

Summary

St. Louis Regional Office Market Q1 2019

April 2019

<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	14,181,318	1,890,362	13.3% ↓ .7%	(14.0%)	Class A - \$18.33 Class B - \$15.88
St. Louis City	2,687,796	169,313	6.3% ↑ .5%	(5.8%)	Class A - \$31.12 Class B - \$15.01
Clayton	7,270,778	414,881	5.7% ↑ 1.1%	(4.6%)	Class A - \$29.27 Class B - \$21.00
Olive-270/Westport	7,427,890	742,591	10.0% ↔	(10.0%)	Class A - \$24.44 Class B - \$18.57
West County	8,004,548	803,631	10.0% ↔	(10.0%)	Class A - \$26.59 Class B - \$22.14
South County	2,957,129	309,417	10.5% ↑ .8%	(9.3%)	Class A - \$22.56 Class B - \$21.55
North County	3,684,804	766,646	20.9% ↑ 4.4%	(16.5%)	Class A - \$20.68 Class B - \$16.43
St. Charles	3,058,747	308,023	10.1% ↓ .1%	(10.2%)	Class A - \$22.40 Class B - \$16.97
Illinois	3,275,172	266,191	8.1% ↑ .6%	(7.5%)	Class A - \$22.60 Class B - \$17.27
Total	52,538,182	5,671,055	10.8% ↑ .4%	(10.4%)	Class A - \$24.22 Class B - \$18.31 (\$23.77) (\$18.40)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of April 1, 2019.

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

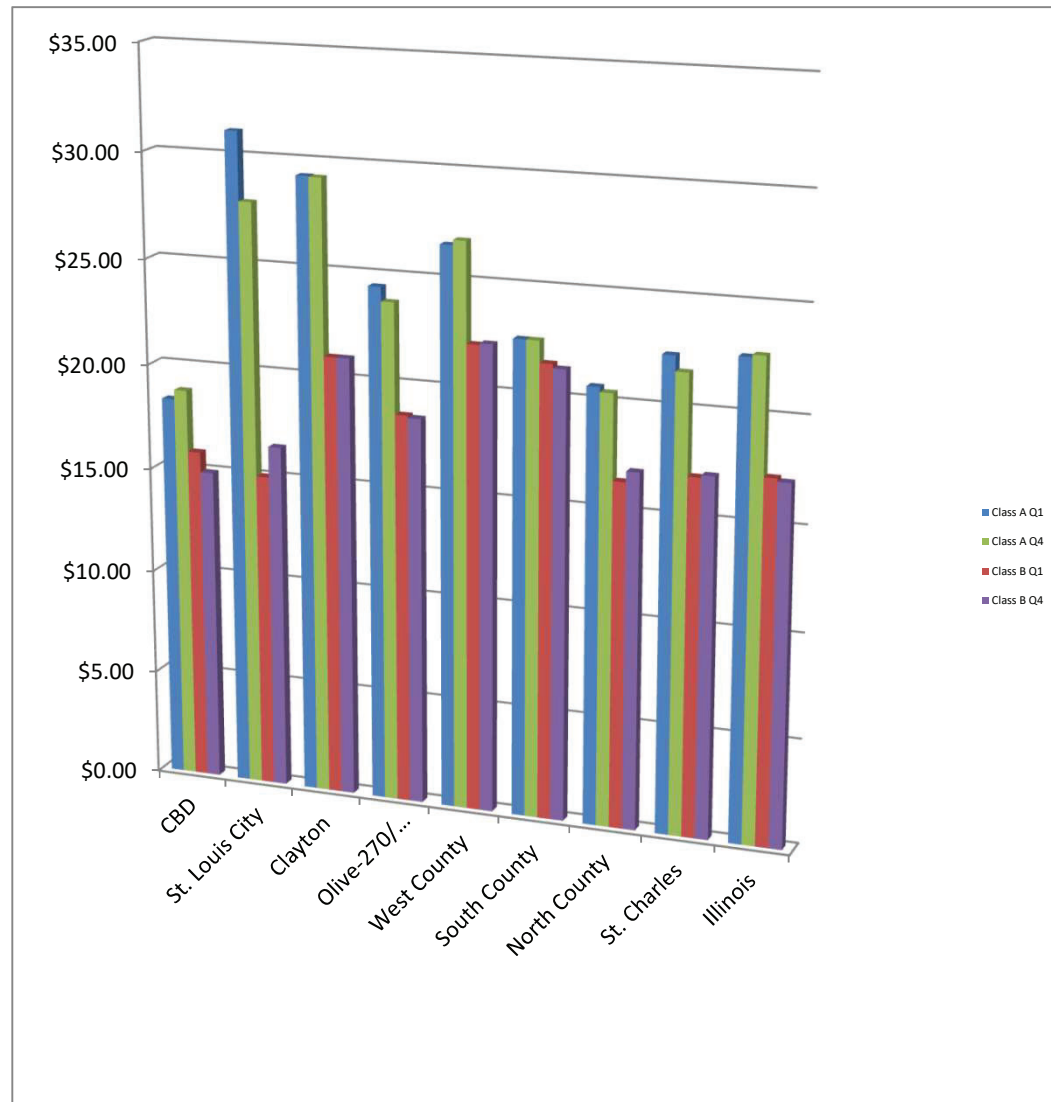


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Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
April 2019

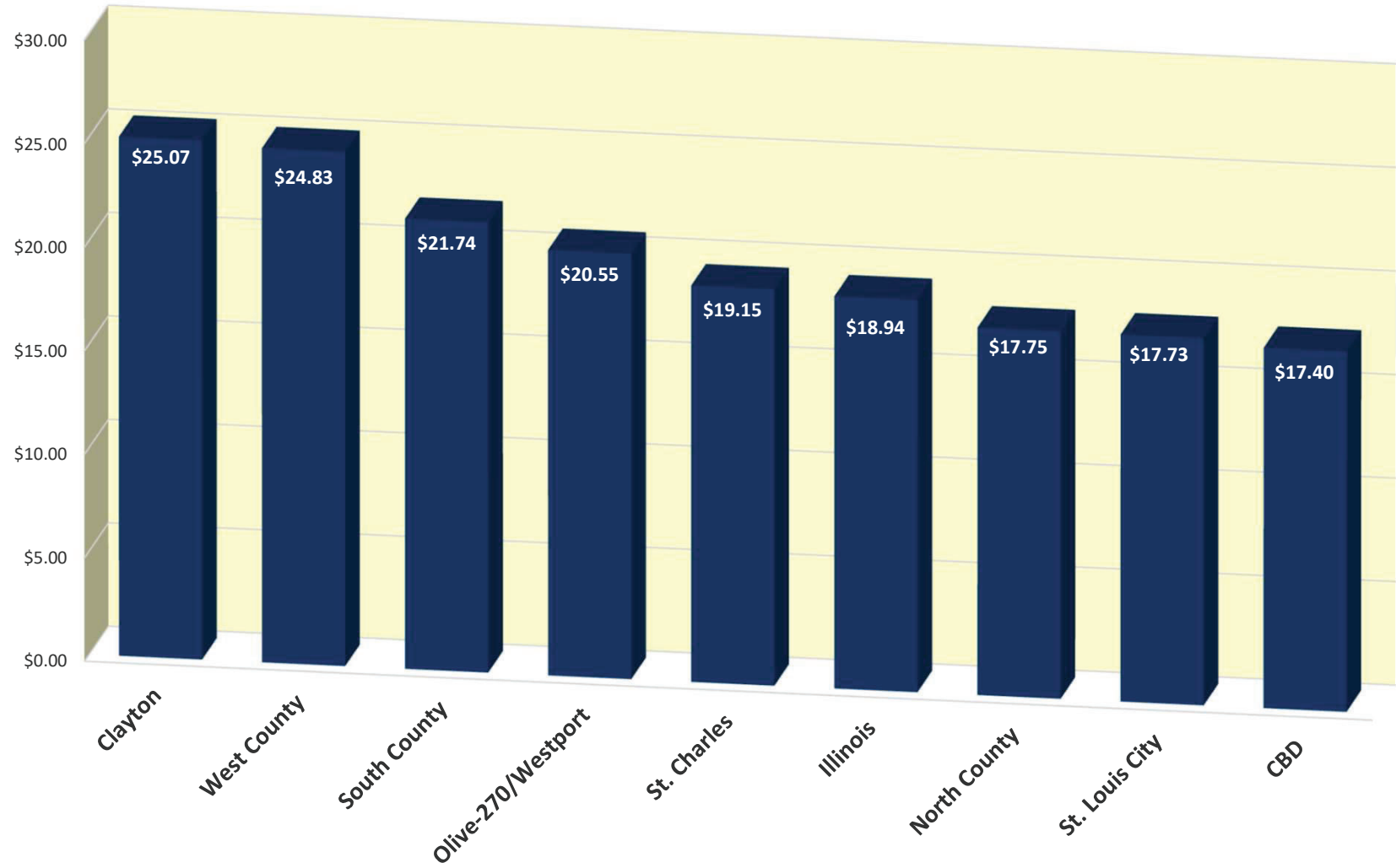
	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	32,476,244	3,474,093	183,901	10.70%
St. Louis City - Just A & B	13,814,883	1,830,285	184,482	13.25%
Total St. Louis Region - Just A & B	46,291,127	5,304,378	368,383	11.46%
Total St. Louis Region - Class A	26,853,259	2,668,292	332,585	9.94%
Total St. Louis Region - Class B	19,437,868	2,636,086	35,798	13.56%
St. Louis City	13,814,883	1,830,285	184,482	13.25%
Class A Space	8,994,555	1,370,280	179,468	15.23%
Class B Space	4,820,328	460,005	5,014	9.54%
Suburban St. Louis	32,476,244	3,474,093	183,901	10.70%
Class A Space	17,858,704	1,298,012	153,117	7.27%
Class B Space	14,617,540	2,176,081	30,784	14.89%

Class A & Class B Asking Rates by Submarket

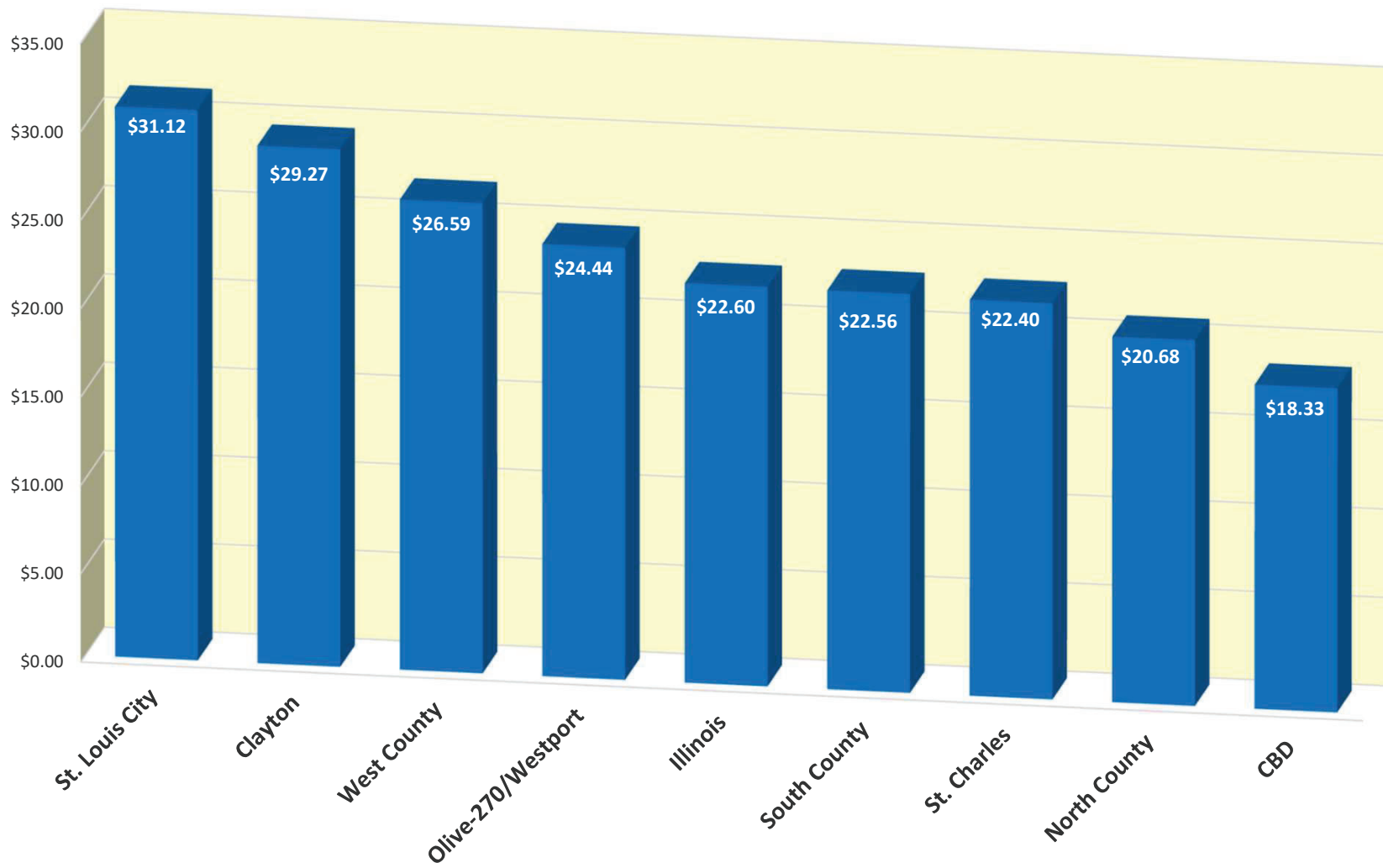


	2019	2018	2019	2018
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	\$18.33	\$18.79	\$15.88	\$14.94
St. Louis City	\$31.12	\$27.90	\$15.01	\$16.48
Clayton	\$29.27	\$29.24	\$21.00	\$21.00
Olive-270/ Westport	\$24.44	\$23.77	\$18.57	\$18.47
West County	\$26.59	\$26.83	\$22.14	\$22.22
South County	\$22.56	\$22.56	\$21.55	\$21.35
North County	\$20.68	\$20.45	\$16.43	\$16.94
St. Charles	\$22.40	\$21.68	\$16.97	\$17.09
Illinois	\$22.60	\$22.71	\$17.27	\$17.12
Average	\$24.22	\$23.77	\$18.31	\$18.40

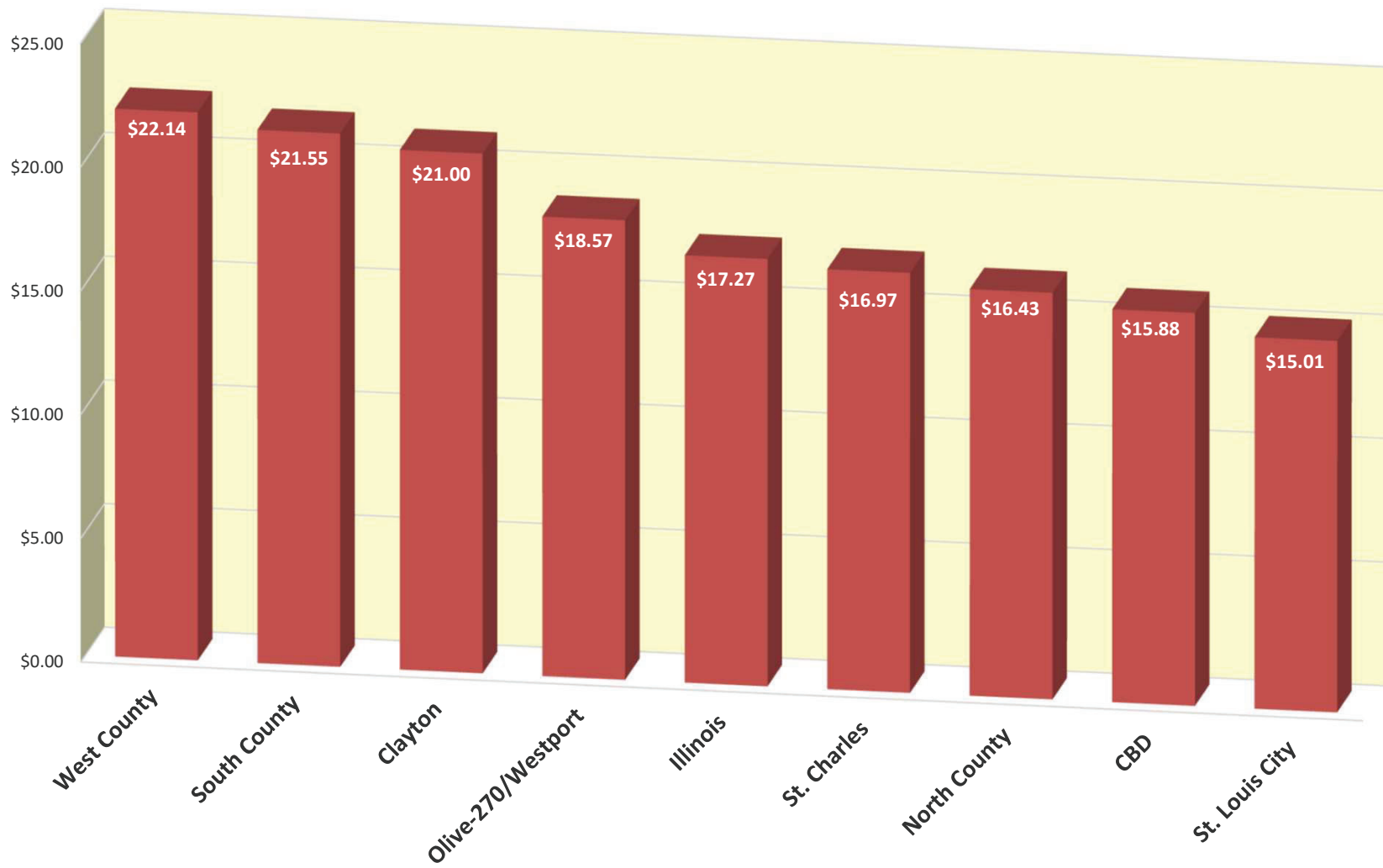
Office Rental Rate by Submarket
April 2019



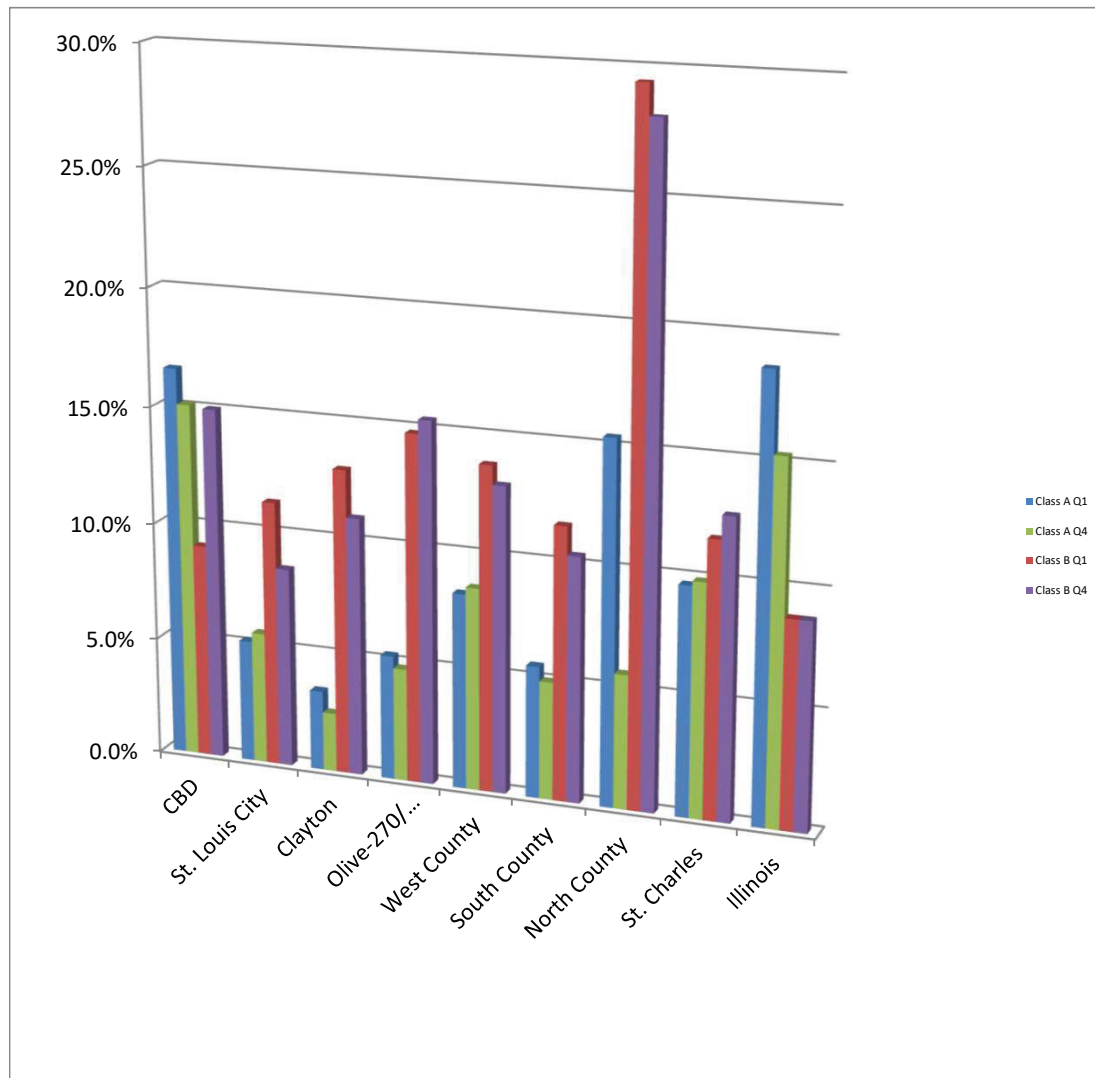
Class A Office Rental Rate by Submarket April 2019



Class B Office Rental Rate by Submarket April 2019

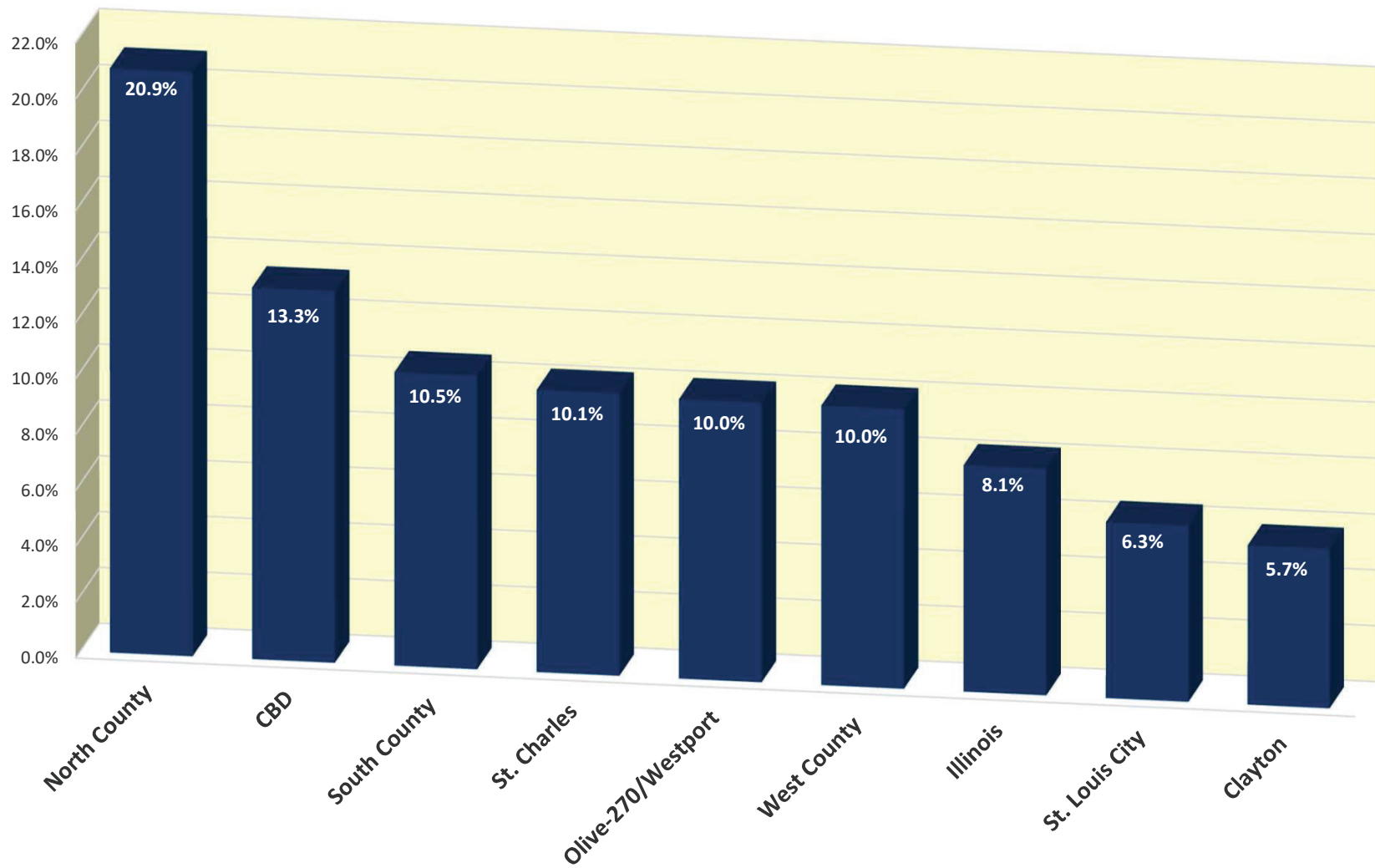


Class A & Class B Vacancy Rates by Submarket

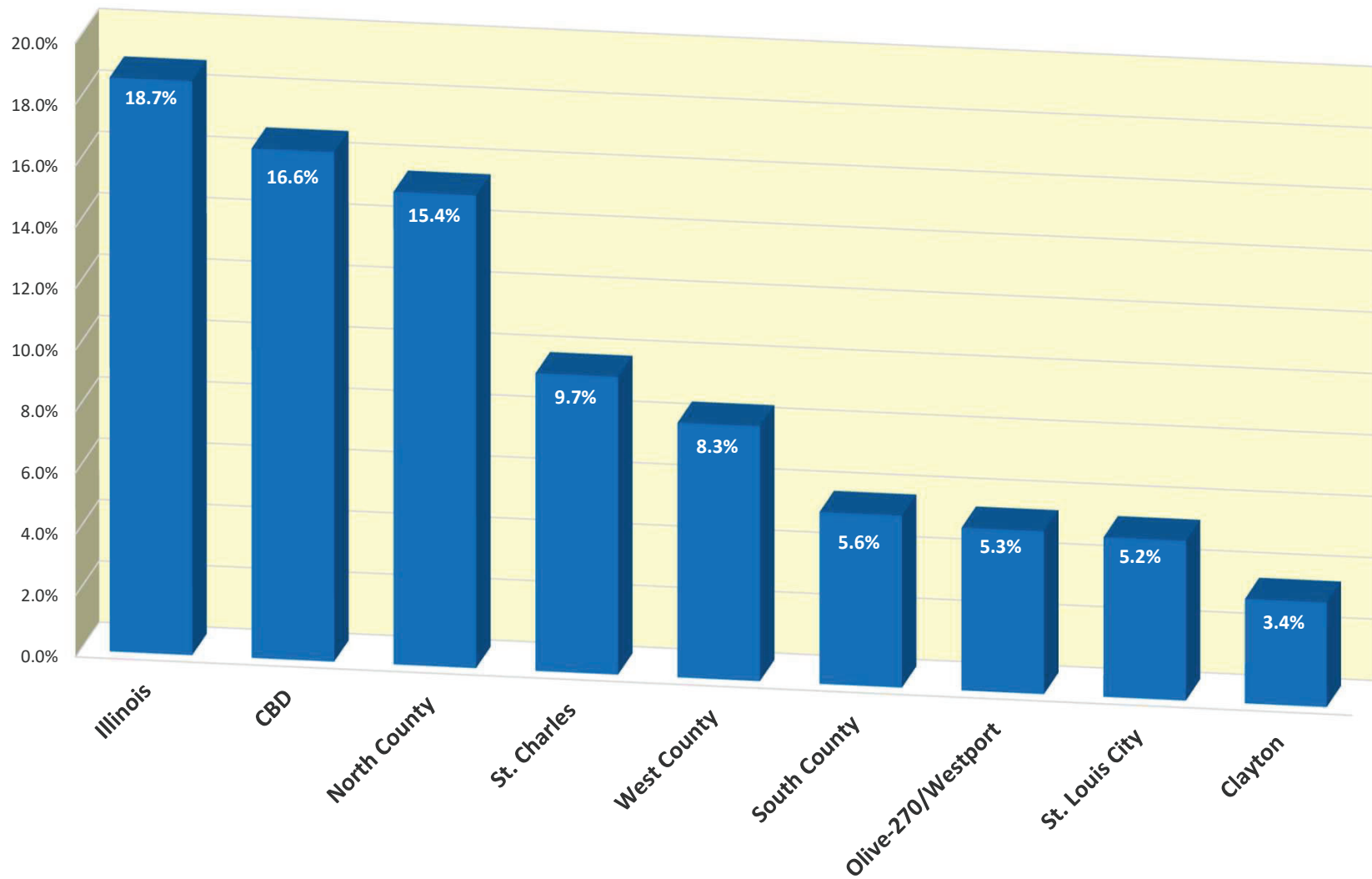


	2019	2018	2019	2018
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	16.6%	15.1%	9.1%	15.0%
St. Louis City	5.2%	5.6%	11.3%	8.5%
Clayton	3.4%	2.5%	13.0%	11.0%
Olive-270/ Westport	5.3%	4.8%	14.8%	15.4%
West County	8.3%	8.6%	13.8%	13.0%
South County	5.6%	5.0%	11.6%	10.4%
North County	15.4%	5.7%	29.4%	28.1%
St. Charles	9.7%	9.9%	11.7%	12.7%
Illinois	18.7%	15.3%	8.8%	8.8%
Average	9.8%	8.1%	13.7%	13.7%

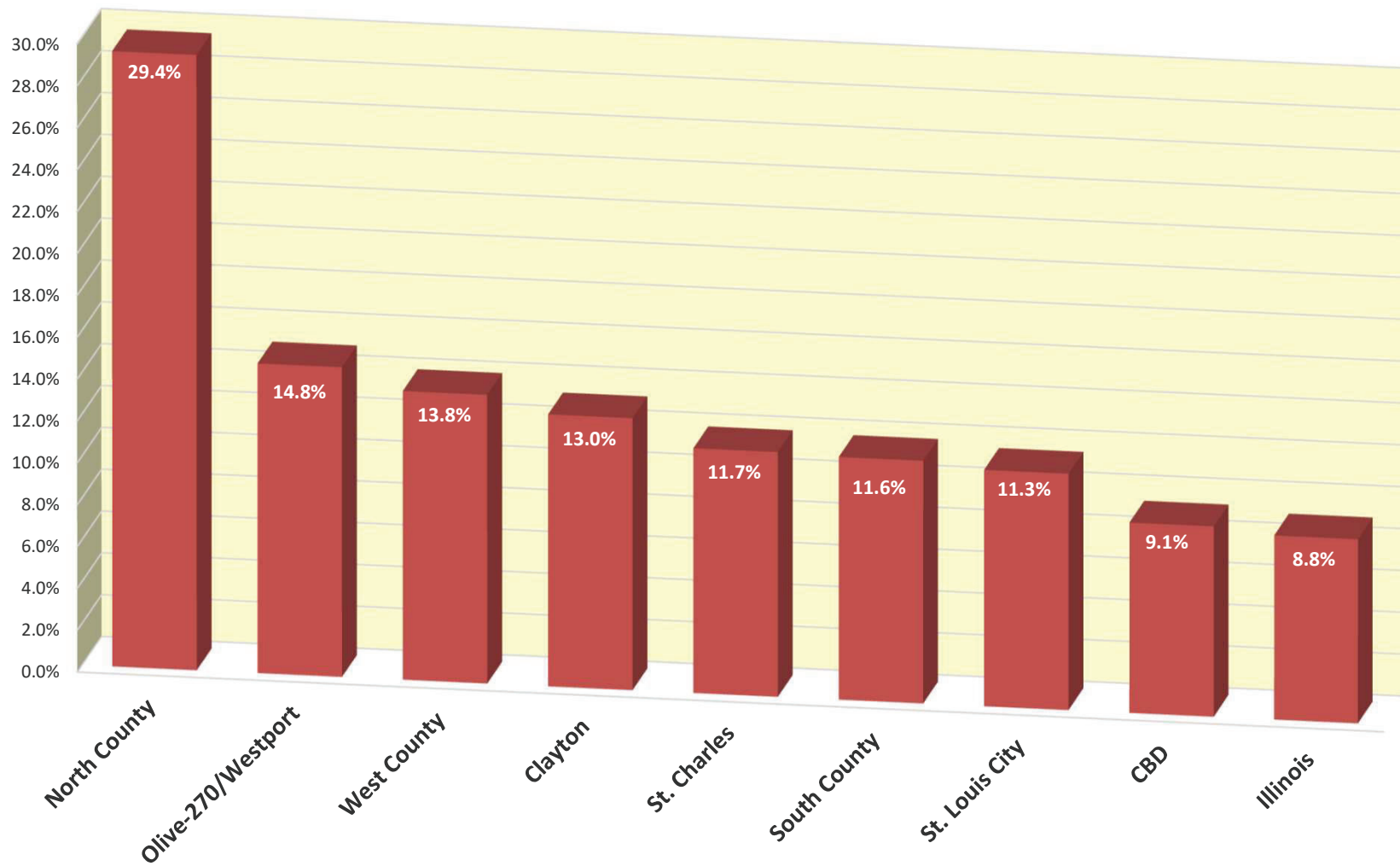
Office Vacancy Rate by Submarket April 2019



Class A Office Vacancy Rate by Submarket April 2019



Class B Office Vacancy Rate by Submarket April 2019



CBD

From Previous Qtr.

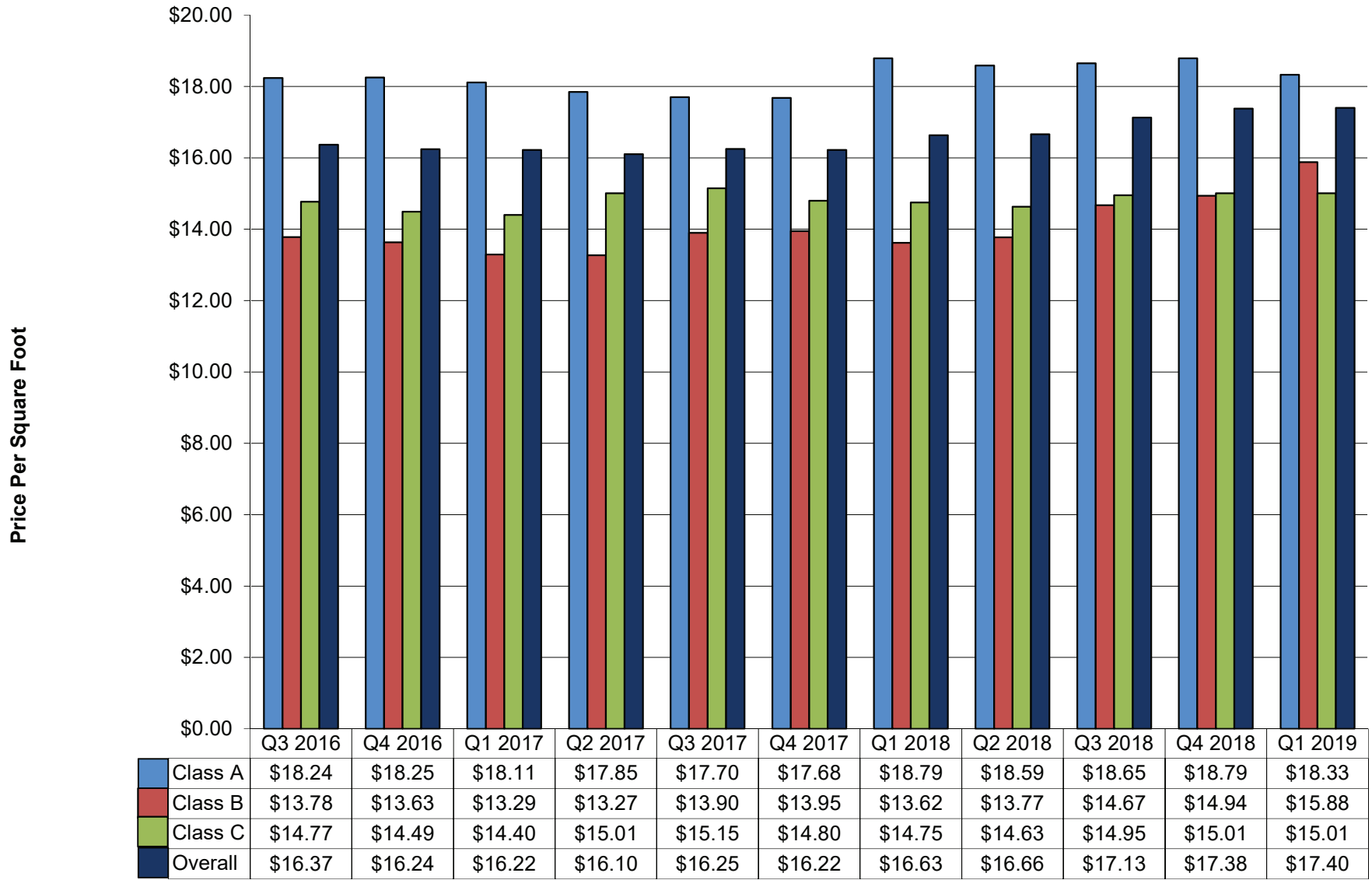
Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	15.4%	14.4%	14.9%	15.7%	15.7%	15.5%	15.3%	15.3%	15.3%	15.1%	16.6%	1.5%
Class B	17.4%	17.7%	18.7%	17.9%	18.0%	19.6%	20.4%	20.6%	19.8%	15.0%	9.1%	-5.9%
Class C	13.2%	13.2%	13.2%	14.3%	6.7%	7.0%	7.0%	8.1%	8.6%	8.9%	9.3%	0.4%
Overall	15.6%	15.1%	15.7%	16.0%	14.8%	15.2%	15.3%	15.6%	15.4%	14.0%	13.3%	-0.7%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	64,342	80,471	(41,668)	(57,695)	387	14,373	13,686	(354)	(1,933)	22,114	(120,450)	(142,564)
Class B	(12,713)	(12,119)	(35,515)	31,036	(6,457)	(62,966)	(30,337)	(7,996)	33,436	186,011	229,609	43,598
Class C	25,160	(340)	0	(24,450)	177,109	(5,643)	0	(26,150)	(12,000)	(6,390)	(11,150)	(4,760)
Overall	76,789	68,012	(77,183)	(51,109)	171,039	(54,236)	(16,651)	(34,500)	19,503	201,735	98,009	(103,726)

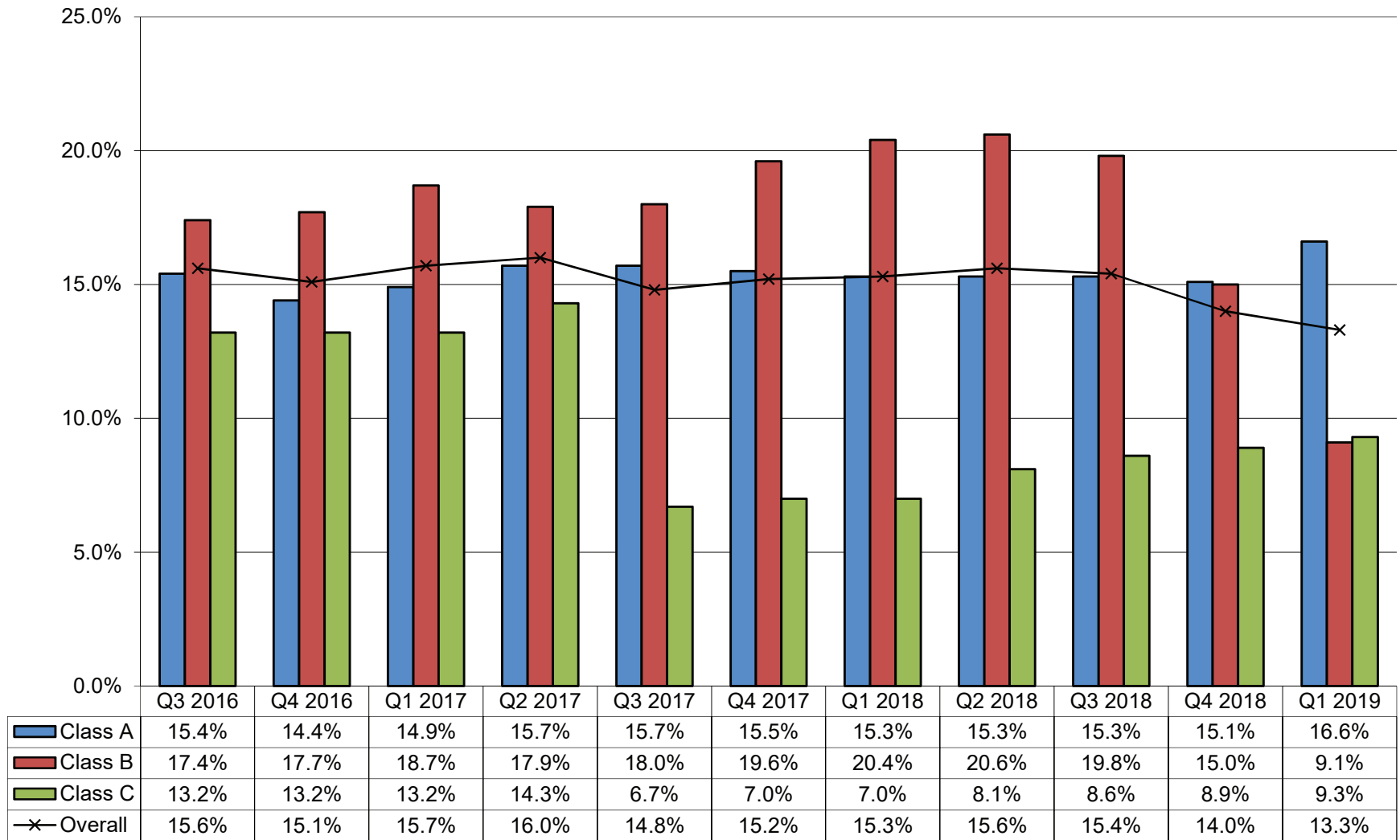
Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$18.24	\$18.25	\$18.11	\$17.85	\$17.70	\$17.68	\$18.79	\$18.59	\$18.65	\$18.79	\$18.33	-\$0.46
Class B	\$13.78	\$13.63	\$13.29	\$13.27	\$13.90	\$13.95	\$13.62	\$13.77	\$14.67	\$14.94	\$15.88	\$0.94
Class C	\$14.77	\$14.49	\$14.40	\$15.01	\$15.15	\$14.80	\$14.75	\$14.63	\$14.95	\$15.01	\$15.01	\$0.00
Overall	\$16.37	\$16.24	\$16.22	\$16.10	\$16.25	\$16.22	\$16.63	\$16.66	\$17.13	\$17.38	\$17.40	\$0.02

Notes:

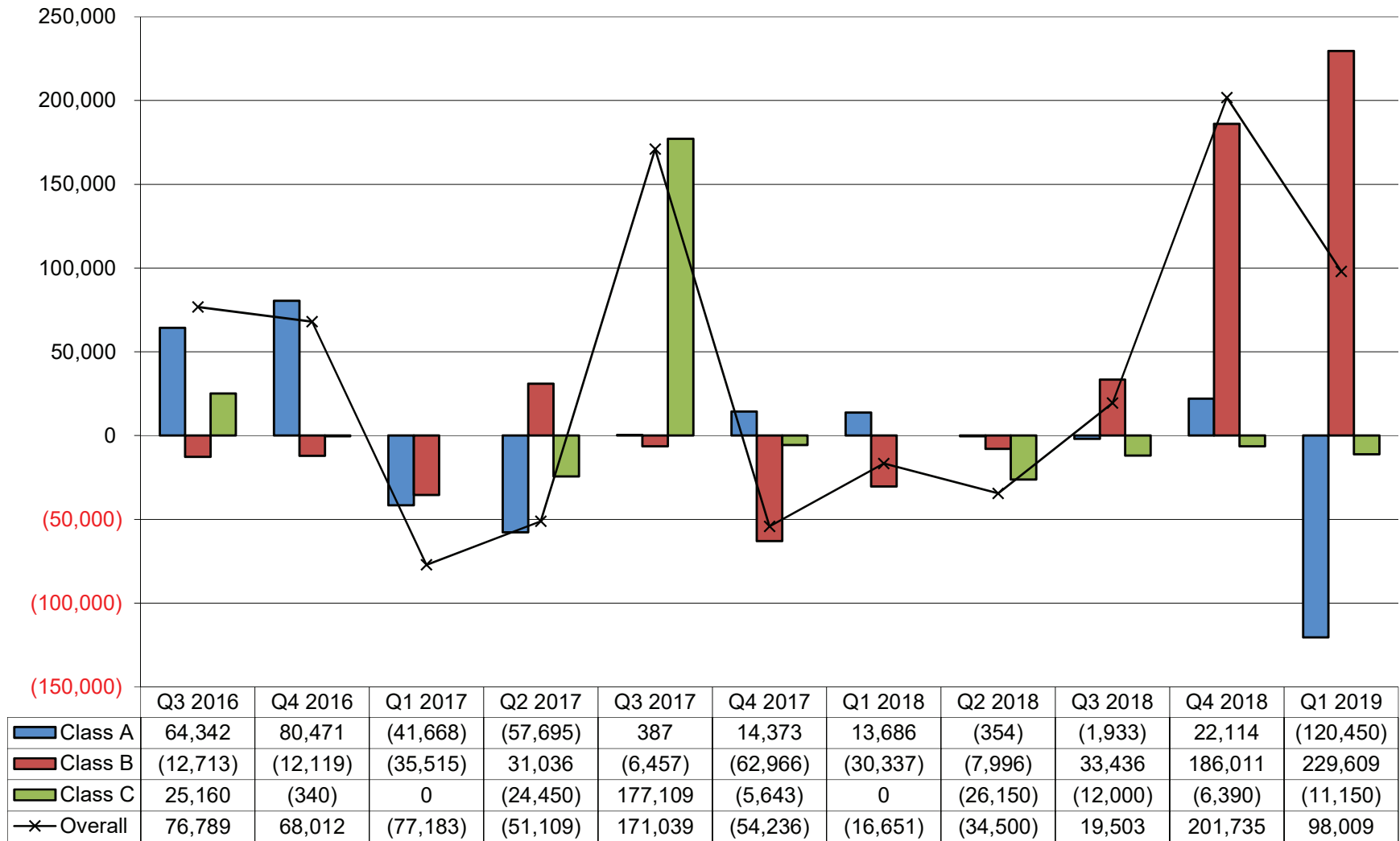
Average Asking Rates CBD Submarket



CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



CBD Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	38,657	14.8%	38,657	14.8%	64,342	37,261	22,081	22,081	-
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	31,602	46.6%	31,602	46.6%	31,602	31,602	0	15,949	\$16.25/fs
100 N Broadway	510,202	116,220	22.8%	116,220	22.8%	204,850	182,720	22,130	113,983	\$18.00/fs
200 N Broadway	337,088	91,091	27.0%	91,091	27.0%	117,377	117,377	0	77,178	\$17.50/fs
211 N Broadway	1,171,595	217,202	18.5%	217,202	18.5%	324,451	324,451	0	87,291	\$21.00/fs
500 N Broadway	285,211	0	0.0%	56,760	19.9%	70,032	13,272	56,760	56,760	\$18.00/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	104,666	0	0.0%	0	0.0%	0	0	0	0	-
701 Market St	401,625	49,515	12.3%	49,515	12.3%	103,103	103,103	0	29,472	\$22.00/fs
800 Market St	749,857	45,577	6.1%	168,285	22.4%	173,756	47,706	126,050	24,036	\$15.67/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	232,261	232,261	0	73,118	\$16.00/fs
2351 Market St	84,370	39,676	47.0%	39,676	47.0%	39,676	39,676	0	39,676	\$14.00/fs
1-99 S Memorial Dr	213,228	25,751	12.1%	25,751	12.1%	25,751	25,751	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%	168,981	168,981	0	70,000	\$12.00/mg
600 Washington Ave	460,150	91,233	19.8%	91,233	19.8%	91,233	91,233	0	66,388	\$18.75/fs
Total (20 Bldgs)	7,920,704	1,134,531	14.3%	1,313,999	16.6%	1,771,062	1,534,662	231,400	113,983	\$18.33/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	97,815	2,087	2.1%	2,087	2.1%	14,054	14,054	0	14,054	\$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	26,726	42.1%	26,726	42.1%	27,212	27,212	0	8,500	\$16.00/fs
708-710 N 2nd St	50,850	6,410	12.6%	6,410	12.6%	6,410	6,410	0	5,000	\$10.00/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	147,775	28,439	19.2%	28,439	19.2%	33,027	33,027	0	11,414	\$15.05/fs
440-444 N 4th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$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	0	0.0%	0	0.0%	0	0	0	0	\$12.50/fs
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
901 N 10th St	73,950	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	0	0.0%	0	0.0%	3,533	3,533	0	3,533	\$18.50/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	0	0	0	0	\$16.25/fs
326 S 21st St	43,161	12,187	28.2%	12,187	28.2%	24,040	24,040	0	11,851	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	83,265	25.9%	86,767	27.0%	91,230	87,728	3,502	29,191	\$12.44/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	0	0.0%	0	0.0%	0	0	0	0	\$16.95/mg
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	0	0.0%	0	0.0%	0	0	0	0	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/+clea
515-521 Olive St	226,200	0	0.0%	0	0.0%	0	0	0	0	\$15.12/fs
720 Olive St	457,900	0	0.0%	1,512	0.3%	1,512	0	1,512	1,512	\$16.50/fs
900-914 Olive St	175,722	96,832	55.1%	96,832	55.1%	96,832	96,832	0	13,323	\$15.00/nnn
1004-1006 Olive St	37,329	837	2.2%	837	2.2%	837	837	0	837	\$13.62/fs
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	7,864	18.7%	7,864	18.7%	7,864	7,864	0	7,864	\$18.50/fs
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	\$15.95/fs
800 St. Louis Union Station	57,814	1,274	2.2%	1,274	2.2%	20,934	1,274	19,660	19,660	\$15.08/fs
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	-
505 Washington Ave	80,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Washington Ave	160,000	23,100	14.4%	23,100	14.4%	23,100	23,100	0	10,000	\$14.50/mg
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	4,443	6.4%	4,443	6.4%	27,934	27,934	0	10,589	\$15.50/fs
1409 Washington Ave	34,234	6,598	19.3%	6,598	19.3%	34,234	34,234	0	28,740	\$16.00/fs



The information contained herein has been provided by sources deemed to be reliable and is intended to provide a general overview of leasing activity in the St. Louis County Office Market.
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4/1/2019

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
1426-1432 Washington Ave	30,000	5,805	19.4%	5,805	19.4%	14,820	14,820	0	9,015	\$12.65/fs
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (46 Bldgs)	3,910,809	352,109	9.0%	357,123	9.1%	489,639	464,965	24,674	80,000	\$15.88/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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	25,300	48.7%	25,300	48.7%	25,300	25,300	0	10,000	\$12.00/negot
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	11,000	44.9%	11,000	44.9%	11,000	11,000	0	11,000	\$23.00/mg
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%	0	0	0	0	-
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	-
1101 Lucas Ave	35,000	22,000	62.9%	22,000	62.9%	22,000	22,000	0	11,000	\$20.00/fs
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	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%	38,000	38,000	0	11,000	\$10.00/negot
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	35,493	35,493	0	33,493	-
1430 Olive St	98,700	16,200	16.4%	16,200	16.4%	24,700	24,700	0	14,200	\$12.95/fs
1706 Olive St	38,640	38,640	100.0%	38,640	100.0%	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	0	0.0%	0	0.0%	0	0	0	0	\$14.95/fs
900 Walnut St	112,266	29,043	25.9%	29,043	25.9%	29,043	29,043	0	9,358	-
1128-1130 Washington Ave	41,840	0	0.0%	0	0.0%	0	0	0	0	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (29 Bldgs)	2,349,805	219,240	9.3%	219,240	9.3%	304,185	304,185	0	38,640	\$15.01/fs

CBD Building List

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(95 Bldgs)	14,181,318	1,705,880	12.0%	1,890,362	13.3%	2,564,886	2,303,812	256,074	113,983	\$17.40/fs

St. Louis City

From Previous Qtr.

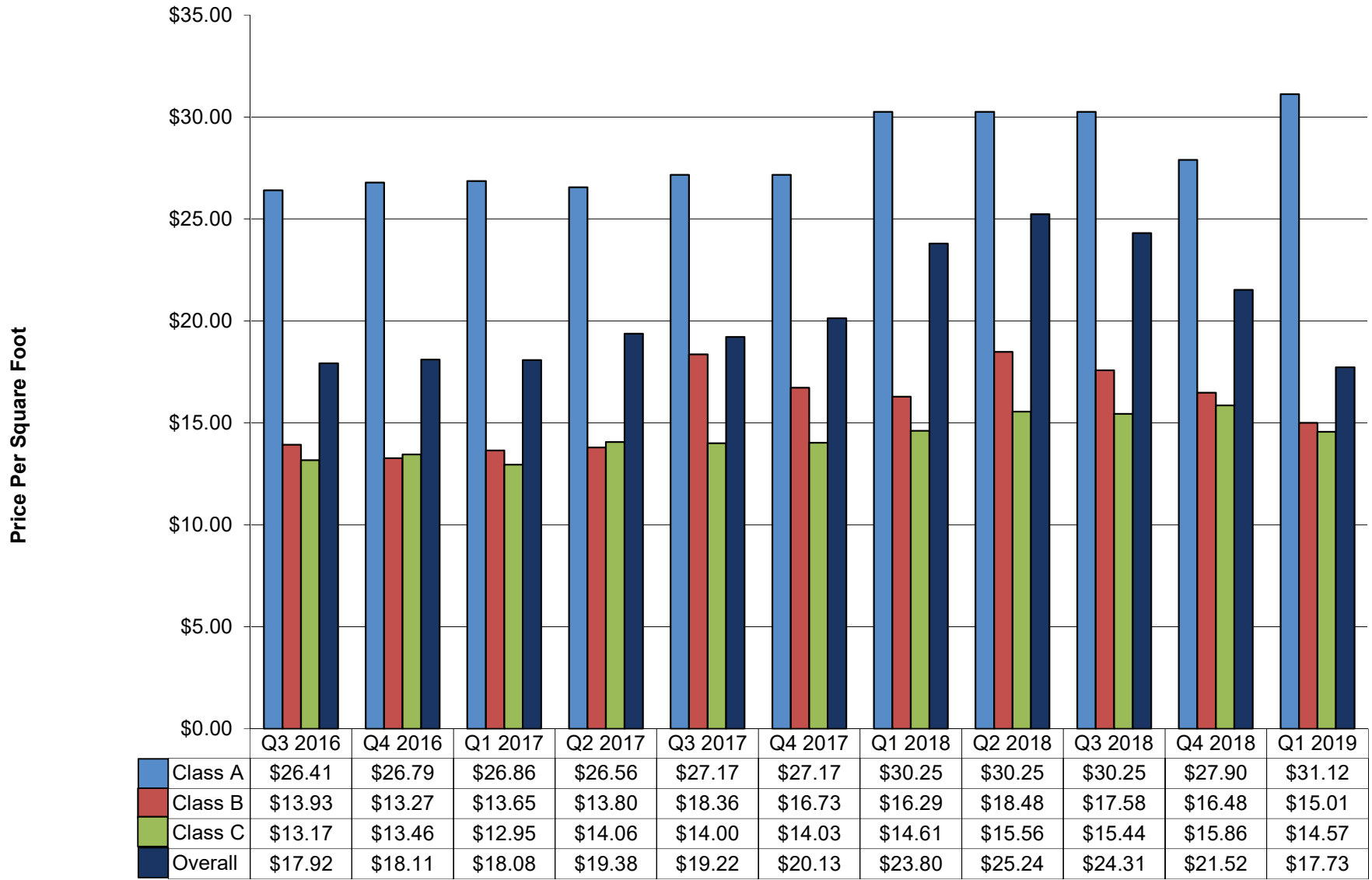
Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	8.4%	8.4%	8.3%	7.4%	7.5%	6.1%	6.1%	7.8%	7.6%	5.6%	5.2%	-0.4%
Class B	9.5%	5.6%	5.9%	5.3%	4.7%	8.2%	7.2%	6.6%	7.3%	8.5%	11.3%	2.8%
Class C	5.5%	5.2%	1.0%	3.5%	3.5%	3.8%	4.7%	2.4%	2.2%	2.6%	1.4%	-1.2%
Overall	8.0%	6.5%	5.4%	5.5%	5.4%	6.2%	6.1%	6.0%	6.1%	5.8%	6.3%	0.5%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	9,201	0	1,445	7,848	(1,395)	12,557	0	153,330	1,395	21,413	4,216	(17,197)
Class B	(3,615)	35,316	(2,490)	5,212	5,270	(31,898)	9,726	5,262	(6,289)	(11,290)	(25,356)	(14,066)
Class C	36,896	2,300	29,200	(17,318)	0	(2,200)	(6,782)	16,600	1,168	(2,891)	8,361	11,252
Overall	42,482	37,616	28,155	(4,258)	3,875	(21,541)	2,944	175,192	(3,726)	7,232	(12,779)	(20,011)

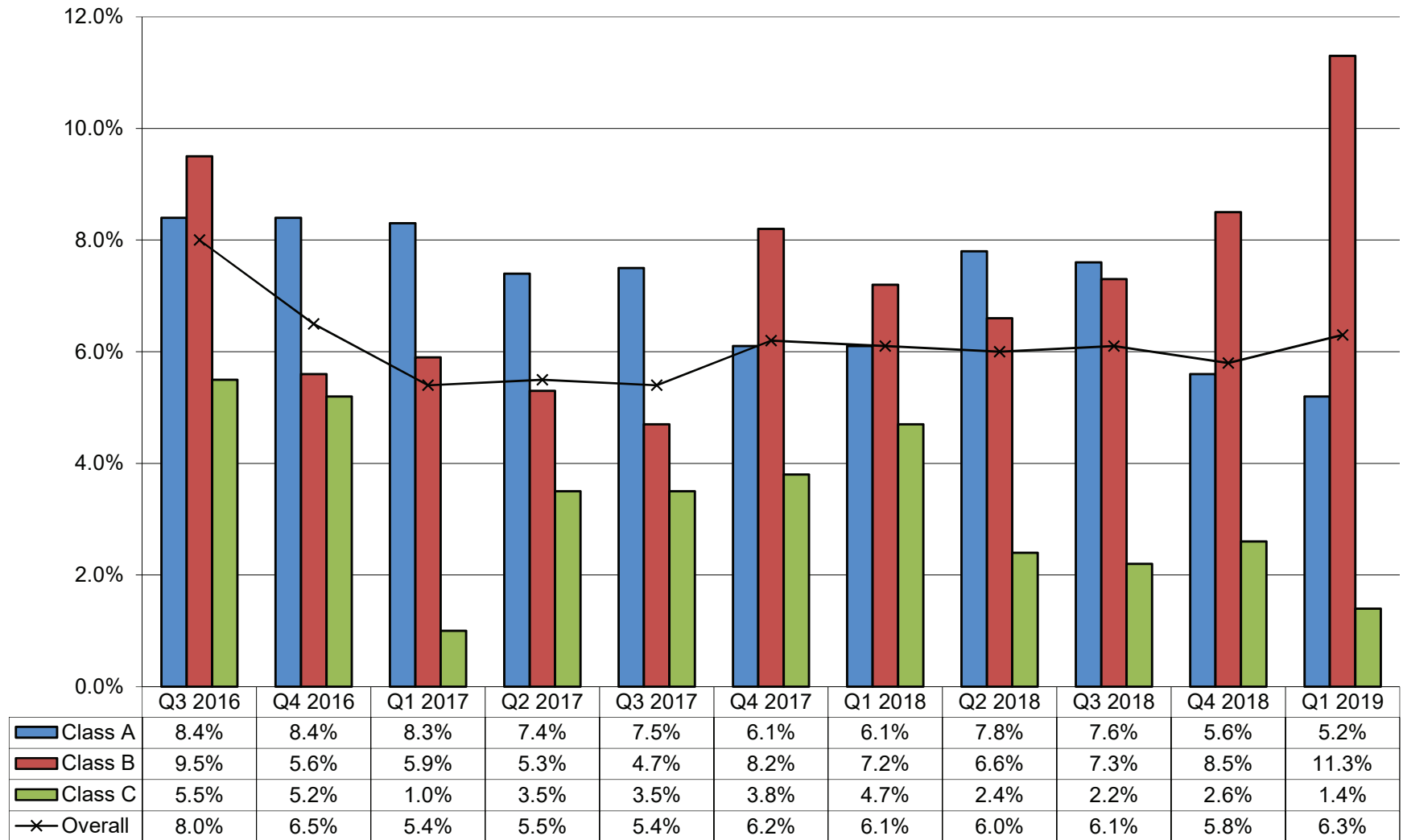
Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$26.41	\$26.79	\$26.86	\$26.56	\$27.17	\$27.17	\$30.25	\$30.25	\$30.25	\$27.90	\$31.12	\$3.22
Class B	\$13.93	\$13.27	\$13.65	\$13.80	\$18.36	\$16.73	\$16.29	\$18.48	\$17.58	\$16.48	\$15.01	-\$1.47
Class C	\$13.17	\$13.46	\$12.95	\$14.06	\$14.00	\$14.03	\$14.61	\$15.56	\$15.44	\$15.86	\$14.57	-\$1.29
Overall	\$17.92	\$18.11	\$18.08	\$19.38	\$19.22	\$20.13	\$23.80	\$25.24	\$24.31	\$21.52	\$17.73	-\$3.79

Notes:

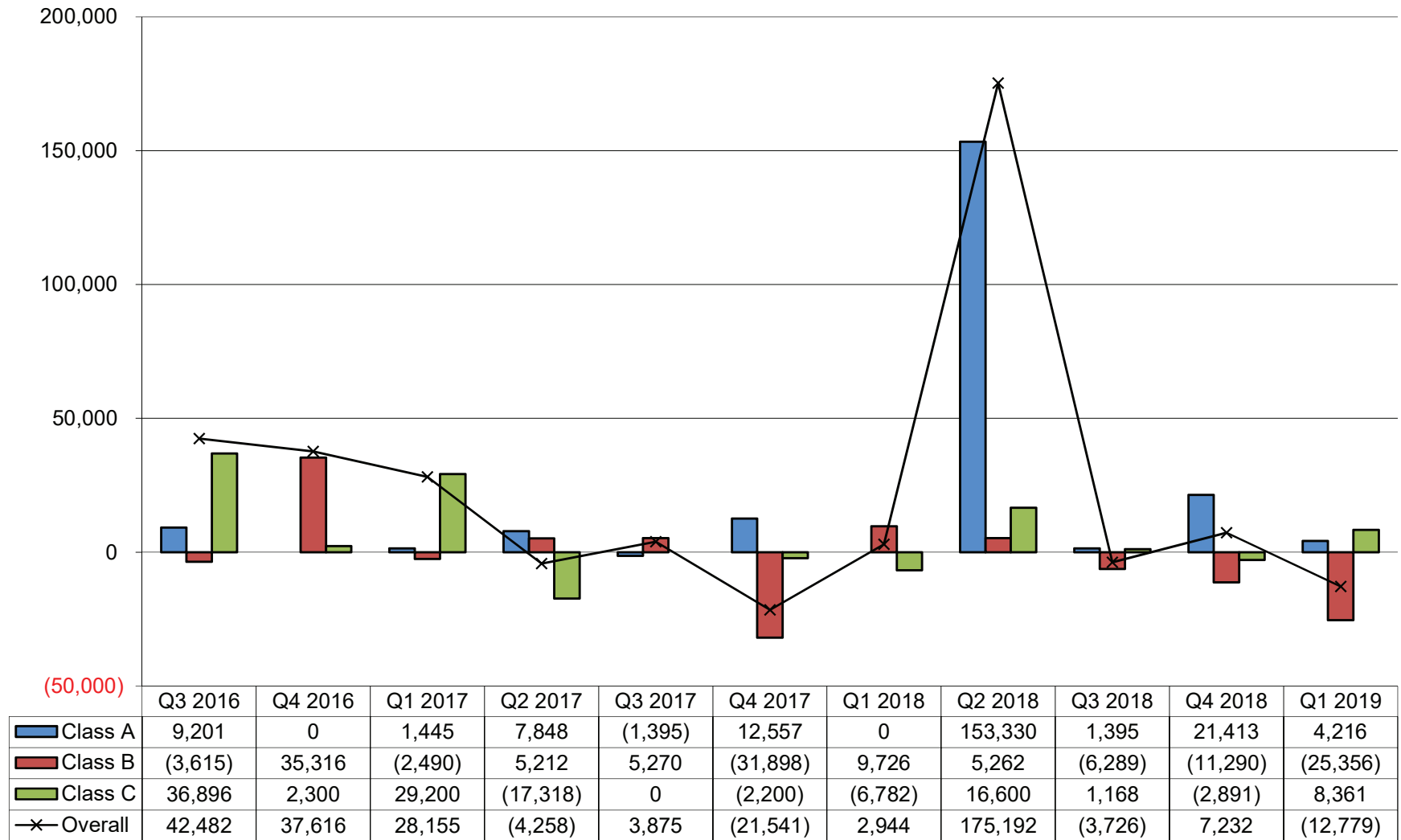
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



St. Louis City Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4220 Duncan Ave	182,068	33,957	18.7%	33,957	18.7%	0	0	0	0	\$25.50/nnn
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	0	0.0%	0	0.0%	0	0	0	0	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	144,458	0	0.0%	0	0.0%	0	0	0	0	-
26-56 Maryland Plz	29,200	5,200	17.8%	5,200	17.8%	5,200	5,200	0	5,200	-
645 S Newstead Ave	61,308	10,753	17.5%	10,753	17.5%	10,753	10,753	0	10,753	\$24.00/nnn
5700-5724 Oakland Ave	62,290	6,371	10.2%	6,371	10.2%	11,371	6,371	5,000	5,000	\$26.50/fs
Total (9 Bldgs)	1,073,851	56,281	5.2%	56,281	5.2%	27,324	22,324	5,000	10,753	\$31.12/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	28,971	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	64,475	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	12,369	30.9%	12,369	30.9%	12,369	12,369	0	8,000	\$15.00/fs
4625 Lindell Blvd	71,652	18,096	25.3%	18,096	25.3%	44,096	18,096	0	26,000	\$23.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	15,130	6.8%	15,130	6.8%	19,530	19,530	0	7,779	\$14.99/fs
4140 Park Ave	108,000	57,287	53.0%	57,287	53.0%	57,287	57,287	0	48,707	\$13.00/fs
5243 Shaw Ave	76,751	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3830 Washington Ave	32,278	0	0.0%	0	0.0%	0	0	0	0	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (15 Bldgs)	909,519	102,882	11.3%	102,882	11.3%	133,282	107,282	0	48,707	\$15.01/fs

St. Louis City Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
904-908 S 4th St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1120 S 6th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1 Campbell Plz	89,853	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
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	1,150	3.3%	1,150	3.3%	0	0	0	0	\$18.50/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	\$16.50/mg
1300 Hampton Ave	39,316	1,000	2.5%	1,000	2.5%	1,000	1,000	0	1,000	-
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	-
2400 S Jefferson Ave	52,632	8,000	15.2%	8,000	15.2%	14,500	14,500	0	6,500	\$7.86/mg
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	0	0.0%	0	0.0%	0	0	0	0	-
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	0	0.0%	0	0.0%	0	0	0	0	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (20 Bldgs)	704,426	10,150	1.4%	10,150	1.4%	15,500	15,500	0	6,500	\$14.57/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
(44 Bldgs)	2,687,796	169,313	6.3%	169,313	6.3%	176,106	145,106	5,000	48,707	\$17.73/fs

Clayton

From Previous Qtr.

Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	5.1%	4.9%	4.4%	4.2%	3.7%	4.1%	3.3%	3.1%	2.9%	2.5%	3.4%	0.9%
Class B	8.6%	11.2%	7.1%	7.2%	8.0%	9.6%	10.4%	10.5%	9.8%	11.0%	13.0%	2.0%
Class C	8.0%	9.1%	8.8%	2.5%	3.2%	2.5%	4.4%	4.6%	4.1%	2.7%	2.7%	0.0%
Overall	6.2%	6.7%	5.3%	4.8%	4.7%	5.3%	5.1%	5.0%	4.7%	4.6%	5.7%	1.1%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	(9,136)	10,540	28,770	9,161	26,800	(20,604)	38,768	11,311	6,973	24,437	(45,220)	(69,657)
Class B	(11,471)	(46,729)	74,035	(2,927)	(12,915)	(29,147)	(15,395)	(1,937)	13,895	(22,400)	(36,331)	(13,931)
Class C	(1,530)	(4,195)	975	25,693	(2,706)	2,845	(7,672)	(791)	1,989	5,858	(296)	(6,154)
Overall	(22,137)	(40,384)	103,780	31,927	11,179	(46,906)	15,701	8,583	22,857	7,895	(81,847)	(89,742)

Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$26.38	\$26.53	\$26.46	\$26.52	\$27.02	\$26.93	\$28.00	\$28.71	\$29.28	\$29.24	\$29.27	\$0.03
Class B	\$20.04	\$20.00	\$19.98	\$19.77	\$20.24	\$19.49	\$19.58	\$20.80	\$20.85	\$21.00	\$21.00	\$0.00
Class C	\$17.37	\$17.33	\$16.63	\$16.43	\$15.99	\$16.12	\$17.46	\$17.66	\$18.21	\$18.22	\$18.20	-\$0.02
Overall	\$23.64	\$23.78	\$23.44	\$23.28	\$23.71	\$23.46	\$23.73	\$24.72	\$24.77	\$25.20	\$25.07	-\$0.13

Notes:

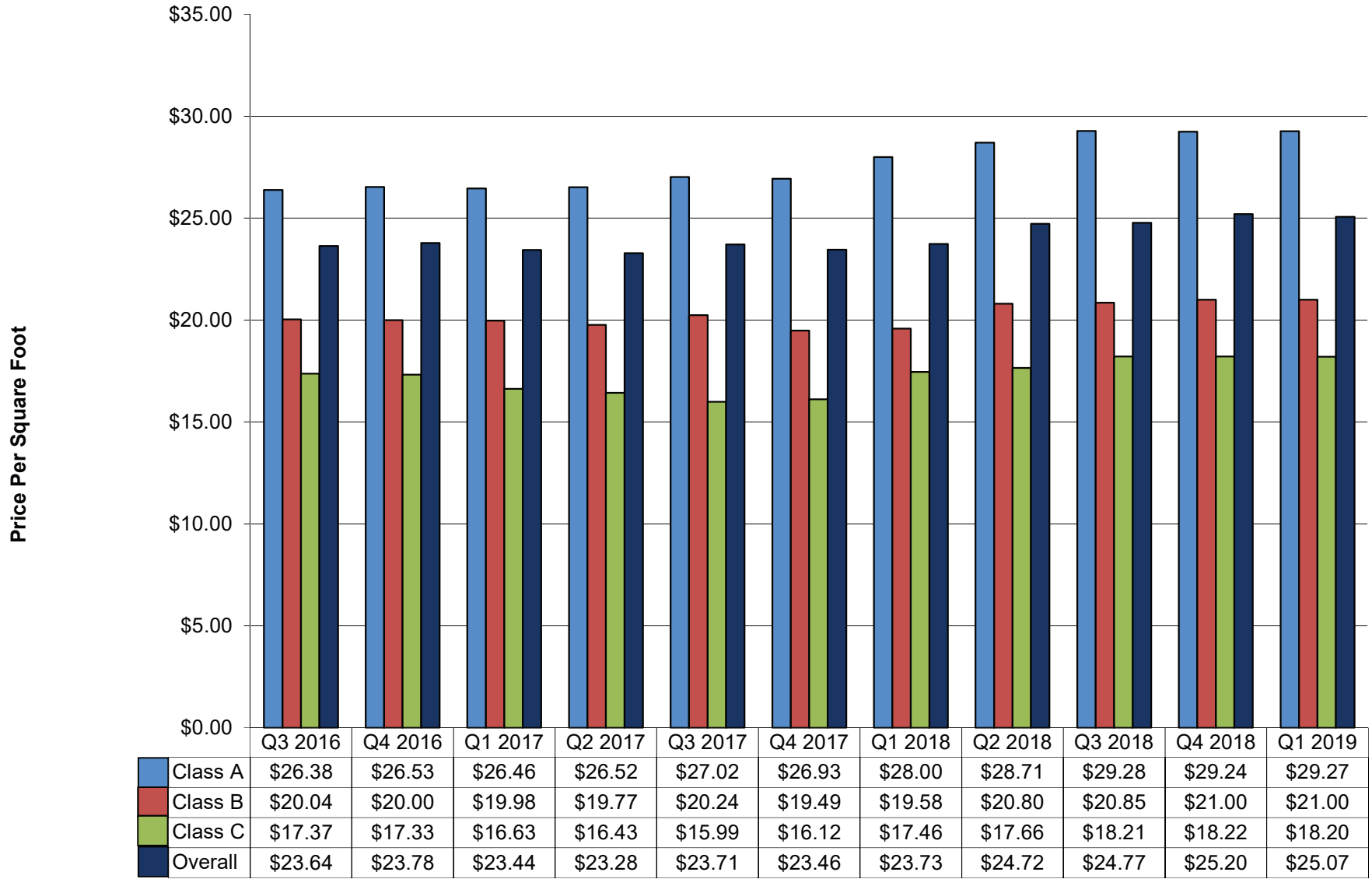
Class A Building Changes (up .9%)

231 Bemiston up .4%
 7777 Bonhomme up 2.0%
 University Tower up 5.1% (16,000 SF)
 PNC Center up 6.7% (20,000 SF)
 7800 Forsyth up 4.1% (4,000 SF)
 Merrill Lynch Center up 1.8% (4,000 SF)

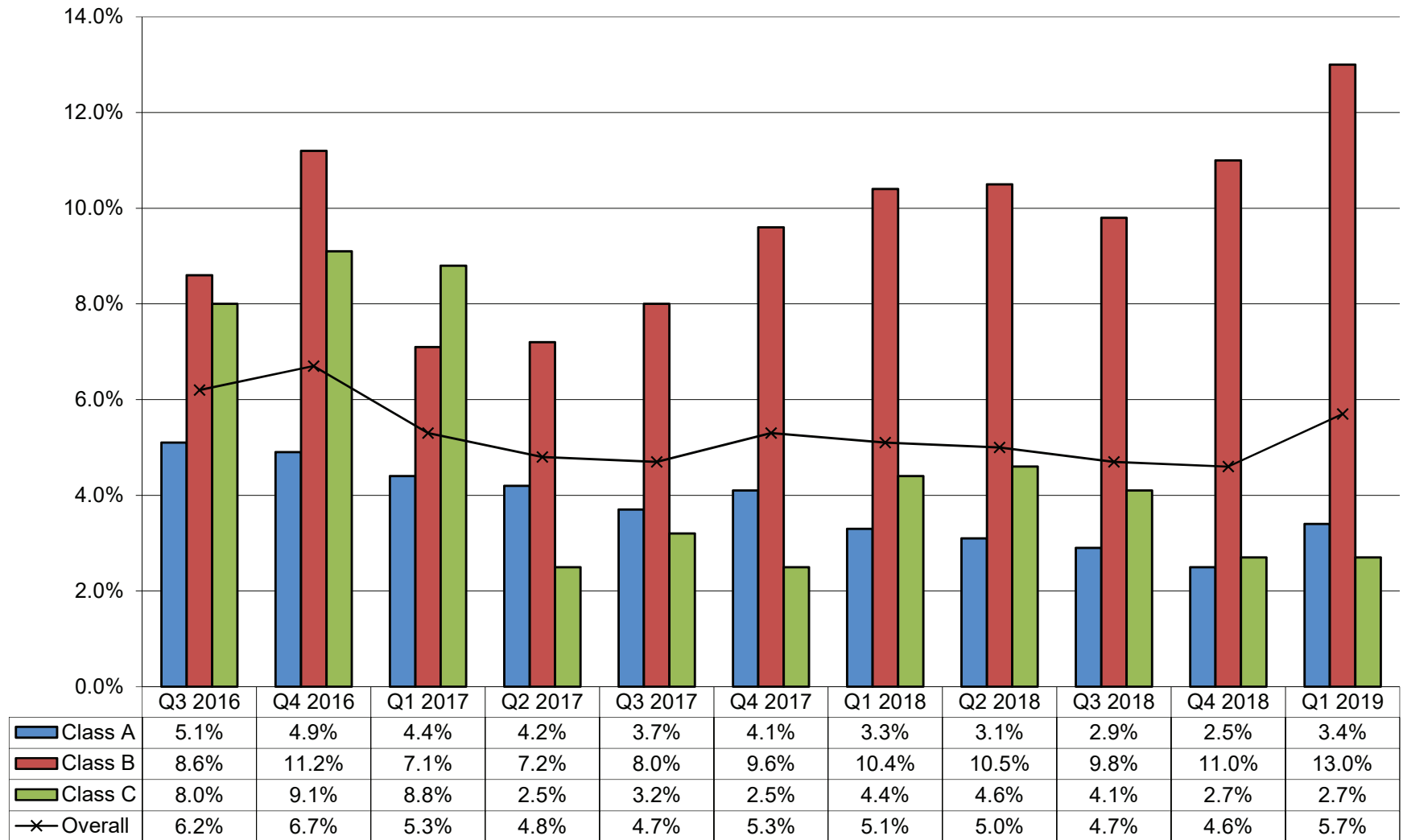
Class B Building Changes (up 2.0%)

130 S Bemiston up 5.6 % (4,000 SF)
 7711 Bonhomme up 6% (5,000 SF)
 7710 Carondelet up 9.9% (5,000 SF)
 222 S Central up 4% (5,000 SF)

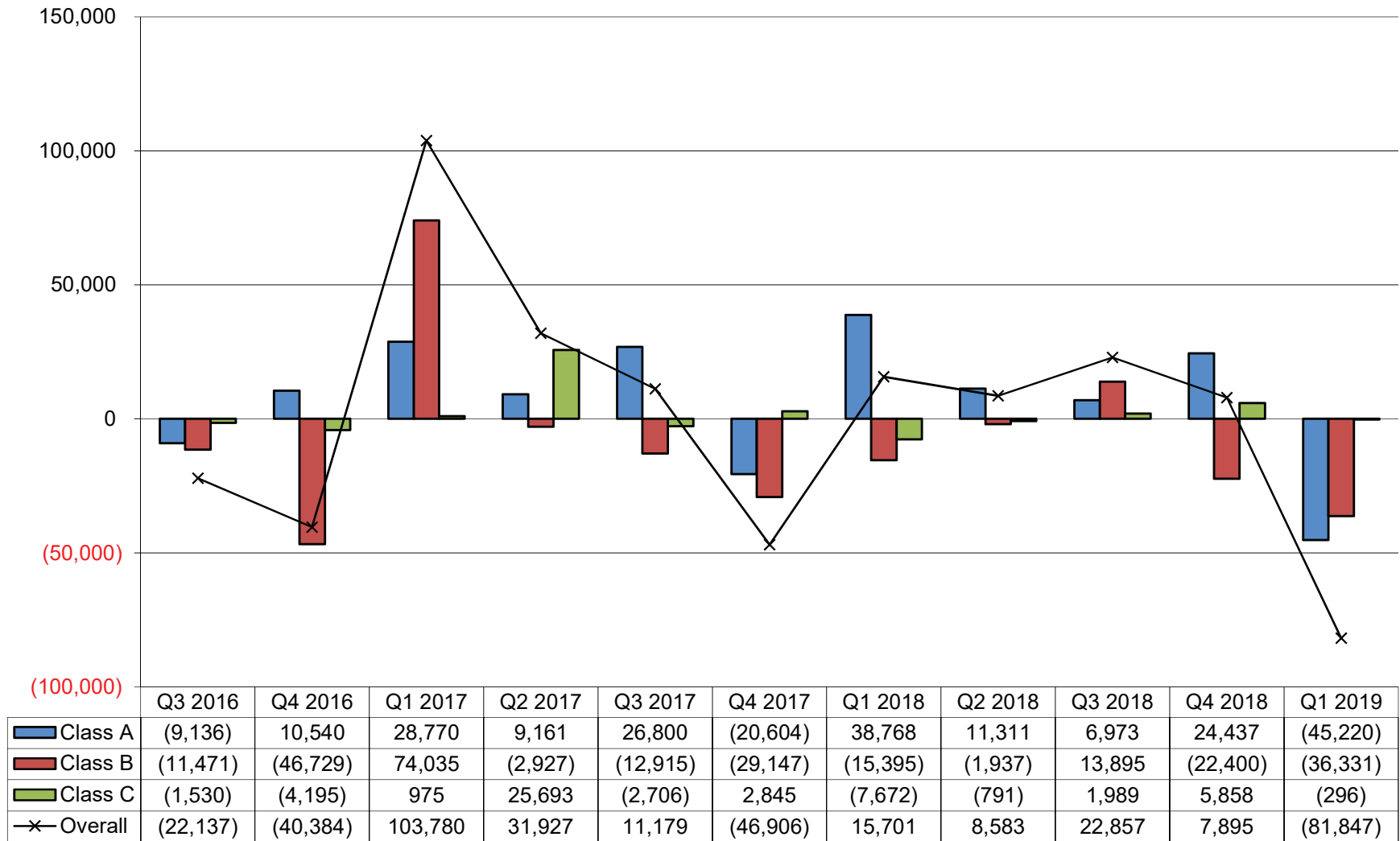
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,004	16,603	9.5%	16,603	9.5%	10,373	10,373	0	3,220	\$28.07/fs
7700 Bonhomme Ave	101,327	0	0.0%	0	0.0%	1,366	1,366	0	1,366	\$28.00/fs
7777 Bonhomme Ave	197,311	20,084	10.2%	21,281	10.8%	31,364	22,834	3,530	5,000	\$28.16/fs
1 N Brentwood Blvd	274,272	0	0.0%	0	0.0%	0	0	0	0	\$34.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	17,228	6.6%	17,228	6.6%	24,952	24,952	0	6,827	\$24.69/fs
1401 S Brentwood Blvd	175,000	13,551	7.7%	13,551	7.7%	7,084	7,084	0	3,599	\$32.00/fs
1600 S Brentwood Blvd	105,000	8,813	8.4%	8,813	8.4%	22,449	22,449	0	13,636	\$25.00/fs
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	15,054	15,054	0	8,264	\$35.00/fs
120 S Central Ave	299,176	25,108	8.4%	25,108	8.4%	53,791	53,791	0	17,233	\$28.50/fs
7980 Clayton Rd	61,040	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	0	0.0%	0	0.0%	0	0	0	0	\$23.00/fs
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	\$23.50/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	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	217,689	3,937	1.8%	3,937	1.8%	28,804	28,804	0	15,527	\$30.13/fs
7733 Forsyth Blvd	360,129	9,133	2.5%	9,133	2.5%	21,863	16,863	0	7,730	\$30.00/fs
7800 Forsyth Blvd	108,000	4,402	4.1%	4,402	4.1%	11,902	11,902	0	4,402	\$28.00/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	3,903	1.8%	3,903	1.8%	28,865	28,865	0	16,580	\$33.00/fs
101 S Hanley Rd	361,000	0	0.0%	0	0.0%	23,519	8,328	15,191	15,191	\$30.00/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	599	0.3%	3,620	1.8%	7,629	4,608	3,021	3,021	\$27.92/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	30,063	30,063	0	30,063	\$31.00/fs
8182 Maryland Ave	256,983	33,711	13.1%	33,711	13.1%	33,218	33,218	0	11,630	\$33.00/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	\$26.00/fs
165 N Meramec Ave	62,785	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	0	0	0	0	\$26.00/fs
Total (30 Bldgs)	5,068,684	165,599	3.3%	169,817	3.4%	358,569	326,827	21,742	30,063	\$29.27/fs

Clayton Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
130 S Bemiston Ave	77,969	10,731	13.8%	10,731	13.8%	10,731	10,731	0	3,706	-
230 S Bemiston Ave	99,190	8,567	8.6%	8,567	8.6%	10,827	10,827	0	4,000	\$21.50/fs
7711 Bonhomme Ave	82,473	13,738	16.7%	13,738	16.7%	16,183	16,183	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	3,122	4.2%	3,122	4.2%	4,708	4,708	0	2,401	\$19.46/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	6,895	6,895	0	5,090	\$19.50/fs
7710 Carondelet Ave	52,350	15,114	28.9%	15,114	28.9%	15,114	15,114	0	7,000	\$18.95/fs
7730 Carondelet Ave	37,120	34,694	93.5%	34,694	93.5%	17,280	17,280	0	10,000	\$18.95/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	12,109	24.5%	12,109	24.5%	19,007	19,007	0	6,000	\$19.75/fs
8008 Carondelet Ave	30,940	6,065	19.6%	6,065	19.6%	5,111	5,111	0	3,915	\$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	7,310	5.4%	12,600	9.4%	59,502	49,126	10,376	11,618	\$23.82/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	-
6677-6683 Delmar Blvd	36,560	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	50,760	0	0.0%	0	0.0%	0	0	0	0	-
8020 Forsyth Blvd	46,852	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	130,000	16,971	13.1%	16,971	13.1%	43,119	43,119	0	22,090	\$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	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
300 Hunter Ave	78,750	24,658	31.3%	24,658	31.3%	0	0	0	0	\$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%	0	0	0	0	\$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%	10,068	10,068	0	8,743	\$13.87/fs
8301 Maryland Ave	50,400	1,186	2.4%	1,186	2.4%	1,186	1,186	0	1,186	\$21.00/fs
135 N Meramec Ave	50,995	37,045	72.6%	37,045	72.6%	0	0	0	0	\$28.00/fs
222 S Meramec Ave	20,838	1,169	5.6%	1,169	5.6%	6,662	6,662	0	4,436	\$18.50/fs
225 S Meramec Ave	48,887	19,161	39.2%	19,161	39.2%	30,335	30,335	0	5,905	\$20.00/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
Total (33 Bldgs)	1,792,865	228,590	12.7%	233,880	13.0%	260,828	250,452	10,376	22,090	\$21.00/fs

Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	1,512	4.1%	1,512	4.1%	2,979	2,979	0	1,467	\$19.00/fs
30-34 N Brentwood Blvd	34,200	2,976	8.7%	2,976	8.7%	2,976	2,976	0	1,490	\$17.14/fs
2500-2518 S Brentwood Blvd	63,008	5,546	8.8%	5,546	8.8%	5,546	5,546	0	3,046	\$15.00/mg
6346-6370 Delmar Blvd	35,000	1,150	3.3%	1,150	3.3%	0	0	0	0	\$18.50/+clea
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	-
8328-8332 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
Total (10 Bldgs)	409,229	11,184	2.7%	11,184	2.7%	11,501	11,501	0	3,046	\$18.20/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(73 Bldgs)	7,270,778	405,373	5.6%	414,881	5.7%	630,898	588,780	32,118	30,063	\$25.07/fs

Olive-270/Westport

From Previous Qtr.

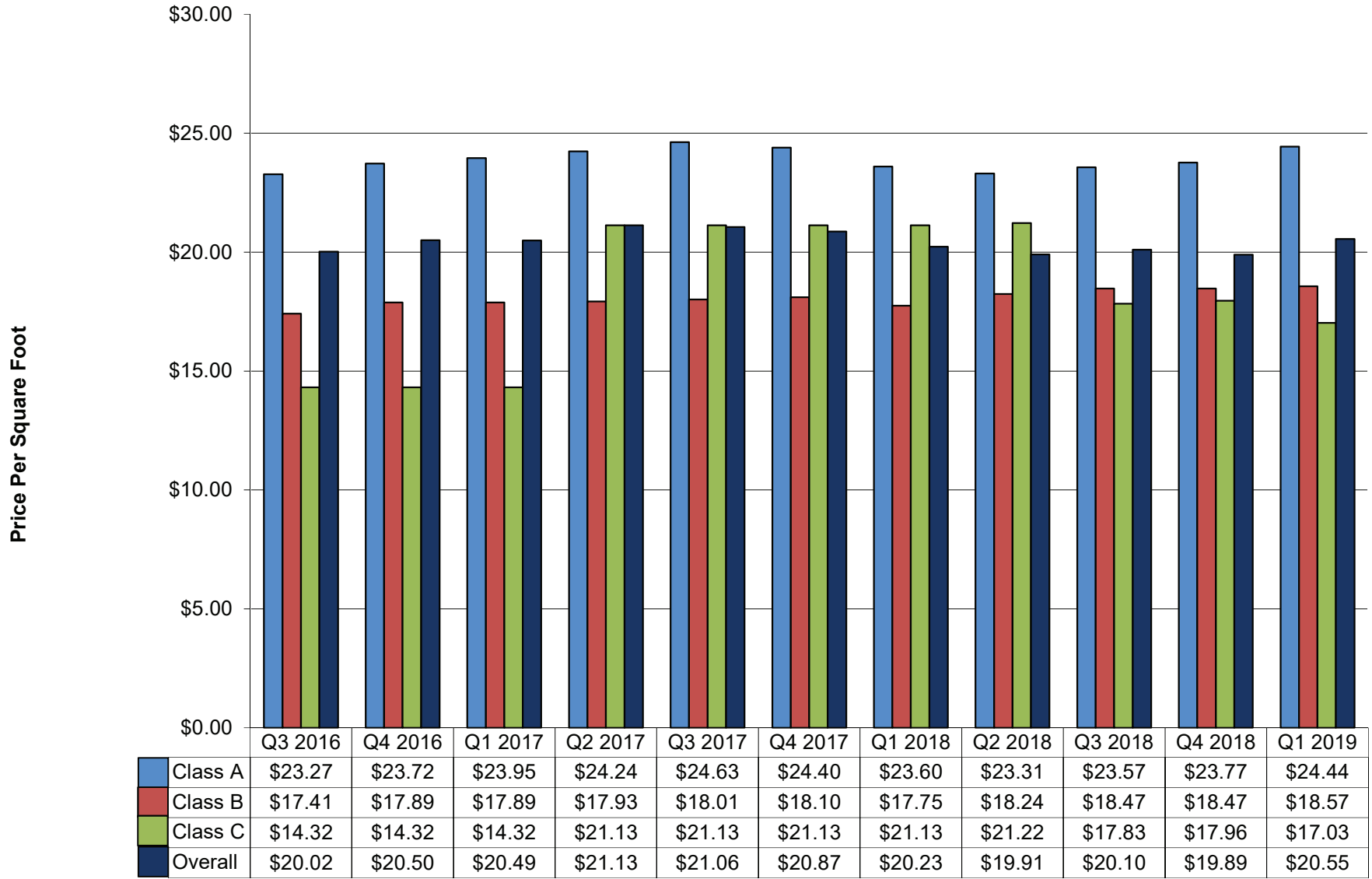
Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	10.9%	10.5%	8.5%	8.0%	11.1%	6.6%	7.0%	5.6%	5.3%	4.8%	5.3%	0.5%
Class B	14.1%	13.4%	13.4%	12.9%	13.3%	10.8%	12.3%	16.1%	15.2%	15.4%	14.8%	-0.6%
Class C	11.9%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.6%	0.0%	0.7%	0.7%
Overall	12.6%	11.6%	10.7%	10.1%	11.8%	8.5%	9.5%	10.8%	10.2%	10.0%	10.0%	0.0%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	(117)	15,575	66,062	18,448	(105,173)	150,495	(14,428)	48,833	9,869	17,747	(18,962)	(36,709)
Class B	40,357	25,042	(702)	22,017	(16,465)	93,372	(57,463)	(143,439)	33,840	(7,394)	22,384	29,778
Class C	(200)	31,104	3,200	0	0	0	0	(1,730)	0	1,730	(1,959)	(3,689)
Overall	40,040	71,721	68,560	40,465	(121,638)	243,867	(71,891)	(96,336)	43,709	12,083	1,463	(10,620)

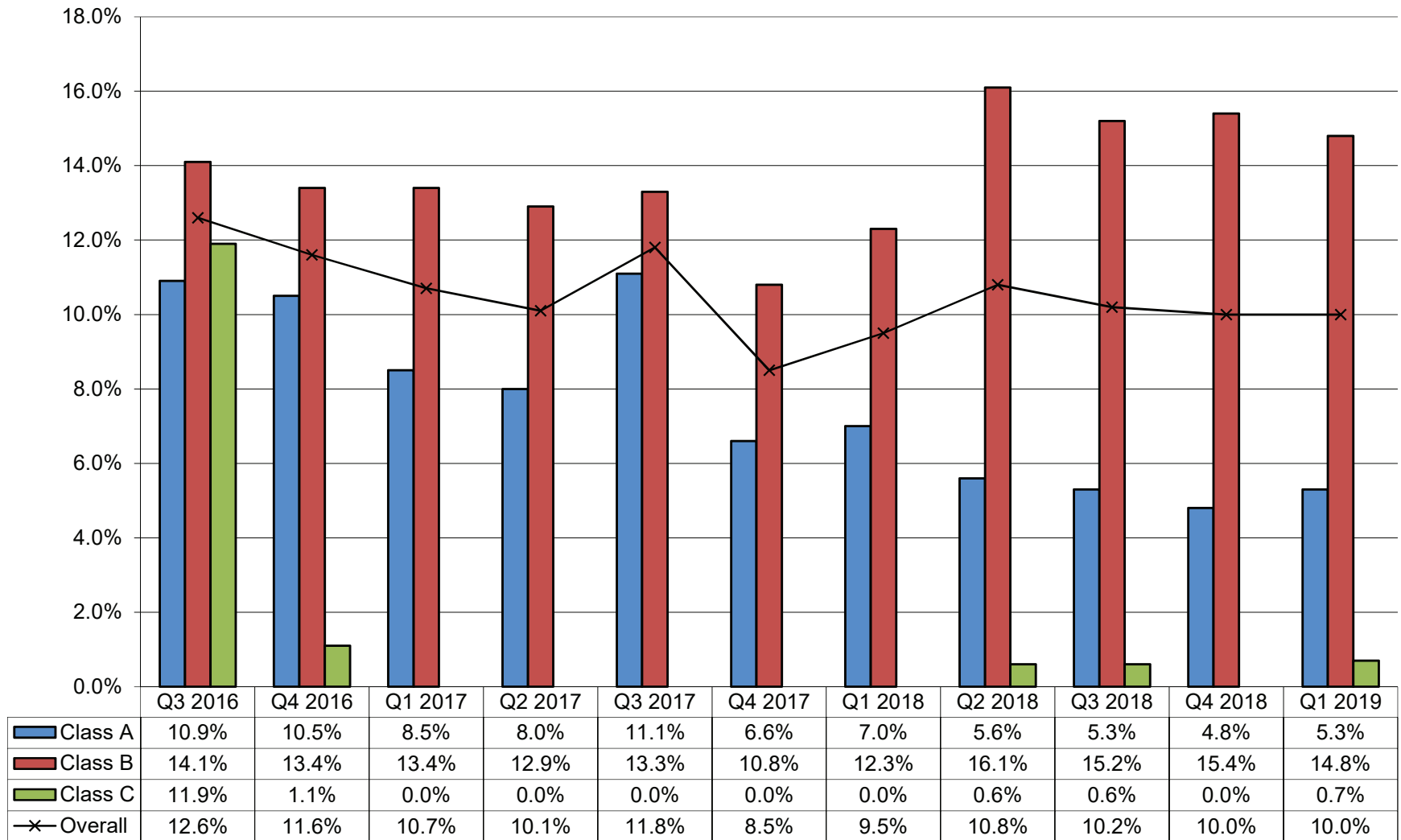
Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$23.27	\$23.72	\$23.95	\$24.24	\$24.63	\$24.40	\$23.60	\$23.31	\$23.57	\$23.77	\$24.44	\$0.67
Class B	\$17.41	\$17.89	\$17.89	\$17.93	\$18.01	\$18.10	\$17.75	\$18.24	\$18.47	\$18.47	\$18.57	\$0.10
Class C	\$14.32	\$14.32	\$14.32	\$21.13	\$21.13	\$21.13	\$21.13	\$21.22	\$17.83	\$17.96	\$17.03	-\$0.93
Overall	\$20.02	\$20.50	\$20.49	\$21.13	\$21.06	\$20.87	\$20.23	\$19.91	\$20.10	\$19.89	\$20.55	\$0.66

Notes:

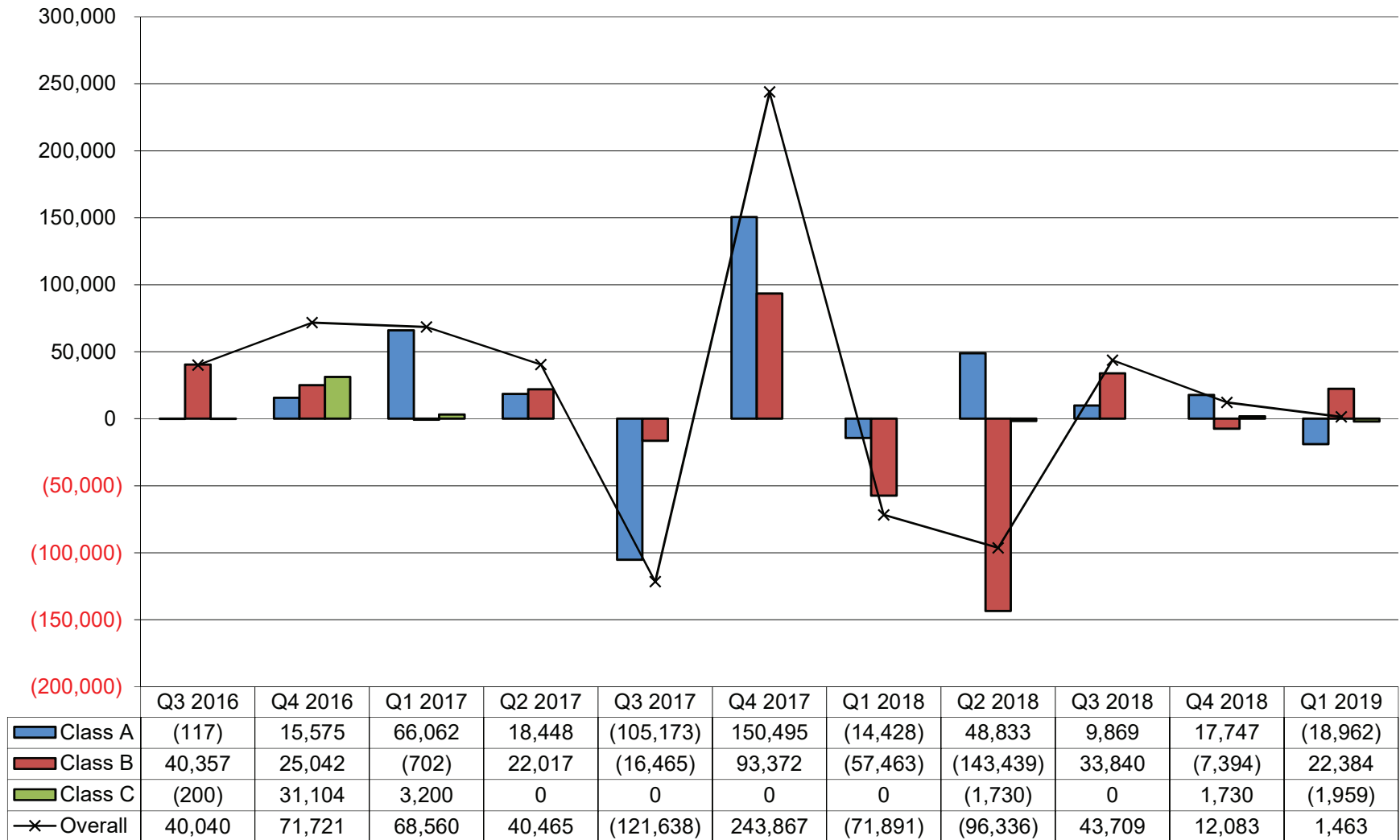
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive-270/Westport Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 CityPlace Dr	288,867	4,204	1.5%	4,204	1.5%	22,721	22,721	0	13,790	\$27.00/fs
2 CityPlace Dr	117,936	12,013	10.2%	12,013	10.2%	27,883	22,883	0	8,413	\$27.00/fs
3 CityPlace Dr	230,000	2,043	0.9%	2,043	0.9%	6,639	6,639	0	3,455	\$29.13/fs
4 CityPlace Dr	103,034	5,043	4.9%	5,043	4.9%	5,043	5,043	0	5,043	\$26.79/fs
6 Cityplace Dr	223,000	0	0.0%	0	0.0%	8,731	8,731	0	8,731	\$28.50/fs
600 Emerson Rd	118,322	7,236	6.1%	7,236	6.1%	39,771	7,236	32,535	32,535	\$20.98/fs
622 Emerson Rd	210,039	14,892	7.1%	14,892	7.1%	16,381	16,381	0	10,853	\$27.50/fs
701 Emerson Rd	107,265	11,854	11.1%	11,854	11.1%	11,854	11,854	0	9,601	\$25.50/fs
721 Emerson Rd	154,820	3,345	2.2%	3,345	2.2%	3,345	3,345	0	1,890	\$25.50/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%	0	0.0%	0	0	0	0	-
11410-11440 Olive Blvd	24,000	4,996	20.8%	4,996	20.8%	0	0	0	0	\$22.50/fs
12312 Olive Blvd	126,000	3,688	2.9%	3,688	2.9%	3,688	3,688	0	3,688	\$25.64/fs
12400 Olive Blvd	115,460	18,438	16.0%	25,095	21.7%	39,663	33,006	6,657	14,568	\$22.14/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	0	0	-	0	-	0	0	0	0	-
12647 Olive Blvd	134,544	20,412	15.2%	20,412	15.2%	69,999	33,626	36,373	22,938	\$22.93/fs
12655 Olive Blvd	98,588	0	0.0%	0	0.0%	5,815	5,815	0	5,815	\$25.00/fs
1801 Park 270 Dr	152,353	0	0.0%	28,350	18.6%	51,560	23,210	28,350	28,350	\$18.19/fs
1807 Park 270 Dr	122,297	1,520	1.2%	1,520	1.2%	18,205	18,205	0	8,468	\$19.00/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	21,826	21,826	0	11,134	\$35.00/nnn
55 Westport Plaza Dr	87,670	8,856	10.1%	8,856	10.1%	8,856	8,856	0	8,856	\$24.00/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	4,832	4,832	0	4,832	\$24.50/fs
111 Westport Plaza Dr	149,909	20,164	13.5%	20,164	13.5%	52,551	47,551	0	14,640	\$24.50/fs
Total (26 Bldgs)	3,353,359	143,536	4.3%	178,543	5.3%	419,363	305,448	103,915	32,535	\$24.44/fs

Olive-270/Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 1st Missouri Ctr	34,939	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
11710 Administration Dr	20,000	2,809	14.0%	2,809	14.0%	2,809	2,809	0	1,183	\$17.00/fs
10426-10434 Baur Blvd	28,000	28,000	100.0%	28,000	100.0%	28,000	35,200	0	28,000	\$16.95/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	48,538	59.5%	48,538	59.5%	48,538	48,538	0	19,611	\$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%	0	0	0	0	\$18.50/fs
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	73,788	7,066	9.6%	7,066	9.6%	7,066	7,066	0	7,066	\$17.50/mg
655 Craig Rd	55,000	8,330	15.1%	8,330	15.1%	11,316	11,316	0	2,986	\$17.00/fs
680 Craig Rd	52,500	5,078	9.7%	5,078	9.7%	9,508	9,508	0	4,509	\$17.50/fs
1001 Craig Rd	77,000	10,084	13.1%	10,084	13.1%	11,734	11,734	0	5,481	\$19.00/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
1820-1868 Craig Rd	30,000	4,539	15.1%	4,539	15.1%	4,539	4,539	0	3,166	\$16.50/fs
1850 Craigshire Dr	61,374	11,149	18.2%	11,149	18.2%	16,656	16,656	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	7,105	19.9%	7,105	19.9%	9,176	5,954	3,222	3,222	\$18.00/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	7,224	12.1%	7,224	12.1%	8,914	8,914	0	3,759	\$19.75/fs
1000 Executive Parkway Dr	31,142	7,519	24.1%	7,519	24.1%	7,519	7,519	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	10,346	30.0%	10,346	30.0%	10,346	10,346	0	10,346	\$19.00/fs
1215 Fern Ridge Pky	59,092	12,969	21.9%	12,969	21.9%	16,989	16,989	0	6,814	\$16.50/fs
1224 Fern Ridge Pky	50,374	12,899	25.6%	12,899	25.6%	12,899	12,899	0	6,002	\$16.95/fs
1285 Fern Ridge Pky	66,510	0	0.0%	0	0.0%	0	0	0	0	\$21.00/mg
2127 Innerbelt Business Center Dr	45,461	0	0.0%	0	0.0%	0	0	0	0	\$13.50/fs
2122 Kratky Rd	25,344	16,672	65.8%	16,672	65.8%	16,672	16,672	0	12,672	\$14.00/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	0	0.0%	0	0.0%	4,211	4,211	0	4,211	\$20.00/fs
275 N Lindbergh Blvd	26,000	0	0.0%	0	0.0%	3,900	3,900	0	3,900	\$22.00/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	78,252	0	0.0%	0	0.0%	29,911	29,911	0	19,988	\$21.00/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	16,489	29.5%	16,489	29.5%	16,489	16,489	0	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	10,098	9.6%	10,098	9.6%	5,500	5,500	0	5,500	\$26.35/fs
634-680 Office Pky	26,462	0	0.0%	0	0.0%	0	0	0	0	\$15.97/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%	1,500	1,500	0	1,500	\$22.00/nnn
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%	8,365	8,365	0	8,365	\$18.50/fs



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4/1/2019

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
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	14,774	14,774	0	8,852	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	6,776	8.1%	6,776	8.1%	6,776	6,776	0	6,776	\$18.75/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	1,904	5.8%	1,904	5.8%	1,574	1,574	0	1,574	\$17.00/fs
9666 Olive Blvd	148,000	22,201	15.0%	22,201	15.0%	22,201	22,201	0	10,977	\$17.63/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	170,632	142,194	83.3%	142,194	83.3%	142,194	142,194	0	113,756	\$20.00/fs
11500 Olive Blvd	36,897	8,421	22.8%	8,421	22.8%	8,421	8,421	0	2,706	\$15.44/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	1,432	2.0%	1,432	2.0%	2,770	2,770	0	1,432	\$18.00/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	38,528	38,528	0	36,106	\$17.75/fs
1155 Olivette Executive Pky	25,700	19,491	75.8%	19,491	75.8%	25,700	32,325	0	25,700	\$19.00/fs
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	6,046	22.9%	6,046	22.9%	6,046	6,046	0	6,046	\$17.17/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	2,142	8.0%	2,142	8.0%	2,142	2,142	0	1,800	\$16.50/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	0	0.0%	0	0.0%	2,545	2,545	0	2,545	\$18.00/nnn
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	53,596	4,585	8.6%	4,585	8.6%	4,585	4,585	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	40,287	3,730	9.3%	3,730	9.3%	3,730	3,730	0	2,768	\$14.50/fs
11960 Westline Industrial Dr	91,011	16,037	17.6%	16,037	17.6%	17,569	17,569	0	3,284	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	10,146	8.4%	10,146	8.4%	37,777	37,777	0	27,631	\$18.00/fs
940 Westport Plaza Dr	89,552	3,226	3.6%	3,226	3.6%	3,226	3,226	0	3,226	\$24.00/fs
2200 Westport Plaza Dr	39,173	7,036	18.0%	7,036	18.0%	7,036	7,036	0	4,133	\$12.99/fs
12140 Woodcrest Exec Dr	92,960	23,960	25.8%	23,960	25.8%	21,905	21,905	0	6,061	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	4,267	8.3%	4,267	8.3%	22,065	22,065	0	10,515	\$18.75/fs
2043 Woodlands Pky	64,858	30,501	47.0%	30,501	47.0%	30,501	30,501	0	21,000	\$18.00/fs
Total (78 Bldgs)	3,787,303	562,089	14.8%	562,089	14.8%	748,899	759,502	3,222	113,756	\$18.57/fs

Olive-270/Westport Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	30,619	1,959	6.4%	1,959	6.4%	29,908	29,908	0	10,597	\$17.00/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%	0	0	0	0	\$17.50/fs
2258-2276 Grissom Dr	20,000	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	-
Total (10 Bldgs)	287,228	1,959	0.7%	1,959	0.7%	29,908	29,908	0	10,597	\$17.03/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
(114 Bldgs)	7,427,890	707,584	9.5%	742,591	10.0%	1,198,170	1,094,858	107,137	113,756	\$20.55/fs

West County

From Previous Qtr.

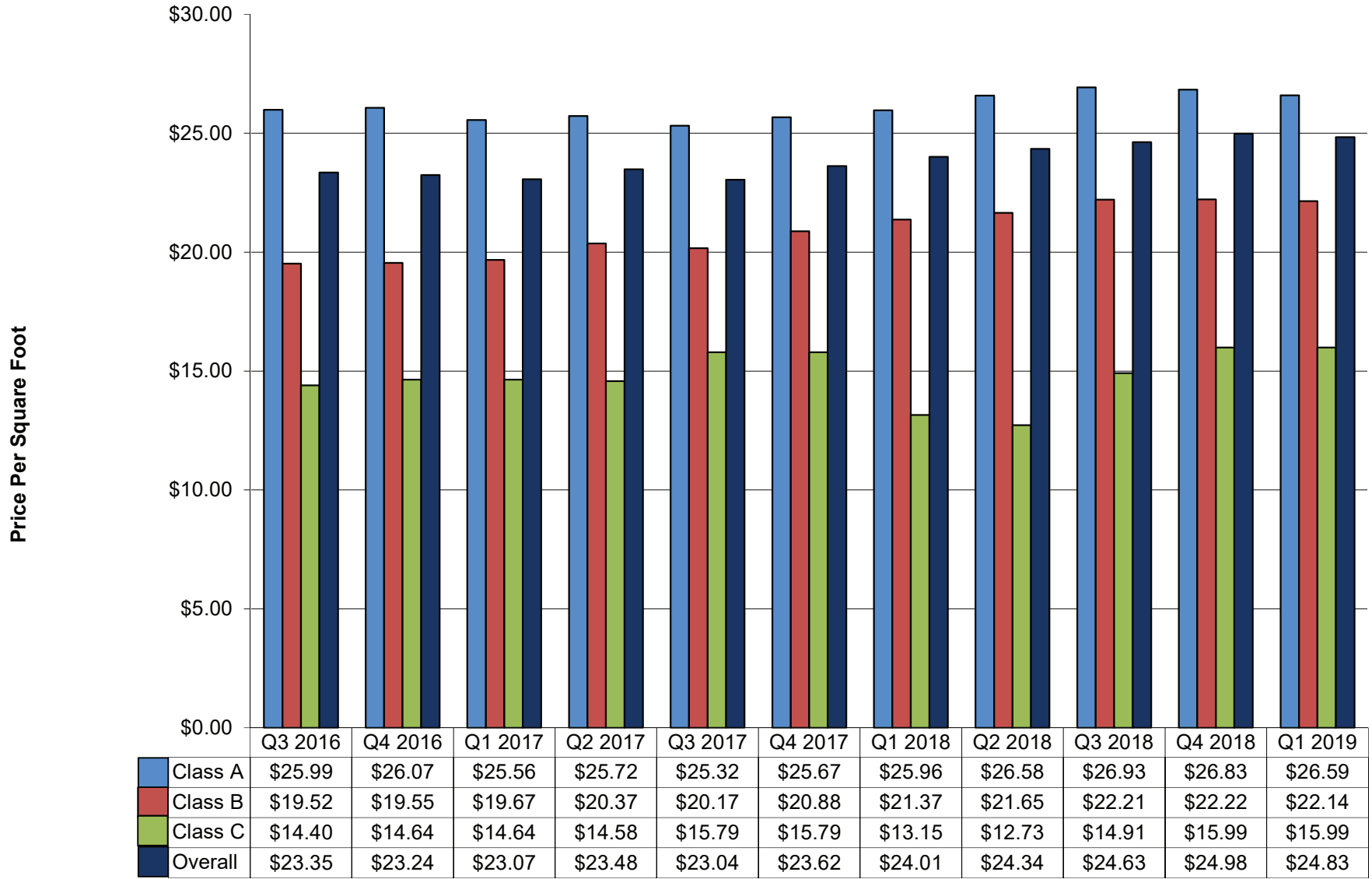
Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	8.1%	7.2%	7.3%	6.2%	6.3%	5.8%	5.3%	6.2%	7.3%	8.6%	8.3%	-0.3%
Class B	9.8%	8.8%	9.6%	9.5%	9.0%	10.0%	9.7%	12.1%	12.3%	13.0%	13.8%	0.8%
Class C	7.2%	6.8%	9.3%	9.3%	14.8%	8.0%	4.0%	4.6%	4.6%	4.5%	1.9%	-2.6%
Overall	8.7%	7.8%	8.2%	7.5%	7.5%	7.3%	6.8%	8.3%	9.0%	10.0%	10.0%	0.0%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	(56,753)	42,905	(3,094)	55,255	107,852	27,110	25,526	(47,460)	(50,478)	(63,758)	12,471	76,229
Class B	(16,238)	27,791	(22,172)	2,120	14,904	13,433	8,166	(67,739)	(6,270)	(19,186)	(22,862)	(3,676)
Class C	185	871	(6,164)	(182)	(14,014)	17,361	10,259	(1,591)	0	344	6,514	6,170
Overall	(72,806)	71,567	(31,430)	57,193	108,742	57,904	43,951	(116,790)	(56,748)	(82,600)	(3,877)	78,723

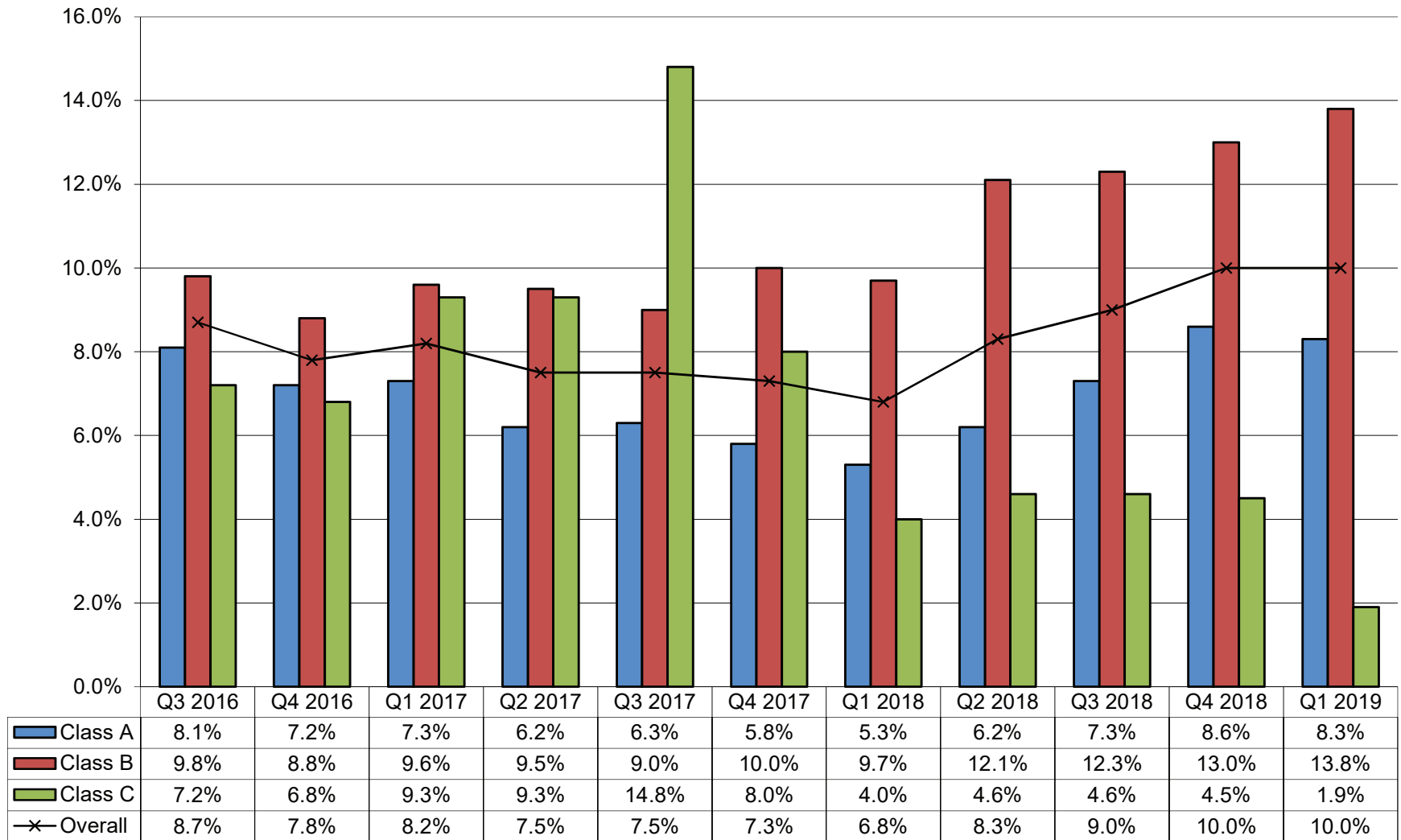
Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$25.99	\$26.07	\$25.56	\$25.72	\$25.32	\$25.67	\$25.96	\$26.58	\$26.93	\$26.83	\$26.59	-\$0.24
Class B	\$19.52	\$19.55	\$19.67	\$20.37	\$20.17	\$20.88	\$21.37	\$21.65	\$22.21	\$22.22	\$22.14	-\$0.08
Class C	\$14.40	\$14.64	\$14.64	\$14.58	\$15.79	\$15.79	\$13.15	\$12.73	\$14.91	\$15.99	\$15.99	\$0.00
Overall	\$23.35	\$23.24	\$23.07	\$23.48	\$23.04	\$23.62	\$24.01	\$24.34	\$24.63	\$24.98	\$24.83	-\$0.15

Notes:

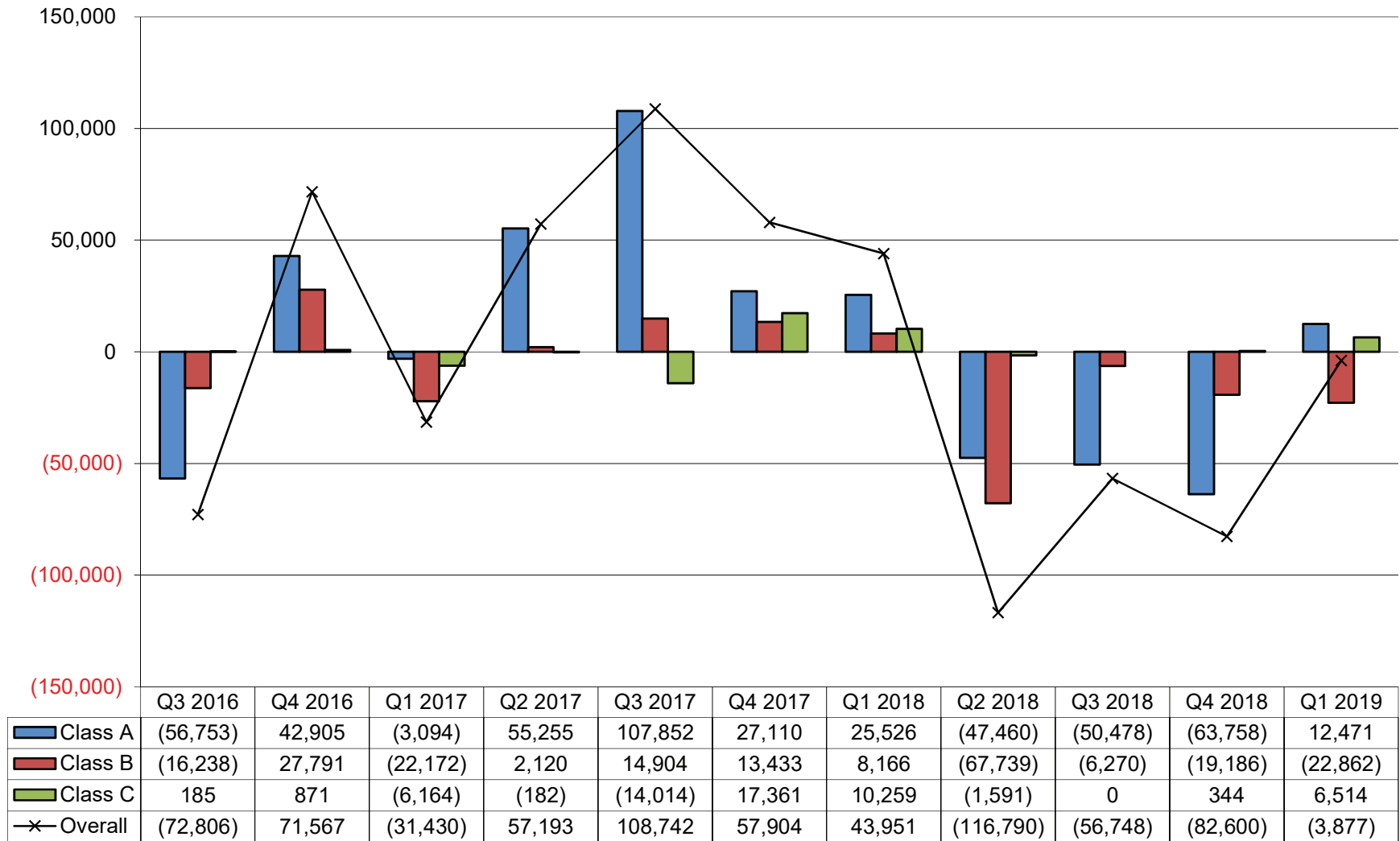
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	40,860	20,430	20,430	20,430	\$23.00/fs
100 Chesterfield Business Pky	60,000	7,340	12.2%	7,340	12.2%	12,340	7,340	0	7,340	\$24.57/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	179,000	0	0.0%	0	0.0%	179,000	179,000	0	179,000	\$25.50/fs
1610 Des Peres Rd	96,609	10,396	10.8%	10,396	10.8%	24,937	14,857	10,080	10,080	\$22.79/fs
1630 Des Peres Rd	96,378	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
1650 Des Peres Rd	96,258	16,216	16.8%	16,216	16.8%	16,216	16,216	0	7,164	\$24.00/fs
16150 Main Circle Dr	100,600	27,426	27.3%	31,146	31.0%	9,324	9,324	0	9,324	\$28.57/fs
12701-12800 Manchester Rd	46,534	18,000	38.7%	18,000	38.7%	18,000	18,000	0	18,000	-
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	8,494	8,494	0	8,494	\$25.50/mg
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	17,584	15.2%	76,078	65.9%	76,078	17,584	58,494	58,494	\$29.50/fs
530 Maryville Centre Dr	107,962	20,787	19.3%	20,787	19.3%	24,329	24,329	0	11,952	\$28.46/fs
540 Maryville Centre Dr	107,972	20,637	19.1%	20,637	19.1%	26,835	26,835	0	20,637	\$29.50/fs
550 Maryville Centre Dr	99,403	99,403	100.0%	99,403	100.0%	99,403	99,403	0	99,403	\$29.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	0	0.0%	7,110	7,110	0	7,110	\$28.75/fs
625 Maryville Centre Dr	104,990	18,725	17.8%	18,725	17.8%	13,720	13,720	0	11,313	\$30.00/fs
635-645 Maryville Centre Dr	152,415	23,030	15.1%	27,067	17.8%	4,037	0	4,037	4,037	\$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%	1,574	1.2%	18,686	14,081	4,605	14,081	\$29.90/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	13,175	13,175	0	6,714	\$21.50/fs
17280 N Outer 40	23,600	0	0.0%	434	1.8%	2,608	2,174	434	2,174	\$28.49/fs
17298 N Outer 40	0	0	-	0	-	0	0	0	0	-
14755 N Outer 40 Rd	143,473	0	0.0%	3,657	2.5%	27,237	23,580	3,657	15,667	\$27.27/fs
14767 N Outer 40 Rd	125,000	0	0.0%	0	0.0%	0	0	0	0	\$33.50/fs
14805 N Outer 40 Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	4,825	4,825	0	4,825	\$26.00/fs
14567 N Outer Forty	111,874	25,099	22.4%	25,099	22.4%	10,742	10,742	0	4,199	\$26.45/fs
15450 S Outer Forty	104,410	0	0.0%	0	0.0%	0	0	0	0	-
12412 Powerscourt Dr	62,578	1,562	2.5%	13,741	22.0%	20,076	1,562	18,514	12,179	\$19.60/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	48,000	0	0.0%	0	0.0%	5,057	0	5,057	5,057	\$23.00/fs
16052 Swingley Ridge Rd	48,000	0	0.0%	0	0.0%	17,914	17,914	0	17,914	\$23.00/fs
16090 Swingley Ridge Rd	89,047	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
16091 Swingley Ridge Rd	50,000	5,115	10.2%	5,115	10.2%	5,115	5,115	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	3,235	3,235	0	3,235	\$24.50/fs
16305 Swingley Ridge Rd	120,163	0	0.0%	0	0.0%	0	0	0	0	-
16401 Swingley Ridge Rd	154,000	2,209	1.4%	2,209	1.4%	2,209	2,209	0	2,209	\$25.00/fs
16690 Swingley Ridge Rd	97,024	0	0.0%	0	0.0%	1,052	1,052	0	1,052	-
1350 Timberlake Manor Pky	116,312	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	117,618	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	0	0.0%	0	0.0%	0	0	0	0	-



The information contained herein has been provided by sources deemed to be reliable and is intended to provide a general overview of leasing activity in the St. Louis County Office Market.
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4/1/2019

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
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	87,567	4,581	5.2%	4,581	5.2%	4,581	4,581	0	2,560	\$24.00/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
Total (47 Bldgs)	4,919,848	324,635	6.6%	408,730	8.3%	698,895	568,587	125,308	179,000	\$26.59/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	6,733	10.9%	6,733	10.9%	6,733	6,733	0	3,674	\$19.00/fs
300 Chesterfield Ctr	20,000	6,145	30.7%	6,145	30.7%	6,145	6,145	0	1,226	\$19.00/fs
500 Chesterfield Ctr	39,554	10,794	27.3%	10,794	27.3%	10,794	10,794	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	15,554	33.1%	15,554	33.1%	15,554	15,554	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	8,170	30.3%	8,170	30.3%	8,170	8,170	0	5,672	\$17.00/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
16647 Chesterfield Grove Rd	30,567	15,869	51.9%	15,869	51.9%	15,869	15,869	0	14,199	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	1,772	5.1%	1,772	5.1%	4,143	4,143	0	2,371	-
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	6,204	6,204	0	6,204	\$19.50/fs
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	80,000	3,635	4.5%	3,635	4.5%	23,666	23,666	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	9,182	33.9%	9,182	33.9%	9,182	9,182	0	4,260	\$15.90/fs
15933 Clayton Rd	126,546	5,111	4.0%	5,111	4.0%	5,111	5,111	0	5,111	\$18.75/mg
15455 Conway Rd	50,364	1,111	2.2%	1,111	2.2%	1,111	1,111	0	1,111	\$22.00/mg
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	0	0	0	0	-
1715 Deer Track Trl	30,000	4,094	13.6%	4,094	13.6%	6,859	4,094	2,765	2,765	\$21.00/mg
1515 Des Peres Rd	45,324	25,349	55.9%	25,349	55.9%	25,349	25,349	0	25,349	\$25.95/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	7,403	26.4%	7,403	26.4%	7,403	7,403	0	3,484	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,788	10.0%	2,788	10.0%	2,788	2,788	0	2,788	\$20.00/fs
12801 Flushing Meadows Dr	42,894	7,070	16.5%	7,070	16.5%	7,070	7,070	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	3,144	13.4%	3,144	13.4%	3,144	3,144	0	3,144	\$19.75/fs
12825 Flushing Meadows Dr	22,831	3,528	15.5%	3,528	15.5%	3,528	3,528	0	2,523	\$19.75/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	48,951	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	13,091	13,091	0	13,091	\$22.50/fs
600 Kellwood Pky	76,851	0	0.0%	0	0.0%	25,617	25,617	0	25,617	\$24.75/fs
13075 Manchester Rd	132,736	90,626	68.3%	90,626	68.3%	51,293	51,293	0	51,293	\$25.40/fs
13100 Manchester Rd	28,527	3,179	11.1%	3,179	11.1%	3,998	3,998	0	3,179	\$18.00/fs
13354 Manchester Rd	23,362	16,510	70.7%	16,510	70.7%	16,510	16,510	0	9,213	\$23.00/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	4,000	4,000	0	4,000	\$21.00/mg
2190 S Mason Rd	21,792	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
1 McBride & Son Center Dr	33,148	1,715	5.2%	1,715	5.2%	1,715	1,715	0	1,715	\$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	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	\$22.00/nnn
14515 N Outer Forty	82,460	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
14323 S Outer Forty	81,000	16,308	20.1%	16,308	20.1%	17,739	17,739	0	6,265	\$21.20/fs
15400 S Outer Forty	31,733	2,517	7.9%	2,517	7.9%	2,517	2,517	0	2,517	\$19.00/fs



The information contained herein has been provided by sources deemed to be reliable and is intended to provide a general overview of leasing activity in the St. Louis County Office Market.
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4/1/2019

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
14500 S Outer Forty Rd	85,509	6,736	7.9%	6,736	7.9%	14,694	14,694	0	5,076	\$20.50/fs
14522 S Outer Forty Rd	87,082	43,292	49.7%	43,292	49.7%	52,284	43,292	8,992	43,292	\$21.09/fs
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	11,324	11,324	0	1,752	-
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	-
449-465 Sovereign Ct	28,000	3,846	13.7%	3,846	13.7%	3,846	3,846	0	3,846	\$6.75/nnn
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	-
714 Spirit 40 Park Dr	31,938	3,711	11.6%	3,711	11.6%	14,788	14,788	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	36,998	12,900	34.9%	12,900	34.9%	12,900	12,900	0	12,900	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	6,556	13.5%	6,556	13.5%	6,556	6,556	0	3,316	\$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%	15,214	11,834	3,380	7,529	\$22.06/fs
Total (60 Bldgs)	2,830,157	390,036	13.8%	390,036	13.8%	472,145	457,008	15,137	51,293	\$22.14/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
930 Kehrs Mill Rd	62,423	0	0.0%	0	0.0%	0	0	0	0	\$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	4,865	16.2%	4,865	16.2%	5,756	5,756	0	5,756	\$17.50/fs
Total (6 Bldgs)	254,543	4,865	1.9%	4,865	1.9%	5,756	5,756	0	5,756	\$15.99/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(113 Bldgs)	8,004,548	719,536	9.0%	803,631	10.0%	1,176,796	1,031,351	140,445	179,000	\$24.83/fs

South County

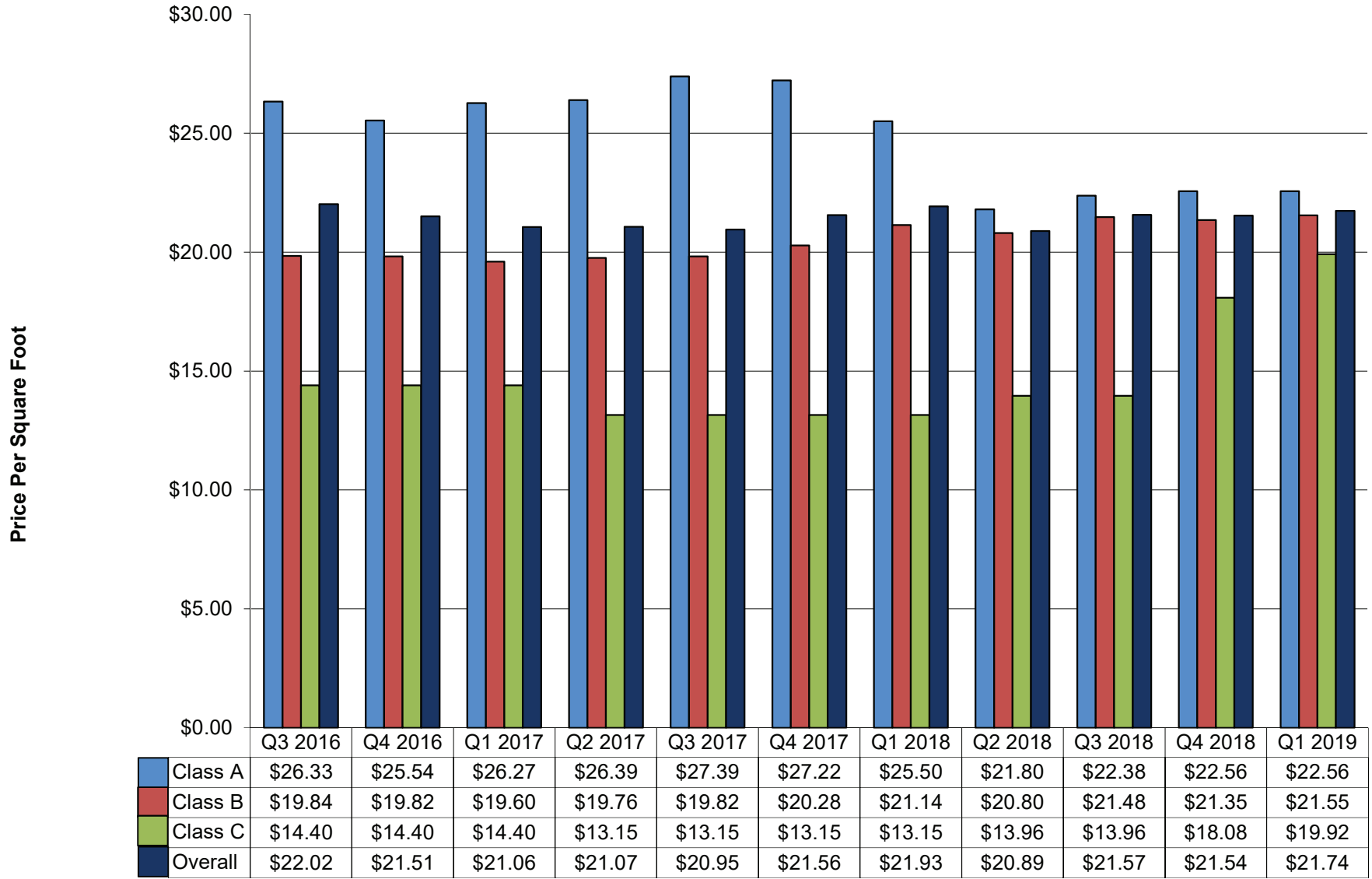
From Previous Qtr.

Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	18.0%	20.3%	13.0%	13.0%	10.4%	12.0%	14.0%	14.1%	13.5%	5.0%	5.6%	0.6%
Class B	9.0%	9.9%	10.7%	10.6%	11.2%	10.5%	11.7%	10.9%	10.0%	10.4%	11.6%	1.2%
Class C	3.3%	3.3%	3.8%	4.2%	3.3%	3.3%	0.0%	1.3%	1.8%	11.3%	13.8%	2.5%
Overall	10.5%	11.6%	10.7%	10.6%	10.4%	10.2%	11.2%	10.8%	10.1%	9.3%	10.5%	1.2%

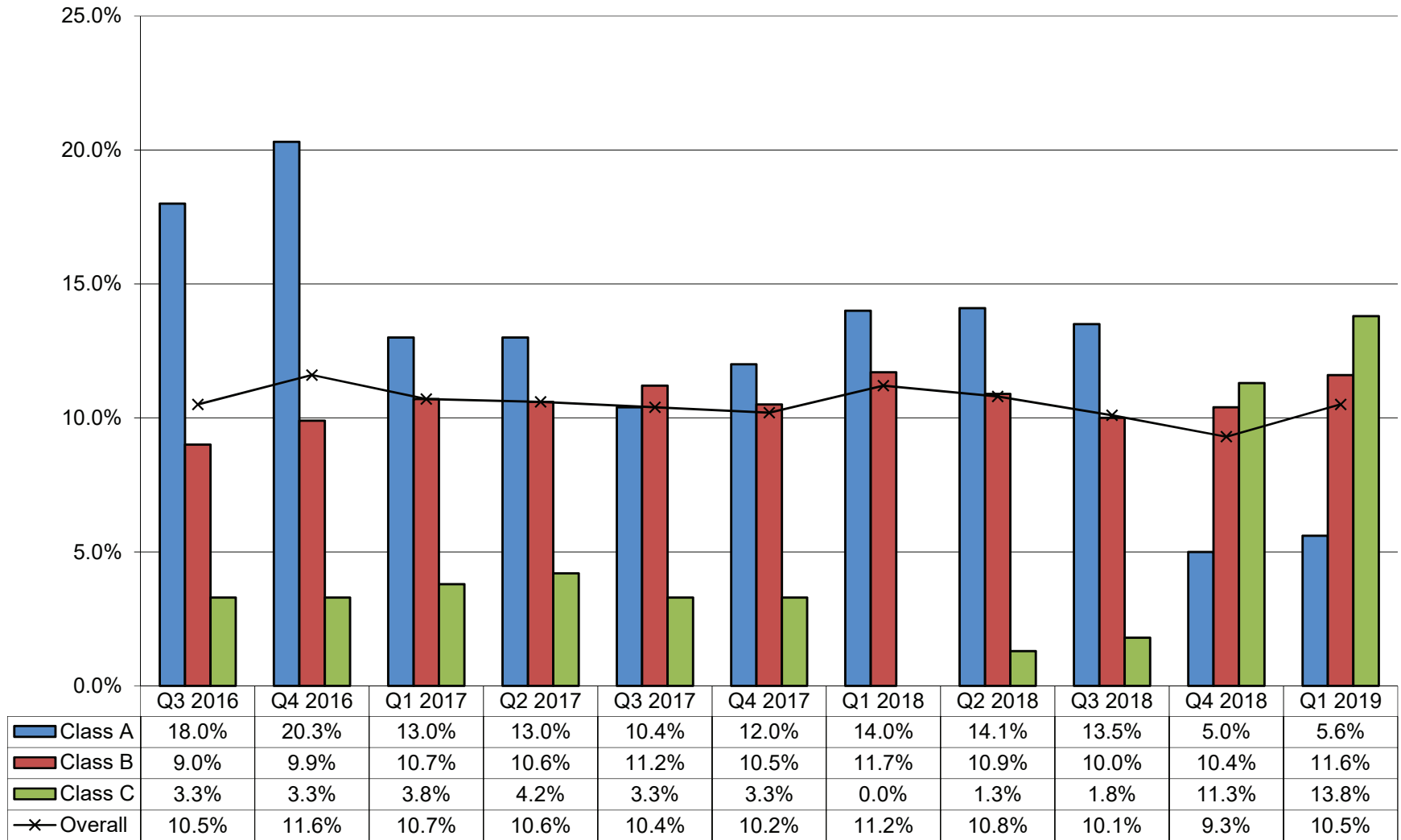
Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	0	(14,775)	47,048	0	17,251	(10,300)	(12,911)	(1,017)	4,129	55,000	(3,551)	(58,551)
Class B	27,354	(18,061)	(17,524)	2,601	(13,149)	15,845	(24,994)	15,458	18,767	(7,328)	(25,950)	(18,622)
Class C	1,534	0	(1,100)	(1,120)	2,220	0	7,940	(3,027)	(1,234)	(22,766)	(6,000)	16,766
Overall	28,888	(32,836)	28,424	1,481	6,322	5,545	(29,965)	11,414	21,662	24,906	(35,501)	(60,407)

Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$26.33	\$25.54	\$26.27	\$26.39	\$27.39	\$27.22	\$25.50	\$21.80	\$22.38	\$22.56	\$22.56	\$0.00
Class B	\$19.84	\$19.82	\$19.60	\$19.76	\$19.82	\$20.28	\$21.14	\$20.80	\$21.48	\$21.35	\$21.55	\$0.20
Class C	\$14.40	\$14.40	\$14.40	\$13.15	\$13.15	\$13.15	\$13.15	\$13.96	\$13.96	\$18.08	\$19.92	\$1.84
Overall	\$22.02	\$21.51	\$21.06	\$21.07	\$20.95	\$21.56	\$21.93	\$20.89	\$21.57	\$21.54	\$21.74	\$0.20

Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3630 S Geyer Rd	116,277	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	113,308	4,403	3.9%	4,403	3.9%	21,687	12,558	4,129	8,155	\$24.52/fs
3660 S Geyer Rd	51,843	8,122	15.7%	11,673	22.5%	11,673	8,122	3,551	3,759	\$22.36/fs
3668 S Geyer Rd	61,340	2,785	4.5%	2,785	4.5%	2,785	2,785	0	2,785	\$25.50/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	0	0	0	0	\$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	0	0.0%	0	0.0%	0	0	0	0	\$22.50/fs
2-44 Soccer Park Rd	60,000	15,000	25.0%	15,000	25.0%	15,000	15,000	0	15,000	\$16.00/mg
12200 Weber Hill Rd	44,827	2,360	5.3%	2,360	5.3%	2,360	2,360	0	2,360	\$25.00/fs
12250 Weber Hill Rd	64,370	0	0.0%	0	0.0%	44,477	30,725	13,752	28,402	\$24.69/fs
Total (11 Bldgs)	650,631	32,670	5.0%	36,221	5.6%	97,982	71,550	21,432	28,402	\$22.56/fs

South County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
129-135 W Adams Ave	21,000	14,000	66.7%	14,000	66.7%	21,000	21,000	0	7,000	-
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,270	9,619	22.2%	9,619	22.2%	9,619	9,619	0	5,129	\$20.12/fs
13523 Barrett Parkway Dr	43,353	5,007	11.5%	5,007	11.5%	21,831	21,831	0	11,668	\$20.12/fs
13537 Barrett Parkway Dr	40,000	3,368	8.4%	3,368	8.4%	3,368	3,368	0	3,368	\$20.13/fs
13545 Barrett Parkway Dr	64,241	16,699	26.0%	16,699	26.0%	16,699	16,699	0	14,899	\$20.12/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
1859 Bowles Ave	65,320	26,939	41.2%	26,939	41.2%	26,939	26,939	0	22,764	\$22.00/fs
4173-4175 Crescent Dr	26,379	1,701	6.4%	1,701	6.4%	1,701	1,701	0	1,116	\$12.31/mg
4-68 Crestwood Executive Dr	42,845	3,846	9.0%	3,846	9.0%	7,590	7,590	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	0	0.0%	0	0.0%	43,335	43,335	0	19,335	\$26.35/fs
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	5,525	5,525	0	2,930	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	6,789	6,789	0	6,789	\$20.75/fs
1400 S Highway Dr	400,000	89,294	22.3%	89,294	22.3%	89,294	89,294	0	89,294	\$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	26,884	0	0.0%	0	0.0%	4,495	4,495	0	2,649	\$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	2,369	5.9%	2,369	5.9%	2,369	2,369	0	2,369	\$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	5,286	13.6%	5,286	13.6%	11,750	11,750	0	6,464	\$18.20/fs
11102 S Lindbergh Business Ct	21,750	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
1099 Milwaukee St	31,500	0	0.0%	1,750	5.6%	1,750	0	1,750	1,750	\$20.00/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	4,227	4,227	0	2,227	\$18.50/fs
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	4,985	4,985	0	3,109	\$22.00/fs
10805 Sunset Office Dr	77,704	10,607	13.7%	10,607	13.7%	12,037	12,037	0	3,873	\$23.82/fs
10820 Sunset Office Dr	45,000	0	0.0%	0	0.0%	0	0	0	0	\$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	3,963	19.8%	3,963	19.8%	3,963	3,963	0	1,400	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	12,000	12,000	0	12,000	\$18.00/fs
4121 Union Rd	68,873	7,198	10.5%	7,198	10.5%	7,198	7,198	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	4,000	12.8%	4,000	12.8%	4,000	4,000	0	4,000	\$18.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
Total (41 Bldgs)	2,066,661	221,310	10.7%	240,169	11.6%	358,886	340,027	18,859	89,294	\$21.55/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	3,000	3,000	0	3,000	\$15.50/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%	0	0	0	0	\$14.95/nnn
5353 S Lindbergh Blvd	21,167	3,027	14.3%	3,027	14.3%	3,027	3,027	0	3,027	-
12900 Maurer Industrial Dr	30,000	30,000	100.0%	30,000	100.0%	30,000	30,000	0	30,000	\$20.00/fs
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	239,837	33,027	13.8%	33,027	13.8%	36,027	36,027	0	30,000	\$19.92/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
(61 Bldgs)	2,957,129	287,007	9.7%	309,417	10.5%	492,895	447,604	40,291	89,294	\$21.74/fs

North County

From Previous Qtr.

Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	11.1%	10.1%	14.6%	14.6%	14.7%	6.3%	11.5%	5.9%	5.0%	5.7%	15.4%	9.7%
Class B	35.6%	36.0%	37.4%	27.7%	29.1%	30.5%	29.5%	30.0%	29.2%	28.1%	29.4%	1.3%
Class C	5.1%	5.0%	5.3%	5.0%	6.0%	5.7%	6.5%	5.2%	5.0%	6.1%	6.1%	0.0%
Overall	22.1%	21.9%	24.3%	19.6%	20.5%	17.9%	19.5%	17.4%	16.7%	16.5%	20.9%	4.4%

Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	3,847	14,541	(64,195)	0	(400)	118,430	(73,130)	79,034	12,850	(9,871)	(137,147)	(127,276)
Class B	9,299	(7,694)	(23,900)	171,641	(24,805)	(25,500)	18,209	(9,410)	13,783	19,693	(21,648)	(41,341)
Class C	8,796	420	(1,452)	1,372	(5,102)	1,589	(3,836)	6,396	1,141	(5,388)	0	5,388
Overall	21,942	7,267	(89,547)	173,013	(30,307)	94,519	(58,757)	76,020	27,774	4,434	(158,795)	(163,229)

Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$19.12	\$19.71	\$19.62	\$19.80	\$19.10	\$19.49	\$19.31	\$20.04	\$20.14	\$20.45	\$20.68	\$0.23
Class B	\$15.50	\$16.35	\$16.57	\$16.85	\$16.82	\$16.77	\$16.77	\$16.83	\$16.88	\$16.94	\$16.43	-\$0.51
Class C	\$11.36	\$11.37	\$11.50	\$11.49	\$11.49	\$11.32	\$11.71	\$10.12	\$10.40	\$11.12	\$11.12	\$0.00
Overall	\$16.27	\$17.31	\$17.46	\$17.63	\$17.37	\$17.54	\$17.56	\$17.73	\$17.74	\$17.85	\$17.75	-\$0.10

Notes:

Class A Vacancy up 9.7%

13500 Riverport went from 0 to 100% (117,330 SF)

13640-90 Riverport up 32.5% (42,956 SF)

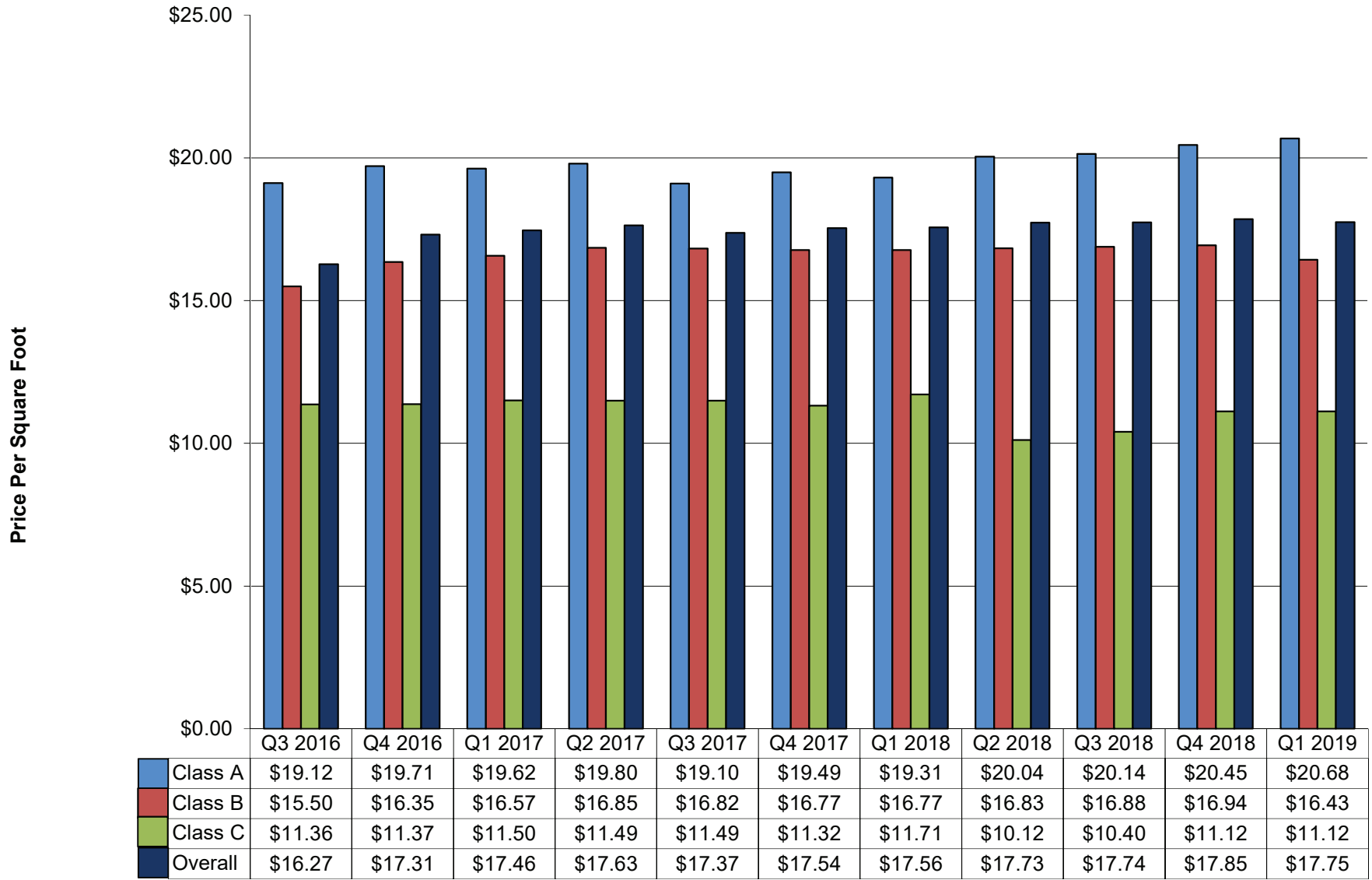
13723 Riverport up 3.9% (5,000 SF)

Class B Vacancy up 1.3%

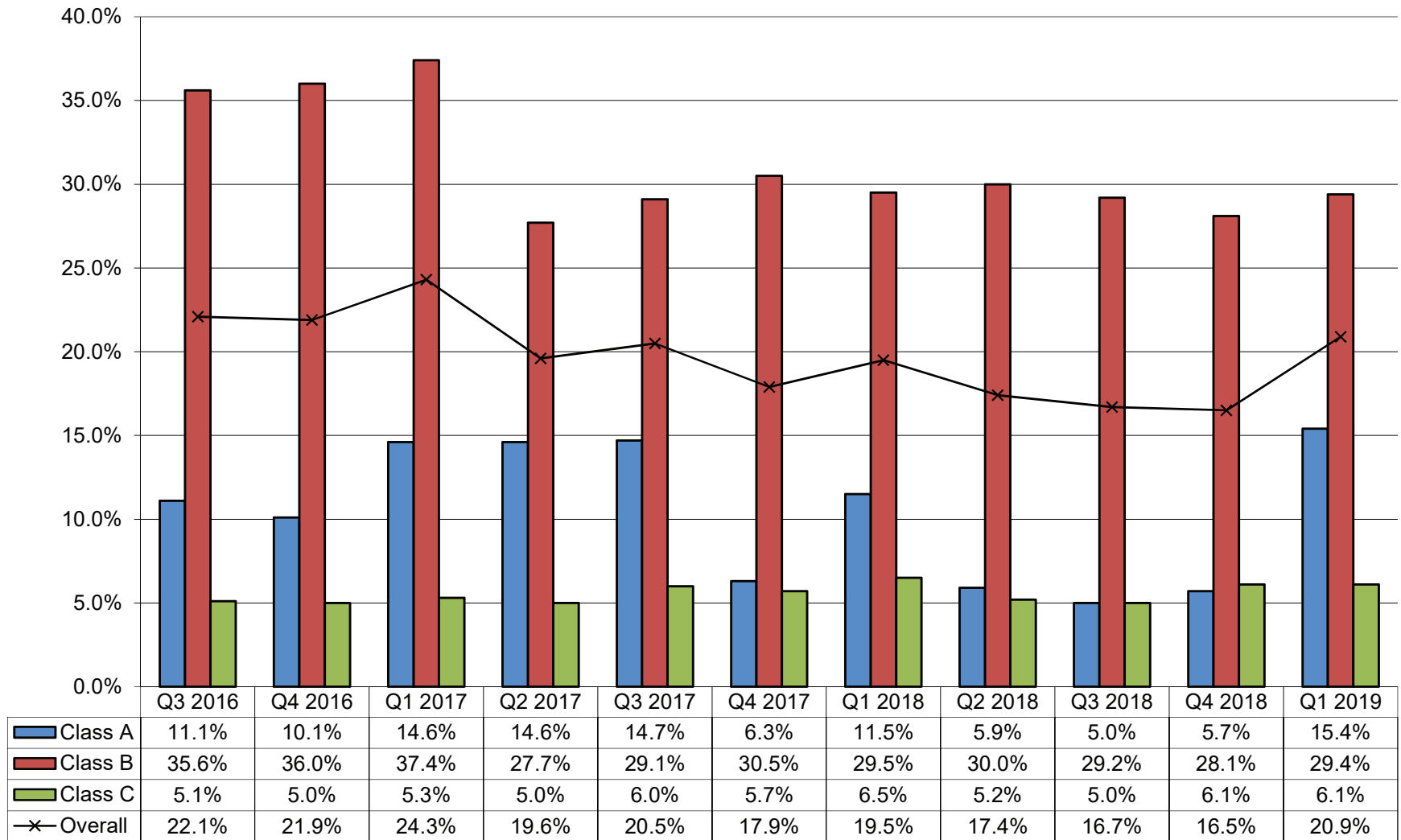
502 Earth City Expwy. up 9.4% (10,000 SF)

3165 McKelvey up 26.1% (13,000 SF)

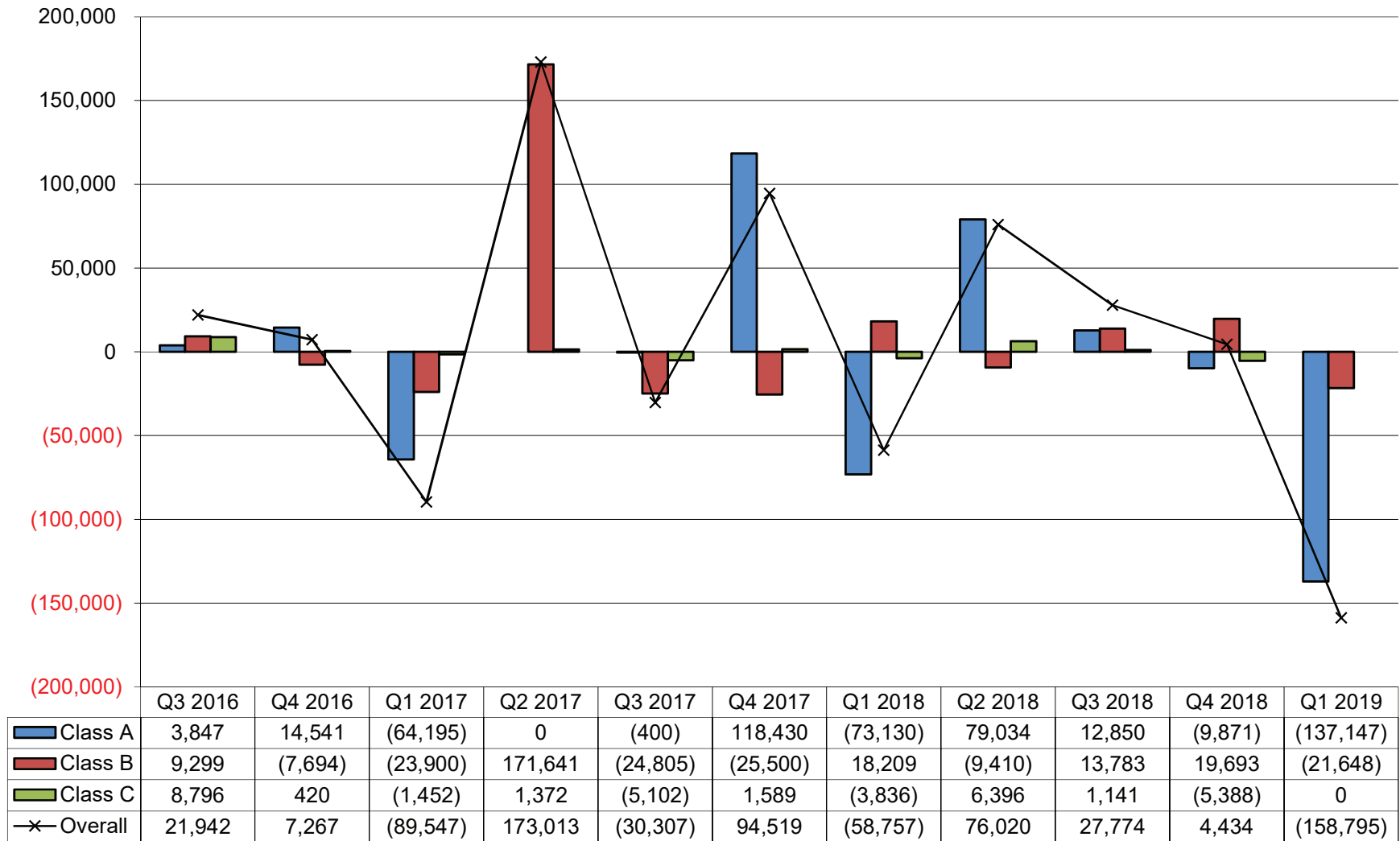
Average Asking Rates North County Submarket



North County Historic Vacancy Trends



North County Historic Net Absorption Trends



North County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
111 Corporate Office Dr	147,972	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	0	0	0	0	\$17.95/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	117,330	100.0%	117,330	100.0%	114,469	114,469	0	51,454	\$21.47/fs
13640-13690 Riverport Dr	132,375	42,956	32.5%	42,956	32.5%	42,956	42,956	0	42,956	\$20.50/fs
13723 Riverport Dr	118,557	9,116	7.7%	9,116	7.7%	67,129	67,129	0	47,934	\$18.00/fs
13736 Riverport Dr	332,323	30,691	9.2%	30,691	9.2%	89,449	89,449	0	89,449	\$23.00/fs
13801 Riverport Dr	100,521	0	0.0%	0	0.0%	6,556	2,020	4,536	4,536	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,416,518	217,674	15.4%	217,674	15.4%	338,140	333,604	4,536	89,449	\$20.68/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	54,305	42.3%	54,305	42.3%	56,304	56,304	0	25,045	\$13.50/fs
945-951 Hornet Dr	105,087	105,087	100.0%	105,087	100.0%	105,087	105,087	0	105,087	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	20,000	20,000	0	10,000	-
3165 McKelvey Rd	51,067	30,775	60.3%	30,775	60.3%	30,775	30,775	0	13,293	\$18.00/fs
400 Northwest Plz	159,572	159,572	100.0%	159,572	100.0%	0	0	0	0	\$10.00/nnn
500 Northwest Plz	265,000	66,964	25.3%	66,964	25.3%	147,211	121,677	25,534	51,587	\$13.36/fs
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
10801 Pear Tree Ln	50,615	8,436	16.7%	8,436	16.7%	12,347	12,347	0	6,650	\$14.75/fs
8920 Pershall Rd	89,050	0	0.0%	0	0.0%	89,050	89,050	0	89,050	\$12.95/nnn
5757 Phantom Dr	86,449	23,939	27.7%	23,939	27.7%	23,939	23,939	0	23,939	\$16.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	67,518	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	-
13600 Shoreline Dr	27,558	0	0.0%	0	0.0%	14,464	14,464	0	14,464	\$12.00/fs
2464 West Port Plaza Dr	20,088	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	2,774	13.9%	2,774	13.9%	5,364	5,364	0	2,590	\$13.50/fs
4477 Woodson Rd	29,666	0	0.0%	0	0.0%	0	0	0	0	\$13.50/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,769,507	519,370	29.4%	519,370	29.4%	572,059	546,525	25,534	105,087	\$16.43/fs

North County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	-
1005 Dunn Rd	28,166	0	0.0%	0	0.0%	13,112	13,112	0	6,556	\$10.00/mg
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$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	4,200	17.2%	4,200	17.2%	4,200	4,200	0	4,200	\$9.95/fs
3553 S Rider Trl	23,446	6,600	28.1%	6,600	28.1%	6,600	6,600	0	6,600	\$8.75/mg
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	-
10449 Saint Charles Rock Rd	24,980	18,802	75.3%	18,802	75.3%	21,783	21,783	0	10,433	\$10.84/fs
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (17 Bldgs)	488,779	29,602	6.1%	29,602	6.1%	47,195	47,195	0	10,433	\$11.12/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(49 Bldgs)	3,674,804	766,646	20.9%	766,646	20.9%	957,394	927,324	30,070	105,087	\$17.75/fs

St. Charles

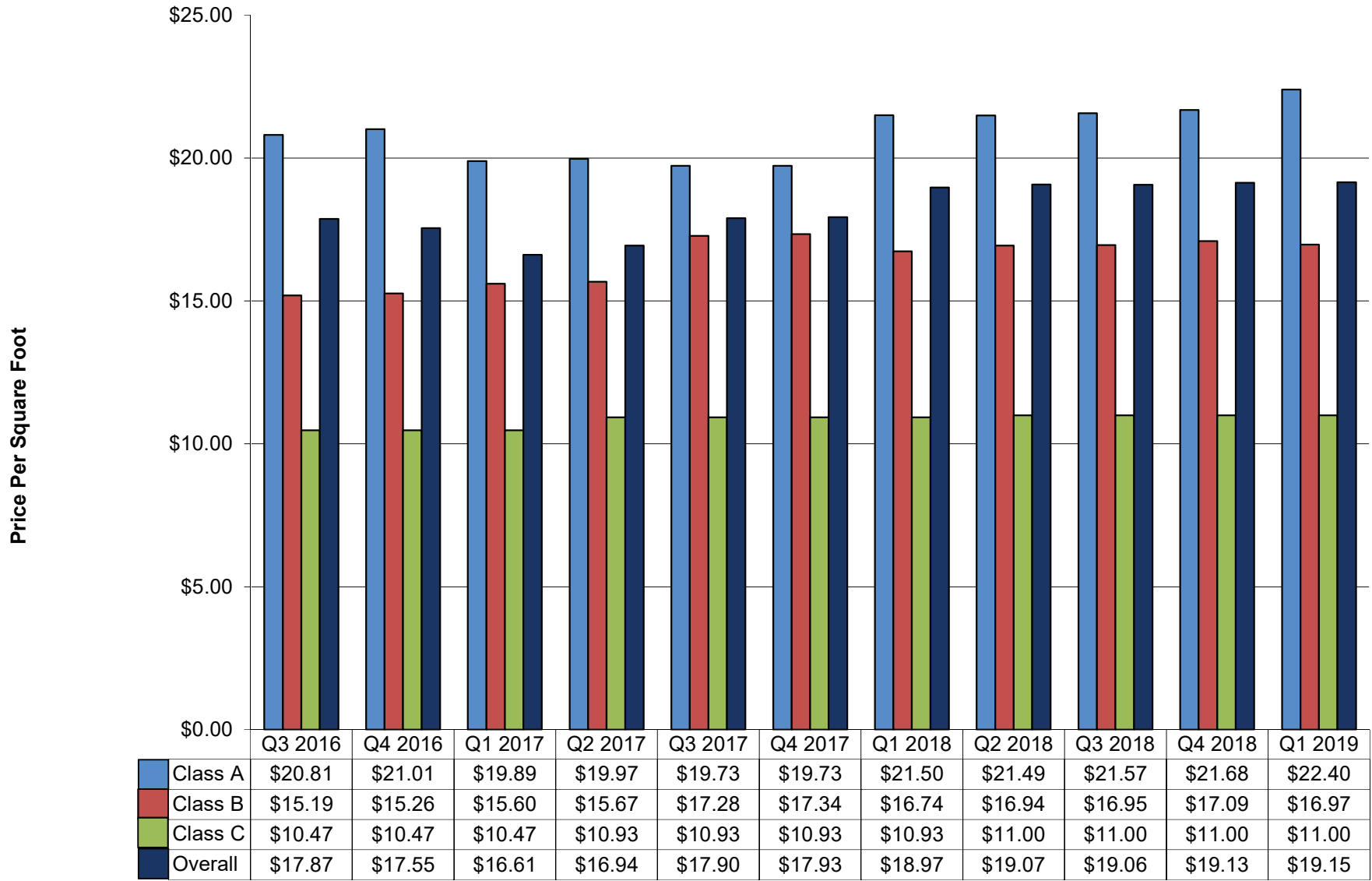
From Previous Qtr.

Vacancy Rate												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	7.3%	7.7%	3.5%	3.9%	3.8%	3.8%	12.4%	13.2%	13.3%	9.9%	9.7%	-0.2%
Class B	17.0%	16.6%	16.5%	16.7%	22.1%	21.9%	20.0%	20.9%	22.4%	12.7%	11.7%	-1.0%
Class C	5.0%	5.0%	5.0%	4.8%	4.8%	4.8%	18.2%	19.0%	17.8%	6.5%	8.5%	2.0%
Overall	9.4%	9.6%	7.0%	7.2%	8.5%	8.5%	15.0%	15.9%	16.2%	10.2%	10.1%	-0.1%

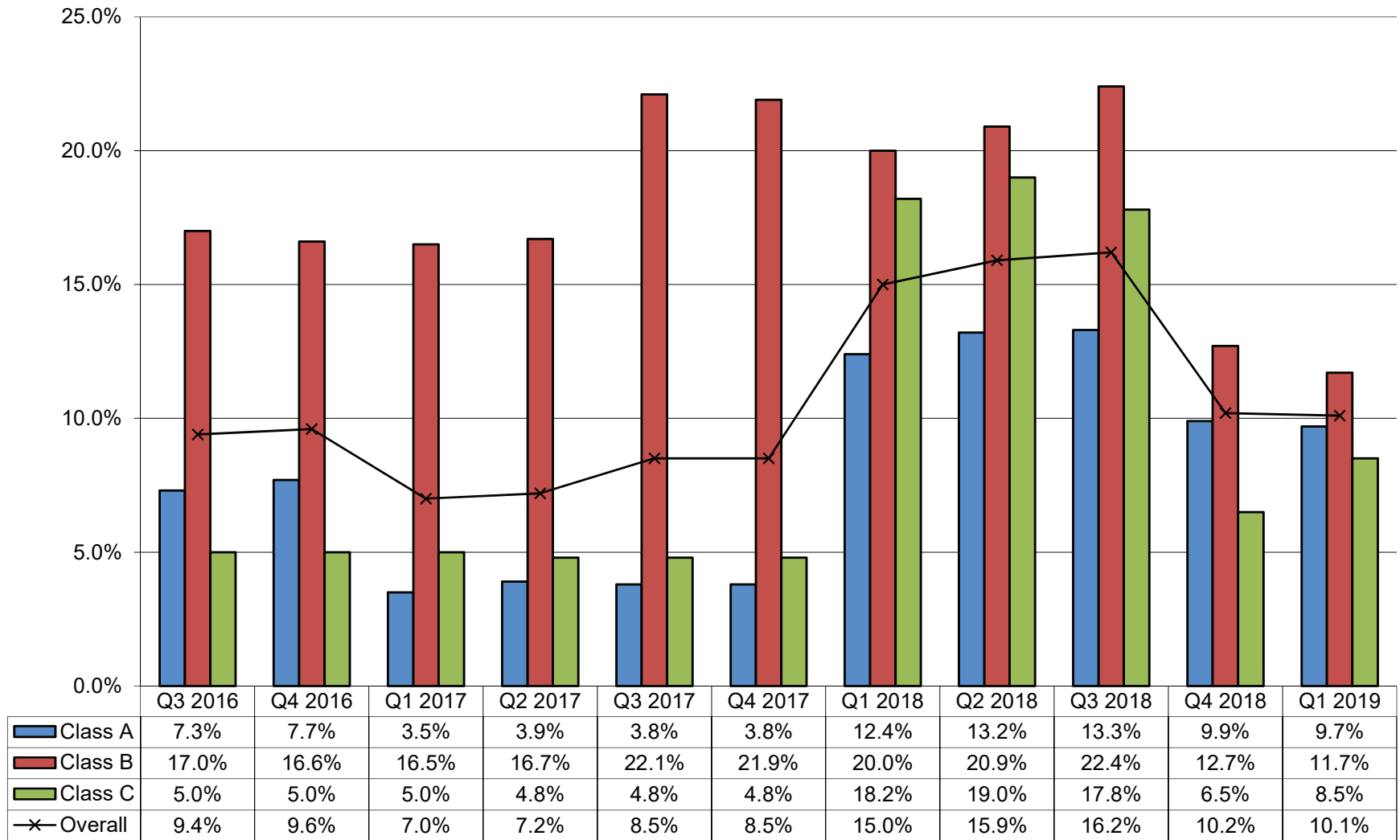
Net Absorption												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	17,176	(8,000)	79,594	(6,555)	521	(100)	(162,320)	(16,835)	(1,650)	64,777	3,985	(60,792)
Class B	(1,624)	3,484	576	(1,697)	(41,186)	1,889	14,227	(6,720)	(11,369)	74,151	7,173	(66,978)
Class C	0	0	0	622	0	0	(52,000)	(3,000)	4,515	44,200	(7,900)	(52,100)
Overall	15,552	(4,516)	80,170	(7,630)	(40,665)	1,789	(200,093)	(26,555)	(8,504)	183,128	3,258	(179,870)

Asking Rates												
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$20.81	\$21.01	\$19.89	\$19.97	\$19.73	\$19.73	\$21.50	\$21.49	\$21.57	\$21.68	\$22.40	\$0.72
Class B	\$15.19	\$15.26	\$15.60	\$15.67	\$17.28	\$17.34	\$16.74	\$16.94	\$16.95	\$17.09	\$16.97	-\$0.12
Class C	\$10.47	\$10.47	\$10.47	\$10.93	\$10.93	\$10.93	\$10.93	\$11.00	\$11.00	\$11.00	\$11.00	\$0.00
Overall	\$17.87	\$17.55	\$16.61	\$16.94	\$17.90	\$17.93	\$18.97	\$19.07	\$19.06	\$19.13	\$19.15	\$0.02

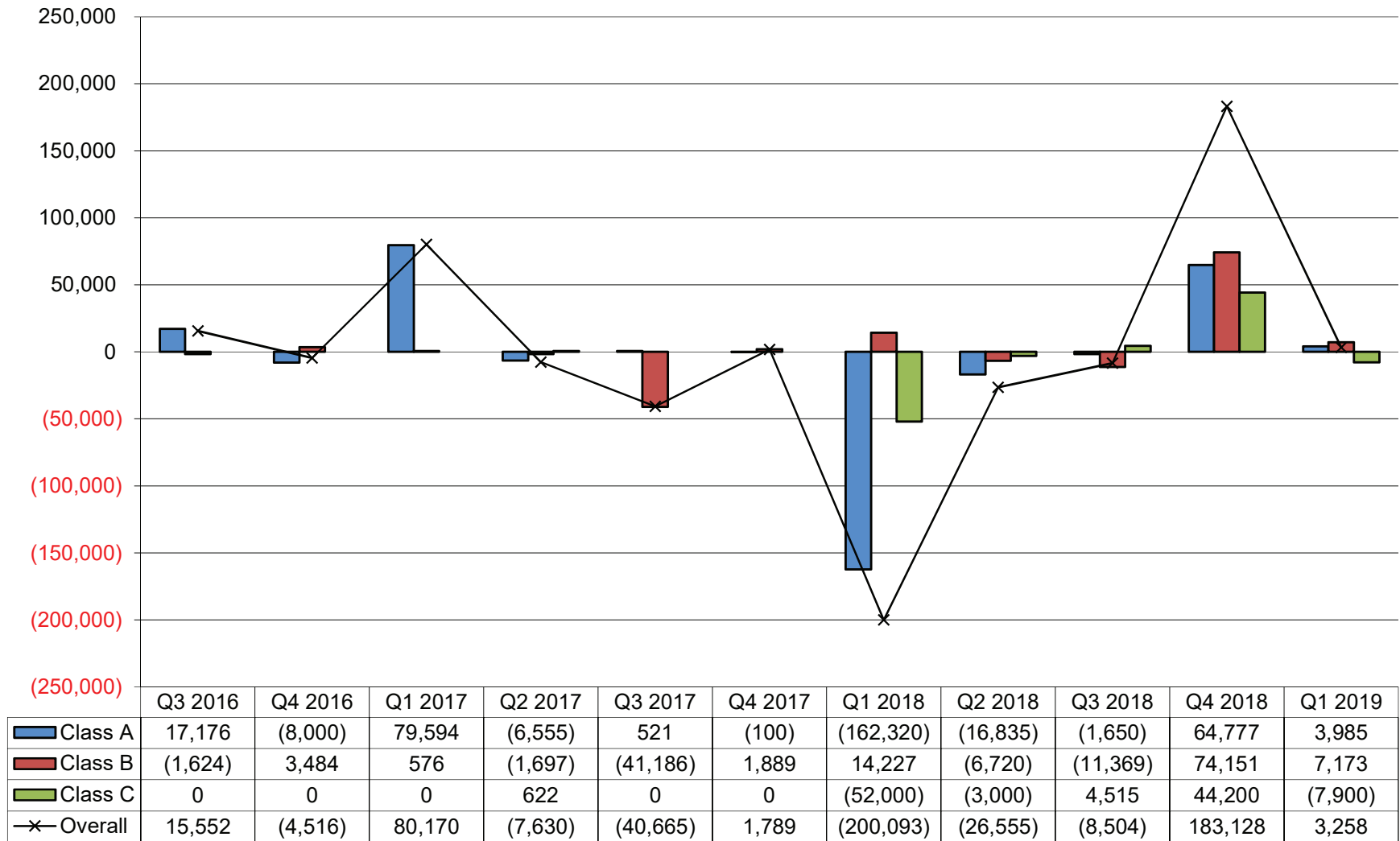
Average Asking Rates St. Charles Submarket



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	28,941	31.4%	28,941	31.4%	43,277	43,277	0	28,941	\$32.00/fs
1001 Boardwalk Springs Pl	76,000	0	0.0%	0	0.0%	10,285	10,285	0	10,285	\$23.50/mg
3050 W Clay St	34,200	5,591	16.3%	5,591	16.3%	5,591	5,591	0	5,591	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$21.00/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	0	0.0%	0	0.0%	0	0	0	0	\$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	-
150-160 Saint Peters Centre Blvd	22,250	1,650	7.4%	1,650	7.4%	0	0	0	0	\$16.50/fs
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
500 Technology Dr	128,000	0	0.0%	0	0.0%	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	24,613	32.8%	47,390	63.2%	53,640	30,863	22,777	30,863	\$20.82/fs
5301 Veterans Memorial Pky	35,400	7,709	21.8%	7,709	21.8%	7,709	7,709	0	7,709	\$20.50/fs
Total (15 Bldgs)	1,905,174	162,504	8.5%	185,281	9.7%	294,502	271,725	22,777	64,000	\$22.40/fs

St. Charles Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
820 S Main St	36,113	3,390	9.4%	3,390	9.4%	3,390	3,390	0	2,500	\$10.81/mg
1053 Cave Springs Rd	21,336	9,361	43.9%	9,361	43.9%	9,361	9,361	0	3,013	\$15.50/fs
1275 Century Link Dr	68,511	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	-
2300-2338 Hwy 94 South Outer Forty	24,000	6,250	26.0%	6,250	26.0%	6,250	6,250	0	3,250	\$9.00/nnn
2070 Little Hills Expy	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$15.95/fs
3000 Little Hills Expy	26,316	21,760	82.7%	21,760	82.7%	21,760	21,760	0	10,895	\$15.95/fs
5600 Mexico Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
5650 Mexico Rd	31,500	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
1 Mid Rivers Mall Dr	56,724	3,509	6.2%	3,509	6.2%	7,402	7,402	0	2,340	\$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	4,330	9.2%	4,330	9.2%	4,330	4,330	0	4,330	\$19.50/fs
255 Spencer Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
300 St. Peters Centre Blvd	28,353	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
2299 Technology Dr	43,450	0	0.0%	0	0.0%	14,596	0	14,596	14,596	\$27.50/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	10,197	4,632	5,565	5,565	\$22.50/fs
Total (23 Bldgs)	764,652	89,725	11.7%	89,725	11.7%	118,411	98,250	20,161	41,125	\$16.97/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
1151 CenturyTel Dr	104,000	0	0.0%	0	0.0%	0	0	0	0	-
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	24,252	38.5%	24,252	38.5%	24,252	24,252	0	3,600	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (7 Bldgs)	388,921	33,017	8.5%	33,017	8.5%	33,017	33,017	0	8,765	\$11.00/fs

St. Charles Building List

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(45 Bldgs)	3,058,747	285,246	9.3%	308,023	10.1%	445,930	402,992	42,938	64,000	\$19.15/fs

Illinois

From Previous Qtr.

Vacancy Rate

	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	20.7%	15.8%	19.8%	17.0%	17.6%	15.5%	16.8%	14.5%	15.4%	15.3%	18.7%	3.4%
Class B	11.6%	11.7%	11.5%	11.5%	11.0%	9.3%	9.4%	8.8%	8.6%	8.8%	8.8%	0.0%
Class C	1.9%	1.7%	1.7%	1.7%	1.7%	0.4%	1.8%	1.7%	1.8%	1.8%	2.1%	0.3%
Overall	9.6%	9.0%	9.5%	9.1%	8.9%	7.2%	8.0%	7.3%	7.4%	7.5%	8.1%	0.6%

Net Absorption

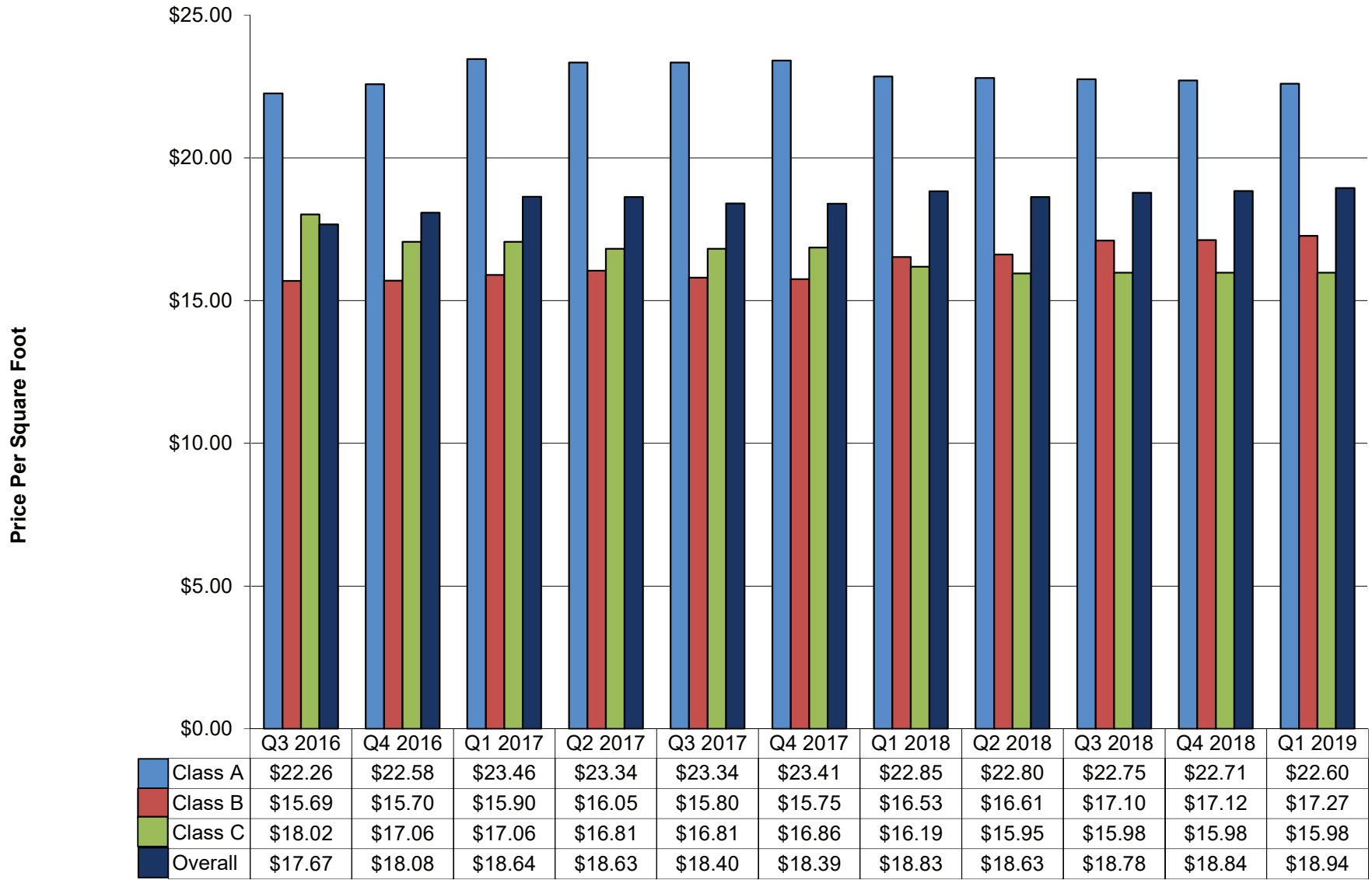
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	(23,516)	74,531	(21,799)	14,892	(2,785)	11,432	(7,284)	12,552	(4,732)	433	(18,546)	(18,979)
Class B	10,081	(2,544)	3,605	(63)	8,908	27,314	(2,557)	10,326	2,171	(2,458)	310	2,768
Class C	5,151	2,502	0	260	0	14,623	(15,846)	1,268	(1,200)	0	(3,600)	(3,600)
Overall	(8,284)	74,489	(18,194)	15,089	6,123	53,369	(25,687)	24,146	(3,761)	(2,025)	(21,836)	(19,811)

Asking Rates

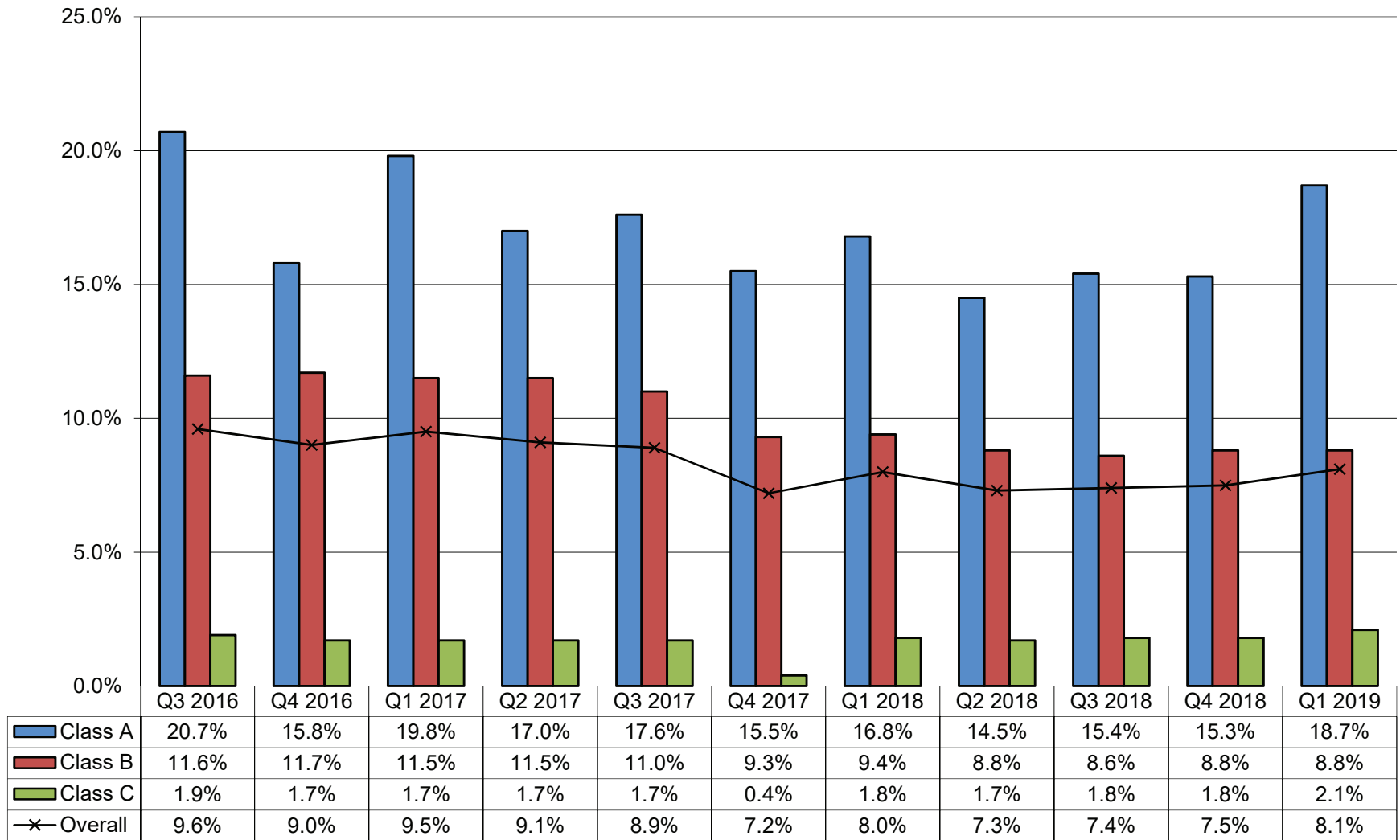
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Difference
Class A	\$22.26	\$22.58	\$23.46	\$23.34	\$23.34	\$23.41	\$22.85	\$22.80	\$22.75	\$22.71	\$22.60	-\$0.11
Class B	\$15.69	\$15.70	\$15.90	\$16.05	\$15.80	\$15.75	\$16.53	\$16.61	\$17.10	\$17.12	\$17.27	\$0.15
Class C	\$18.02	\$17.06	\$17.06	\$16.81	\$16.81	\$16.86	\$16.19	\$15.95	\$15.98	\$15.98	\$15.98	\$0.00
Overall	\$17.67	\$18.08	\$18.64	\$18.63	\$18.40	\$18.39	\$18.83	\$18.63	\$18.78	\$18.84	\$18.94	\$0.10

Notes:

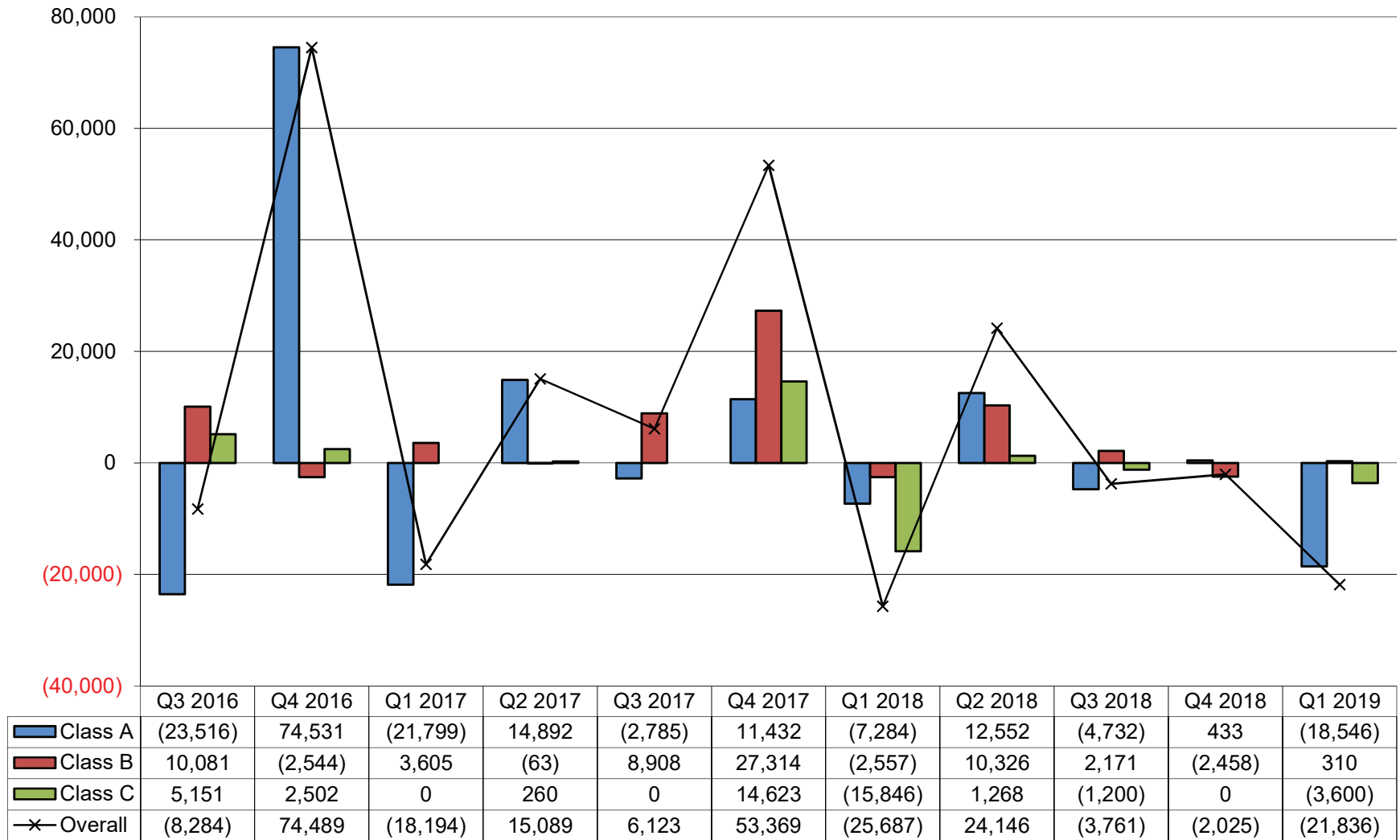
Average Asking Rates Illinois Submarket



Illinois Historic Vacancy Trends



Illinois Historic Net Absorption Trends



Illinois Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8 Executive Dr	42,633	30,877	72.4%	30,877	72.4%	21,911	21,911	0	6,166	\$21.90/fs
16 Executive Dr	51,063	17,198	33.7%	17,198	33.7%	17,198	17,198	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	\$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	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
331 Salem Pl	31,121	12,263	39.4%	15,732	50.6%	16,636	13,167	3,469	3,469	\$21.47/fs
333 Salem Pl	30,942	5,645	18.2%	5,645	18.2%	8,961	8,961	0	4,904	\$21.32/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia	43,531	16,649	38.2%	16,649	38.2%	17,855	17,855	0	7,366	\$21.90/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	-
105 W Vandalia St	40,700	2,645	6.5%	2,645	6.5%	2,645	2,645	0	2,645	\$22.90/fs
Total (12 Bldgs)	544,490	98,277	18.0%	101,746	18.7%	98,206	94,737	3,469	13,000	\$22.60/fs

Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
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	7,627	30.5%	7,627	30.5%	7,627	7,627	0	4,760	\$12.65/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	-
1616-1640 Eastport Plaza Dr	39,631	0	0.0%	6,635	16.7%	6,635	0	6,635	6,635	\$15.25/nnn
11 Executive Dr	34,487	11,110	32.2%	11,110	32.2%	10,070	10,070	0	5,225	\$8.39/nnn
13 Executive Dr	41,593	13,278	31.9%	13,278	31.9%	13,278	13,278	0	4,396	\$7.32/nnn
15 Executive Dr	28,624	2,563	9.0%	2,563	9.0%	2,563	2,563	0	2,563	\$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	\$23.50/fs
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	100,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
7650 Magna Dr	164,033	49,546	30.2%	49,546	30.2%	73,794	73,794	0	40,807	\$16.50/fs
200 E Main St	34,400	0	0.0%	0	0.0%	0	0	0	0	-
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	4,467	12.4%	4,467	12.4%	7,099	7,099	0	4,467	\$18.00/fs
525 W Main St	36,030	1,040	2.9%	1,040	2.9%	1,040	1,040	0	1,040	\$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	33,873	0	0.0%	0	0.0%	0	0	0	0	-
2246 State Route 157	25,320	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	0	0.0%	0	0.0%	240	240	0	120	-
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (38 Bldgs)	1,606,395	134,177	8.4%	140,812	8.8%	172,776	166,141	6,635	40,807	\$17.27/fs

Illinois Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15 N 1st St	34,339	0	0.0%	0	0.0%	0	0	0	0	-
200 W 3rd St	34,505	0	0.0%	0	0.0%	0	0	0	0	\$14.96/fs
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217-219 E Center Dr	20,000	4,800	24.0%	4,800	24.0%	4,800	4,800	0	3,600	-
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/fs
3512 Lebanon Ave	160,000	0	0.0%	0	0.0%	0	0	0	0	-
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	-
Total (23 Bldgs)	1,124,287	23,633	2.1%	23,633	2.1%	23,633	23,633	0	10,495	\$15.98/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
(73 Bldgs)	3,275,172	256,087	7.8%	266,191	8.1%	294,615	284,511	10,104	40,807	\$18.94/fs