8,811	3,469	3,469	\$21.29/fs
333 Salem Pl	30,942	8,641	27.9%	8,641	27.9%	11,078	11,078	0	4,904	\$21.90/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia	43,531	14,987	34.4%	14,987	34.4%	17,314	17,314	0	7,366	\$22.06/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	-
105 W Vandalia St	40,700	5,331	13.1%	5,331	13.1%	5,331	5,331	0	2,645	\$22.90/fs
<b>Total (12 Bldgs)</b>	<b>544,490</b>	<b>91,453</b>	<b>16.8%</b>	<b>91,453</b>	<b>16.8%</b>	<b>102,130</b>	<b>98,661</b>	<b>3,469</b>	<b>15,039</b>	<b>\$22.75/fs</b>

## Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
235-237 E Center Dr	22,000	1,544	7.0%	1,544	7.0%	1,544	1,544	0	1,544	\$14.00/nnn
1 S Church St	45,513	2,500	5.5%	2,500	5.5%	2,500	2,500	0	2,500	\$16.00/+util
2421 Corporate Center Dr	25,000	10,929	43.7%	10,929	43.7%	10,929	10,929	0	4,760	\$13.50/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
11 Executive Dr	34,487	13,385	38.8%	13,385	38.8%	18,230	18,230	0	7,500	\$8.25/nnn
13 Executive Dr	41,593	8,945	21.5%	8,945	21.5%	15,557	15,557	0	6,675	\$7.56/nnn
15 Executive Dr	30,000	12,336	41.1%	12,336	41.1%	12,336	12,336	0	8,587	\$6.95/nnn
303 Fountains Pky	25,789	9,906	38.4%	9,906	38.4%	10,948	10,948	0	4,529	\$23.22/fs
343 Fountains Pky	24,300	5,362	22.1%	5,362	22.1%	5,362	5,362	0	5,362	\$16.50/nnn
509 Hamacher St	26,368	0	0.0%	0	0.0%	4,842	4,842	0	3,730	-
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,150	53.0%	20,150	53.0%	20,150	20,150	0	9,500	\$10.50/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7645 Magna Dr	130,812	0	0.0%	0	0.0%	16,969	16,969	0	6,771	\$16.50/fs
7650 Magna Dr	164,033	51,752	31.5%	51,752	31.5%	76,000	76,000	0	40,807	\$16.50/fs
200 E Main St	34,400	0	0.0%	0	0.0%	0	0	0	0	\$7.00/fs
155 N Main St	50,421	0	0.0%	0	0.0%	0	0	0	0	-
157 N Main St	84,384	0	0.0%	0	0.0%	0	0	0	0	-
521 W Main St	36,030	7,252	20.1%	7,252	20.1%	10,114	10,114	0	7,252	\$18.04/fs
525 W Main St	36,030	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	5,084	11.6%	5,084	11.6%	5,084	5,084	0	3,161	\$14.00/fs
650 Missouri Ave	33,959	0	0.0%	0	0.0%	0	0	0	0	-
317 W Park St	49,915	0	0.0%	0	0.0%	0	0	0	0	-
604 Pierce Blvd	24,940	0	0.0%	0	0.0%	0	0	0	0	-
1803 Ramada Blvd	29,808	0	0.0%	0	0.0%	0	0	0	0	-
2246 State Route 157	25,320	2,016	8.0%	2,016	8.0%	2,016	2,016	0	2,016	\$21.00/fs
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	-
<b>Total (36 Bldgs)</b>	<b>1,572,871</b>	<b>151,161</b>	<b>9.6%</b>	<b>151,161</b>	<b>9.6%</b>	<b>212,581</b>	<b>212,581</b>	<b>0</b>	<b>40,807</b>	<b>\$16.52/fs</b>

## Illinois Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15 N 1st St	34,339	0	0.0%	0	0.0%	0	0	0	0	-
200 W 3rd St	34,505	1,268	3.7%	1,268	3.7%	1,769	1,769	0	401	\$16.09/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	18,833	60.0%	18,833	60.0%	18,833	18,833	0	10,495	\$16.00/mg
1004 S Lincoln Ave	56,000	0	0.0%	0	0.0%	0	0	0	0	-
2166 Madison Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
207 N Main St	50,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	0	0.0%	0	0.0%	0	0	0	0	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
1012 Plummer Dr	21,561	0	0.0%	0	0.0%	0	0	0	0	-
1 Professional Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
<b>Total (22 Bldgs)</b>	<b>964,287</b>	<b>20,101</b>	<b>2.1%</b>	<b>20,101</b>	<b>2.1%</b>	<b>20,602</b>	<b>20,602</b>	<b>0</b>	<b>10,495</b>	<b>\$16.01/fs</b>

### 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
(70 Bldgs)	3,081,648	262,715	8.5%	262,715	8.5%	335,313	331,844	3,469	40,807	\$18.49/fs