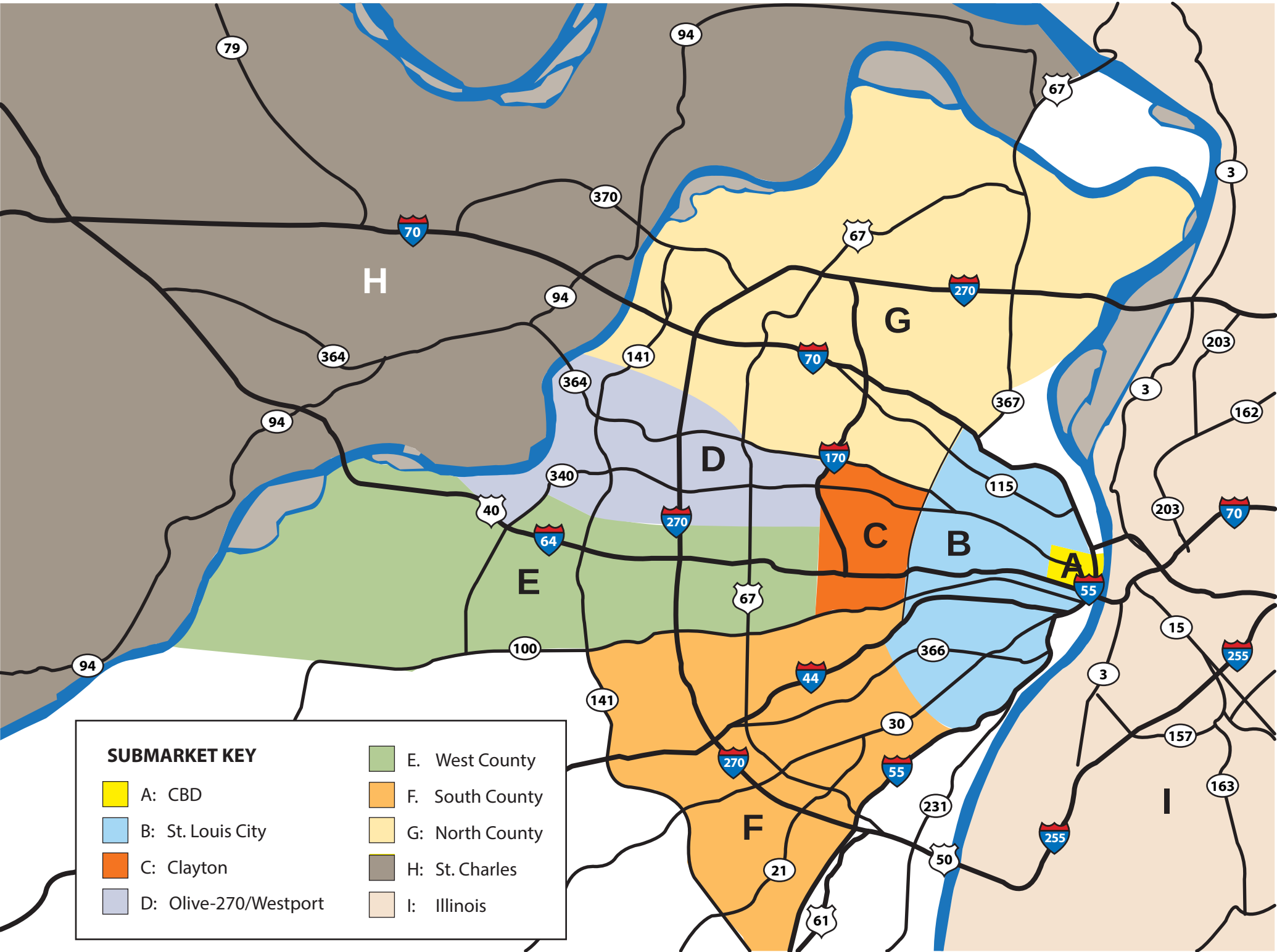




Summary

St. Louis Regional Office Market Q1

April 2015

<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	18,675,080	3,643,492	19.5% ↓ 1.2%	(18.3%)	Class A - \$18.94 Class B - \$14.38
St. Louis City	2,372,175	267,343	11.3% ↔	(11.3%)	Class A - \$26.11 Class B - \$14.24
Clayton	8,144,384	770,027	9.5% ↑ .4%	(9.1%)	Class A - \$25.58 Class B - \$17.84
Olive-270/Westport	9,211,325	2,020,238	21.9% ↓ .5%	(22.4%)	Class A - \$23.41 Class B - \$17.54
West County	7,538,947	798,942	10.6% ↑ 3.2%	(7.4%)	Class A - \$25.26 Class B - \$19.43
South County	3,907,880	348,776	8.9% ↓ .5%	(9.4%)	Class A - \$19.57 Class B - \$19.67
North County	7,823,063	1,453,491	18.6% ↓ 1.3%	(19.9%)	Class A - \$20.11 Class B - \$16.32
St. Charles	1,991,615	376,397	18.9% ↑ 3.9%	(15.0%)	Class A - \$21.46 Class B - \$14.35
Illinois	2,479,098	336,367	13.6% ↔	(13.6%)	Class A - \$22.12 Class B - \$15.15
Total	62,143,567	10,015,073	16.1% ↑ .7%	(15.4%)	Class A - \$22.51 Class B - \$16.55 ((\$22.41) (\$16.47))

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of April 1, 2015.

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

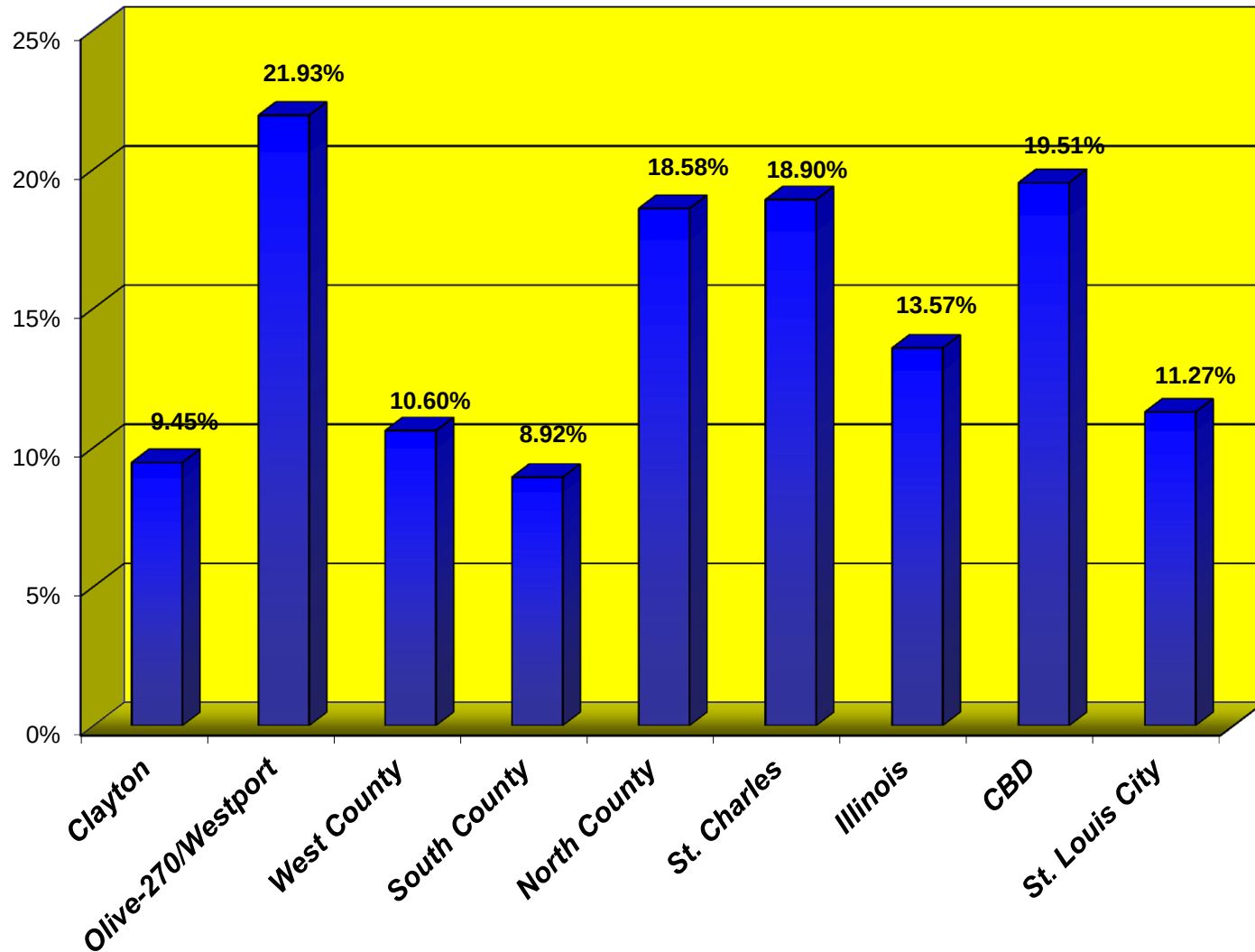


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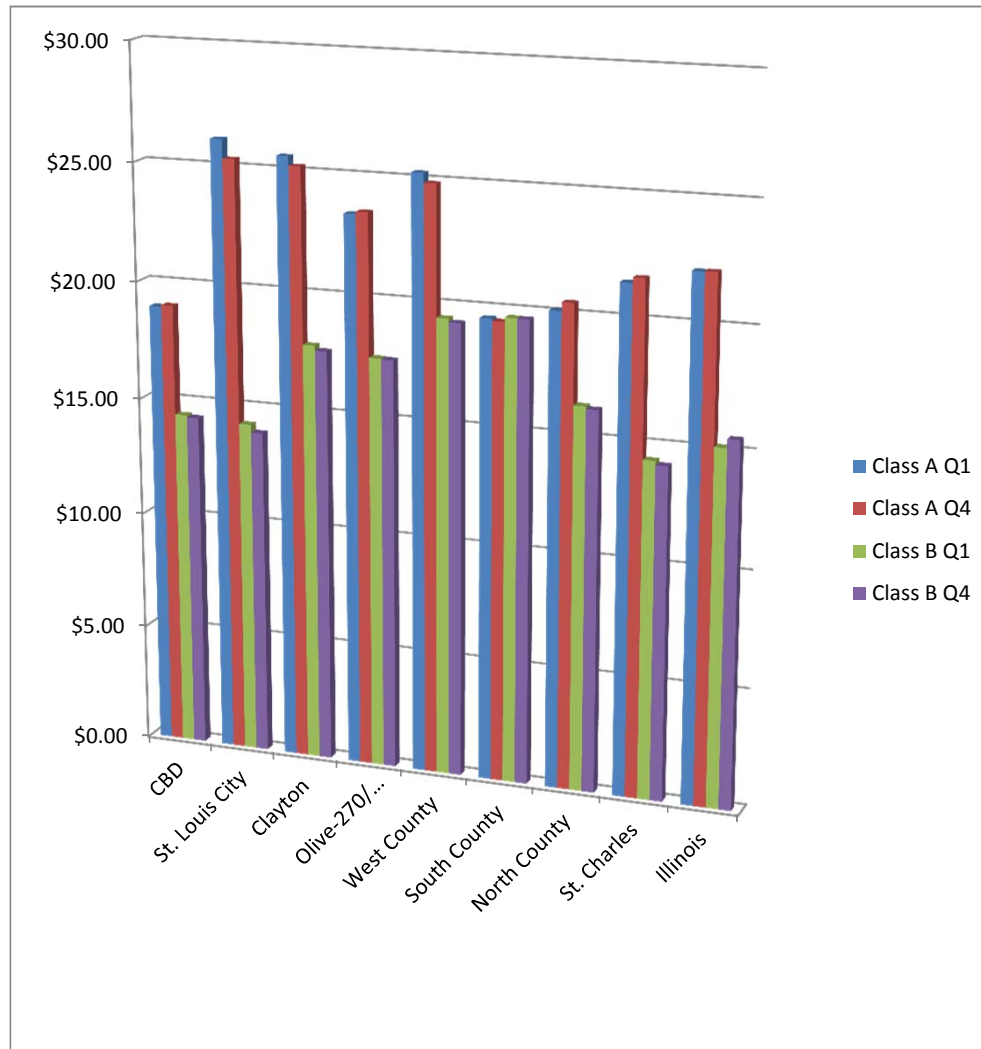
**Gershman Commercial
Office Building Database
*** SUMMARY STATISTICS***
April 2015**

	Total Sq. Ft.	April 2015 Vacancy	April 2015 Sublease	Vacancy Rate
St. Louis Suburban Market	41,096,312	6,104,238	161,390	14.85%
St. Louis City	21,047,255	3,910,835	39,309	18.58%
Total St. Louis Region	62,143,567	10,015,073	200,699	16.12%
Total St. Louis Region - Class A	29,390,878	3,331,459	178,644	11.34%
Total St. Louis Region - Class B	26,650,635	5,769,732	8,950	21.65%
St. Louis City				
Class A Space	11,378,144	1,272,938	36,439	11.19%
Class B Space	1,002,491	105,064	0	10.48%
Class C Space	2,627,831	517,076	2,870	19.68%
Suburban St. Louis				
Class A Space	18,012,734	2,058,521	142,205	11.43%
Class B Space	19,609,355	3,648,911	8,950	18.61%
Class C Space	3,474,223	396,806	16,008	11.42%

**April 2015
Office Vacancy Rate by Submarket**

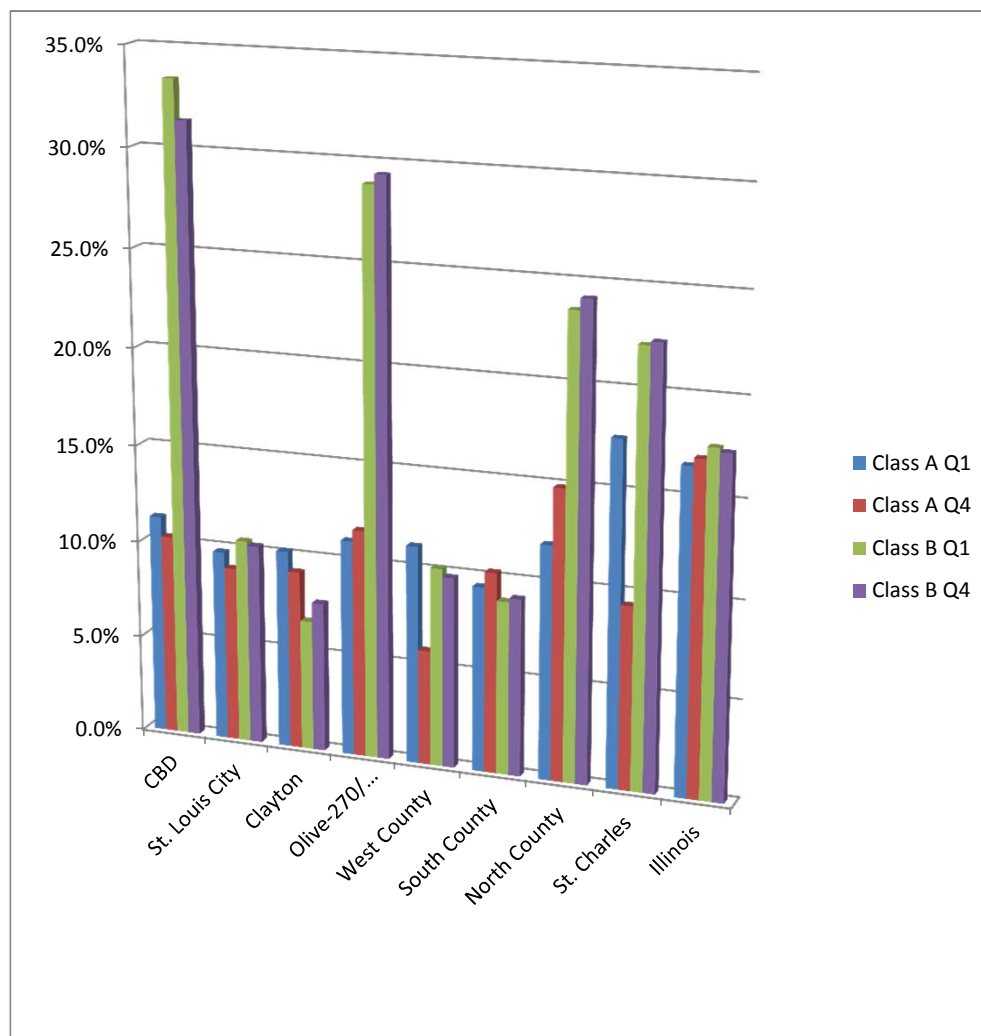


Class A & Class B Asking Rates by Submarket



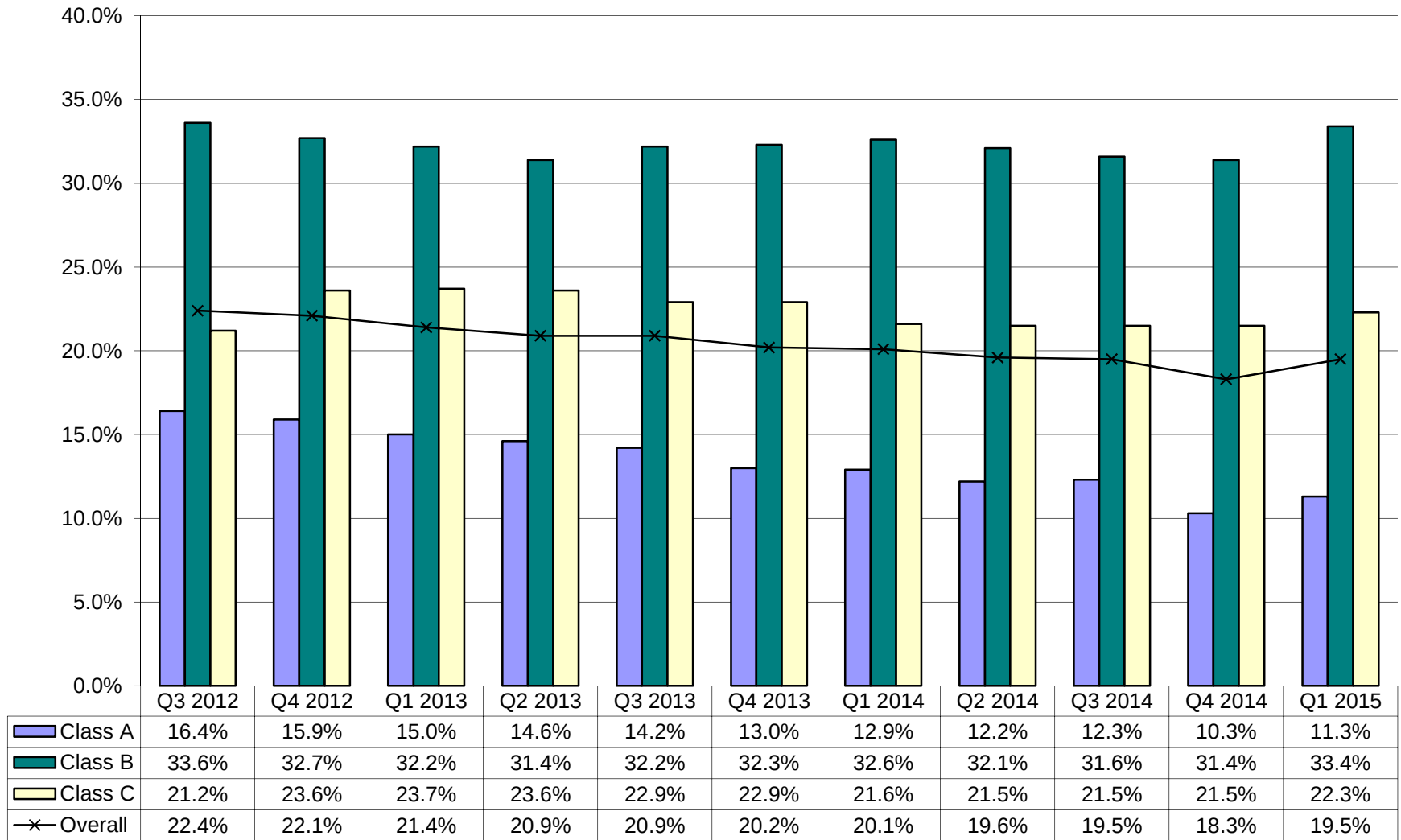
	2015	2014	2015	2014
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	\$18.94	\$19.01	\$14.38	\$14.30
St. Louis City	\$26.11	\$25.32	\$14.24	\$13.91
Clayton	\$25.58	\$25.20	\$17.84	\$17.64
Olive-270/ Westport	\$23.41	\$23.52	\$17.54	\$17.51
West County	\$25.26	\$24.87	\$19.43	\$19.28
South County	\$19.57	\$19.48	\$19.67	\$19.66
North County	\$20.11	\$20.47	\$16.32	\$16.21
St. Charles	\$21.46	\$21.68	\$14.35	\$14.18
Illinois	\$22.12	\$22.14	\$15.15	\$15.52

Class A & Class B Vacancy Rates by Submarket

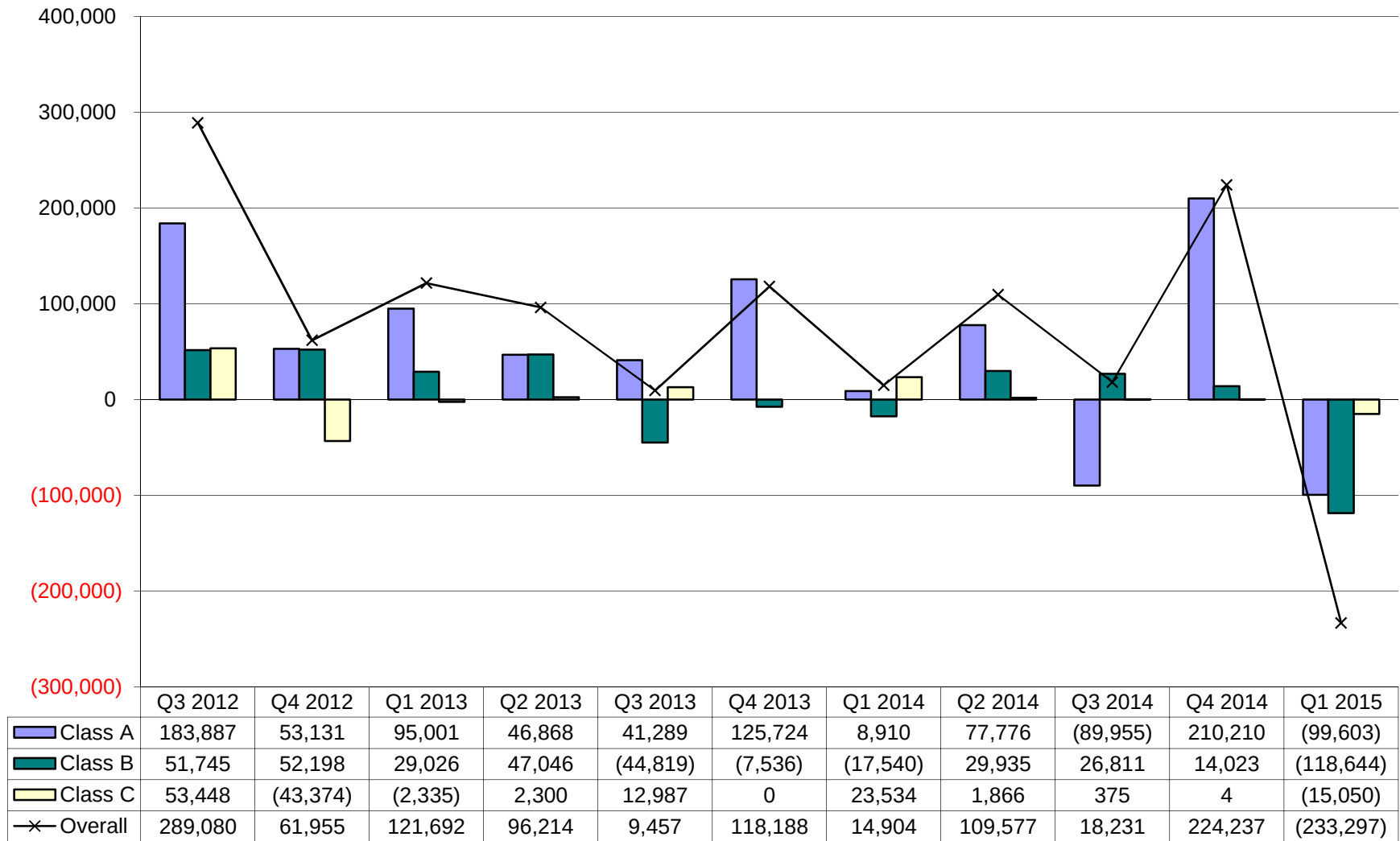


	2015	2014	2015	2014
	Class A Q1	Class A Q4	Class B Q1	Class B Q4
CBD	11.3%	10.3%	33.4%	31.4%
St. Louis City	9.8%	9.0%	10.5%	10.3%
Clayton	10.2%	9.2%	6.7%	7.7%
Olive-270/ Westport	11.1%	11.7%	28.9%	29.4%
West County	11.2%	5.9%	10.2%	9.8%
South County	9.5%	10.3%	8.9%	9.1%
North County	12.0%	14.9%	23.6%	24.2%
St. Charles	17.6%	9.4%	22.2%	22.4%
Illinois	16.6%	17.0%	17.6%	17.4%

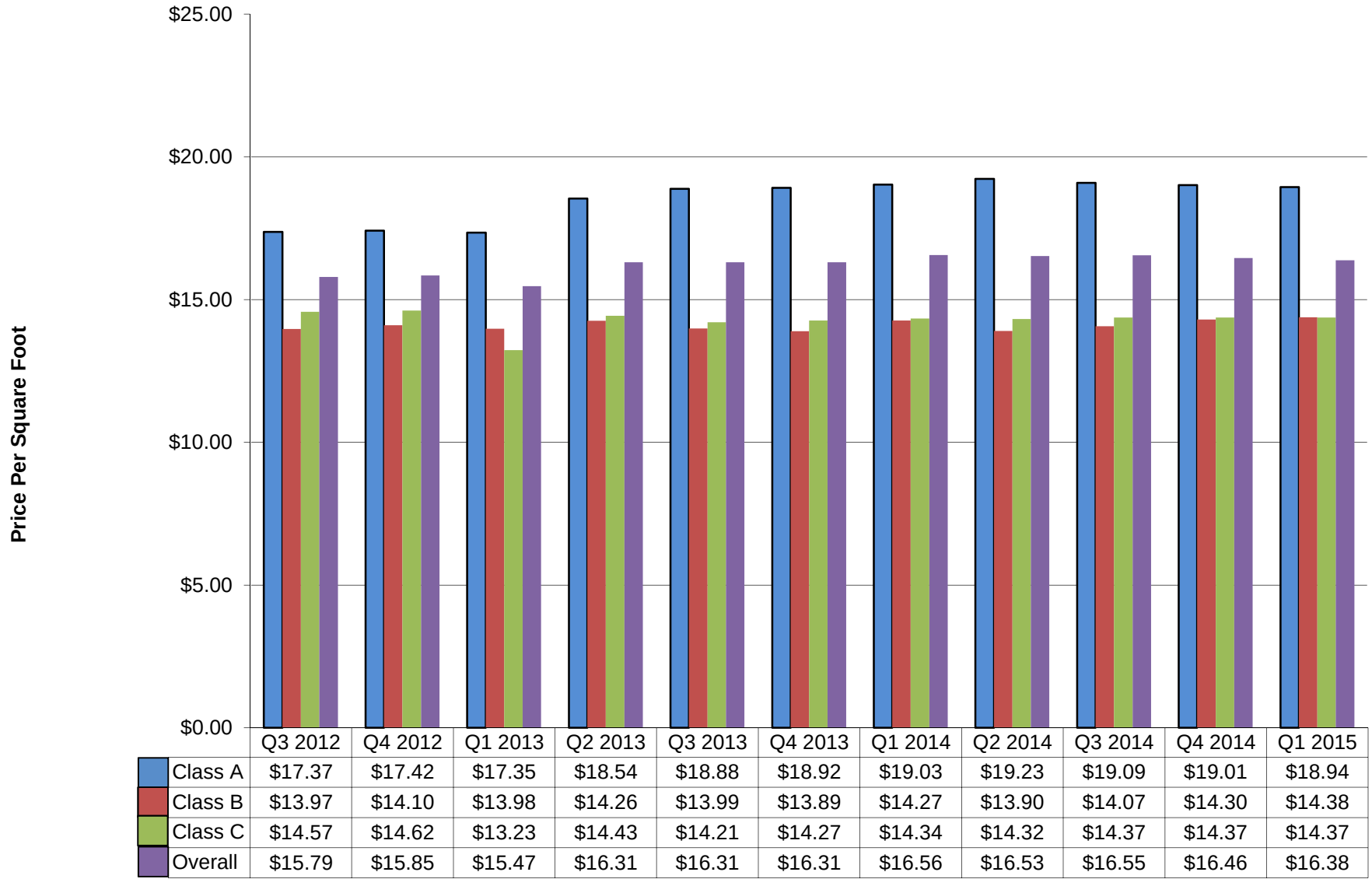
CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



Average Asking Rates CBD Submarket



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	278,000	18,261	6.6%	18,261	6.6%	64,083	64,083	0	22,040	\$22.00/fs
505 N 7th St	658,000	58,415	8.9%	58,415	8.9%	58,415	58,415	0	23,747	\$18.50/fs
100 N Broadway	510,202	163,736	32.1%	163,736	32.1%	163,736	163,736	0	22,130	\$18.00/fs
200 N Broadway	337,088	69,746	20.7%	69,746	20.7%	94,726	94,726	0	50,892	-
211 N Broadway	1,171,595	209,067	17.8%	209,067	17.8%	216,986	216,986	0	30,831	\$21.00/fs
500 N Broadway	285,211	36,585	12.8%	36,585	12.8%	42,443	42,443	0	18,920	\$17.50/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
10 S Broadway	430,373	19,368	4.5%	19,368	4.5%	59,080	59,080	0	17,000	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
909 Chestnut St	1,398,892	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	120,000	0	0.0%	0	0.0%	8,800	8,800	0	8,800	-
701 Market St	442,080	0	0.0%	11,828	2.7%	48,381	36,553	11,828	29,472	\$22.00/fs
800 Market St	749,857	58,158	7.8%	58,158	7.8%	142,195	65,083	77,112	20,298	\$18.98/fs
1010 Market St	342,660	192,295	56.1%	207,705	60.6%	238,843	223,433	15,410	124,400	\$16.75/fs
2329-2351 Market St	84,370	0	0.0%	0	0.0%	0	0	0	0	-
2350 Market St	96,000	0	0.0%	0	0.0%	0	0	0	0	-
1-99 S Memorial Dr	213,228	30,443	14.3%	30,443	14.3%	30,443	30,443	0	12,873	\$16.74/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
1000 Saint Louis Union Station	67,784	25,900	38.2%	25,900	38.2%	25,900	25,900	0	15,949	\$16.25/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	2,247	2,247	0	2,247	-
1222 Spruce St	1,131,917	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	285,485	49,000	17.2%	49,000	17.2%	59,000	59,000	0	49,000	-
710 N Tucker Blvd	550,000	122,600	22.3%	122,600	22.3%	165,339	165,339	0	70,000	-
600-634 Washington Ave	385,000	131,867	34.3%	131,867	34.3%	155,867	155,867	0	113,307	\$18.75/fs
Total (24 Bldgs)	10,783,327	1,187,688	11.0%	1,214,926	11.3%	1,576,484	1,472,134	104,350	124,400	\$18.94/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	105,000	17,201	16.4%	17,201	16.4%	17,201	17,201	0	4,696	\$15.00/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	22,324	22,324	0	13,214	\$11.59/fs
618-624 N 2nd St	57,000	0	0.0%	0	0.0%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	62,977	9,749	15.5%	9,749	15.5%	9,749	9,749	0	5,808	\$14.00/fs
708-710 N 2nd St	40,000	6,500	16.3%	6,500	16.3%	6,500	6,500	0	6,500	-
712 N 2nd St	20,000	5,757	28.8%	5,757	28.8%	5,757	5,757	0	3,257	\$11.00/mg
801-805 N 2nd St	40,000	2,500	6.3%	2,500	6.3%	2,500	2,500	0	2,500	\$12.00/nnn
800 N 3rd St	28,647	0	0.0%	0	0.0%	28,647	28,647	0	28,647	\$14.00/fs
220 N 4th St	52,000	10,136	19.5%	10,136	19.5%	10,136	10,136	0	3,078	\$12.00/fs
319 N 4th St	104,000	26,561	25.5%	26,561	25.5%	31,139	31,139	0	11,414	\$15.00/fs
440-444 N 4th St	60,000	47,000	78.3%	47,000	78.3%	47,000	47,000	0	20,000	\$12.00/fs
312-316 N 8th St	24,502	0	0.0%	0	0.0%	13,664	13,664	0	8,064	\$17.25/nnn
217 N 10th St	22,240	2,971	13.4%	2,971	13.4%	2,971	2,971	0	1,950	\$11.75/fs
411 N 10th St	57,086	16,900	29.6%	16,900	29.6%	16,900	16,900	0	10,400	\$13.00/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
133 S 11th St	37,037	2,260	6.1%	2,260	6.1%	2,260	2,260	0	2,260	\$17.95/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	25,807	25,807	0	23,650	\$16.75/fs
326 S 21st St	50,647	23,232	45.9%	23,232	45.9%	23,232	23,232	0	11,851	\$14.00/fs
1831 Chestnut St	424,518	30,000	7.1%	30,000	7.1%	83,000	83,000	0	53,000	-
1100 Clark St	33,000	0	0.0%	0	0.0%	0	0	0	0	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	123,941	38.5%	123,941	38.5%	142,835	142,835	0	58,382	\$12.50/fs
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	4,027	0	4,027	4,027	\$15.00/mg
2210 Locust St	36,516	36,516	100.0%	36,516	100.0%	36,516	36,516	0	36,516	\$8.75/negot
2221 Locust St	28,850	28,484	98.7%	28,484	98.7%	28,484	28,484	0	28,484	\$16.95/fs
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	27,500	17,000	61.8%	17,000	61.8%	17,000	17,000	0	17,000	\$17.50/fs
301 N Memorial Dr	57,000	29,692	52.1%	29,692	52.1%	29,692	29,692	0	29,692	\$12.50/fs
515-521 Olive St	226,200	53,157	23.5%	53,157	23.5%	53,157	53,157	0	12,648	\$14.00/fs
601-615 Olive St	1,200,000	944,142	78.7%	944,142	78.7%	944,142	944,142	0	1,237,500	-
720 Olive St	457,900	211,590	46.2%	211,590	46.2%	279,477	279,477	0	73,045	\$16.50/fs
900-914 Olive St	202,607	50,766	25.1%	50,766	25.1%	50,766	50,766	0	21,754	\$13.75/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	20,000	0	0.0%	0	0.0%	20,000	20,000	0	20,000	-
401 Pine St	42,000	0	0.0%	0	0.0%	37,381	37,381	0	37,381	\$20.00/mg
1004-1010 Pine St	584,000	0	0.0%	0	0.0%	0	0	0	0	-
1133 Pine St	28,122	28,120	100.0%	28,120	100.0%	28,120	28,120	0	28,120	-
1881 Pine St	110,060	44,024	40.0%	44,024	40.0%	73,024	73,024	0	44,024	\$11.50/nnn
800 St. Louis Union Station	57,814	8,506	14.7%	8,506	14.7%	10,530	10,530	0	6,571	\$16.25/fs
700 Union Station	39,648	2,291	5.8%	2,291	5.8%	2,291	2,291	0	2,291	\$14.50/fs
505 Washington Ave	75,800	56,800	74.9%	56,800	74.9%	56,800	56,800	0	56,800	\$12.50/fs
555 Washington Ave	160,000	56,100	35.1%	56,100	35.1%	68,100	68,100	0	21,000	\$13.50/fs
911-919 Washington Ave	159,500	28,490	17.9%	28,490	17.9%	38,422	30,654	7,768	8,700	\$14.39/fs

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
1001 Washington Ave	84,000	0	0.0%	0	0.0%	4,416	4,416	0	4,416	\$14.00/fs
1409 Washington Ave	34,234	20,854	60.9%	20,854	60.9%	20,854	20,854	0	13,196	\$8.10/fs
1517 Washington Ave	35,000	1,517	4.3%	1,517	4.3%	1,517	1,517	0	1,517	-
Total (47 Bldgs)	6,038,789	2,015,757	33.4%	2,015,757	33.4%	2,369,338	2,357,543	11,795	1,237,500	\$14.38/fs

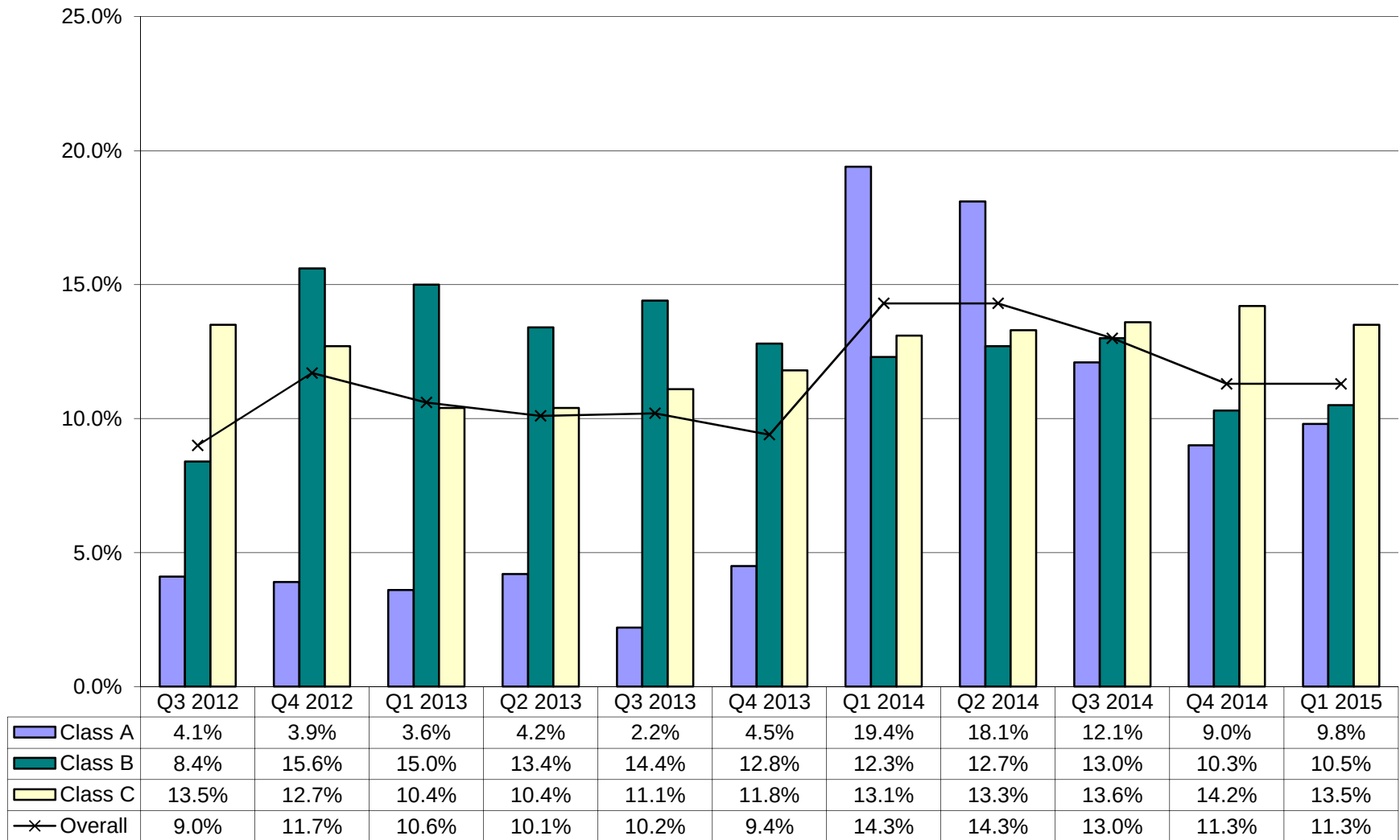
Building Class: C

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	12,503	32.5%	12,503	32.5%	12,503	12,503	0	5,544	\$12.00/fs
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
718-720 N 3rd St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	22,000	42.3%	22,000	42.3%	22,000	22,000	0	12,000	\$12.00/nnn
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
512 Locust St	21,483	0	0.0%	0	0.0%	0	0	0	0	-
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	\$10.00/nnn
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1113-1115 Locust St	38,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	137,692	55,156	40.1%	55,156	40.1%	56,406	56,406	0	20,000	\$10.75/fs
1900-1904 Locust St	22,500	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
1101 Lucas Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
1520 Market St	401,529	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	5,500	20.0%	5,500	20.0%	10,153	10,153	0	5,500	\$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	\$9.00/mg
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,200	14.4%	14,200	14.4%	14,200	14,200	0	14,200	\$12.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	36,000	36,000	0	12,000	\$14.95/fs
900 Walnut St	112,266	0	0.0%	0	0.0%	7,000	7,000	0	7,000	\$14.50/fs
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%	14,528	14,528	0	9,015	\$12.00/fs
1607 Washington Ave	75,253	75,250	100.0%	75,250	100.0%	75,250	75,250	0	60,200	-
Total (26 Bldgs)	1,852,964	412,809	22.3%	412,809	22.3%	464,240	464,240	0	80,000	\$14.37/fs

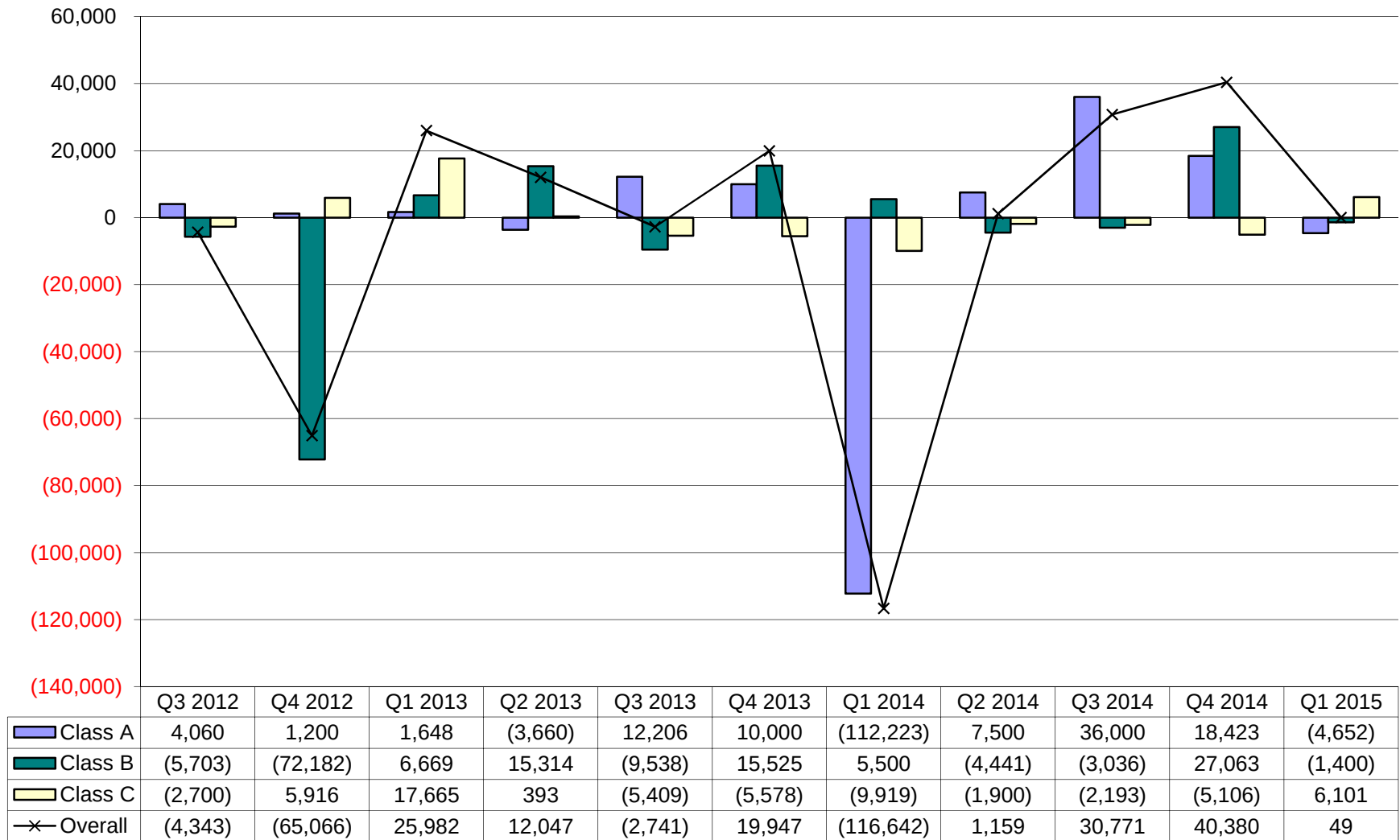
Grand Totals

	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
(97 Bldgs)	18,675,080	3,616,254	19.4%	3,643,492	19.5%	4,410,062	4,293,917	116,145	1,237,500	\$16.38/fs

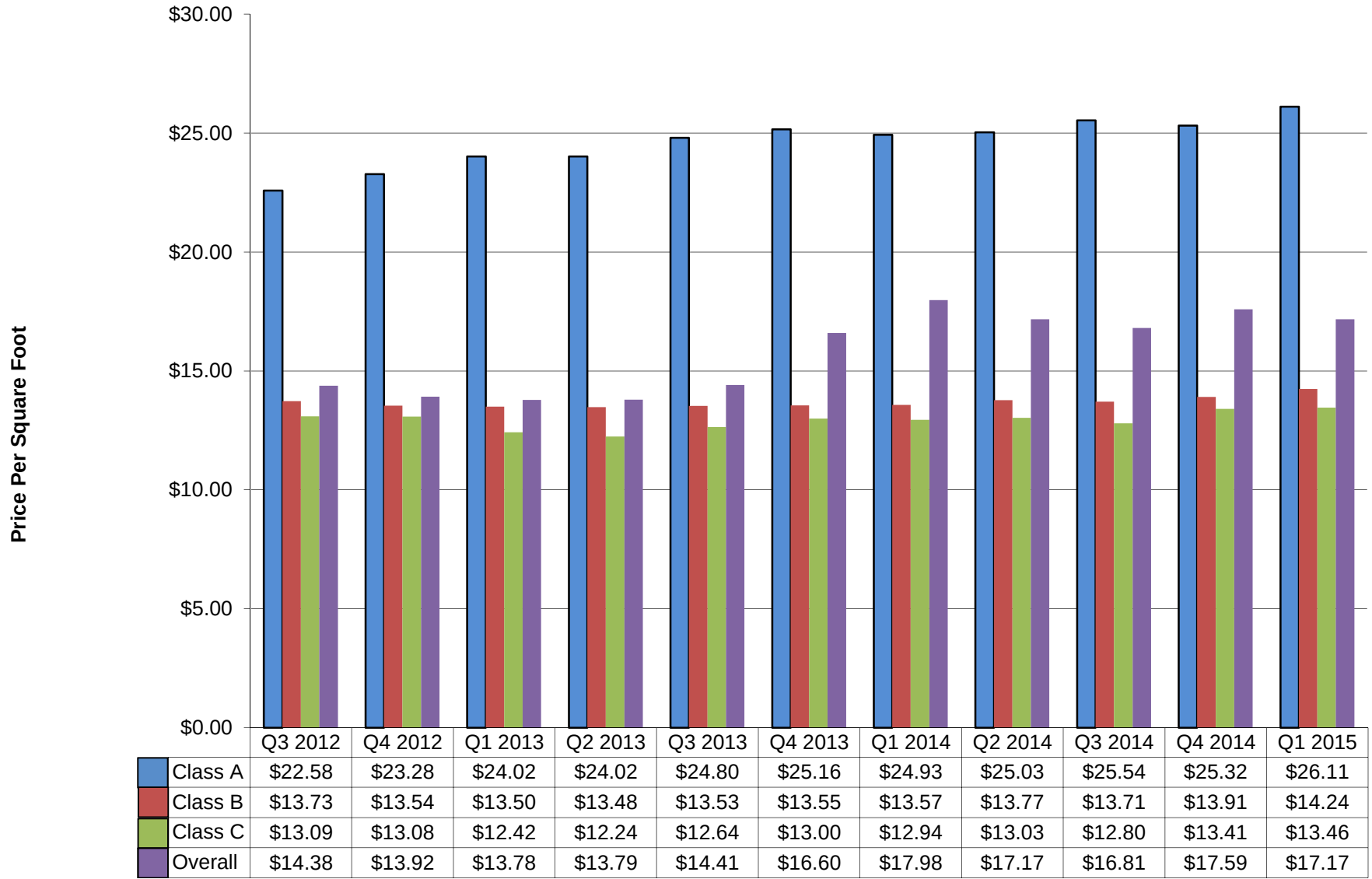
STL City Historic Vacancy Trends



STL City Historic Net Absorption Trends



Average Asking Rates STL City Submarket



St. Louis City Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4240 Duncan Ave	197,527	39,308	19.9%	39,308	19.9%	39,308	39,308	0	26,148	\$19.50/nnn
4300-4348 Forest Park Ave	165,000	0	0.0%	9,201	5.6%	9,201	0	9,201	9,201	\$23.00/fs
1001 Highlands Plaza Dr	146,000	4,943	3.4%	4,943	3.4%	28,624	22,293	6,331	23,681	\$25.45/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
5700-5720 Oakland Ave	62,290	4,560	7.3%	4,560	7.3%	17,828	4,560	13,268	13,268	\$26.70/fs
Total (5 Bldgs)	594,817	48,811	8.2%	58,012	9.8%	94,961	66,161	28,800	26,148	\$26.11/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
1141 S 7th St	48,260	0	0.0%	0	0.0%	0	0	0	0	-
6500 Chippewa St	25,000	20,000	80.0%	20,000	80.0%	20,000	20,000	0	20,000	\$15.00/fs
2017 Chouteau Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
3101 Chouteau Ave	32,942	0	0.0%	0	0.0%	0	0	0	0	-
5730 Elizabeth Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
5735 Elizabeth Ave	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4059-4067 Forest Park Ave	42,192	0	0.0%	0	0.0%	0	0	0	0	-
539 N Grand Blvd	24,000	0	0.0%	0	0.0%	0	0	0	0	-
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
2355-2395 Hampton Ave	22,000	1,030	4.7%	1,030	4.7%	1,030	1,030	0	1,030	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4130-4140 Lindell Blvd	35,000	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
4207 Lindell Blvd	33,211	14,773	44.5%	14,773	44.5%	14,773	14,773	0	14,773	\$14.95/fs
4625 Lindell Blvd	71,652	12,900	18.0%	12,900	18.0%	12,900	12,900	0	12,900	\$18.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
3601 Olive St	44,000	0	0.0%	0	0.0%	0	0	0	0	-
3520-3526 Page Blvd	31,442	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	36,211	16.4%	36,211	16.4%	40,014	40,014	0	10,297	\$13.33/fs
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	\$15.00/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
3840-3842 Washington Blvd	23,000	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	1,002,491	105,064	10.5%	105,064	10.5%	108,867	108,867	0	20,000	\$14.24/fs

St. Louis City Building List

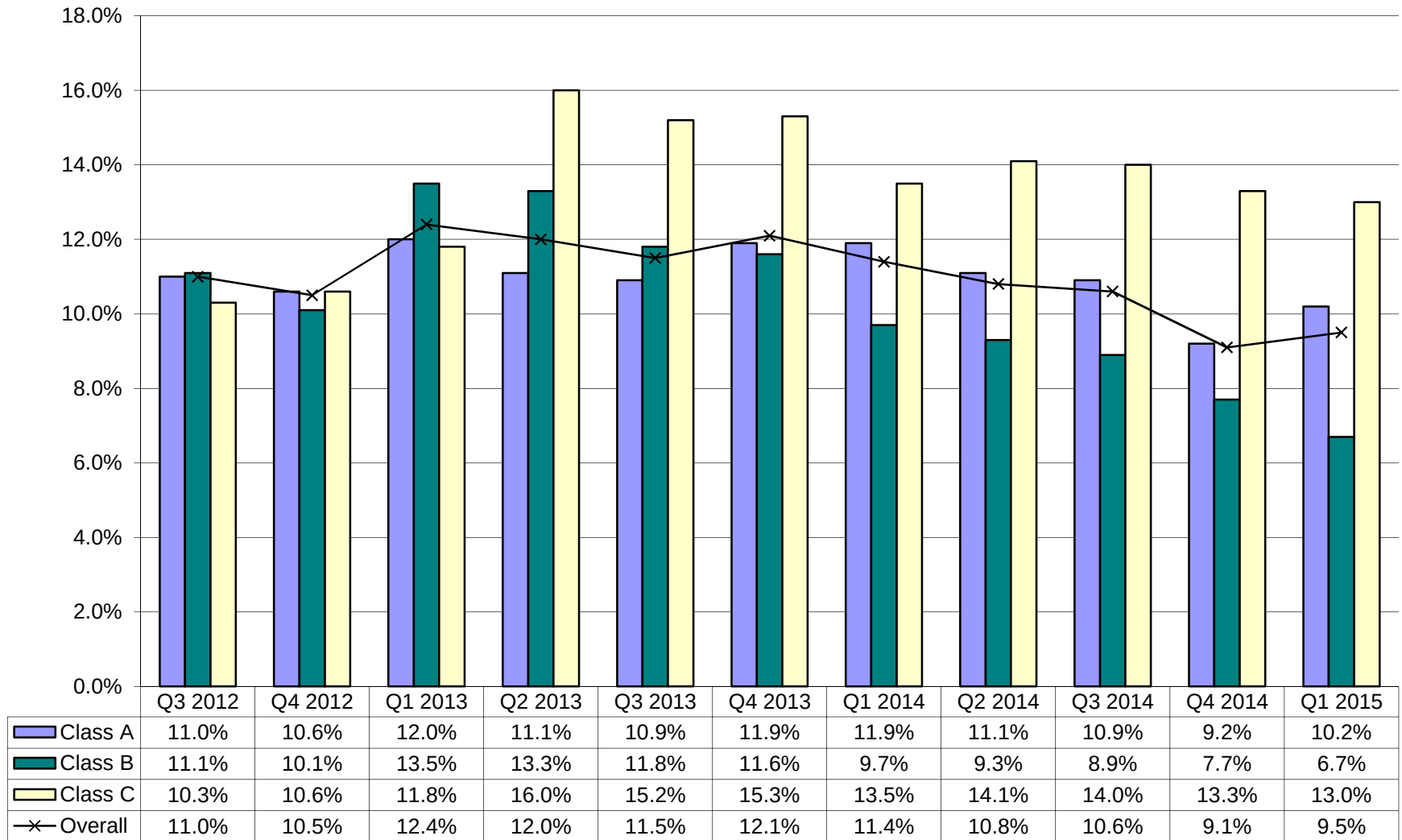
Building Class: C

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
1120 S 6th St	60,000	30,700	51.2%	30,700	51.2%	34,450	34,450	0	23,000	\$14.00/fs
1730 S 11th St	25,000	0	0.0%	0	0.0%	0	0	0	0	-
1 CAMPBELL Plz	28,290	17,537	62.0%	17,537	62.0%	18,660	18,660	0	9,430	\$12.00/fs
6025 Chippewa St	24,000	3,358	14.0%	3,358	14.0%	3,358	3,358	0	901	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	3,500	3,500	0	3,500	\$12.75/fs
5600-5610 Delmar Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
5875-5887 Delmar Blvd	50,000	0	0.0%	0	0.0%	0	0	0	0	-
22 N Euclid Ave	28,200	0	0.0%	0	0.0%	0	0	0	0	-
3950 Forest Park Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
4214-4232 Forest Park Ave	25,000	0	0.0%	0	0.0%	0	0	0	0	-
3008-3030 S Grand Ave	20,219	3,835	19.0%	6,705	33.2%	6,705	3,835	2,870	3,835	\$13.50/fs
1300 Hampton Ave	39,316	2,510	6.4%	2,510	6.4%	9,985	9,985	0	4,000	\$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	-
3912 Lindell Blvd	31,200	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	\$11.44/fs
2801-2803 Locust St	40,000	20,000	50.0%	20,000	50.0%	20,000	20,000	0	40,000	\$11.00/mg
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
14 Maryland Plz	25,000	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	-
5585 Pershing Ave	21,447	1,991	9.3%	1,991	9.3%	1,991	1,991	0	1,405	\$15.14/fs
5615 Pershing Ave	22,564	5,166	22.9%	5,166	22.9%	5,166	5,166	0	2,718	\$12.50/+util
1917 Rutger St	30,400	0	0.0%	0	0.0%	0	0	0	0	-
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	8,800	8,800	0	8,800	\$7.27/nnn
Total (25 Bldgs)	774,867	101,397	13.1%	104,267	13.5%	128,915	126,045	2,870	40,000	\$13.46/fs

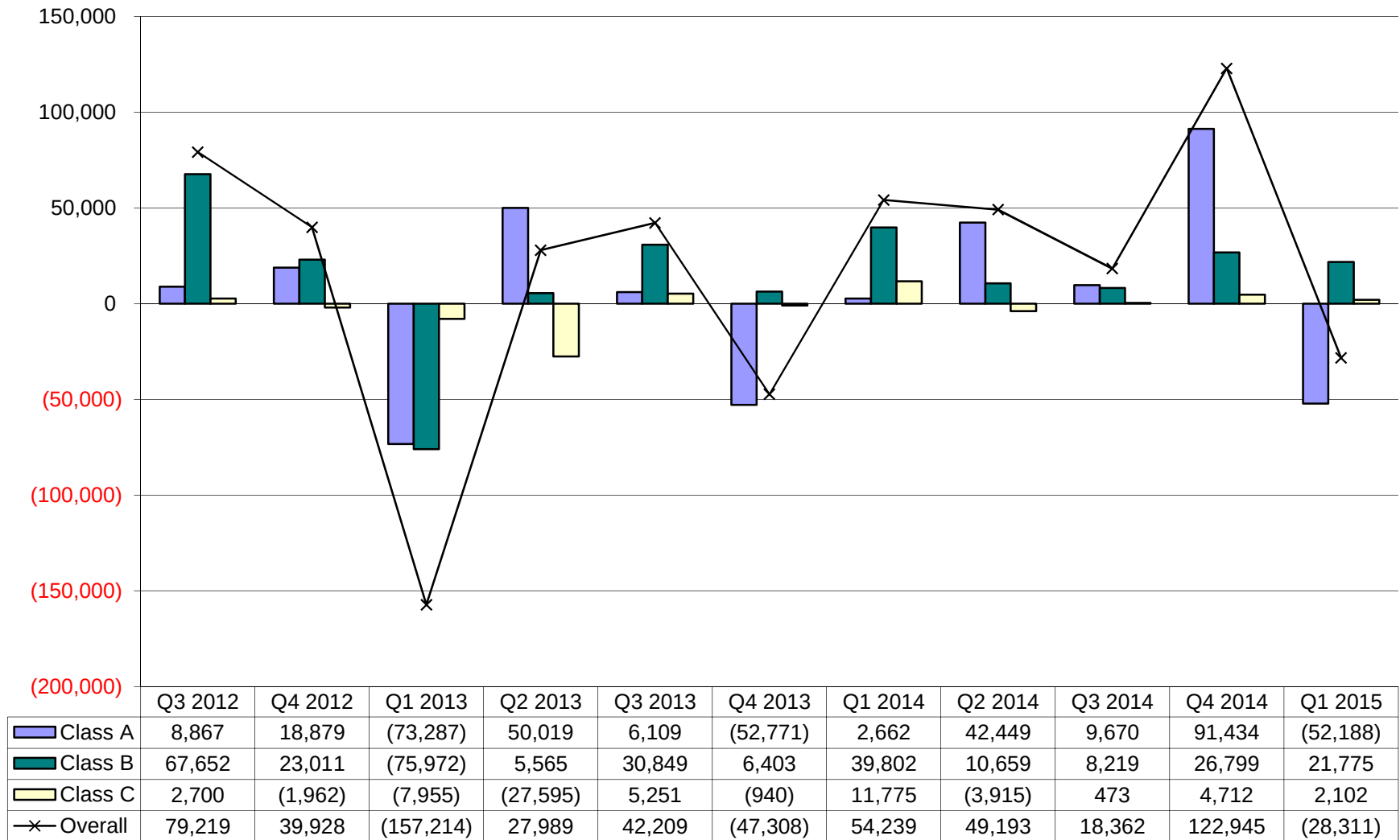
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(53 Bldgs)	2,372,175	255,272	10.8%	267,343	11.3%	332,743	301,073	31,670	40,000	\$17.17/fs

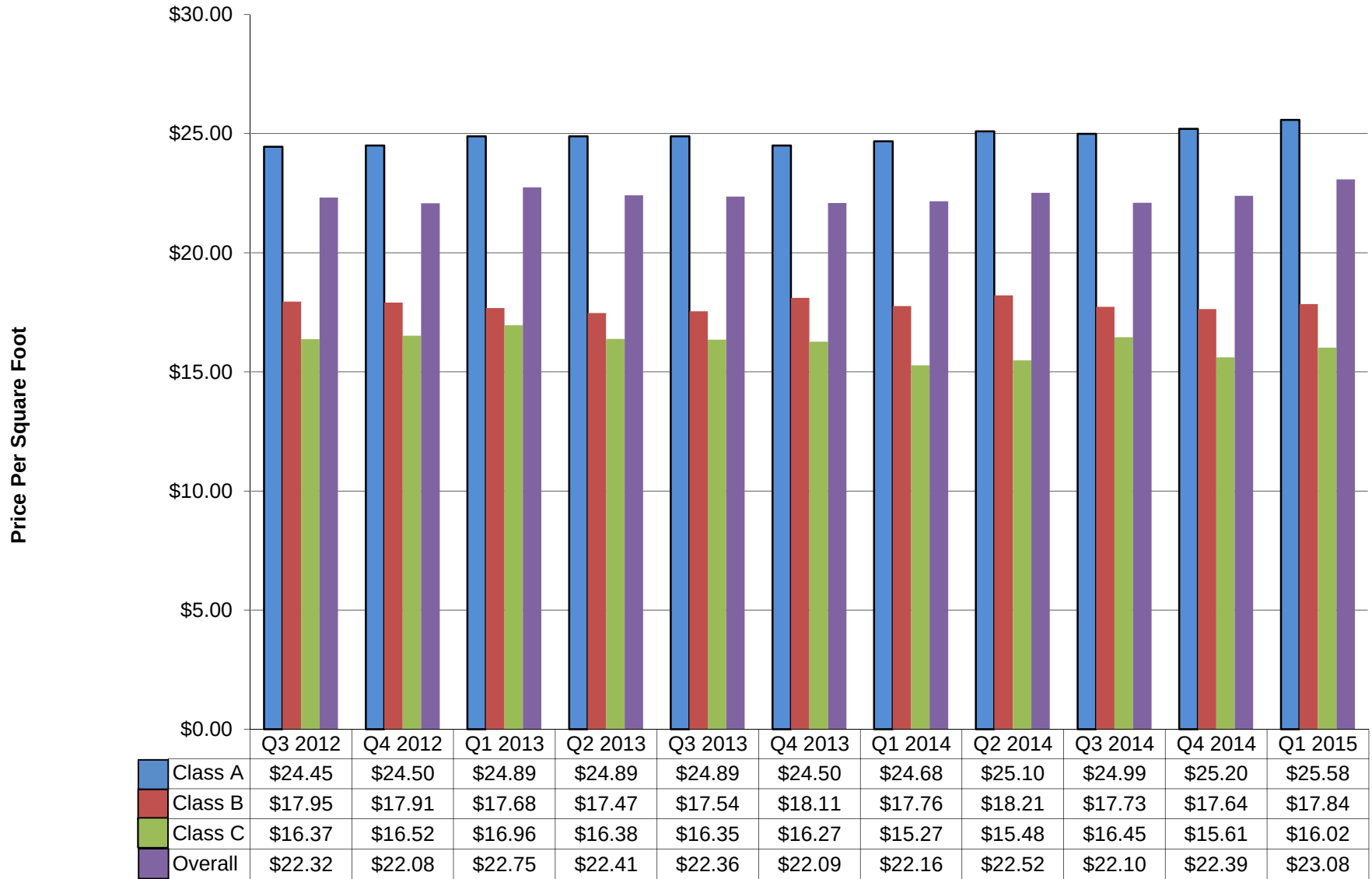
Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Average Asking Rates Clayton Submarket



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	27,702	15.9%	27,702	15.9%	30,451	27,702	2,749	7,927	\$26.00/fs
7700 Bonhomme Ave	101,327	11,477	11.3%	11,477	11.3%	19,970	19,970	0	8,493	\$27.40/fs
7777 Bonhomme Ave	197,311	70,302	35.6%	70,302	35.6%	74,159	74,159	0	12,402	\$22.50/fs
1 N Brentwood Blvd	274,272	38,909	14.2%	38,909	14.2%	45,517	45,517	0	26,629	\$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	76,051	29.0%	87,991	33.6%	87,991	76,051	11,940	11,963	\$26.18/mg
1401 S Brentwood Blvd	175,000	16,889	9.7%	16,889	9.7%	24,128	18,906	5,222	5,222	\$25.79/fs
1600 S Brentwood Blvd	105,000	4,254	4.1%	13,831	13.2%	17,492	4,254	13,238	9,577	\$16.81/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	45,003	9,890	35,113	17,562	\$32.00/fs
120 S Central Ave	300,500	45,369	15.1%	45,369	15.1%	61,733	61,733	0	23,527	\$24.75/fs
7980 Clayton Rd	63,032	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	4,865	15.6%	4,865	15.6%	4,865	4,865	0	3,916	\$23.00/fs
500 Corporate Park Dr	124,597	0	0.0%	0	0.0%	0	0	0	0	-
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	2,969	0.6%	2,969	0.6%	2,969	2,969	0	2,969	-
7701 Forsyth Blvd	217,689	5,631	2.6%	5,631	2.6%	15,809	8,452	7,357	7,357	\$27.25/fs
7733 Forsyth Blvd	360,129	25,621	7.1%	25,621	7.1%	45,935	40,935	0	11,152	\$27.25/fs
7800 Forsyth Blvd	108,000	0	0.0%	0	0.0%	40,408	40,408	0	24,272	\$26.50/fs
7911 Forsyth Blvd	55,000	14,446	26.3%	14,446	26.3%	14,446	14,446	0	14,446	\$23.50/fs
8235 Forsyth Blvd	240,000	7,603	3.2%	7,603	3.2%	9,726	9,726	0	4,675	\$29.50/fs
101 S Hanley Rd	346,451	58,643	16.9%	58,643	16.9%	50,494	50,494	0	18,939	\$26.50/fs
1405 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	16,295	8.2%	16,295	8.2%	21,852	21,852	0	4,042	\$26.00/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	0	0	0	0	-
8182 Maryland Ave	256,829	31,466	12.3%	31,466	12.3%	27,306	27,306	0	19,097	\$25.50/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	13,302	21.1%	13,302	21.1%	13,302	13,302	0	11,565	\$24.50/fs
165 N Meramec Ave	62,785	7,359	11.7%	7,359	11.7%	9,906	7,359	2,547	4,830	\$23.34/fs
168 N Meramec Ave	58,499	29,548	50.5%	29,548	50.5%	29,548	29,548	0	29,548	\$23.75/fs
Total (31 Bldgs)	5,283,595	515,491	9.8%	537,008	10.2%	693,010	609,844	78,166	29,548	\$25.58/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	73,969	5,121	6.9%	5,121	6.9%	11,594	11,594	0	6,473	\$19.50/fs
230 S Bemiston Ave	99,190	10,344	10.4%	10,344	10.4%	7,444	7,444	0	5,800	\$18.39/fs
7711 Bonhomme Ave	82,473	6,310	7.7%	6,310	7.7%	6,310	6,310	0	2,913	\$24.00/fs
10 S Brentwood Blvd	83,769	0	0.0%	0	0.0%	0	0	0	0	-
501-603 S Brentwood Blvd	170,000	0	0.0%	0	0.0%	0	0	0	0	-
1750 S Brentwood Blvd	74,568	4,276	5.7%	4,276	5.7%	7,868	7,868	0	3,592	\$18.00/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
7710 Carondelet Ave	52,350	8,677	16.6%	8,677	16.6%	8,677	8,677	0	4,422	\$18.50/fs
7730 Carondelet Ave	37,120	3,719	10.0%	3,719	10.0%	2,765	2,765	0	5,570	\$15.55/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	5,439	5,439	0	5,439	\$17.00/fs
7751 Carondelet Ave	49,505	2,224	4.5%	2,224	4.5%	4,427	4,427	0	1,589	\$17.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
222 S Central Ave	127,949	0	0.0%	0	0.0%	15,223	15,223	0	7,763	\$22.50/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	91,219	18,386	20.2%	18,386	20.2%	18,386	18,386	0	9,920	\$22.00/fs
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	-
600 Corporate Park Dr	208,124	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	35,850	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	30,514	27.6%	30,514	27.6%	30,514	30,514	0	10,108	\$14.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	\$22.50/fs
2001 S Hanley Rd	35,000	14,760	42.2%	14,760	42.2%	14,760	14,760	0	7,380	\$11.95/mg
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	0	0.0%	0	0.0%	0	0	0	0	-
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	6,521	6,521	0	6,521	\$23.00/fs
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	0	0	0	0	\$23.00/fs
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8025-8077 Maryland Ave	90,950	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	8,743	15.8%	8,743	15.8%	8,743	8,743	0	8,743	\$13.00/fs
8300 Maryland Ave	93,000	0	0.0%	0	0.0%	0	0	0	0	-
8301 Maryland Ave	49,598	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
135 N Meramec Ave	50,995	16,200	31.8%	16,200	31.8%	16,200	16,200	0	16,200	\$18.00/fs
222 S Meramec Ave	24,760	6,882	27.8%	6,882	27.8%	2,552	2,552	0	1,286	\$18.50/fs
225 S Meramec Ave	34,024	10,822	31.8%	10,822	31.8%	15,584	15,584	0	3,847	\$17.00/fs
235 S Meramec Ave	50,071	0	0.0%	0	0.0%	0	0	0	0	-
Total (34 Bldgs)	2,199,519	146,978	6.7%	146,978	6.7%	183,007	183,007	0	16,200	\$17.84/fs

Clayton Building List

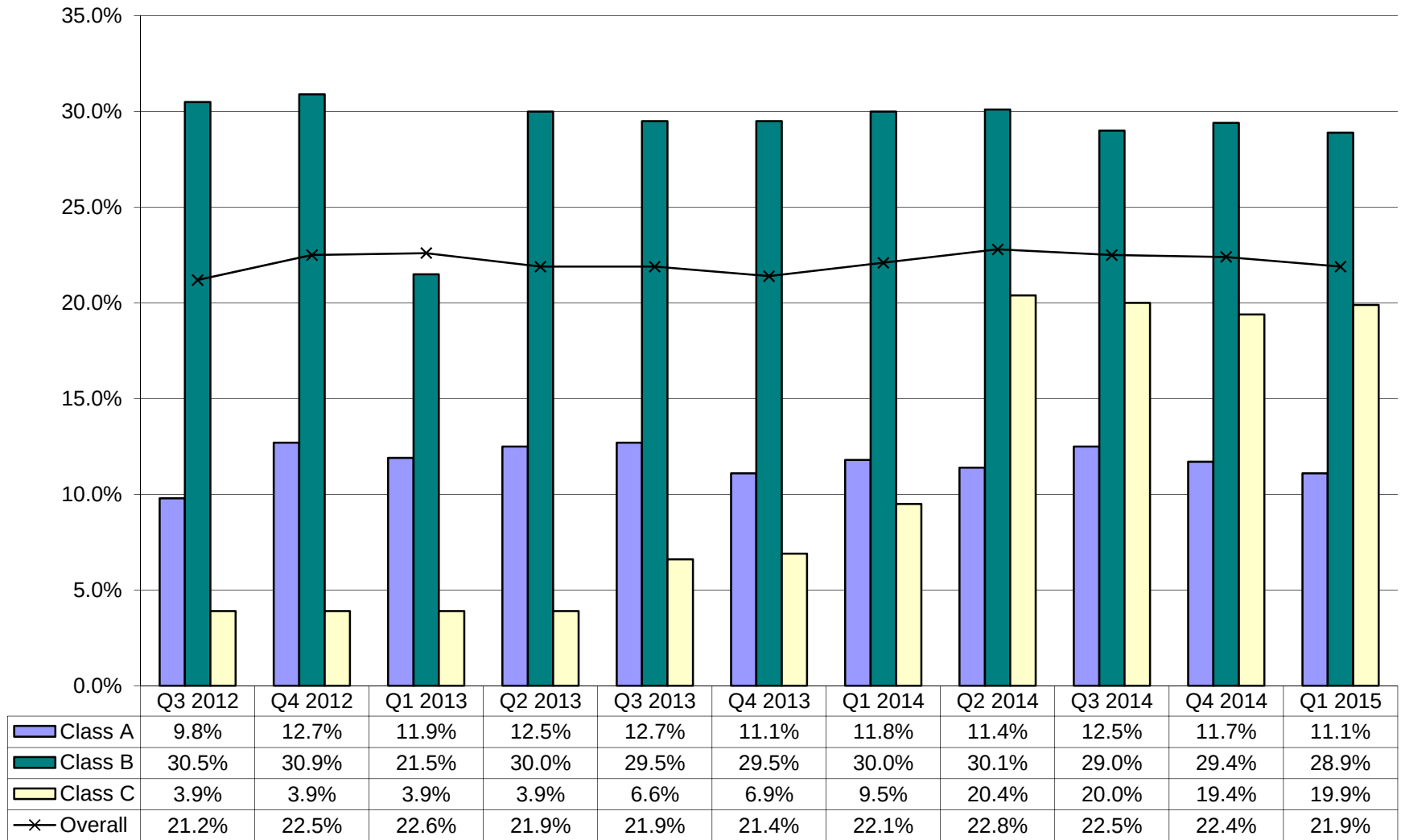
Building Class: C

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
7912 Bonhomme Ave	22,580	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
8000 Bonhomme Ave	36,800	9,561	26.0%	9,561	26.0%	9,561	9,561	0	1,476	\$17.00/fs
30-34 N Brentwood Blvd	34,200	1,165	3.4%	1,165	3.4%	6,988	6,988	0	4,147	\$17.71/fs
2500-2518 S Brentwood Blvd	63,008	13,074	20.7%	13,074	20.7%	13,074	13,074	0	5,056	\$14.00/fs
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	15,000	68.2%	15,000	68.2%	15,000	15,000	0	10,000	\$10.00/nnn
7000-7020 Clayton Rd	27,739	5,800	20.9%	5,800	20.9%	5,800	5,800	0	1,800	\$11.59/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	\$16.00/fs
8400-8448 Delmar Blvd	44,980	17,230	38.3%	17,230	38.3%	17,230	17,230	0	5,675	\$16.50/mg
8328 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
10 S Hanley Rd	30,551	22,636	74.1%	22,636	74.1%	25,736	25,736	0	10,000	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
121 S Meramec Ave	152,277	0	0.0%	0	0.0%	0	0	0	0	-
Total (15 Bldgs)	661,270	86,041	13.0%	86,041	13.0%	94,964	94,964	0	10,000	\$16.02/fs

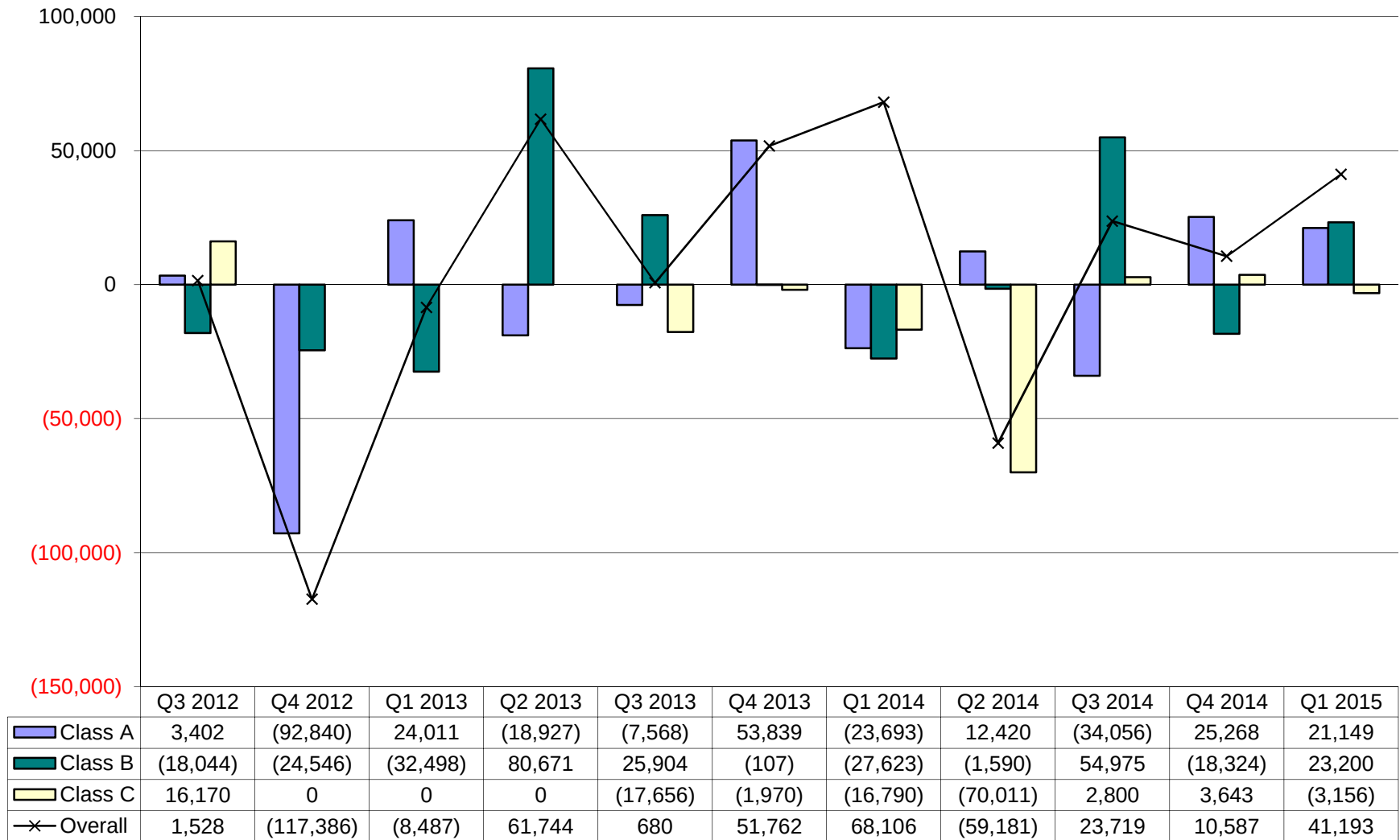
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(80 Bldgs)	8,144,384	748,510	9.2%	770,027	9.5%	970,981	887,815	78,166	29,548	\$23.08/fs

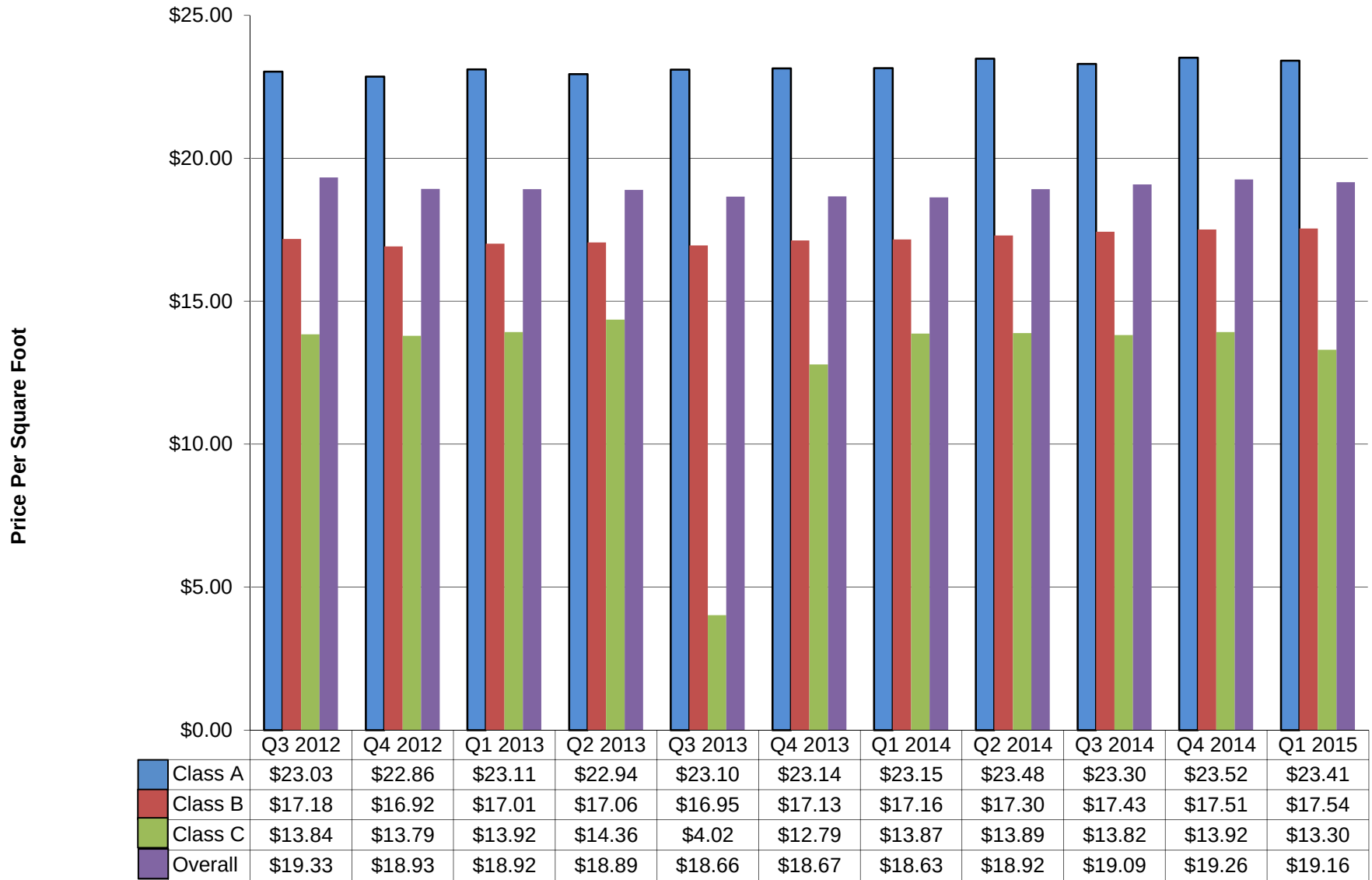
Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Average Asking Rates Olive-270/Westport Submarket



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	15,285	5.3%	15,285	5.3%	33,361	27,582	5,779	15,285	\$23.96/fs
2 CityPlace Dr	117,936	12,400	10.5%	12,400	10.5%	23,514	18,514	0	5,000	\$25.00/fs
3 CityPlace Dr	230,000	0	0.0%	8,000	3.5%	14,514	6,514	8,000	8,000	\$21.58/fs
4 CityPlace Dr	103,034	4,529	4.4%	4,529	4.4%	4,529	4,529	0	3,369	\$25.00/fs
6 Cityplace Dr	223,000	0	0.0%	0	0.0%	5,040	0	5,040	5,040	\$25.50/fs
600 Emerson Rd	112,794	7,908	7.0%	7,908	7.0%	4,713	4,713	0	1,861	\$25.00/fs
622 Emerson Rd	209,687	39,093	18.6%	39,093	18.6%	13,661	13,661	0	5,371	\$26.00/fs
701 Emerson Rd	139,855	981	0.7%	981	0.7%	981	981	0	981	\$24.00/mg
721 Emerson Rd	152,788	10,122	6.6%	10,122	6.6%	15,237	12,685	2,552	8,667	\$24.00/fs
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	35,360	26.8%	35,360	26.8%	35,360	35,360	0	18,648	\$19.25/fs
10330 Old Olive Street Rd	25,000	11,000	44.0%	11,000	44.0%	11,000	11,000	0	11,000	\$19.75/fs
11410-11440 Olive Blvd	24,000	0	0.0%	3,073	12.8%	3,073	0	0	3,073	-
12312 Olive Blvd	127,568	38,467	30.2%	38,467	30.2%	55,133	55,133	0	18,375	\$24.00/fs
12400 Olive Blvd	114,757	41,161	35.9%	41,161	35.9%	47,241	47,241	0	21,670	\$22.50/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12647 Olive Blvd	134,544	13,606	10.1%	13,606	10.1%	58,148	58,148	0	41,638	\$24.00/fs
12655 Olive Blvd	98,588	1,069	1.1%	1,069	1.1%	6,951	6,951	0	5,882	\$23.50/fs
1801 Park 270 Dr	154,289	29,228	18.9%	29,228	18.9%	29,228	29,228	0	25,010	\$19.50/fs
1807 Park 270 Dr	121,271	29,419	24.3%	29,419	24.3%	31,467	31,467	0	12,317	\$18.50/fs
1005 N Warson Rd	110,000	16,200	14.7%	16,200	14.7%	16,200	16,200	0	12,500	\$32.00/nnn
55 Westport Plaza Dr	87,670	14,613	16.7%	14,613	16.7%	14,613	14,613	0	11,067	\$22.50/fs
77 Westport Plaza Dr	144,524	23,856	16.5%	23,856	16.5%	23,856	23,856	0	7,547	\$22.50/fs
111 Westport Plaza Dr	149,909	2,968	2.0%	7,841	5.2%	38,346	28,473	4,873	25,505	\$22.05/fs
Total (24 Bldgs)	3,283,160	347,265	10.6%	363,211	11.1%	486,166	446,849	26,244	41,638	\$23.41/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	20,330	615	3.0%	615	3.0%	615	615	0	615	\$16.50/fs
11710 Administration Dr	20,000	2,732	13.7%	2,732	13.7%	2,732	2,732	0	1,105	\$16.00/fs
1850-1860 Borman Ct	41,391	29,661	71.7%	29,661	71.7%	29,661	29,661	0	10,600	\$5.00/nnn
11701 Borman Dr	81,617	28,546	35.0%	28,546	35.0%	28,546	28,546	0	27,334	\$17.95/fs
11720 Borman Dr	97,778	0	0.0%	0	0.0%	0	0	0	0	-
11756 Borman Dr	28,000	6,708	24.0%	6,708	24.0%	6,708	6,708	0	6,708	\$16.95/fs
11775 Borman Dr	65,361	0	0.0%	0	0.0%	0	0	0	0	-
11970 Borman Dr	21,450	7,805	36.4%	7,805	36.4%	7,805	7,805	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	20,090	100.0%	20,090	100.0%	20,090	20,090	0	20,090	\$9.95/nnn
1829-1837 Borman Circle Dr	20,250	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	71,721	0	0.0%	0	0.0%	21,333	21,333	0	21,333	\$18.50/fs
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
655 Craig Rd	55,000	7,903	14.4%	7,903	14.4%	9,176	9,176	0	2,986	\$17.00/fs
680 Craig Rd	52,500	12,260	23.4%	12,260	23.4%	12,260	12,260	0	4,727	\$17.00/fs
777 Craig Rd	25,000	6,399	25.6%	6,399	25.6%	6,399	6,399	0	3,115	\$20.00/fs
1001 Craig Rd	77,000	24,282	31.5%	24,282	31.5%	37,910	37,910	0	17,863	\$19.00/fs
1810 Craig Rd	25,000	4,273	17.1%	4,273	17.1%	4,273	4,273	0	1,959	\$16.95/fs
1820-1868 Craig Rd	30,000	6,312	21.0%	6,312	21.0%	14,508	14,508	0	8,196	\$16.50/fs
1950-1968 Craig Rd	40,970	2,550	6.2%	2,550	6.2%	2,550	2,550	0	2,550	\$12.75/fs
1850 Craigshire Dr	61,374	30,854	50.3%	30,854	50.3%	30,854	30,854	0	20,458	\$18.50/fs
2055 Craigshire Dr	35,701	0	0.0%	0	0.0%	1,151	1,151	0	1,151	\$17.50/fs
9441-9445 Dielman Rock Island Dr	21,000	0	0.0%	0	0.0%	0	0	0	0	-
955 Executive Parkway Dr	35,000	15,670	44.8%	15,670	44.8%	15,670	15,670	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	12,615	21.1%	12,615	21.1%	12,615	12,615	0	5,978	\$19.00/fs
1000 Executive Parkway Dr	30,500	13,843	45.4%	13,843	45.4%	13,843	13,843	0	6,380	\$14.43/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1031 Executive Parkway Dr	45,000	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	8,721	28.1%	8,721	28.1%	8,721	8,721	0	4,518	\$19.00/fs
1215 Fern Ridge Pky	59,941	24,091	40.2%	24,091	40.2%	24,091	24,091	0	11,966	\$14.75/fs
1224 Fern Ridge Pky	50,374	26,128	51.9%	26,128	51.9%	26,128	26,128	0	23,951	\$14.75/fs
1285 Fern Ridge Pky	68,397	35,535	52.0%	35,535	52.0%	35,535	35,535	0	33,179	\$21.50/fs
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	14,978	14,978	0	14,978	\$19.00/fs
2122 Kratky Rd	25,344	0	0.0%	0	0.0%	0	0	0	0	-
11420 Lackland Rd	90,000	0	0.0%	0	0.0%	0	0	0	0	-
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	2,116	2,116	0	2,116	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
11630-11644 Lilburn Park Rd	31,051	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	4,564	14.0%	4,564	14.0%	4,564	4,564	0	2,901	\$18.00/fs
275 N Lindbergh Blvd	24,793	0	0.0%	0	0.0%	0	0	0	0	-
311 N Lindbergh Blvd	28,000	0	0.0%	0	0.0%	0	0	0	0	-
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1340 N Lindbergh Blvd	30,000	1,175	3.9%	1,175	3.9%	1,175	1,175	0	1,175	\$15.00/fs
425 N New Ballas Rd	77,899	23,432	30.1%	23,432	30.1%	37,852	37,852	0	19,988	\$17.00/fs
443-465 N New Ballas Rd	24,586	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
522 N New Ballas Rd	55,922	13,951	24.9%	13,951	24.9%	13,136	13,136	0	2,964	\$23.00/fs
555 N New Ballas Rd	105,000	22,806	21.7%	22,806	21.7%	22,806	22,806	0	6,767	\$26.35/fs
638-672 Office Pky	26,462	14,397	54.4%	14,397	54.4%	14,397	14,397	0	6,997	\$16.95/fs
744 Office Pky	36,392	36,392	100.0%	36,392	100.0%	36,392	36,392	0	36,392	\$20.50/fs
707-757 Old Frontenac Sq	28,000	3,637	13.0%	3,637	13.0%	3,637	3,637	0	2,140	-
10425 Old Olive St	27,000	7,000	25.9%	7,000	25.9%	7,000	7,000	0	2,430	\$14.66/fs
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	4,554	16.9%	4,554	16.9%	4,554	4,554	0	2,781	\$18.50/fs
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-
11457 Olde Cabin Rd	37,236	1,515	4.1%	1,515	4.1%	1,515	1,515	0	1,515	\$18.50/fs
11475-11477 Olde Cabin Rd	84,024	29,503	35.1%	29,503	35.1%	39,089	39,089	0	13,178	\$17.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	10,383	10,383	0	5,295	\$19.01/fs
9378 Olive Blvd	33,000	0	0.0%	0	0.0%	0	0	0	0	\$17.00/mg
9666 Olive Blvd	159,229	19,832	12.5%	19,832	12.5%	22,692	22,692	0	15,632	\$16.50/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	171,052	17,880	10.5%	17,880	10.5%	17,880	17,880	0	12,500	\$18.94/fs
11500 Olive Blvd	36,897	16,462	44.6%	16,462	44.6%	18,205	18,205	0	5,708	\$15.74/fs
11901 Olive Blvd	32,000	288	0.9%	288	0.9%	288	288	0	288	\$18.00/fs
12395 Olive Blvd	29,600	10,044	33.9%	10,044	33.9%	10,044	10,044	0	10,044	-
12747 Olive Blvd	72,699	30,418	41.8%	30,418	41.8%	30,418	30,418	0	27,336	\$15.75/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	0	0	0	0	\$15.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	-
9700 Page Ave	867,000	700,994	80.9%	700,994	80.9%	700,994	700,994	0	1,401,994	-
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	7,500	7,500	0	7,500	-
201 Progress Pky	128,446	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	3,500	13.3%	3,500	13.3%	16,680	16,680	0	13,180	\$16.75/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	26,360	26,360	0	26,360	\$9.50/nnn
2388 Schuetz Rd	26,928	1,800	6.7%	1,800	6.7%	5,235	5,235	0	1,800	\$15.11/fs
1276-1278 N Warson Rd	26,168	10,000	38.2%	10,000	38.2%	10,000	10,000	0	10,000	\$8.95/mg
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	1,670	1,670	0	450	-
127 Weldon Pky	20,115	20,115	100.0%	20,115	100.0%	20,115	20,115	0	20,115	\$10.00/nnn
4 West Dr	24,818	3,200	12.9%	3,200	12.9%	6,414	6,414	0	3,214	\$18.00/nnn
11830 Westline Industrial Dr	27,664	10,901	39.4%	10,901	39.4%	10,901	10,901	0	10,901	\$18.75/fs
11830 Westline Industrial Dr	103,484	0	0.0%	0	0.0%	0	0	0	0	-
11840 Westline Industrial Dr	55,000	36,115	65.7%	36,115	65.7%	36,115	36,115	0	36,115	\$18.75/fs
11861-11865 Westline Industrial Dr	42,000	9,212	21.9%	9,212	21.9%	10,748	10,748	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	11,451	12.6%	11,451	12.6%	25,024	25,024	0	14,862	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	18,136	15.0%	18,136	15.0%	18,136	18,136	0	13,710	\$16.75/fs
940 Westport Plaza Dr	89,552	10,228	11.4%	10,228	11.4%	21,750	21,750	0	11,522	\$22.00/fs
2200 Westport Plaza Dr	39,173	11,195	28.6%	11,195	28.6%	11,195	11,195	0	6,486	\$16.50/fs
12140 Woodcrest Exec Dr	92,960	22,265	24.0%	22,265	24.0%	22,265	22,265	0	5,529	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	4,557	8.8%	4,557	8.8%	4,557	4,557	0	3,027	\$17.75/fs
10101 Woodfield Ln	83,322	0	0.0%	0	0.0%	0	0	0	0	-

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
2043 Woodlands Pky	64,858	21,000	32.4%	21,000	32.4%	21,000	21,000	0	21,000	\$14.00/fs
Total (89 Bldgs)	5,283,744	1,528,950	28.9%	1,528,950	28.9%	1,662,954	1,662,954	0	1,401,994	\$17.54/fs

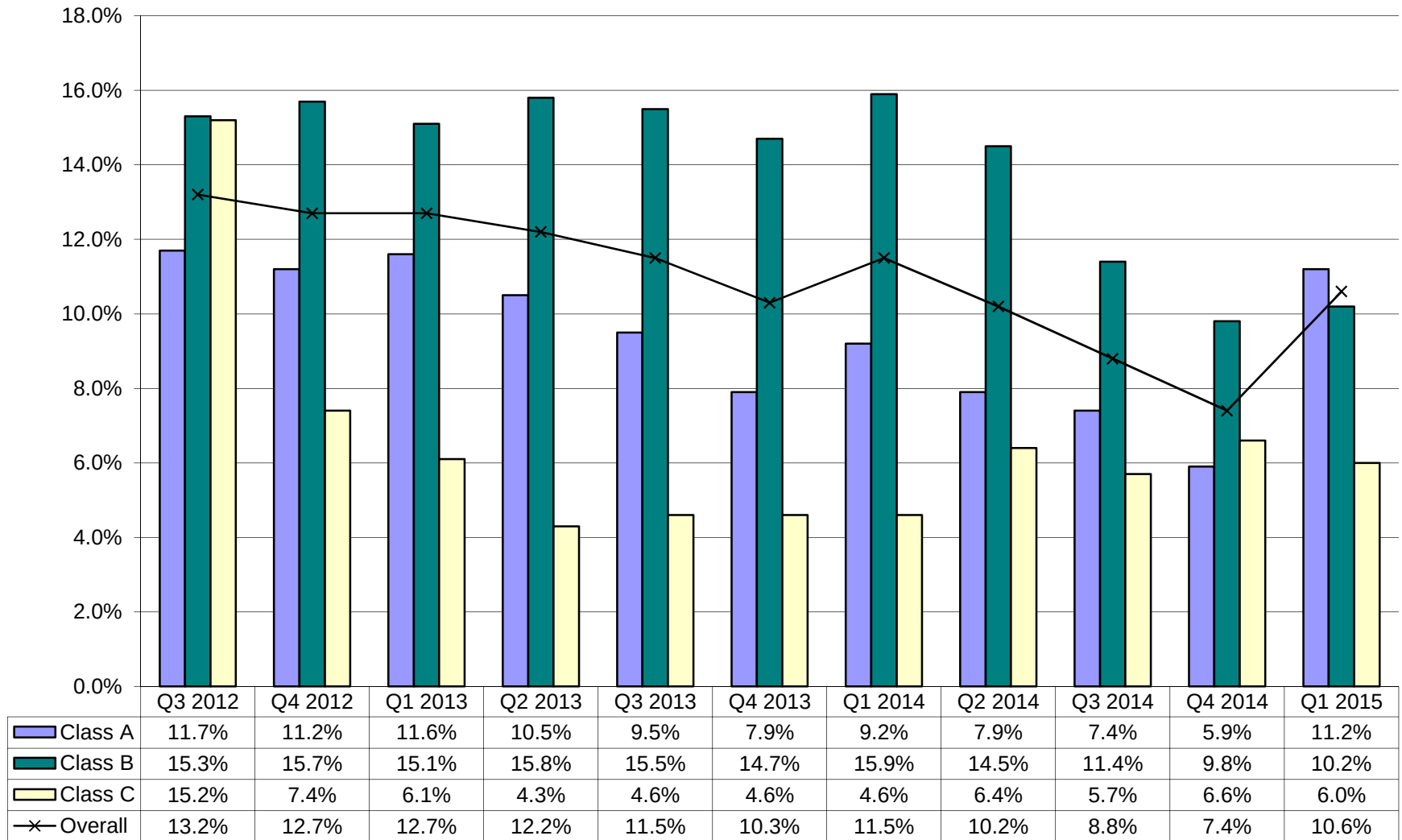
Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	26,990	0	0.0%	0	0.0%	0	0	0	0	-
1845 Borman Ct	31,104	31,104	100.0%	31,104	100.0%	31,104	31,104	0	31,104	\$13.75/fs
11783 Borman Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	73,788	16,500	22.4%	16,500	22.4%	16,500	16,500	0	16,500	\$15.00/mg
745 Craig Rd	21,575	551	2.6%	551	2.6%	551	551	0	551	\$15.50/fs
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2130-2132 Kratky Rd	36,736	36,736	100.0%	36,736	100.0%	36,736	36,736	0	36,736	\$12.00/fs
11828 Lackland Rd	35,860	35,860	100.0%	35,860	100.0%	35,860	35,860	0	35,860	\$14.00/fs
243 N Lindbergh Blvd	29,000	0	0.0%	0	0.0%	0	0	0	0	-
2560-2576 Metro Blvd	20,418	7,326	35.9%	7,326	35.9%	7,326	7,326	0	2,006	\$7.95/mg
12 Millstone Campus	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	-
9900 Page Ave	92,166	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	-
62 Weldon Pky	25,556	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	20,000	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	-
56 Worthington Access Dr	21,070	0	0.0%	0	0.0%	0	0	0	0	-
Total (20 Bldgs)	644,421	128,077	19.9%	128,077	19.9%	128,077	128,077	0	36,736	\$13.30/fs

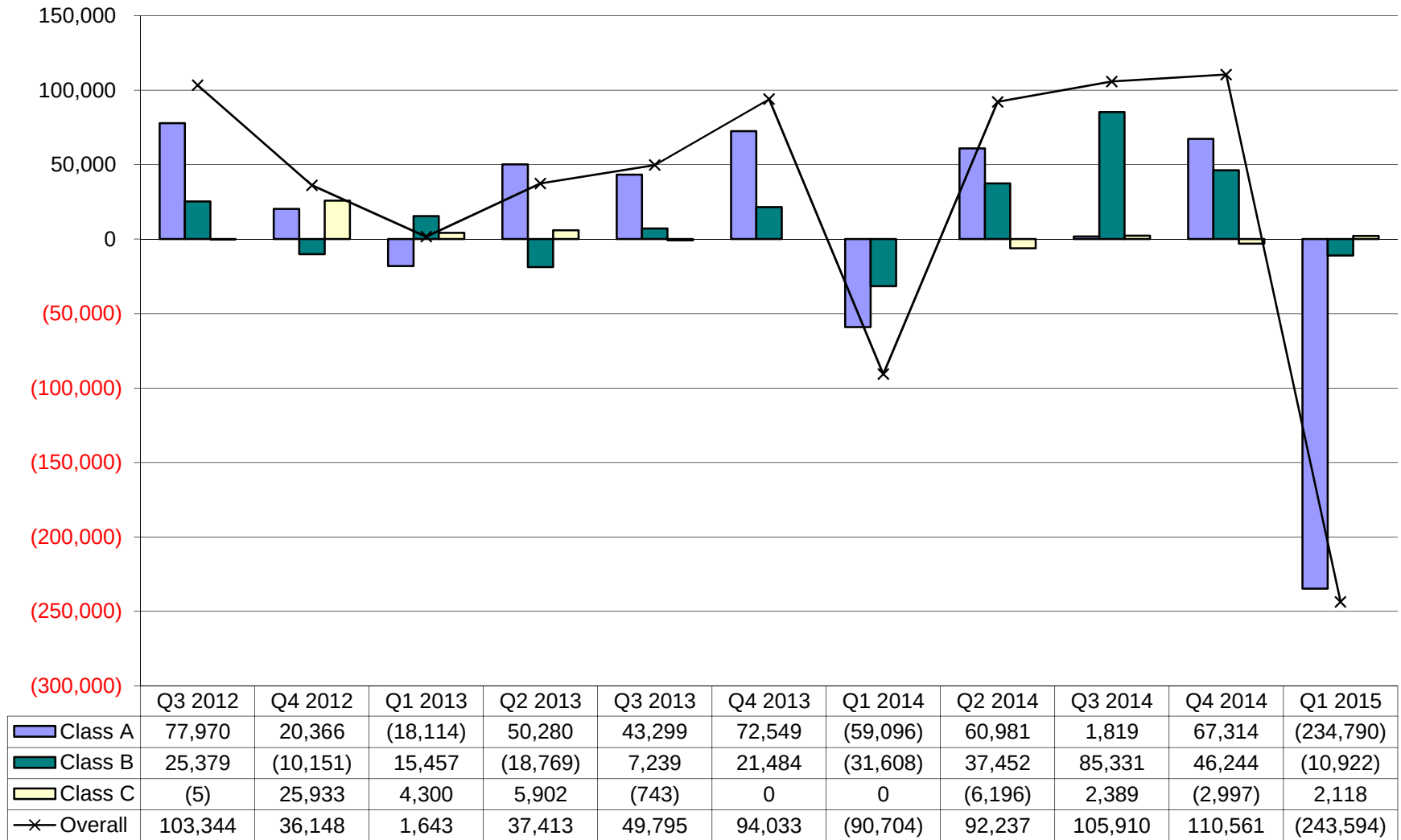
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(133 Bldgs)	9,211,325	2,004,292	21.8%	2,020,238	21.9%	2,277,197	2,237,880	26,244	1,401,994	\$19.16/fs

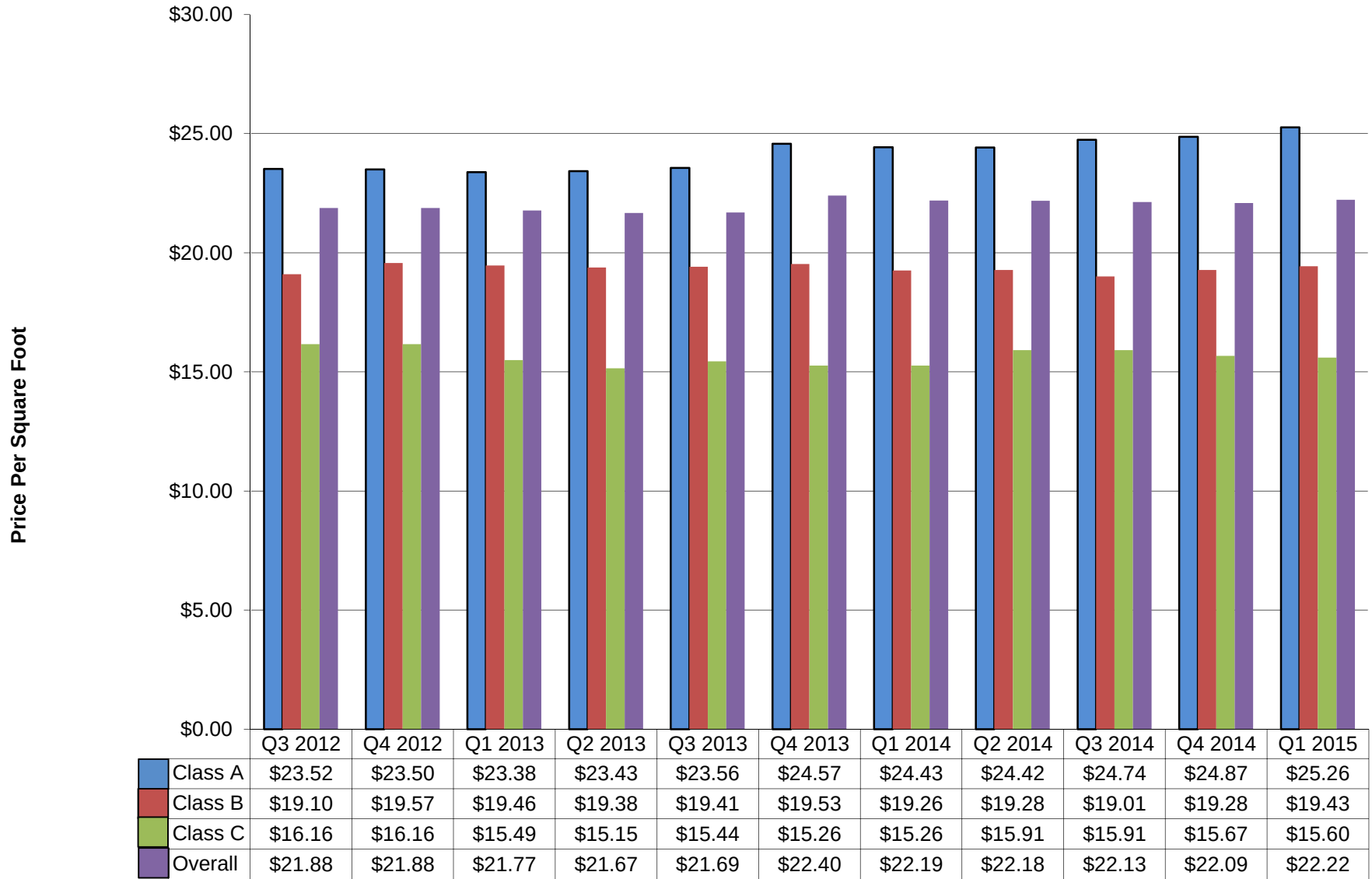
West County Historic Vacancy Trends



West County Historic Net Absorption Trends



Average Asking Rates West County Submarket



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	4,597	8.4%	4,597	8.4%	4,597	4,597	0	4,597	\$21.50/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	5,000	0	0	5,000	-
1610 Des Peres Rd	96,609	6,045	6.3%	6,045	6.3%	9,645	9,645	0	3,600	\$23.00/fs
1630 Des Peres Rd	96,378	7,786	8.1%	7,786	8.1%	7,786	7,786	0	7,786	\$23.00/fs
1650 Des Peres Rd	96,258	0	0.0%	0	0.0%	15,207	15,207	0	15,207	\$23.00/fs
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	4,578	4.6%	4,578	4.6%	4,578	4,578	0	4,578	\$30.00/fs
13205 Manchester Rd	73,000	7,224	9.9%	7,224	9.9%	7,224	7,224	0	7,224	\$22.00/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
520 Maryville Centre Dr	115,453	5,862	5.1%	5,862	5.1%	17,584	17,584	0	11,722	\$26.50/mg
530 Maryville Centre Dr	107,962	14,250	13.2%	14,250	13.2%	25,567	25,567	0	15,763	\$26.50/fs
540 Maryville Centre Dr	107,972	17,852	16.5%	17,852	16.5%	17,852	17,852	0	5,431	\$25.13/fs
550 Maryville Centre Dr	97,106	883	0.9%	883	0.9%	883	883	0	883	\$26.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	8,100	3.1%	8,100	0	8,100	8,100	\$17.75/fs
625 Maryville Centre Dr	104,990	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
635-645 Maryville Centre Dr	152,415	18,462	12.1%	18,462	12.1%	18,462	18,462	0	14,425	\$26.50/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	1,574	1.2%	1,574	1.2%	1,574	1,574	0	1,574	\$26.50/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
17280 N Outer 40	23,600	0	0.0%	0	0.0%	0	0	0	0	-
14567 N Outer Forty	107,874	8,733	8.1%	8,733	8.1%	30,930	30,930	0	22,197	\$24.66/fs
14805 N Outer Forty	60,000	4,492	7.5%	4,492	7.5%	4,492	4,492	0	4,492	\$27.50/fs
14755 N Outer Forty Dr	143,473	14,590	10.2%	14,590	10.2%	14,590	14,590	0	13,518	\$26.50/fs
14528 S Outer Forty	210,409	4,825	2.3%	4,825	2.3%	4,825	4,825	0	4,825	\$24.00/fs
15450 S Outer Forty	104,410	10,414	10.0%	10,414	10.0%	15,100	15,100	0	8,200	\$21.00/fs
12412 Powerscourt Dr	62,578	21,836	34.9%	21,836	34.9%	24,220	24,220	0	9,887	\$23.64/fs
12444 Powerscourt Dr	130,989	53,188	40.6%	53,188	40.6%	53,188	53,188	0	19,046	\$24.50/fs
16020 Swingley Ridge Rd	50,000	3,733	7.5%	3,733	7.5%	3,733	3,733	0	2,230	\$23.00/negot
16052 Swingley Ridge Rd	48,000	8,476	17.7%	8,476	17.7%	8,476	8,476	0	3,390	\$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	0	0.0%	0	0.0%	0	0	0	0	-
16253 Swingley Ridge Rd	79,732	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
16305 Swingley Ridge Rd	119,950	2,854	2.4%	2,854	2.4%	2,854	2,854	0	2,854	\$23.50/fs
16401 Swingley Ridge Rd	154,000	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
16690 Swingley Ridge Rd	97,024	11,290	11.6%	11,290	11.6%	11,290	11,290	0	11,290	\$25.50/fs
1350 Timberlake Manor Pky	116,312	111,452	95.8%	111,452	95.8%	67,878	67,878	0	42,432	\$26.50/fs
1370 Timberlake Manor Pky	126,475	118,697	93.9%	118,697	93.9%	118,697	118,697	0	118,697	\$26.50/fs
1390 Timberlake Manor Pky	116,361	15,005	12.9%	15,005	12.9%	15,005	15,005	0	11,132	\$26.50/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
425 S Woods Mill Rd	79,566	1,436	1.8%	1,436	1.8%	1,436	1,436	0	1,436	\$23.50/fs
390 S Woodsmill Rd	87,567	10,186	11.6%	10,186	11.6%	10,966	10,966	0	10,186	\$23.50/fs

West County Building List

Total (43 Bldgs)	4,443,290	490,320	11.0%	498,420	11.2%	531,739	518,639	8,100	118,697	\$25.26/fs
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West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
300 Chesterfield Ctr	20,000	9,435	47.2%	9,435	47.2%	9,435	9,435	0	2,483	\$19.00/fs
500 Chesterfield Ctr	39,554	0	0.0%	0	0.0%	0	0	0	0	\$24.00/mg
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	14,740	31.4%	14,740	31.4%	14,740	14,740	0	3,947	\$20.00/fs
17151 Chesterfield Airport Rd	70,000	0	0.0%	0	0.0%	0	0	0	0	-
17998 Chesterfield Airport Rd	24,982	0	0.0%	0	0.0%	13,264	13,264	0	13,264	\$19.25/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	17,065	0	17,065	17,065	\$18.00/fs
16647 Chesterfield Grove Rd	38,853	0	0.0%	0	0.0%	0	0	0	0	-
16650 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	16,883	48.4%	16,883	48.4%	13,415	13,415	0	8,635	\$14.72/fs
1819 Clarkson Rd	38,800	2,006	5.2%	2,006	5.2%	2,006	2,006	0	2,006	\$18.50/fs
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	85,000	6,000	7.1%	6,000	7.1%	6,000	6,000	0	6,000	-
15480 Clayton Rd	27,100	8,857	32.7%	8,857	32.7%	8,857	8,857	0	4,235	\$15.26/fs
15933 Clayton Rd	126,546	44,014	34.8%	44,014	34.8%	60,713	60,713	0	27,933	\$17.75/fs
15455 Conway Rd	50,364	0	0.0%	0	0.0%	5,946	5,946	0	2,617	\$20.00/fs
1714 Deer Track Trl	39,442	1,439	3.6%	1,439	3.6%	7,710	7,710	0	6,271	\$21.75/fs
1715 Deer Track Trl	25,969	6,116	23.6%	6,116	23.6%	7,343	7,343	0	4,650	\$17.75/fs
1350 Elbridge Payne	30,536	11,439	37.5%	11,439	37.5%	11,439	11,439	0	3,493	\$17.75/fs
1415 Elbridge Payne	44,000	9,704	22.1%	9,704	22.1%	9,704	9,704	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	8,574	30.6%	8,574	30.6%	8,574	8,574	0	3,981	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,976	10.6%	2,976	10.6%	2,976	2,976	0	2,976	\$20.00/fs
12801 Flushing Meadows Dr	42,894	1,636	3.8%	1,636	3.8%	1,636	1,636	0	1,636	\$21.75/fs
12813 Flushing Meadows Dr	23,421	2,662	11.4%	2,662	11.4%	2,662	2,662	0	2,662	\$19.00/fs
12825 Flushing Meadows Dr	22,831	4,371	19.1%	4,371	19.1%	4,371	4,371	0	4,371	\$19.00/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	-
12977 N Forty Dr	55,800	8,610	15.4%	8,610	15.4%	9,701	9,701	0	2,993	\$19.00/fs
1716 Hidden Creek Ct	38,000	6,050	15.9%	6,050	15.9%	6,050	6,050	0	4,897	\$21.00/fs
600 Kellwood Pky	73,794	0	0.0%	0	0.0%	0	0	0	0	-
200 Long Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
240-280 Long Rd	20,836	0	0.0%	0	0.0%	0	0	0	0	-
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	\$23.50/mg
13100 Manchester Rd	28,527	2,747	9.6%	2,747	9.6%	2,747	2,747	0	1,280	\$16.95/fs
13354 Manchester Rd	23,362	0	0.0%	0	0.0%	0	0	0	0	-
13421 Manchester Rd	36,000	4,000	11.1%	4,000	11.1%	4,000	4,000	0	4,000	\$21.00/te
2190 S Mason Rd	21,792	3,514	16.1%	3,514	16.1%	5,034	5,034	0	1,520	\$18.50/fs
600-620 Mason Ridge Center Rd	31,000	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	33,148	4,701	14.2%	4,701	14.2%	4,701	4,701	0	2,564	\$18.59/fs
621 S New Ballas Rd	150,000	2,300	1.5%	2,300	1.5%	2,300	2,300	0	2,300	-
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	3,637	13.0%	3,637	13.0%	3,637	3,637	0	2,140	-
14515 N Outer Forty	81,075	3,240	4.0%	3,240	4.0%	43,127	43,127	0	27,025	\$19.00/fs

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
14323 S Outer Forty	82,459	4,684	5.7%	4,684	5.7%	21,623	21,623	0	12,800	\$19.00/fs
15400 S Outer Forty	27,468	5,045	18.4%	5,045	18.4%	5,045	5,045	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	33,162	38.8%	33,162	38.8%	32,834	31,872	962	17,000	\$19.47/fs
14522 S Outer Forty Rd	91,487	21,646	23.7%	21,646	23.7%	43,200	43,200	0	43,200	\$18.95/fs
300 Ozark Trail Dr	21,504	4,596	21.4%	4,596	21.4%	6,713	6,713	0	2,117	\$18.33/fs
410 Sovereign Ct	34,000	1,886	5.5%	1,886	5.5%	1,886	1,886	0	1,886	\$15.27/fs
702 Spirit 40 Park Dr	30,084	240	0.8%	240	0.8%	240	240	0	240	\$18.50/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	5,211	5,211	0	2,769	\$18.50/fs
714 Spirit 40 Park Dr	31,938	12,925	40.5%	12,925	40.5%	12,925	12,925	0	7,985	\$16.34/fs
743 Spirit 40 Park Dr	25,000	0	0.0%	0	0.0%	0	0	0	0	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	6,857	14.1%	6,857	14.1%	9,387	9,387	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	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
424 S Woods Mill Rd	102,300	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
Total (60 Bldgs)	2,764,204	280,692	10.2%	280,692	10.2%	428,217	410,190	18,027	43,200	\$19.43/fs

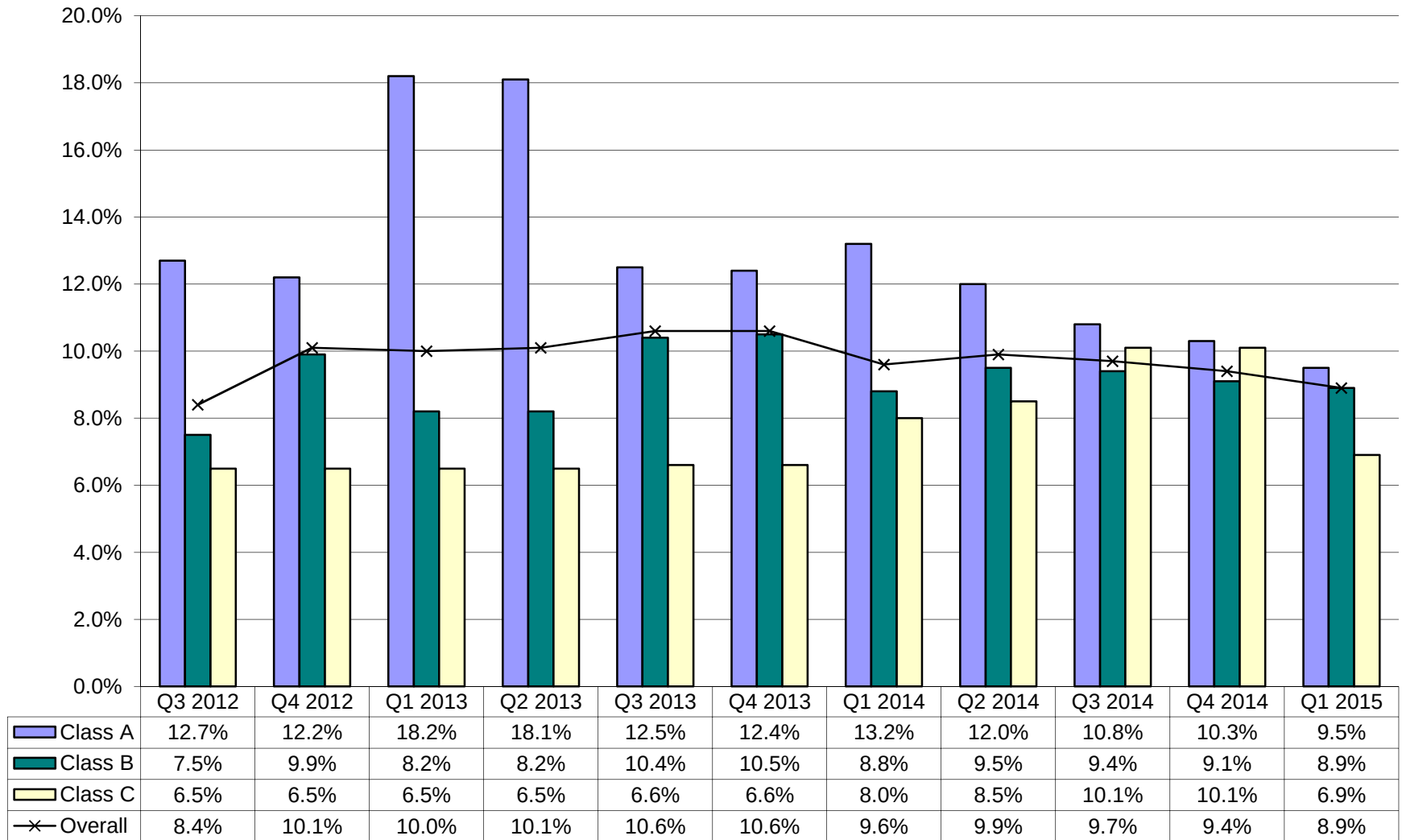
Building Class: C

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
444 Chesterfield Ctr E	25,225	0	0.0%	0	0.0%	0	0	0	0	-
10375 Clayton Rd	23,188	0	0.0%	0	0.0%	0	0	0	0	-
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	\$14.00/fs
11411 N Forty Dr	28,497	8,000	28.1%	8,000	28.1%	8,000	8,000	0	8,000	\$8.75/nnn
930 Kehrs Mill Rd	62,423	2,997	4.8%	2,997	4.8%	10,329	10,329	0	4,767	\$12.00/fs
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	8,833	29.4%	8,833	29.4%	8,833	8,833	0	2,596	\$17.50/fs
Total (9 Bldgs)	331,453	19,830	6.0%	19,830	6.0%	27,162	27,162	0	8,000	\$15.60/fs

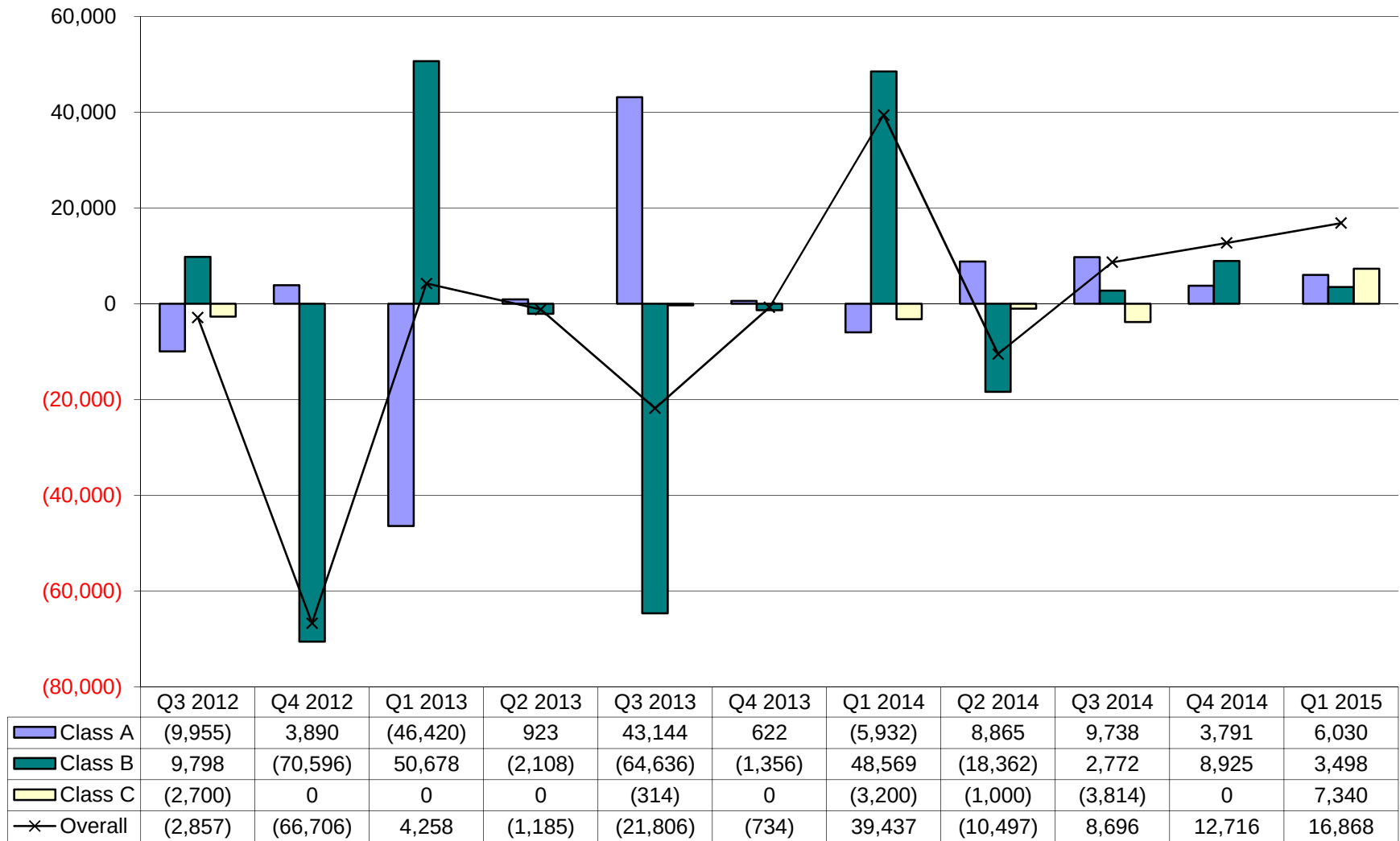
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(112 Bldgs)	7,538,947	790,842	10.5%	798,942	10.6%	987,118	955,991	26,127	118,697	\$22.22/fs

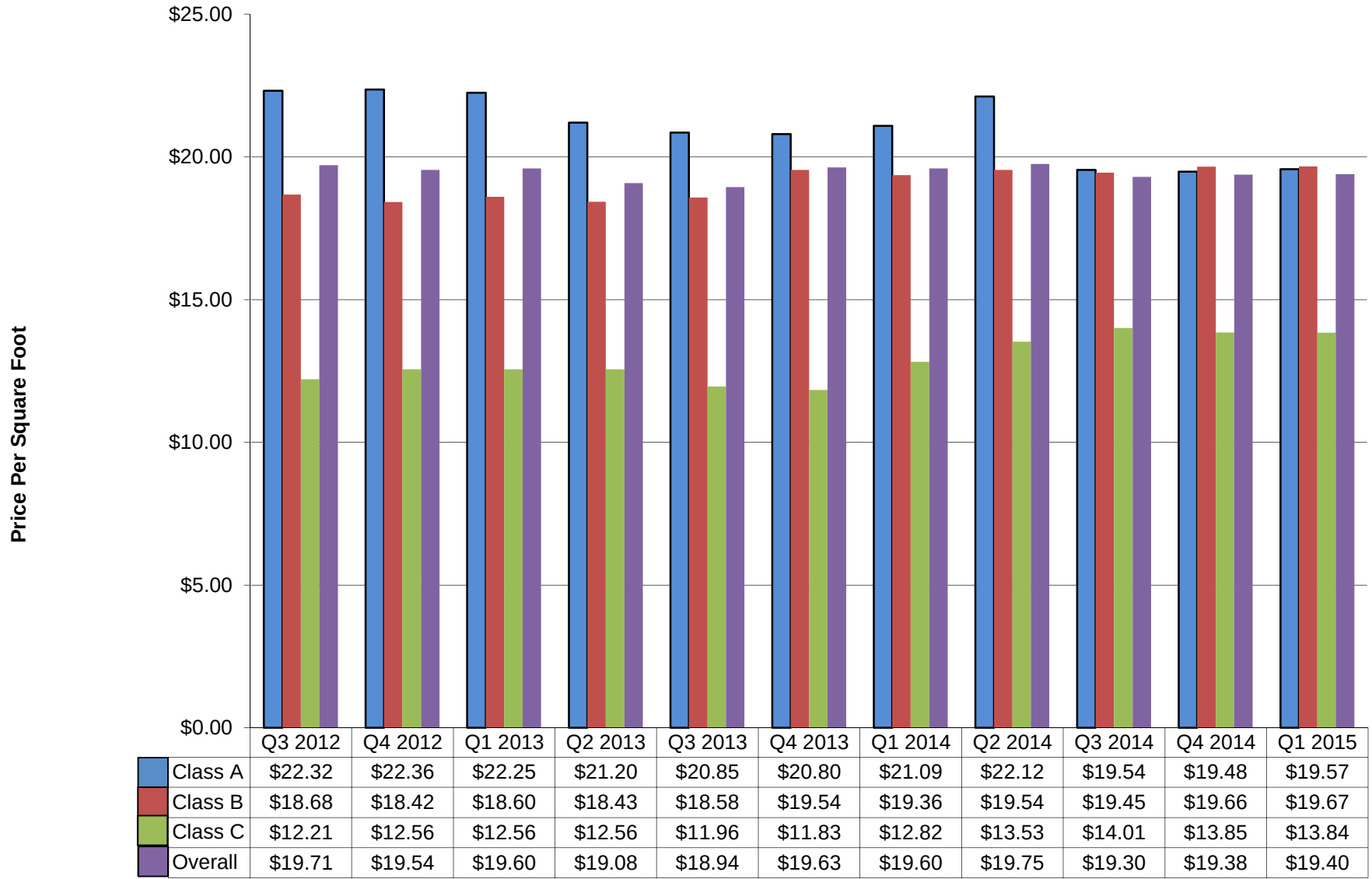
South County Historic Vacancy Trends



South County Historic Net Absorption Trends



Average Asking Rates South County Submarket



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	11,958	10.3%	11,958	10.3%	0	0	0	0	-
3636 S Geyer Rd	113,308	23,736	20.9%	23,736	20.9%	31,970	26,970	0	13,470	\$23.00/fs
3660 S Geyer Rd	51,843	22,241	42.9%	22,241	42.9%	31,849	31,849	0	17,083	\$22.50/fs
3668 S Geyer Rd	61,340	4,155	6.8%	4,155	6.8%	7,267	7,267	0	3,112	\$23.00/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	11,360	0	11,360	11,360	\$16.00/fs
1509 Ocello Dr	90,000	0	0.0%	0	0.0%	0	0	0	0	-
10025 Office Center Ave	22,304	0	0.0%	0	0.0%	0	0	0	0	-
900 N Rock Hill Rd	27,282	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	0	0.0%	0	0.0%	55,000	0	55,000	27,500	\$15.00/fs
10733 Sunset Office Dr	90,000	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	0	0	0	0	-
12250 Weber Hill Rd	64,370	11,047	17.2%	11,047	17.2%	17,899	17,899	0	10,531	\$24.00/fs
Total (12 Bldgs)	770,631	73,137	9.5%	73,137	9.5%	155,345	83,985	66,360	27,500	\$19.57/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
20 Allen Ave	84,052	0	0.0%	0	0.0%	0	0	0	0	-
13610 Barrett Office Dr	22,597	3,572	15.8%	3,572	15.8%	5,357	5,357	0	3,572	\$16.50/fs
13515 Barrett Parkway Dr	43,270	2,865	6.6%	2,865	6.6%	6,019	6,019	0	3,154	\$18.00/fs
13523 Barrett Parkway Dr	43,353	5,701	13.2%	5,701	13.2%	23,804	23,804	0	9,777	\$18.00/fs
1859 Bowles Ave	64,607	4,175	6.5%	4,175	6.5%	4,175	4,175	0	4,175	\$19.50/fs
4173-4175 Crescent Dr	63,129	0	0.0%	0	0.0%	0	0	0	0	\$14.00/mg
4-68 Crestwood Executive Dr	42,845	10,752	25.1%	10,752	25.1%	10,752	10,752	0	2,819	\$16.50/fs
1000 Des Peres Rd	75,000	3,000	4.0%	3,000	4.0%	3,000	3,000	0	3,000	\$24.75/fs
2705 Dougherty Ferry Rd	27,000	5,681	21.0%	5,681	21.0%	5,681	5,681	0	3,434	\$18.00/fs
1355 N Highway Dr	76,206	0	0.0%	0	0.0%	0	0	0	0	-
1375 N Highway Dr	120,210	0	0.0%	0	0.0%	0	0	0	0	-
1395 N Highway Dr	81,239	0	0.0%	0	0.0%	0	0	0	0	-
900 S Highway Dr	30,000	0	0.0%	0	0.0%	1,330	1,330	0	1,330	\$18.50/fs
1400 S Highway Dr	400,000	60,000	15.0%	60,000	15.0%	196,000	196,000	0	196,000	\$21.50/fs
333 S Kirkwood Rd	60,250	861	1.4%	861	1.4%	861	861	0	861	\$23.12/fs
343 S Kirkwood Rd	34,416	0	0.0%	0	0.0%	17,208	17,208	0	17,208	\$24.95/fs
9735 Landmark Parkway Dr	84,905	0	0.0%	0	0.0%	0	0	0	0	\$19.75/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	1,872	6.2%	1,872	6.2%	1,872	1,872	0	1,872	\$19.00/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	11,937	30.8%	11,937	30.8%	12,658	12,658	0	8,000	\$16.50/fs
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	81,402	5,804	7.1%	5,804	7.1%	5,804	5,804	0	4,613	\$18.00/fs
345 Marshall Ave	42,319	13,256	31.3%	13,256	31.3%	13,256	13,256	0	10,615	\$17.50/fs
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	30,504	100.0%	30,504	100.0%	30,504	30,504	0	30,504	\$11.20/fs
1 Mayflower Dr	206,629	0	0.0%	0	0.0%	0	0	0	0	-
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	2,000	2,000	0	2,000	\$16.50/mg
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%	2,752	2,752	0	2,752	\$18.50/fs
10777 Sunset Office Dr	52,193	6,086	11.7%	6,086	11.7%	6,086	6,086	0	3,659	\$21.18/fs
10805 Sunset Office Dr	77,704	6,911	8.9%	6,911	8.9%	21,702	13,202	0	8,500	\$21.29/fs
10820 Sunset Office Dr	45,000	3,120	6.9%	3,120	6.9%	3,120	3,120	0	1,643	\$19.00/fs
4111 Telegraph Rd	29,842	0	0.0%	0	0.0%	0	0	0	0	-
11116 S Towne Sq	20,000	8,454	42.3%	8,454	42.3%	8,774	8,774	0	2,810	\$16.50/fs
11124 S Towne Sq	20,000	8,844	44.2%	8,844	44.2%	8,844	8,844	0	2,636	\$16.50/fs
4105-4137 Union Rd	68,873	13,533	19.6%	13,533	19.6%	13,533	13,533	0	4,027	\$17.50/fs
1 United Dr	257,600	50,000	19.4%	50,000	19.4%	50,000	50,000	0	50,000	-
9200 Watson Rd	56,010	703	1.3%	703	1.3%	703	703	0	703	\$20.00/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	31,000	31,000	0	18,000	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	\$20.00/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
10877 Watson Rd	40,000	0	0.0%	0	0.0%	7,357	7,357	0	7,357	\$17.00/fs
Total (45 Bldgs)	2,906,412	259,631	8.9%	259,631	8.9%	497,452	488,952	0	196,000	\$19.67/fs

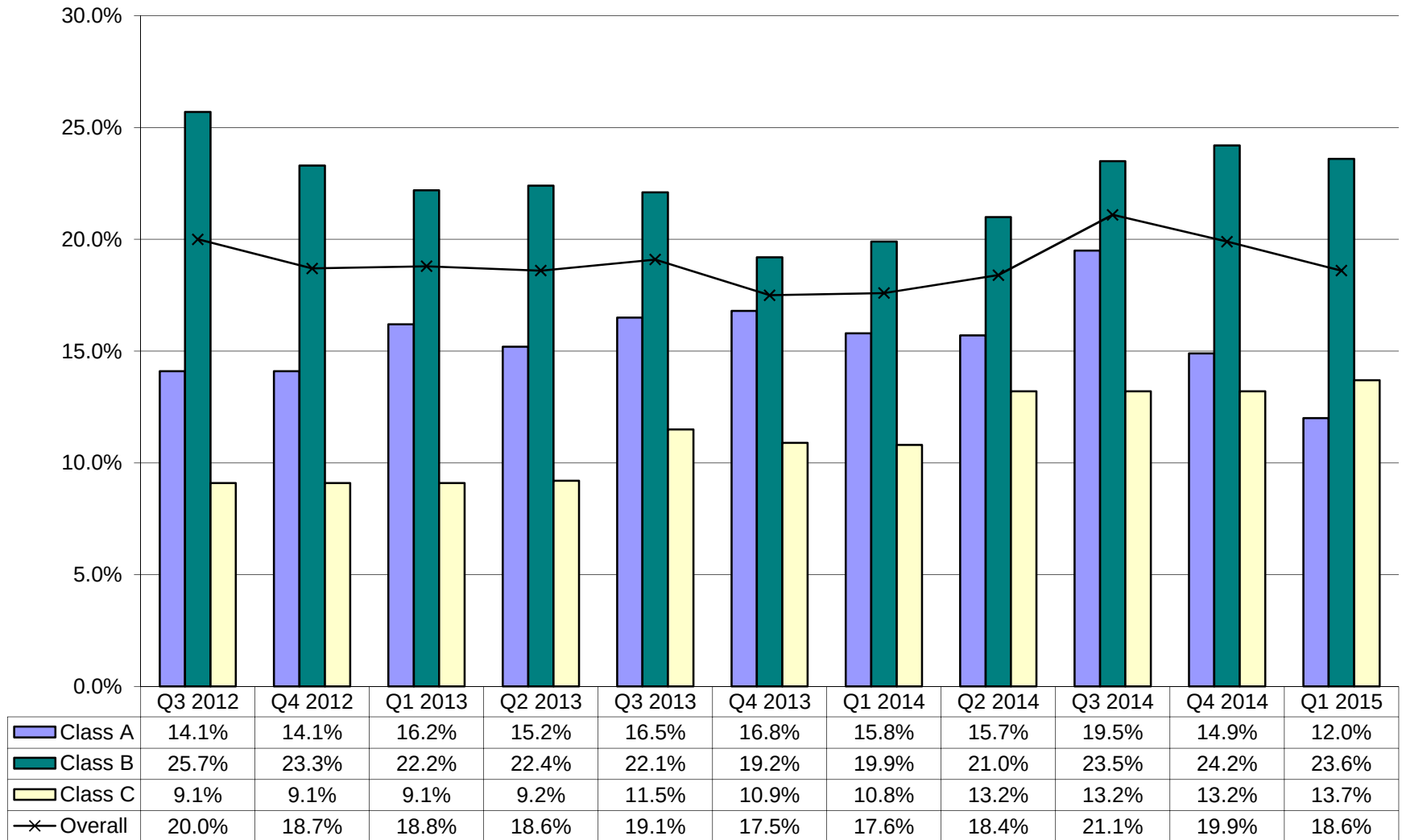
Building Class: C

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
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	\$18.00/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	4,034	19.2%	4,034	19.2%	4,034	4,034	0	2,200	\$12.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	2,831	2,831	0	2,831	\$16.00/fs
7563-7565 Ravensridge Rd	21,000	2,500	11.9%	2,500	11.9%	2,500	2,500	0	2,500	\$12.00/mg
8050 Watson Rd	43,876	7,940	18.1%	7,940	18.1%	7,940	7,940	0	3,180	\$12.50/mg
8330-8340 Watson Rd	21,760	1,534	7.0%	1,534	7.0%	1,534	1,534	0	1,534	-
Total (9 Bldgs)	230,837	16,008	6.9%	16,008	6.9%	18,839	18,839	0	3,180	\$13.84/fs

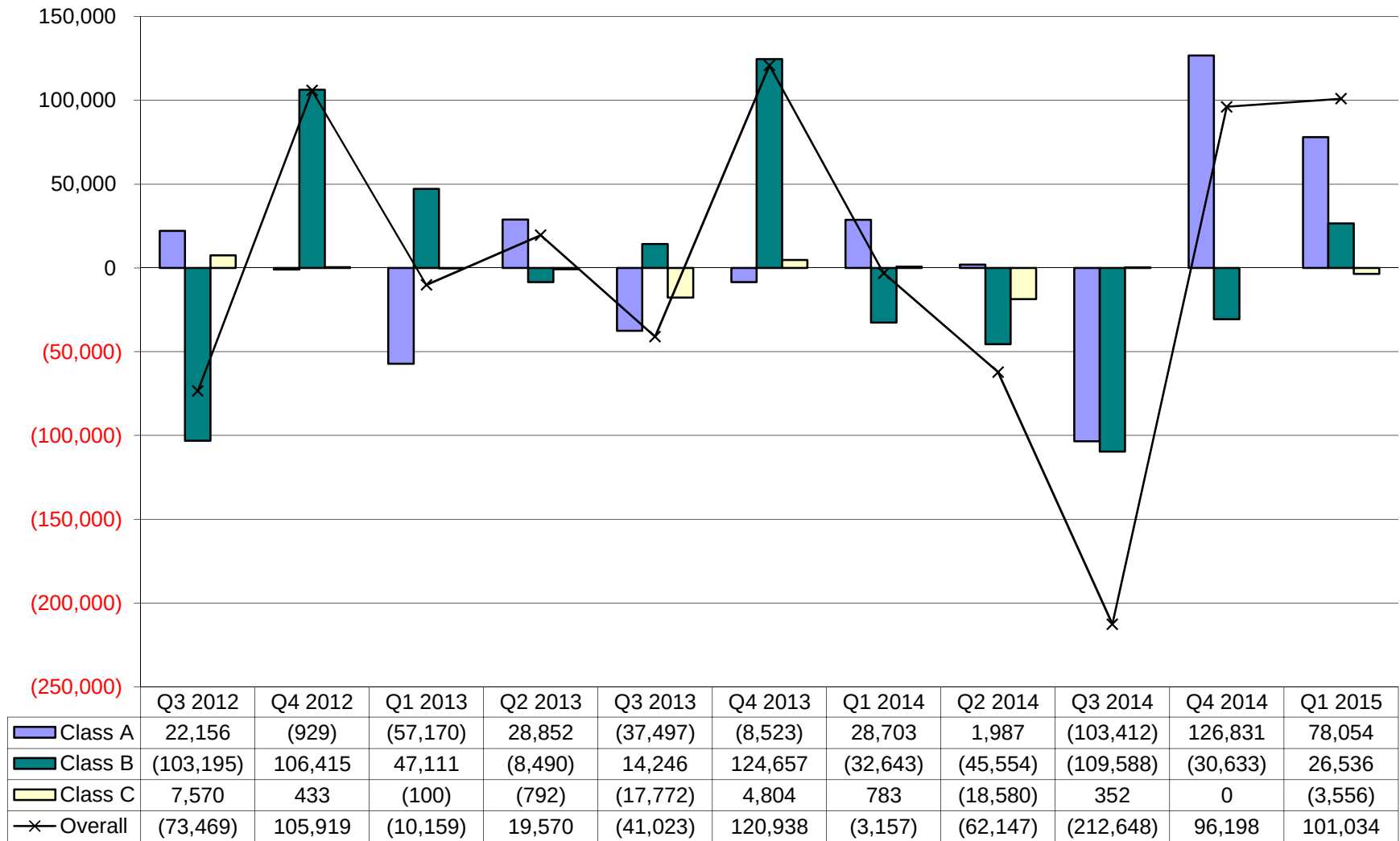
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(66 Bldgs)	3,907,880	348,776	8.9%	348,776	8.9%	671,636	591,776	66,360	196,000	\$19.40/fs

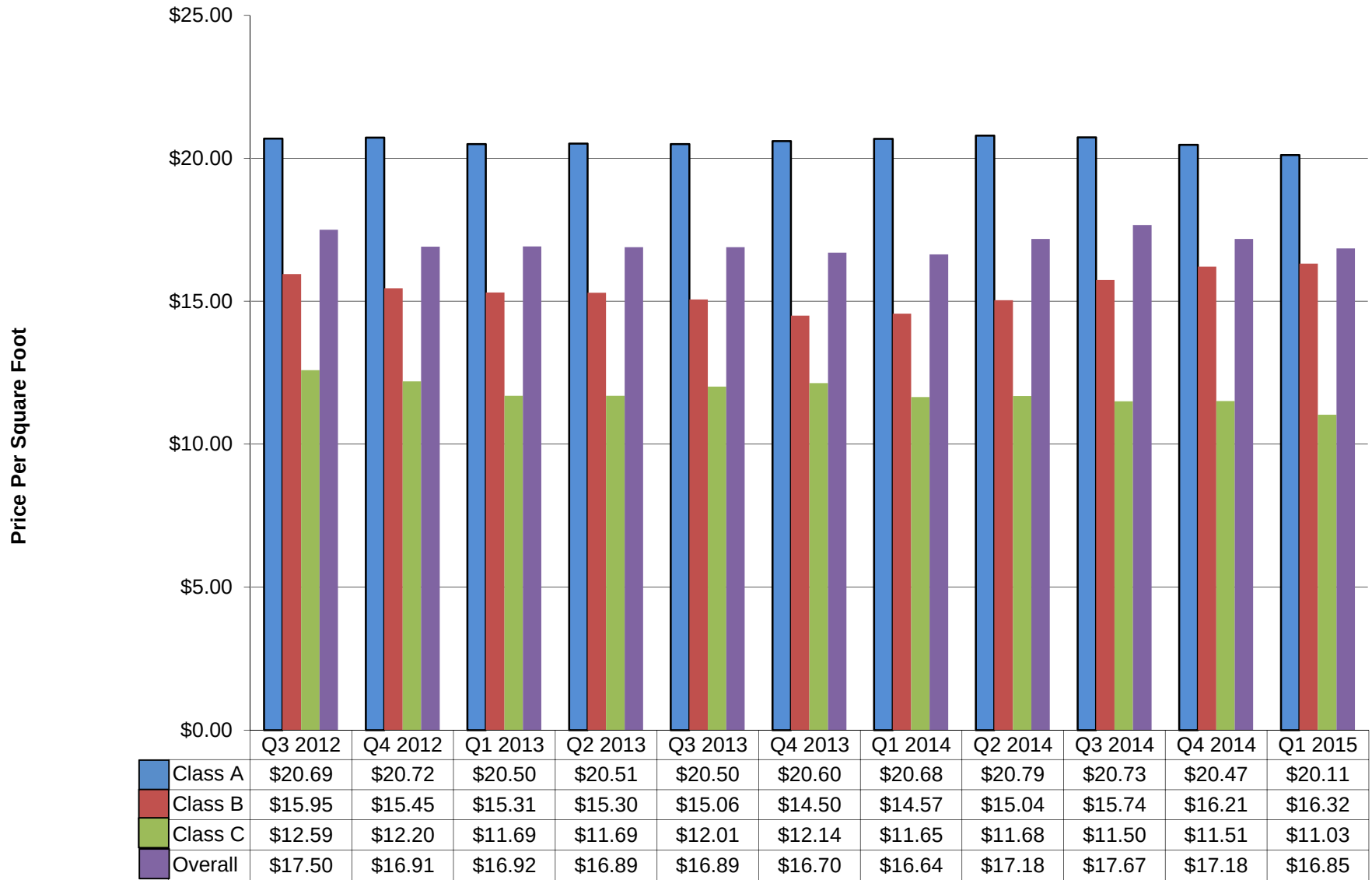
North County Historic Vacancy Trends



North County Historic Net Absorption Trends



Average Asking Rates North County Submarket



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
5775 Campus Pky	520,415	0	0.0%	0	0.0%	0	0	0	0	-
111 Corporate Office Dr	147,972	0	0.0%	0	0.0%	3,820	3,820	0	1,769	\$19.00/fs
3221 McKelvey Rd	109,083	33,825	31.0%	33,825	31.0%	52,560	52,560	0	37,597	\$17.95/fs
2458 Old Dorsett Rd	62,564	2,840	4.5%	2,840	4.5%	5,491	5,491	0	1,765	\$19.00/fs
3300 Rider Trail S	104,583	104,583	100.0%	104,583	100.0%	104,583	104,583	0	104,583	\$20.50/fs
1 Rider Trail Plaza Dr	112,000	3,627	3.2%	3,627	3.2%	3,627	3,627	0	3,627	\$20.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13640-13690 Riverport Dr	132,351	0	0.0%	0	0.0%	0	0	0	0	-
13655 Riverport Dr	189,000	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	59,419	50.1%	59,419	50.1%	38,690	38,690	0	23,637	\$17.75/fs
13736 Riverport Dr	317,891	0	0.0%	0	0.0%	43,140	30,140	13,000	30,140	\$22.00/fs
13801 Riverport Dr	100,521	32,069	31.9%	42,715	42.5%	42,715	32,069	10,646	11,812	\$17.75/fs
13900 Riverport Dr	141,774	37,034	26.1%	37,034	26.1%	37,034	37,034	0	25,548	\$22.00/fs
8455 University Place Dr	189,608	0	0.0%	0	0.0%	0	0	0	0	-
55 Westport Plaza Dr	87,670	14,613	16.7%	14,613	16.7%	14,613	14,613	0	11,067	\$22.50/fs
77 Westport Plaza Dr	144,524	23,856	16.5%	23,856	16.5%	23,856	23,856	0	7,547	\$22.50/fs
111 Westport Plaza Dr	149,909	2,968	2.0%	7,841	5.2%	38,346	28,473	4,873	25,505	\$22.05/fs
Total (17 Bldgs)	2,745,752	314,834	11.5%	330,353	12.0%	408,475	374,956	28,519	104,583	\$20.11/fs

North County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11710 Administration Dr	20,000	2,732	13.7%	2,732	13.7%	2,732	2,732	0	1,105	\$16.00/fs
12131 Dorsett Rd	26,000	4,386	16.9%	4,386	16.9%	4,386	4,386	0	1,263	\$15.00/fs
502-514 Earth City Plz	128,289	45,442	35.4%	54,392	42.4%	60,543	48,268	12,275	15,169	\$15.09/fs
13001 Hollenberg Dr	61,500	0	0.0%	0	0.0%	0	0	0	0	-
945-951 Hornet Dr	105,087	8,762	8.3%	8,762	8.3%	8,762	8,762	0	4,992	\$15.43/fs
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	14,978	14,978	0	14,978	\$19.00/fs
600 James S McDonnell Blvd	134,195	0	0.0%	0	0.0%	0	0	0	0	-
2122 Kratky Rd	25,344	0	0.0%	0	0.0%	0	0	0	0	-
8501 Lucas & Hunt Rd	48,454	0	0.0%	0	0.0%	0	0	0	0	-
325 McDonnell Blvd	1,200,000	0	0.0%	0	0.0%	0	0	0	0	-
3165 Mckelvey Rd	51,067	25,552	50.0%	25,552	50.0%	25,552	25,552	0	13,527	\$19.00/fs
212 Millwell Dr	21,948	0	0.0%	0	0.0%	0	0	0	0	-
400 Northwest Plz	150,000	138,000	92.0%	138,000	92.0%	138,000	138,000	0	138,000	\$10.00/nnn
500 Northwest Plz	262,259	138,196	52.7%	138,196	52.7%	138,196	138,196	0	62,909	\$12.50/fs
700 Northwest Plz	236,483	236,483	100.0%	236,483	100.0%	236,483	236,483	0	236,483	\$10.00/nnn
800 Northwest Plz	82,115	82,115	100.0%	82,115	100.0%	82,115	82,115	0	82,115	\$10.00/nnn
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	7,500	7,500	0	7,500	-
10801 Pear Tree Ln	60,958	8,436	13.8%	8,436	13.8%	12,347	12,347	0	6,650	\$15.00/mg
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	89,000	89,000	0	89,000	\$15.00/fs
5757 Phantom Dr	86,449	9,357	10.8%	9,357	10.8%	9,357	9,357	0	9,357	\$16.50/fs
201 Progress Pky	128,446	0	0.0%	0	0.0%	0	0	0	0	-
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3470 Rider Trail S	99,308	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	40,891	34.1%	40,891	34.1%	40,891	40,891	0	40,891	\$17.75/fs
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	20,086	100.0%	20,086	100.0%	20,086	20,086	0	20,086	\$8.00/nnn
2258 Schuetz Rd	26,360	3,500	13.3%	3,500	13.3%	16,680	16,680	0	13,180	\$16.75/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	26,360	26,360	0	26,360	\$9.50/nnn
2388 Schuetz Rd	26,928	1,800	6.7%	1,800	6.7%	5,235	5,235	0	1,800	\$15.11/fs
8421 St John Industrial Dr	144,792	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	20,115	100.0%	20,115	100.0%	20,115	20,115	0	20,115	\$10.00/nnn
11830 Westline Industrial Dr	27,664	10,901	39.4%	10,901	39.4%	10,901	10,901	0	10,901	\$18.75/fs
11830 Westline Industrial Dr	103,484	0	0.0%	0	0.0%	0	0	0	0	-
11840 Westline Industrial Dr	55,000	36,115	65.7%	36,115	65.7%	36,115	36,115	0	36,115	\$18.75/fs
11861-11865 Westline Industrial Dr	42,000	9,212	21.9%	9,212	21.9%	10,748	10,748	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	11,451	12.6%	11,451	12.6%	25,024	25,024	0	14,862	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	18,136	15.0%	18,136	15.0%	18,136	18,136	0	13,710	\$16.75/fs
940 Westport Plaza Dr	89,552	10,228	11.4%	10,228	11.4%	21,750	21,750	0	11,522	\$22.00/fs
2200 Westport Plaza Dr	39,173	11,195	28.6%	11,195	28.6%	11,195	11,195	0	6,486	\$16.50/fs
4349-4363 Woodson Rd	53,350	53,350	100.0%	53,350	100.0%	53,350	53,350	0	53,350	-
4433 Woodson Rd	20,000	14,525	72.6%	14,525	72.6%	15,004	15,004	0	6,387	\$13.50/fs
4477 Woodson Rd	38,800	800	2.1%	800	2.1%	800	800	0	800	\$13.50/fs
4633 World Parkway Cir	56,302	0	0.0%	0	0.0%	0	0	0	0	-

North County Building List

Total (43 Bldgs)	4,318,795	1,010,604	23.4%	1,019,554	23.6%	1,162,341	1,150,066	12,275	236,483	\$16.32/fs
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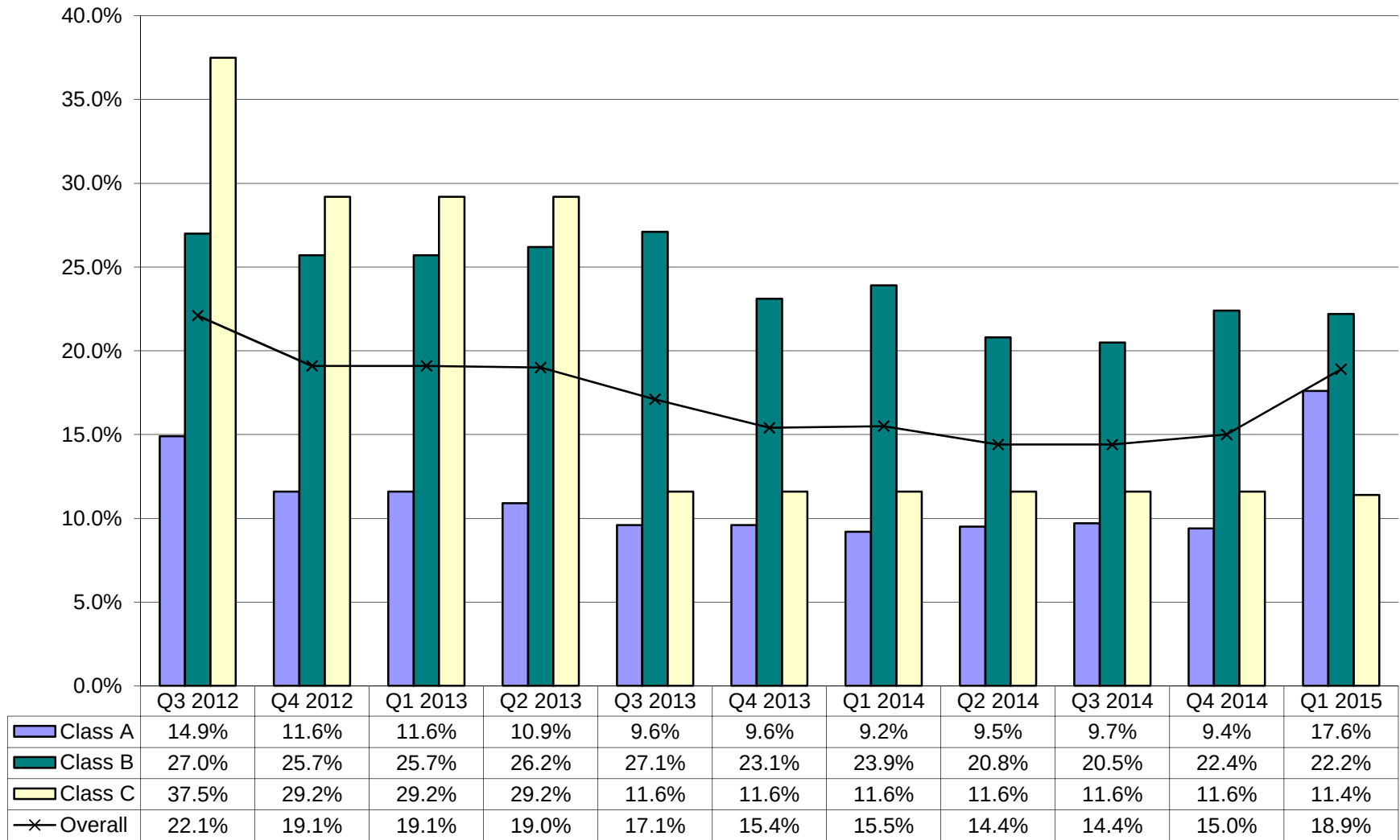
Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	26,990	0	0.0%	0	0.0%	0	0	0	0	-
320 Brookes Dr	40,000	2,350	5.9%	2,350	5.9%	2,350	2,350	0	1,100	\$10.80/fs
343-351 Chambers Rd	46,563	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	1,900	7.3%	1,900	7.3%	1,900	1,900	0	1,100	\$12.00/+elec
8945 Dunn Rd	29,472	0	0.0%	0	0.0%	0	0	0	0	-
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	5,000	5,000	0	5,000	-
3145-3159 Fee Fee Rd	30,000	24,000	80.0%	24,000	80.0%	24,000	24,000	0	24,000	\$9.50/fs
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2130-2132 Kratky Rd	36,736	36,736	100.0%	36,736	100.0%	36,736	36,736	0	36,736	\$12.00/fs
8368 Latty Ave	31,826	0	0.0%	0	0.0%	0	0	0	0	-
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	\$9.50/+util
3855 Lucas-Hunt Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
2560-2576 Metro Blvd	20,418	7,326	35.9%	7,326	35.9%	7,326	7,326	0	2,006	\$7.95/mg
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	22,650	7,506	33.1%	7,506	33.1%	16,652	16,652	0	8,411	\$8.95/fs
12181 Prichard Farm Rd	20,648	20,648	100.0%	20,648	100.0%	20,648	20,648	0	20,648	\$13.50/fs
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	1,640	640	0	1,000	-
10449 Saint Charles Rock Rd	24,000	3,118	13.0%	3,118	13.0%	3,118	3,118	0	2,277	\$13.50/fs
335 Shepley Dr	24,771	0	0.0%	0	0.0%	0	0	0	0	-
13761 St. Charles Rock Rd	21,620	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	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
62 Weldon Pky	25,556	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	-
56 Worthington Access Dr	21,070	0	0.0%	0	0.0%	0	0	0	0	-
Total (27 Bldgs)	758,516	103,584	13.7%	103,584	13.7%	119,370	118,370	0	36,736	\$11.03/fs

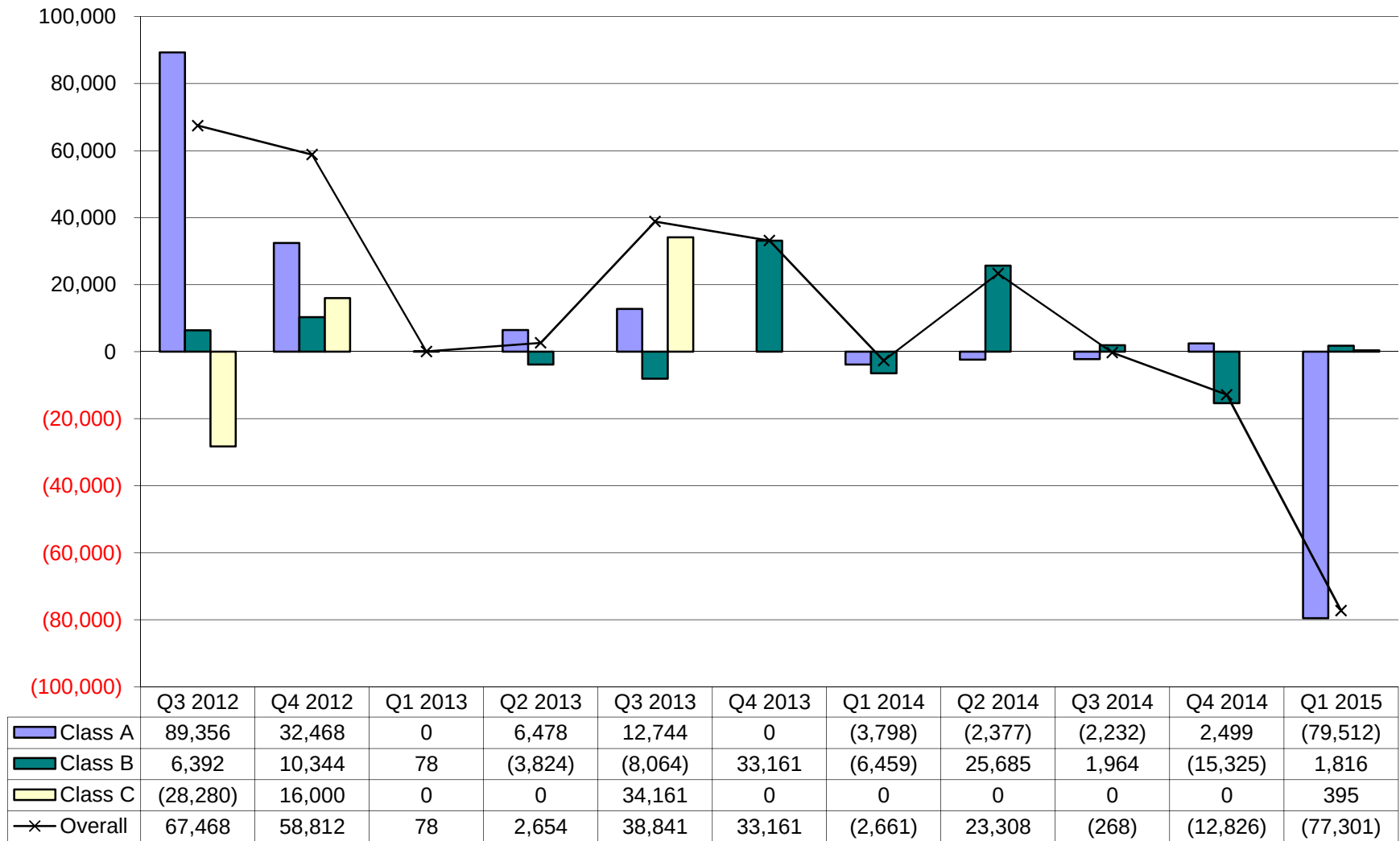
Grand Totals

	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
(87 Bldgs)	7,823,063	1,429,022	18.3%	1,453,491	18.6%	1,690,186	1,643,392	40,794	236,483	\$16.85/fs

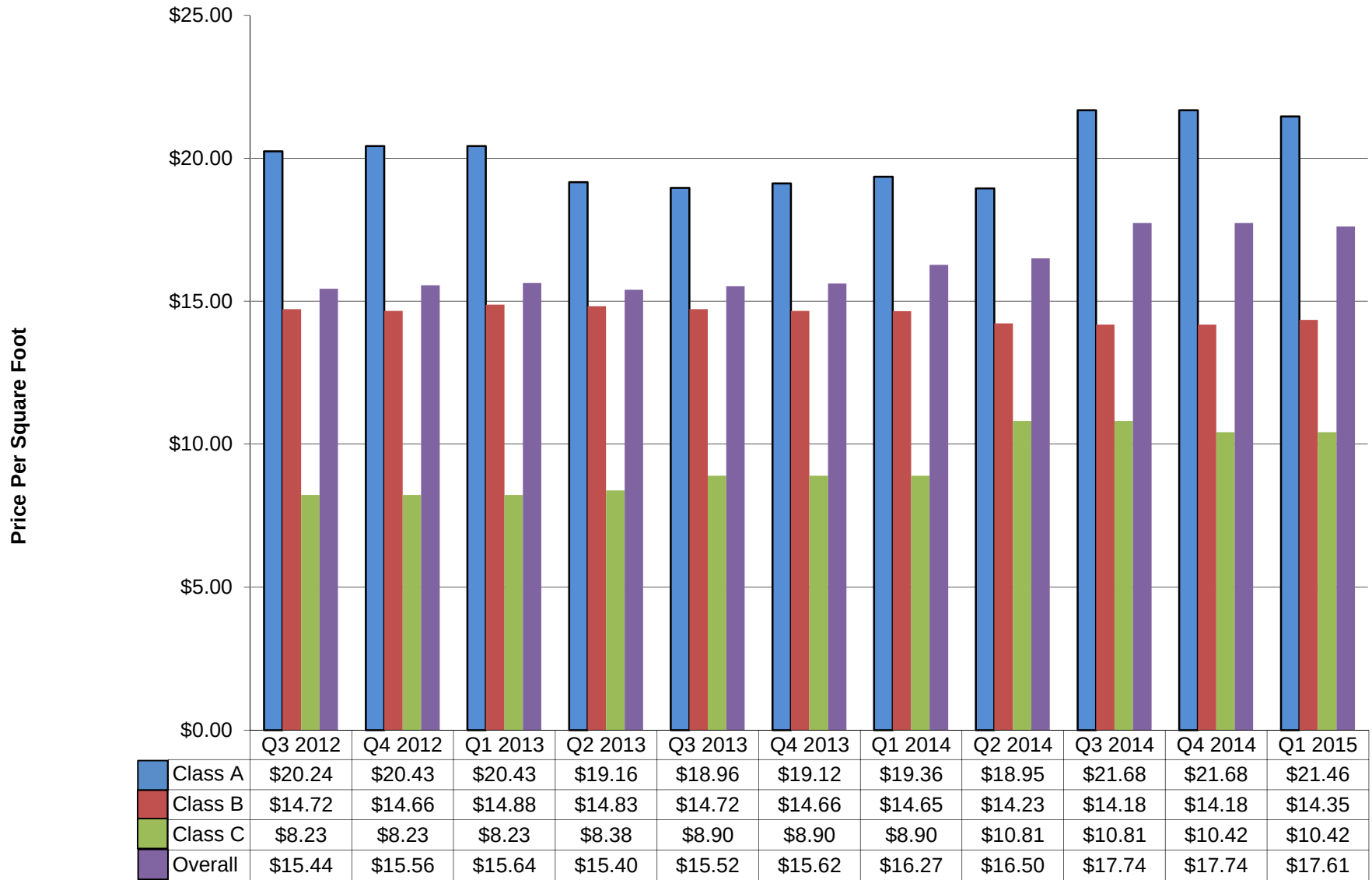
St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



Average Asking Rates St. Charles Submarket



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	13,450	14.6%	13,450	14.6%	12,006	12,006	0	4,349	\$24.50/fs
1001 Boardwalk Springs Pl	76,000	2,927	3.9%	2,927	3.9%	2,927	2,927	0	2,927	\$21.50/fs
3050 W Clay St	34,200	31,016	90.7%	31,016	90.7%	31,016	31,016	0	31,016	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	33,396	33,396	0	33,396	\$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,055	7,178	5.8%	7,178	5.8%	7,178	7,178	0	7,178	\$19.75/fs
36 Research Park Ct	81,125	0	0.0%	81,123	100.0%	81,125	62,649	81,123	81,123	\$16.00/nnn
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
295 Salt Lick Rd	21,000	3,070	14.6%	3,070	14.6%	3,070	3,070	0	3,070	\$16.50/fs
500 Technology Dr	128,000	0	0.0%	0	0.0%	0	0	0	0	-
2342 Technology Dr	75,000	10,701	14.3%	10,701	14.3%	10,701	10,701	0	10,701	\$23.00/fs
5301 Veterans Memorial Pky	35,400	5,369	15.2%	5,369	15.2%	19,874	19,874	0	14,505	\$18.95/+clea
5401 Veterans Memorial Pky	35,400	0	0.0%	0	0.0%	0	0	0	0	-
1551 Wall St	76,872	16,714	21.7%	16,714	21.7%	22,537	22,537	0	14,613	\$18.95/fs
Total (14 Bldgs)	973,935	90,425	9.3%	171,548	17.6%	223,830	205,354	81,123	81,123	\$21.46/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	1,600	2.7%	1,600	2.7%	1,600	1,600	0	1,600	\$16.50/fs
1053 Cave Springs Rd	24,000	4,898	20.4%	4,898	20.4%	4,898	4,898	0	1,461	\$15.50/fs
1275 Century Link Dr	68,511	68,511	100.0%	68,511	100.0%	68,511	68,511	0	68,511	\$10.00/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	11,295	37.7%	11,295	37.7%	11,295	11,295	0	11,295	\$15.95/+clea
1540 Country Club Plaza Dr	20,930	20,930	100.0%	20,930	100.0%	20,930	20,930	0	13,850	-
4600 Executive Center Pky	21,000	5,000	23.8%	5,000	23.8%	5,000	5,000	0	5,000	\$12.40/mg
500 Fountain Lakes Blvd	54,800	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
16 Hawk Ridge Dr	42,000	0	0.0%	0	0.0%	0	0	0	0	-
500 Jungermann Rd	36,000	701	1.9%	701	1.9%	701	701	0	356	\$15.41/fs
3000 Little Hills Expy	26,316	4,500	17.1%	4,500	17.1%	4,500	4,500	0	4,500	\$15.95/fs
5600 Mexico Rd	30,000	10,684	35.6%	10,684	35.6%	10,684	10,684	0	10,110	\$15.50/fs
5650 Mexico Rd	31,500	22,061	70.0%	22,061	70.0%	22,061	22,061	0	5,604	\$15.50/fs
1 Mid Rivers Mall Dr	56,724	12,552	22.1%	12,552	22.1%	14,418	14,418	0	5,836	\$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	3,074	6.5%	3,074	6.5%	3,074	3,074	0	3,074	\$18.00/fs
4631 N Saint Peters Parkway	20,394	3,000	14.7%	3,000	14.7%	20,394	20,394	0	40,874	\$7.95/nnn
255 Spencer Rd	20,000	2,945	14.7%	2,945	14.7%	5,890	5,890	0	2,945	\$16.75/fs
150 St. Peters Centre Blvd	22,250	8,906	40.0%	8,906	40.0%	8,906	8,906	0	8,906	\$14.75/mg
300 St. Peters Centre Blvd	32,648	2,003	6.1%	2,003	6.1%	3,693	3,693	0	2,003	\$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	6,394	6,394	0	4,235	\$19.75/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	0	0	0	0	-
Total (24 Bldgs)	823,659	182,660	22.2%	182,660	22.2%	212,949	212,949	0	68,511	\$14.35/fs

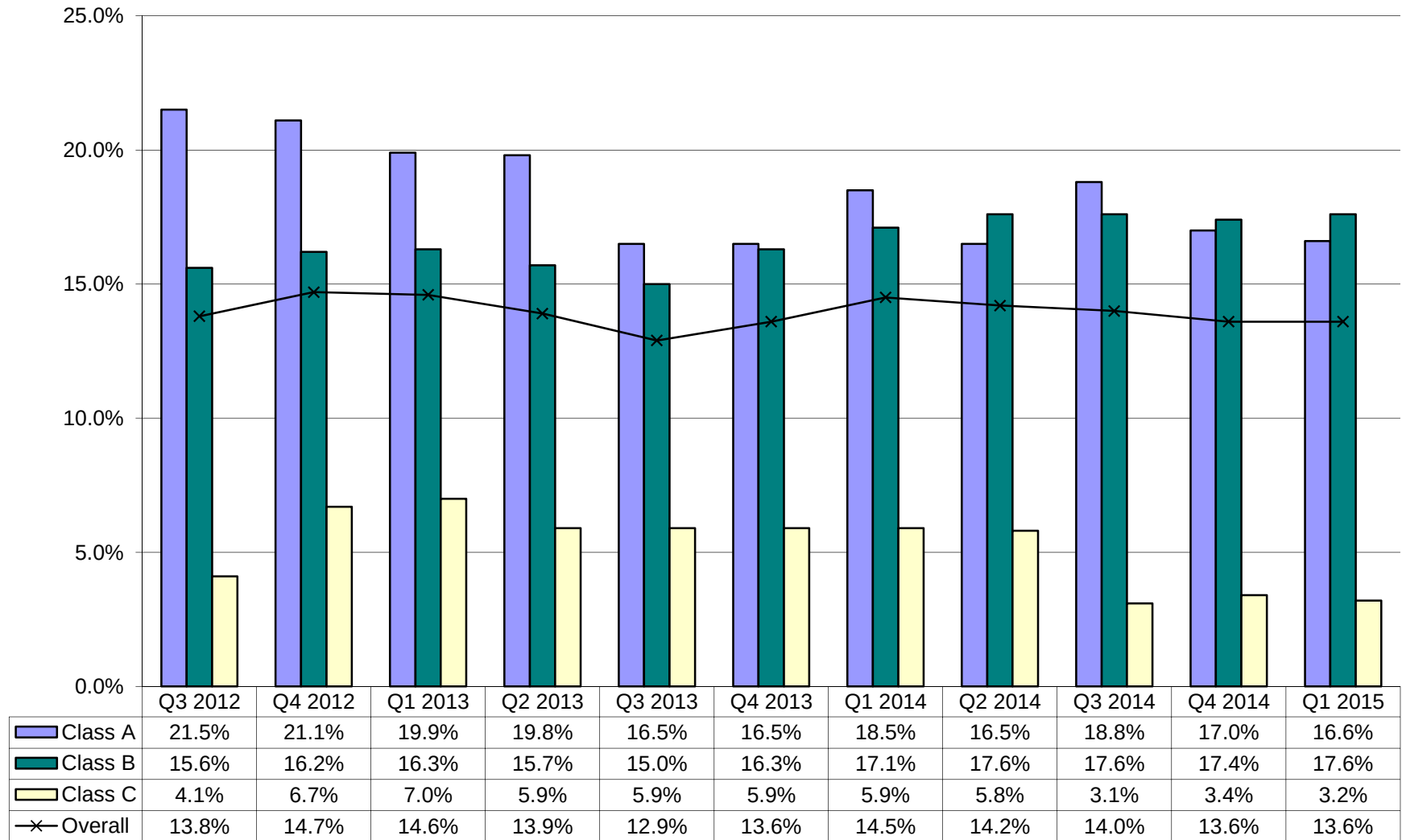
Building Class: C

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
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	13,424	21.3%	13,424	21.3%	13,424	13,424	0	9,919	\$12.00/mg
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 (5 Bldgs)	194,021	22,189	11.4%	22,189	11.4%	22,189	22,189	0	9,919	\$10.42/fs

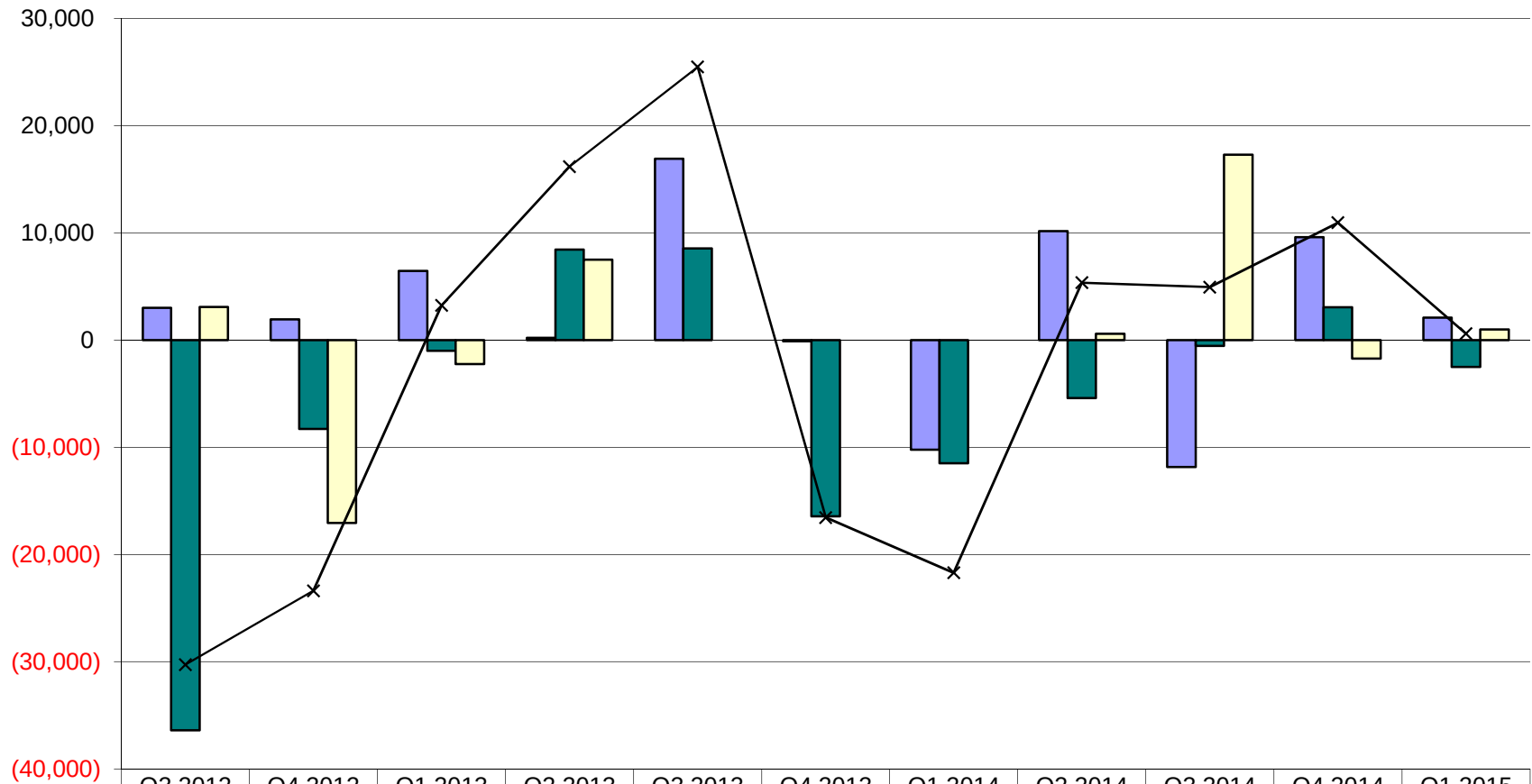
Grand Totals

	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
(43 Bldgs)	1,991,615	295,274	14.8%	376,397	18.9%	458,968	440,492	81,123	81,123	\$17.61/fs

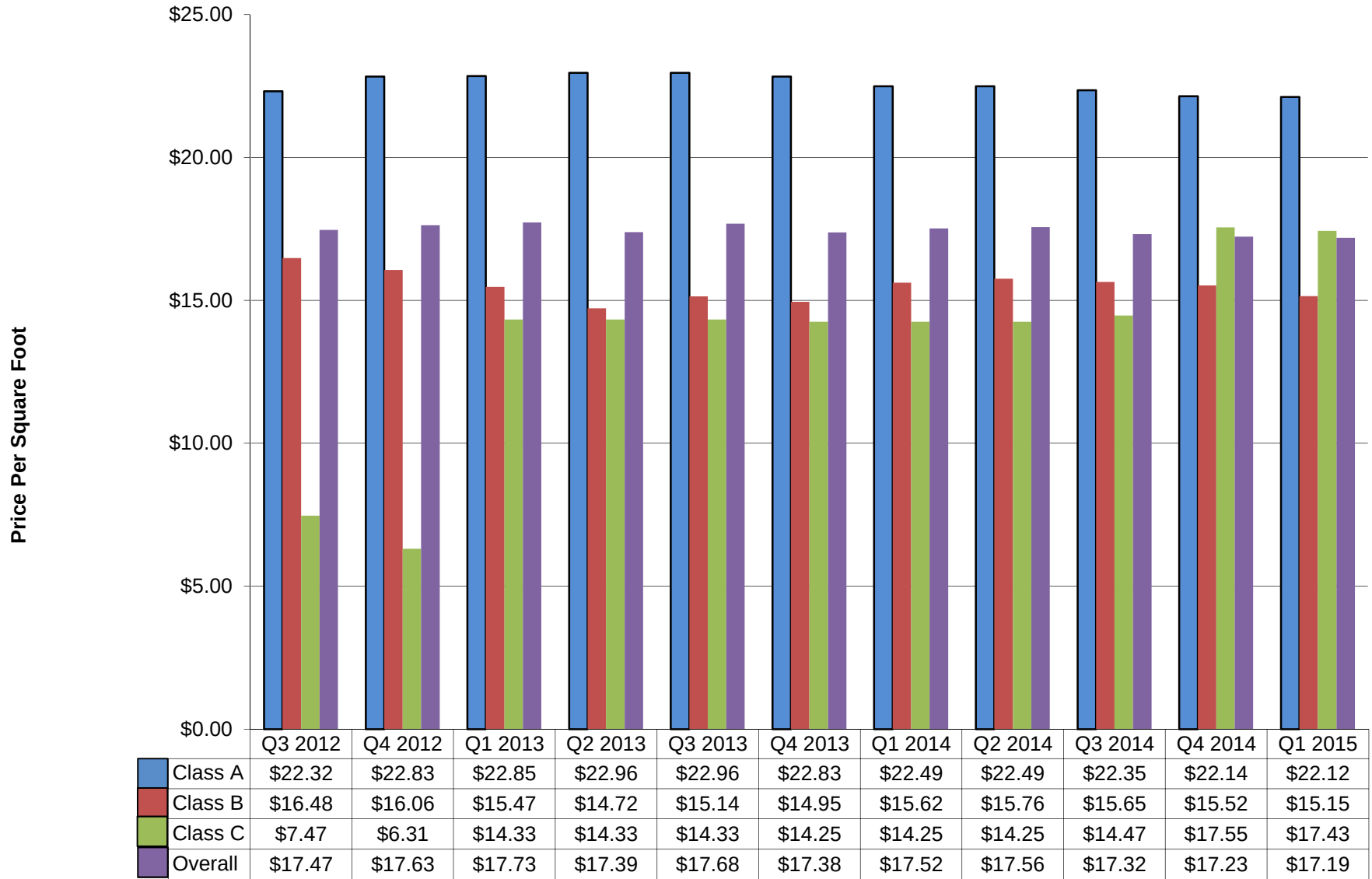
Illinois Historic Vacancy Trends



Illinois Historic Net Absorption Trends



Average Asking Rates Illinois Submarket



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
1101 Eastport Plaza Dr	29,726	9,602	32.3%	9,602	32.3%	9,602	9,602	0	8,410	\$24.00/fs
8 Executive Dr	42,633	16,685	39.1%	16,685	39.1%	16,685	16,685	0	5,712	\$21.90/fs
16 Executive Dr	51,063	15,418	30.2%	15,418	30.2%	15,418	15,418	0	8,578	-
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	\$22.95/fs
23 Public Square	58,000	2,100	3.6%	2,100	3.6%	16,100	16,100	0	14,000	\$21.54/fs
475 Regency Park Dr	50,155	0	0.0%	0	0.0%	3,366	0	3,366	3,366	\$20.00/fs
331 Salem Pl	31,121	16,513	53.1%	16,513	53.1%	17,997	17,997	0	5,781	\$21.90/fs
333 Salem Pl	30,942	1,020	3.3%	1,020	3.3%	1,020	1,020	0	1,020	\$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	17,646	40.5%	17,646	40.5%	17,646	17,646	0	13,285	\$21.90/fs
103 W Vandalia St	45,711	3,215	7.0%	3,215	7.0%	3,215	3,215	0	3,215	\$21.90/fs
105 W Vandalia St	40,700	2,645	6.5%	2,645	6.5%	2,645	2,645	0	2,645	\$22.90/fs
Total (12 Bldgs)	512,371	84,844	16.6%	84,844	16.6%	103,694	100,328	3,366	14,000	\$22.12/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	2,307	7.7%	2,307	7.7%	2,507	2,507	0	1,384	-
111 E 4th St	80,000	40,000	50.0%	40,000	50.0%	40,000	40,000	0	40,000	\$12.00/fs
1 Bronze Pointe	36,037	9,025	25.0%	9,025	25.0%	9,025	9,025	0	9,025	\$10.00/mg
235-237 E Center Dr	22,000	0	0.0%	0	0.0%	0	0	0	0	-
2421 Corporate Center Dr	25,000	12,500	50.0%	12,500	50.0%	12,500	12,500	0	5,000	\$10.00/fs
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	16,118	46.7%	16,118	46.7%	14,428	14,428	0	7,500	\$8.77/nnn
13 Executive Dr	41,593	13,738	33.0%	13,738	33.0%	13,738	13,738	0	5,202	\$6.79/nnn
15 Executive Dr	30,000	13,942	46.5%	13,942	46.5%	22,250	22,250	0	22,250	\$6.95/nnn
303 Fountains Pky	25,789	2,500	9.7%	2,500	9.7%	2,500	2,500	0	2,500	\$24.50/fs
343 Fountains Pky	24,300	0	0.0%	0	0.0%	0	0	0	0	\$16.50/nnn
307 Henry St	35,000	3,200	9.1%	3,200	9.1%	3,200	3,200	0	1,350	\$12.58/fs
7 N High St	38,000	29,566	77.8%	29,566	77.8%	29,566	29,566	0	7,500	\$12.00/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	15,594	9.5%	15,594	9.5%	15,594	15,594	0	15,594	\$16.50/fs
200 E Main St	34,400	7,400	21.5%	7,400	21.5%	20,720	20,720	0	13,320	\$8.82/mg
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	35,258	9,679	27.5%	9,679	27.5%	12,706	12,706	0	8,662	\$18.36/fs
525 W Main St	35,309	4,982	14.1%	4,982	14.1%	4,982	4,982	0	3,941	\$18.00/fs
720 W Main St	39,545	25,625	64.8%	25,625	64.8%	29,823	29,823	0	13,467	\$18.45/fs
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	12,109	27.7%	12,109	27.7%	12,109	12,109	0	6,482	\$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%	4,963	4,963	0	4,963	\$22.00/fs
2246 State Route 157	25,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
4215 S State Route 159	20,800	12,161	58.5%	12,161	58.5%	12,161	12,161	0	9,674	-
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (32 Bldgs)	1,313,022	230,446	17.6%	230,446	17.6%	262,772	262,772	0	40,000	\$15.15/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	1,127	3.3%	1,127	3.3%	1,127	1,127	0	335	-
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
235 E Center Dr	20,000	0	0.0%	0	0.0%	1,544	1,544	0	1,544	-
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
504 DD Rd	29,398	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	950	3.0%	950	3.0%	950	950	0	950	\$16.00/mg
1004 S Lincoln Ave	56,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	15,000	15,000	0	15,000	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	18,000	86.1%	18,000	86.1%	18,000	18,000	0	18,000	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
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	1,000	2.8%	1,000	2.8%	4,400	4,400	0	2,000	\$11.23/nn
100 E Washington St	24,800	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (18 Bldgs)	653,705	21,077	3.2%	21,077	3.2%	41,021	41,021	0	18,000	\$17.43/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
(62 Bldgs)	2,479,098	336,367	13.6%	336,367	13.6%	407,487	404,121	3,366	40,000	\$17.19/fs