Summary
St. Louis Regional Office Market Q1
April 2014

Submarket	Total SF	SF Vacant	% Vacant		(Q4 Rates)*	Average Asking Lease Rate - FS
St. Louis City	16,247,497	3,912,701	24.1%	↔	(24.1%)	Class A - $19.30 Class B - $13.95
Clayton	7,361,258	951,506	12.9%	↓ .2%	(13.1%)	Class A - $24.68 Class B - $18.87
Manchester / I-270	1,540,504	228,190	14.8%	↑ .7%	(14.1%)	Class A - $23.89 Class B - $19.09
North County	3,331,925	833,446	25.0%	↑ .2%	(24.8%)	Class A - $20.65 Class B - $13.94
Olive / I-270	5,314,796	849,818	16.0%	↑ 1.1%	(14.9%)	Class A - $25.10 Class B - $17.83
South County	4,253,924	569,914	13.4%	↓ .4%	(13.8%)	Class A - $21.28 Class B - $20.44
St. Charles	1,709,317	321,996	18.8%	↓ .4%	(19.2%)	Class A - $19.36 Class B - $14.72
West County	5,391,397	766,026	14.2%	↑ 1.5%	(12.7%)	Class A - $24.47 Class B - $19.48
Westport	2,409,523	462,984	19.2%	↑ 1.3%	(17.9%)	Class A - $20.19 Class B - $16.04
Total	**47,560,141**	**8,759,558**	**18.7%**	↑ .3%	**(18.4%)**	

Source: Gershman Commercial Real Estate
Percent Vacant and Average Asking Lease Rates as of April 1, 2014.
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

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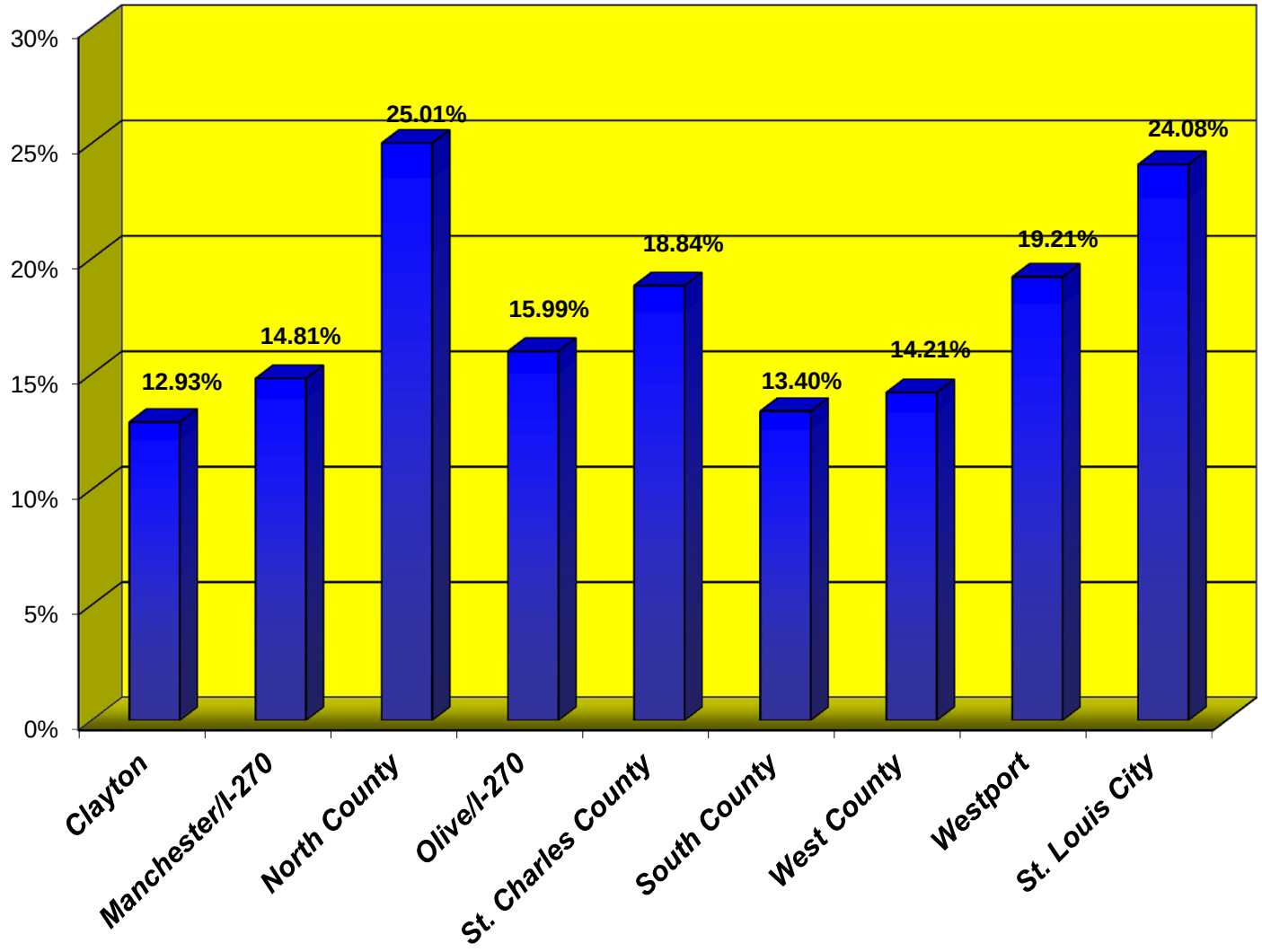
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS*****
April 2014

	Total Sq. Ft.	April 2014 Vacancy	April 2014 Sublease	Vacancy Rate
St. Louis Surburban Market	31,312,644	4,983,880	121,613	15.92%
St. Louis City	16,247,497	3,912,701	15,410	24.08%
Total St. Louis Region	47,560,141	8,896,581	137,023	18.71%
Total St. Louis Region - Class A	24,045,334	4,059,672	107,452	16.88%
Total St. Louis Region - Class B	18,994,590	3,877,699	29,571	20.41%
St. Louis City				
Class A Space	8,752,604	2,088,158	15,410	23.86%
Class B Space	5,154,351	1,267,975	0	24.60%
Class C and R Space	2,340,542	556,568	0	23.78%
Surburban St. Louis				
Class A Space	15,292,730	1,971,514	92,042	12.89%
Class B Space	13,840,239	2,609,724	29,571	18.86%
Class C Space	2,179,675	402,642	0	18.47%

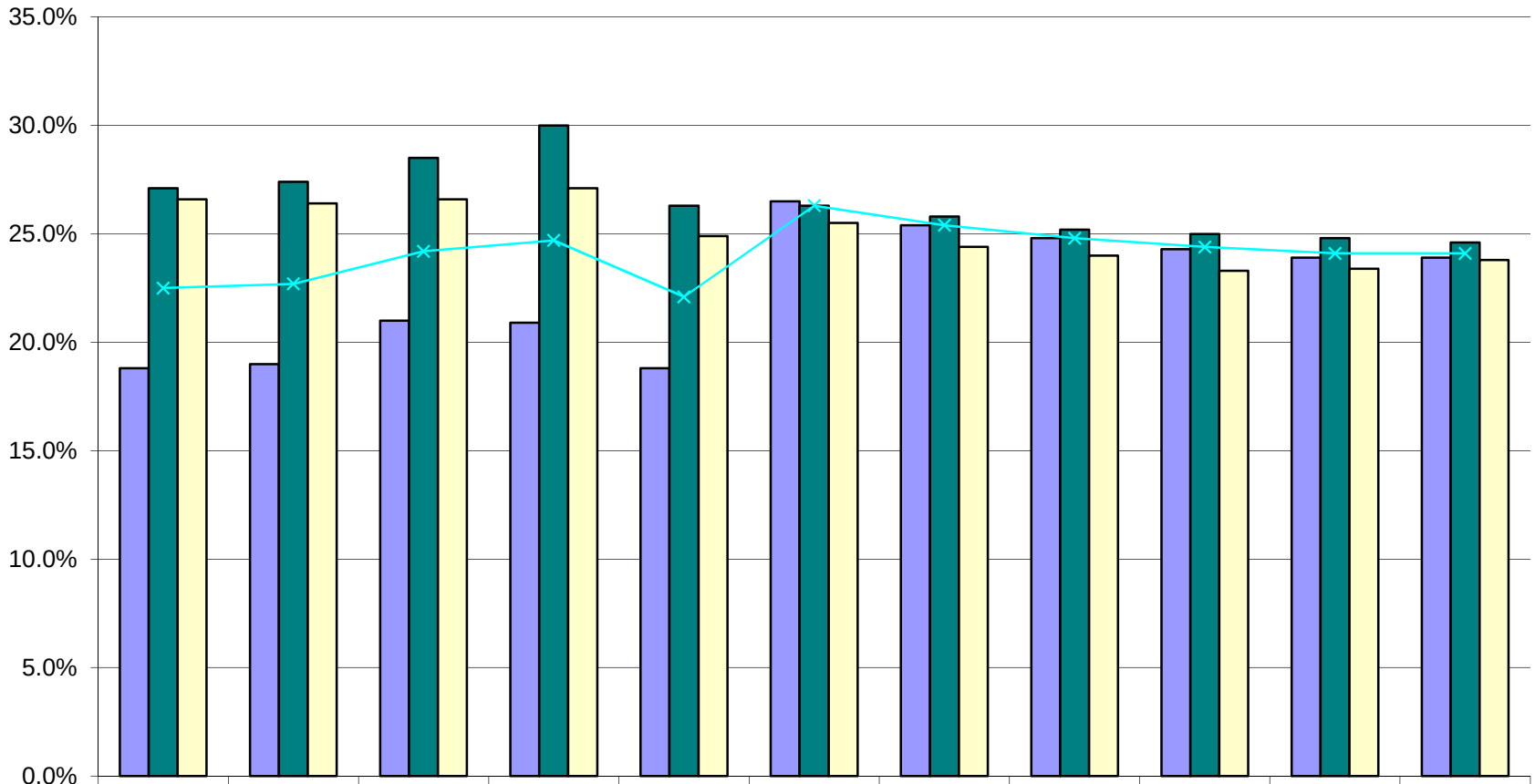
Source: Gershman Commercial Real Estate

April 2014
Office Vacancy Rate by Submarket



Source: *Gershman Commercial Real Estate*

St. Louis City Historic Vacancy Trends

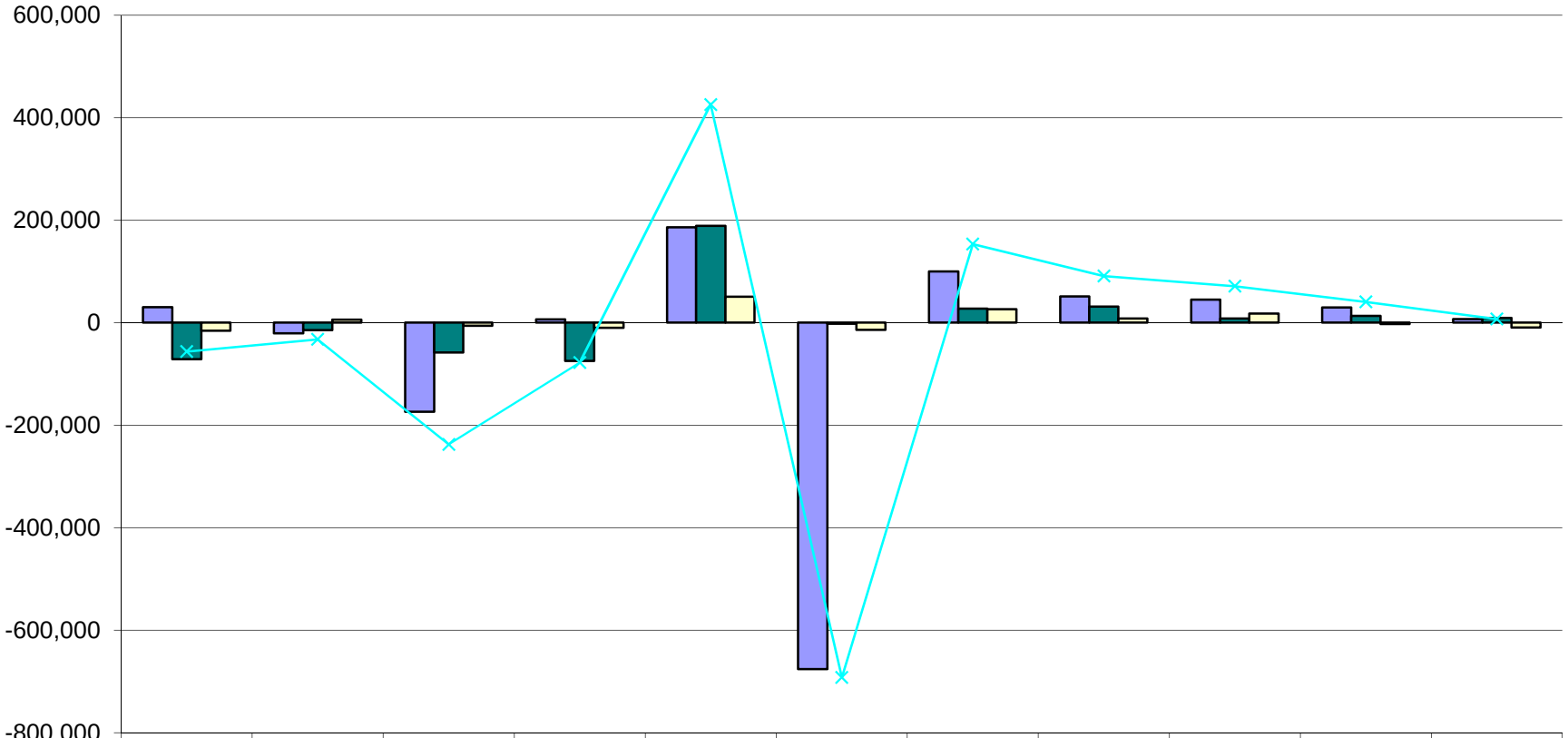


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
Class A	18.8%	19.0%	21.0%	20.9%	18.8%	26.5%	25.4%	24.8%	24.3%	23.9%	23.9%
Class B	27.1%	27.4%	28.5%	30.0%	26.3%	26.3%	25.8%	25.2%	25.0%	24.8%	24.6%
Class C	26.6%	26.4%	26.6%	27.1%	24.9%	25.5%	24.4%	24.0%	23.3%	23.4%	23.8%
Overall	22.5%	22.7%	24.2%	24.7%	22.1%	26.3%	25.4%	24.8%	24.4%	24.1%	24.1%

Source: Gershman Commercial Real Estate

4/1/2014

St. Louis City Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
Class A	30,550	-20,752	-173,607	6,693	186,249	-675,742	99,707	51,494	45,302	29,788	7,248
Class B	-71,320	-14,360	-57,912	-74,563	188,675	-2,180	27,415	31,618	8,167	13,546	9,103
Class C	-15,541	5,733	-5,760	-9,853	50,748	-14,083	26,165	8,093	17,787	-2,708	-9,290
Overall	-56,311	-32,379	-237,279	-77,723	425,672	-692,005	153,287	91,205	71,256	40,626	7,061

Source: Gershman Commercial Real Estate

4/1/2014

St. Louis All 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	248,651	15,295	6.2%	15,295	6.2%	15,295	47,232	0	21,881	-
505 N 7th St	658,000	59,226	9.0%	59,226	9.0%	59,226	59,226	0	23,747	$18.50/fs
100 N Broadway	510,202	48,216	9.5%	48,216	9.5%	48,216	168,264	0	22,130	$18.00/fs
200 N Broadway	337,088	65,560	19.4%	65,560	19.4%	65,560	90,540	0	25,446	-
211 N Broadway	1,171,595	165,983	14.2%	165,983	14.2%	165,983	204,733	0	30,831	$21.00/fs
500 N Broadway	285,211	134,848	47.3%	134,848	47.3%	134,848	134,848	0	87,320	$17.00/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
6-10 S Broadway	430,373	19,368	4.5%	19,368	4.5%	19,368	106,716	0	30,373	$21.00/fs
1001 Highlands Plaza Dr	146,000	5,501	3.8%	5,501	3.8%	11,832	23,425	6,331	12,962	$25.49/fs
701 Market St	409,000	2,290	0.6%	2,290	0.6%	2,290	2,290	0	2,290	$22.00/fs
800 Market St	749,857	115,859	15.5%	115,859	15.5%	115,859	125,896	0	64,390	$22.00/fs
1010 Market St	342,660	192,295	56.1%	207,705	60.6%	207,705	223,433	15,410	124,400	$16.75/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
5700-5720 Oakland Ave	62,290	3,060	4.9%	3,060	4.9%	16,328	3,060	13,268	13,268	$26.50/fs
900-928 Pine St	1,398,893	699,446	50.0%	699,446	50.0%	1,398,892	699,446	699,446	1,398,892	-
1000 Saint Louis Union Station	67,784	18,594	27.4%	18,594	27.4%	18,594	18,594	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	-
210 N Tucker Blvd	395,000	246,500	62.4%	246,500	62.4%	246,500	246,500	0	207,000	-
710 N Tucker Blvd	550,000	122,600	22.3%	122,600	22.3%	122,600	165,339	0	70,000	$19.50/nnn
600-634 Washington Ave	385,000	166,712	43.3%	166,712	43.3%	166,712	190,712	0	129,063	$18.75/fs
Total (20 Bldgs)	**8,752,604**	**2,072,604**	**23.7%**	**2,088,158**	**23.9%**	**2,818,055**	**2,512,501**	**734,455**	**1,398,892**	**$19.30/fs**

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St. Louis All 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	19,288	0	4,696	$15.00/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	0	22,324	0	13,214	$11.59/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	62,977	14,728	23.4%	14,728	23.4%	14,728	14,728	0	11,428	$14.00/fs
712 N 2nd St	20,000	6,000	30.0%	6,000	30.0%	6,000	6,000	0	6,000	$11.00/mg
801-805 N 2nd St	40,000	3,150	7.9%	3,150	7.9%	3,150	3,150	0	2,500	$12.00/nnn
1530 S 2nd St	29,000	7,543	26.0%	7,543	26.0%	7,543	7,543	0	4,939	$12.00/nnn
800-812 N 3rd St	28,647	0	0.0%	0	0.0%	0	28,647	0	28,647	$14.00/fs
1800 S 3rd St	50,000	25,000	50.0%	25,000	50.0%	25,000	25,000	0	25,000	$10.75/nnn
220 N 4th St	52,000	10,136	19.5%	10,136	19.5%	10,136	10,136	0	3,078	$12.00/fs
319 N 4th St	104,000	32,071	30.8%	32,071	30.8%	32,071	36,649	0	11,414	$15.00/fs
440-444 N 4th St	60,000	57,000	95.0%	57,000	95.0%	57,000	57,000	0	20,000	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	0	13,664	0	8,064	$17.25/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	$6.75/fs
317 N 11th St	39,200	9,256	23.6%	9,256	23.6%	9,256	9,256	0	5,232	$12.50/fs
910 N 11th St	75,000	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	1,300	3.5%	1,300	3.5%	1,300	1,300	0	1,300	$14.00/fs
308 N 21st St	44,000	0	0.0%	0	0.0%	0	23,157	0	21,000	$16.75/fs
326 S 21st St	50,647	14,659	28.9%	14,659	28.9%	14,659	37,421	0	22,762	$14.00/fs
1831 Chestnut St	424,518	0	0.0%	0	0.0%	0	0	0	0	-
415 DeBaliviere Ave	25,000	0	0.0%	0	0.0%	0	0	0	0	-
625 N Euclid Ave	148,151	45,944	31.0%	45,944	31.0%	45,944	45,944	0	6,680	$9.22/fs
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
500-520 N Kingshighway Blvd	39,751	0	0.0%	0	0.0%	0	0	0	0	$5.00/nnn
4144 Lindell Blvd	60,000	0	0.0%	0	0.0%	0	0	0	0	$12.00/fs
4625 Lindell Blvd	71,652	4,453	6.2%	4,453	6.2%	4,453	4,453	0	2,422	$18.50/fs
1001 Locust St	60,000	9,687	16.1%	9,687	16.1%	9,687	9,687	0	5,000	$14.00/fs
1015-1023 Locust St	249,508	116,446	46.7%	116,446	46.7%	116,446	129,968	0	52,000	$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
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	25,200	44.2%	25,200	44.2%	25,200	25,200	0	25,200	$15.00/fs
1-99 S Memorial Dr	211,208	30,753	14.6%	30,753	14.6%	30,753	30,753	0	12,873	$16.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
501-509 Olive St	33,150	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,218	78,246	34.6%	78,246	34.6%	78,246	78,246	0	12,648	$13.99/fs
720 Olive St	457,900	93,359	20.4%	93,359	20.4%	93,359	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
1000-1002 Olive St	22,240	950	4.3%	950	4.3%	950	950	0	950	$12.50/mg
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1901-1915 Olive St	143,024	143,024	100.0%	143,024	100.0%	143,024	143,024	0	143,024	-
1300-1310 Papin	221,000	63,874	28.9%	63,874	28.9%	63,874	63,874	0	30,720	$13.25/fs
1881 Pine St	110,060	44,024	40.0%	44,024	40.0%	44,024	44,024	0	44,024	$15.00/fs
1910 Pine St	73,119	0	0.0%	0	0.0%	0	0	0	0	-

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St. Louis All 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
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	$12.50/fs
800 St. Louis Union Station	57,814	33,643	58.2%	33,643	58.2%	33,643	33,643	0	33,643	$16.25/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
100 N Tucker Blvd	257,400	0	0.0%	0	0.0%	0	0	0	0	-
700 Union Station	39,648	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	66,100	41.3%	66,100	41.3%	66,100	78,100	0	31,000	$13.50/fs
911-919 Washington Ave	159,500	36,851	23.1%	36,851	23.1%	44,619	39,015	7,768	8,700	$14.50/fs
1001 Washington Ave	84,000	0	0.0%	0	0.0%	0	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
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (55 Bldgs)	**5,154,351**	**1,267,975**	**24.6%**	**1,267,975**	**24.6%**	**1,279,770**	**1,603,414**	**11,795**	**143,024**	**$13.95/fs**

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St. Louis All 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
800-804 N 1st St	38,500	12,878	33.4%	12,878	33.4%	12,878	12,878	0	7,000	$11.97/mg
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	$14.00/nnn
330 N 4th St	52,000	22,000	42.3%	22,000	42.3%	22,000	22,000	0	12,000	$12.00/nnn
1120 S 6th St	60,000	25,700	42.8%	25,700	42.8%	25,700	25,700	0	23,000	$14.00/mg
59th St @ Arsenal St	28,290	16,643	58.8%	16,643	58.8%	16,643	16,643	0	9,430	$12.00/fs
904 Cherokee St	45,000	0	0.0%	0	0.0%	0	45,000	0	45,000	$3.00/mg
6025 Chippewa St	24,000	3,358	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%	0	7,500	0	7,500	$12.75/fs
280-286 DeBaliviere Ave	24,000	14,000	58.3%	14,000	58.3%	14,000	14,000	0	14,000	$15.00/nnn
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	15,664	0	5,593	$12.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
3460-3470 Hampton Ave	20,900	3,100	14.8%	3,100	14.8%	3,100	3,100	0	1,800	$11.33/+util
4301 Hampton Ave	23,579	4,101	17.4%	4,101	17.4%	4,101	4,101	0	4,101	$19.50/mg
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3912 Lindell Blvd	31,200	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	$11.44/fs
4931 Lindell Blvd	65,000	2,400	3.7%	2,400	3.7%	2,400	2,400	0	2,400	$18.00/fs
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	$10.00/nnn
1221 Locust St	137,692	55,156	40.1%	55,156	40.1%	55,156	56,406	0	10,000	$10.75/fs
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
2801-2803 Locust St	40,000	20,000	50.0%	20,000	50.0%	20,000	30,000	0	40,000	$11.00/nnn
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
1101 Lucas Ave	35,000	25,000	71.4%	25,000	71.4%	25,000	25,000	0	25,000	$14.00/fs
4155 Manchester Ave	47,000	0	0.0%	0	0.0%	0	0	0	0	-
705 Olive St	214,500	54,000	25.2%	54,000	25.2%	54,000	54,000	0	17,000	$12.50/+elec
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	5,500	20.0%	5,500	20.0%	5,500	10,153	0	5,500	$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	$9.00/mg
1111 Olive St	112,500	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	15,566	15.8%	15,566	15.8%	15,566	15,566	0	15,566	$12.95/fs
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	5,166	22.9%	5,166	22.9%	5,166	5,166	0	2,718	$12.50/+util
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	0	940	0	640	-
1917 Rutger St	30,400	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	12,000	36,000	0	12,000	$14.95/fs
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	8,800	0	8,800	$7.27/nnn
1204 Washington Ave	52,500	20,700	39.4%	20,700	39.4%	20,700	20,700	0	7,500	$15.00/fs
1426-1432 Washington Ave	28,125	500	1.8%	500	1.8%	500	14,328	0	9,030	-
1501-1509 Washington Ave	140,000	0	0.0%	0	0.0%	0	0	0	0	-
1607 Washington Ave	120,400	6,300	5.2%	6,300	5.2%	6,300	6,300	0	6,300	-
Total (40 Bldgs)	**2,340,542**	**556,568**	**23.8%**	**556,568**	**23.8%**	**556,568**	**688,203**	**0**	**80,000**	**$13.25/fs**

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St. Louis All 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
(115 Bldgs)	16,247,497	3,908,143	24.1%	3,923,553	24.1%	4,654,393	4,804,118	746,250	1,398,892	$16.06/fs

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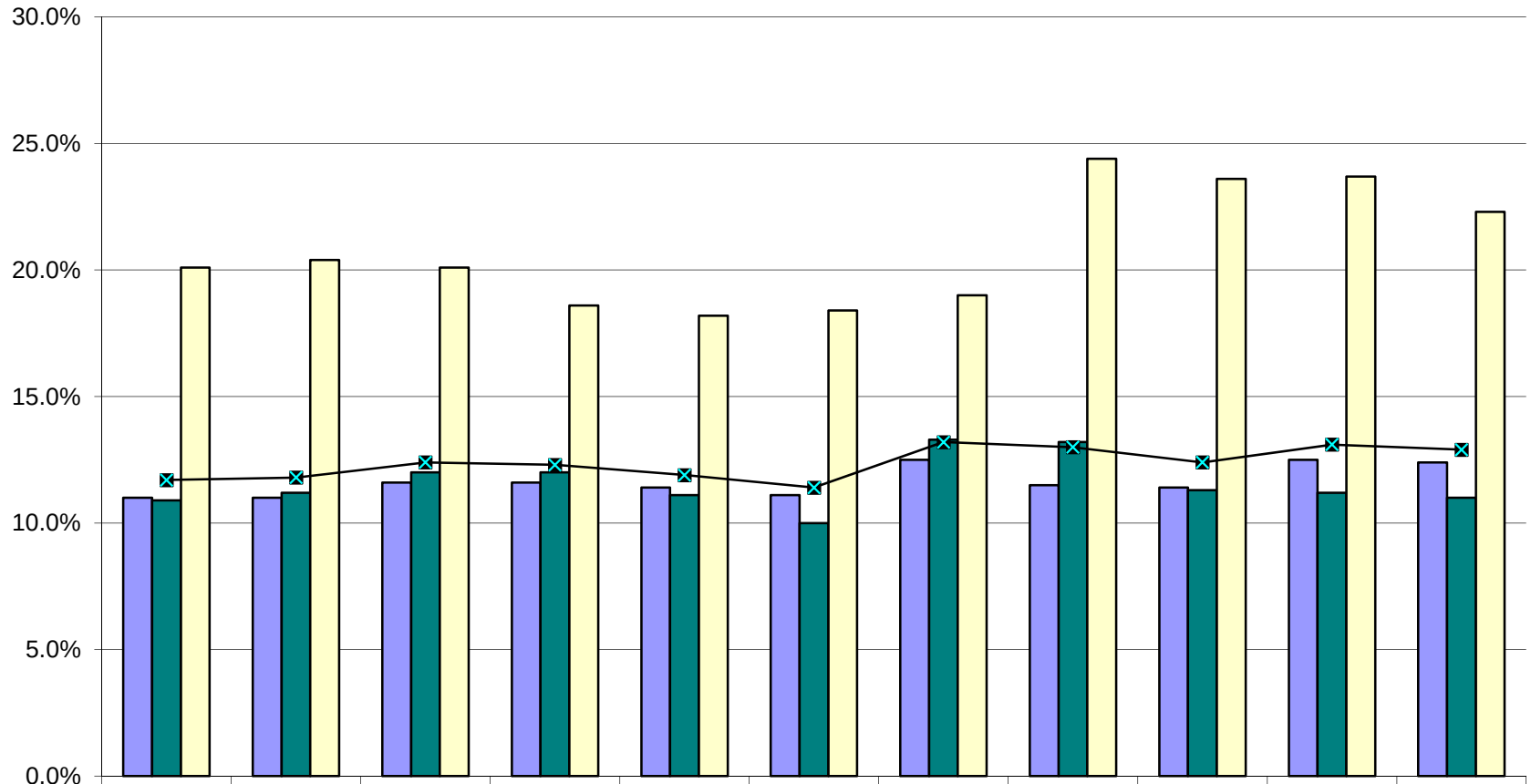
Clayton Historic Vacancy Trends

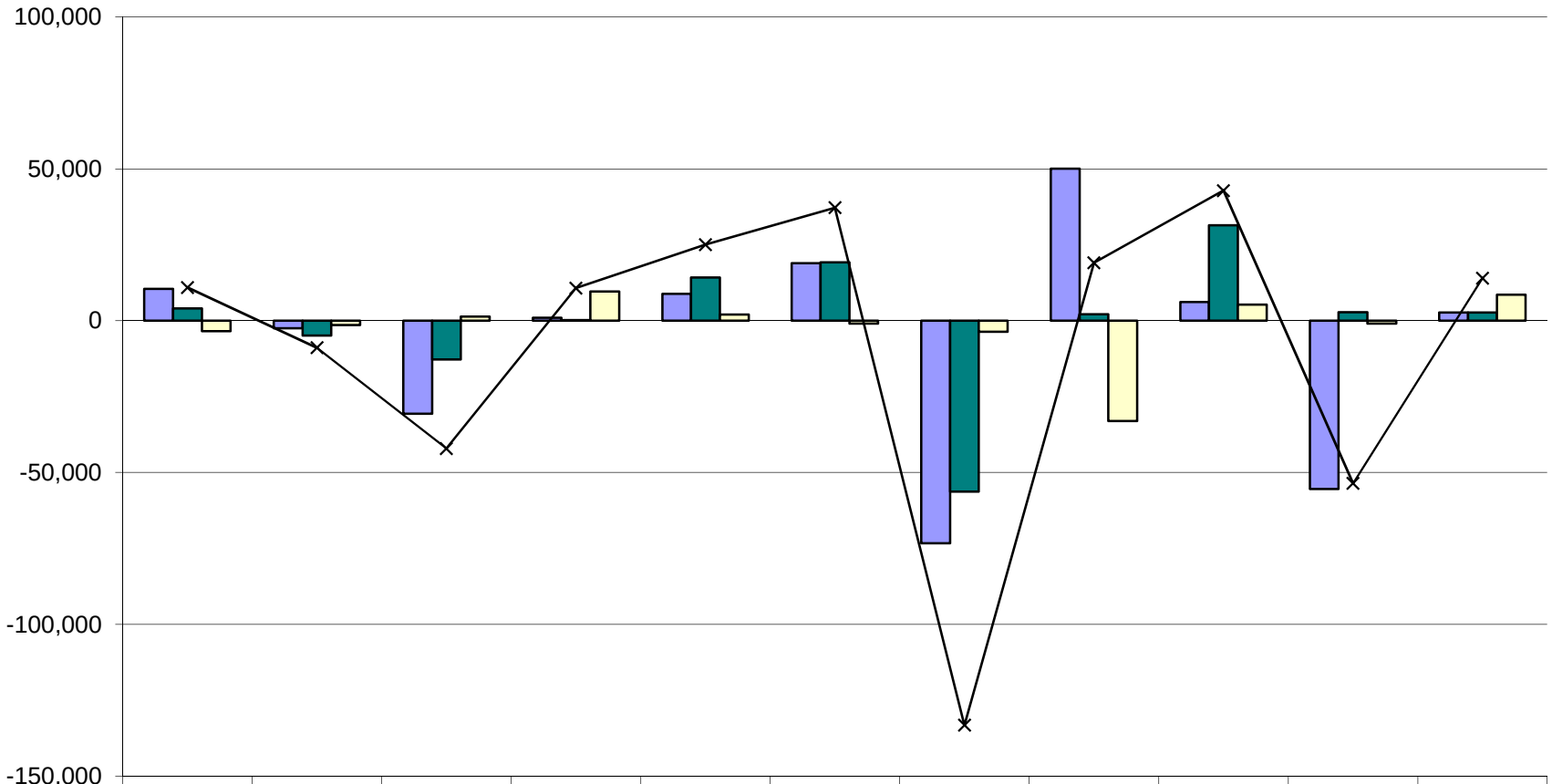


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	11.0%	11.0%	11.6%	11.6%	11.4%	11.1%	12.5%	11.5%	11.4%	12.5%	12.4%
CLASS B	10.9%	11.2%	12.0%	12.0%	11.1%	10.0%	13.3%	13.2%	11.3%	11.2%	11.0%
CLASS C	20.1%	20.4%	20.1%	18.6%	18.2%	18.4%	19.0%	24.4%	23.6%	23.7%	22.3%
OVERALL	11.7%	11.8%	12.4%	12.3%	11.9%	11.4%	13.2%	13.0%	12.4%	13.1%	12.9%

Source: Gershman Commercial Real Estate

4/1/2014

Clayton Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	10,428	-2,520	-30,682	963	8,867	18,879	-73,287	50,019	6,126	-55,444	2,662
CLASS B	4,001	-4,890	-12,826	168	14,207	19,246	-56,327	2,103	31,428	2,790	2,701
CLASS C	-3,505	-1,492	1,383	9,618	1,985	-929	-3,633	-33,065	5,251	-940	8,575
OVERALL	10,924	-8,902	-42,125	10,749	25,059	37,196	-133,247	19,057	42,805	-53,594	13,938

Source: Gershman Commercial Real Estate

4/1/2014

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	30,490	17.5%	30,490	17.5%	30,925	30,690	435	7,927	$24.75/fs
7700 Bonhomme Ave	101,327	6,901	6.8%	6,901	6.8%	6,901	11,067	0	6,901	$27.19/fs
7777 Bonhomme Ave	197,311	86,856	44.0%	88,659	44.9%	88,659	90,713	1,803	12,402	$22.50/fs
1 N Brentwood Blvd	274,272	20,780	7.6%	22,021	8.0%	22,021	47,409	1,241	26,629	$30.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	72,110	27.5%	84,050	32.1%	107,984	82,108	35,874	23,934	$26.86/mg
1401 S Brentwood Blvd	175,000	25,616	14.6%	25,616	14.6%	43,514	25,616	17,898	9,145	$23.66/fs
1600 S Brentwood Blvd	105,000	19,021	18.1%	36,392	34.7%	36,392	5,345	17,371	9,577	$17.12/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%	41,903	6,790	35,113	17,562	$32.00/fs
120 S Central Ave	300,500	56,634	18.8%	56,634	18.8%	56,634	58,164	0	23,684	$24.75/fs
7980 Clayton Rd	63,032	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	1,525	4.9%	1,525	4.9%	1,525	5,525	0	4,000	$23.00/fs
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	2,969	0.6%	2,969	0.6%	2,969	2,969	0	2,969	-
7701 Forsyth Blvd	217,689	7,019	3.2%	7,019	3.2%	14,376	7,019	7,357	7,357	$26.50/fs
7733 Forsyth Blvd	360,129	70,270	19.5%	70,270	19.5%	70,270	40,133	0	15,190	$26.50/fs
7911 Forsyth Blvd	55,000	14,446	26.3%	14,446	26.3%	14,446	14,446	0	14,446	$22.50/fs
8235 Forsyth Blvd	240,000	13,041	5.4%	13,041	5.4%	13,041	13,041	0	5,387	-
101 S Hanley Rd	346,451	62,932	18.2%	62,932	18.2%	81,871	43,702	18,939	18,939	$26.50/fs
1405 S Hanley Rd	45,000	6,262	13.9%	6,262	13.9%	6,262	6,262	0	4,500	-
8000 Maryland Ave	199,000	18,763	9.4%	21,543	10.8%	21,543	25,311	2,780	4,210	$25.50/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	16,600	0	16,600	16,600	$21.00/fs
8182 Maryland Ave	256,829	50,321	19.6%	50,321	19.6%	50,321	52,214	0	19,017	$25.50/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	0	0.0%	0	0.0%	0	24,262	0	24,262	$24.75/fs
165 N Meramec Ave	62,785	9,111	14.5%	9,111	14.5%	9,111	9,111	0	9,111	$24.75/fs
168 N Meramec Ave	58,499	22,782	38.9%	22,782	38.9%	22,782	22,782	0	21,149	$24.75/fs
Total (29 Bldgs)	**5,050,998**	**593,238**	**11.7%**	**628,373**	**12.4%**	**760,050**	**624,679**	**155,411**	**26,629**	**$24.68/fs**

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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	1,128	1.5%	6,128	8.3%	6,128	7,220	5,000	5,000	$19.50/mg
230 S Bemiston Ave	99,190	14,925	15.0%	14,925	15.0%	14,925	14,925	0	5,225	$18.32/fs
7711 Bonhomme Ave	82,473	6,890	8.4%	6,890	8.4%	6,890	6,890	0	4,973	$24.00/fs
10 S Brentwood Blvd	56,299	0	0.0%	0	0.0%	0	0	0	0	-
1750 S Brentwood Blvd	74,568	5,004	6.7%	5,004	6.7%	5,004	8,596	0	3,592	$18.00/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	0	1,794	0	1,500	$16.06/fs
7710 Carondelet Ave	52,350	14,292	27.3%	14,292	27.3%	14,292	14,292	0	4,994	$18.50/fs
7730 Carondelet Ave	37,120	6,139	16.5%	6,139	16.5%	6,139	6,139	0	8,250	$18.50/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	2,148	4.3%	2,148	4.3%	2,148	2,793	0	1,589	$17.00/mg
222 S Central Ave	127,949	2,033	1.6%	2,033	1.6%	10,220	24,823	8,187	11,189	$21.38/fs
7930 Clayton Rd	91,219	18,386	20.2%	18,386	20.2%	18,386	18,386	0	9,920	$22.00/fs
9900 Clayton Rd	66,026	0	0.0%	0	0.0%	0	0	0	0	$21.50/fs
9909 Clayton Rd	30,000	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	-
9811 S Forty Dr	40,680	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	44,966	40.7%	44,966	40.7%	44,966	45,654	0	9,145	$14.00/fs
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	6,521	0	6,521	$22.50/fs
8860-8866 Ladue Rd	28,005	1,700	6.1%	1,700	6.1%	1,700	1,700	0	1,700	$23.00/fs
227-235 W Lockwood Ave	81,402	8,116	10.0%	8,116	10.0%	8,116	8,116	0	4,613	$18.00/fs
8251 Maryland Ave	55,165	12,013	21.8%	12,013	21.8%	12,013	12,013	0	8,743	$14.91/fs
8301 Maryland Ave	49,598	15,706	31.7%	15,706	31.7%	15,706	15,706	0	12,843	$13.00/fs
135 N Meramec Ave	50,995	16,200	31.8%	16,200	31.8%	16,200	16,200	0	16,200	$17.50/fs
222 S Meramec Ave	20,838	4,330	20.8%	4,330	20.8%	4,330	4,330	0	4,330	$18.50/fs
225 S Meramec Ave	34,024	8,854	26.0%	8,854	26.0%	8,854	11,960	0	2,250	$17.00/fs
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	2,752	0	2,752	$18.50/fs
Total (27 Bldgs)	**1,703,595**	**182,830**	**10.7%**	**187,830**	**11.0%**	**196,017**	**230,810**	**13,187**	**16,200**	**$18.87/fs**

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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
8045 Big Bend Blvd	27,556	3,200	11.6%	3,200	11.6%	3,200	3,200	0	3,200	$18.00/mg
7912 Bonhomme Ave	22,580	6,779	30.0%	6,779	30.0%	6,779	17,480	0	10,701	$18.00/fs
8000 Bonhomme Ave	36,800	9,561	26.0%	9,561	26.0%	9,561	9,561	0	1,476	$15.95/fs
34 N Brentwood Blvd	34,200	0	0.0%	0	0.0%	0	4,901	0	2,632	$16.38/fs
2500-2518 S Brentwood Blvd	63,008	11,132	17.7%	11,132	17.7%	11,132	11,132	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	5,500	19.8%	5,500	19.8%	5,500	5,500	0	1,500	$10.25/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	$16.00/fs
8011 Clayton Rd	23,664	0	0.0%	0	0.0%	0	0	0	0	-
9890 Clayton Rd	22,647	0	0.0%	0	0.0%	0	0	0	0	-
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	-
950 Francis Pl	45,806	15,153	33.1%	15,153	33.1%	15,153	15,153	0	9,378	$19.50/fs
10 S Hanley Rd	30,551	22,636	74.1%	22,636	74.1%	22,636	25,736	0	10,000	$14.24/fs
2001 S Hanley Rd	30,000	27,537	91.8%	27,537	91.8%	27,537	27,537	0	9,630	$10.36/mg
Total (17 Bldgs)	**606,665**	**135,303**	**22.3%**	**135,303**	**22.3%**	**135,303**	**154,005**	**0**	**10,701**	**$14.70/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)	**7,361,258**	**911,371**	**12.4%**	**951,506**	**12.9%**	**1,091,370**	**1,009,494**	**168,598**	**26,629**	**$22.22/fs**

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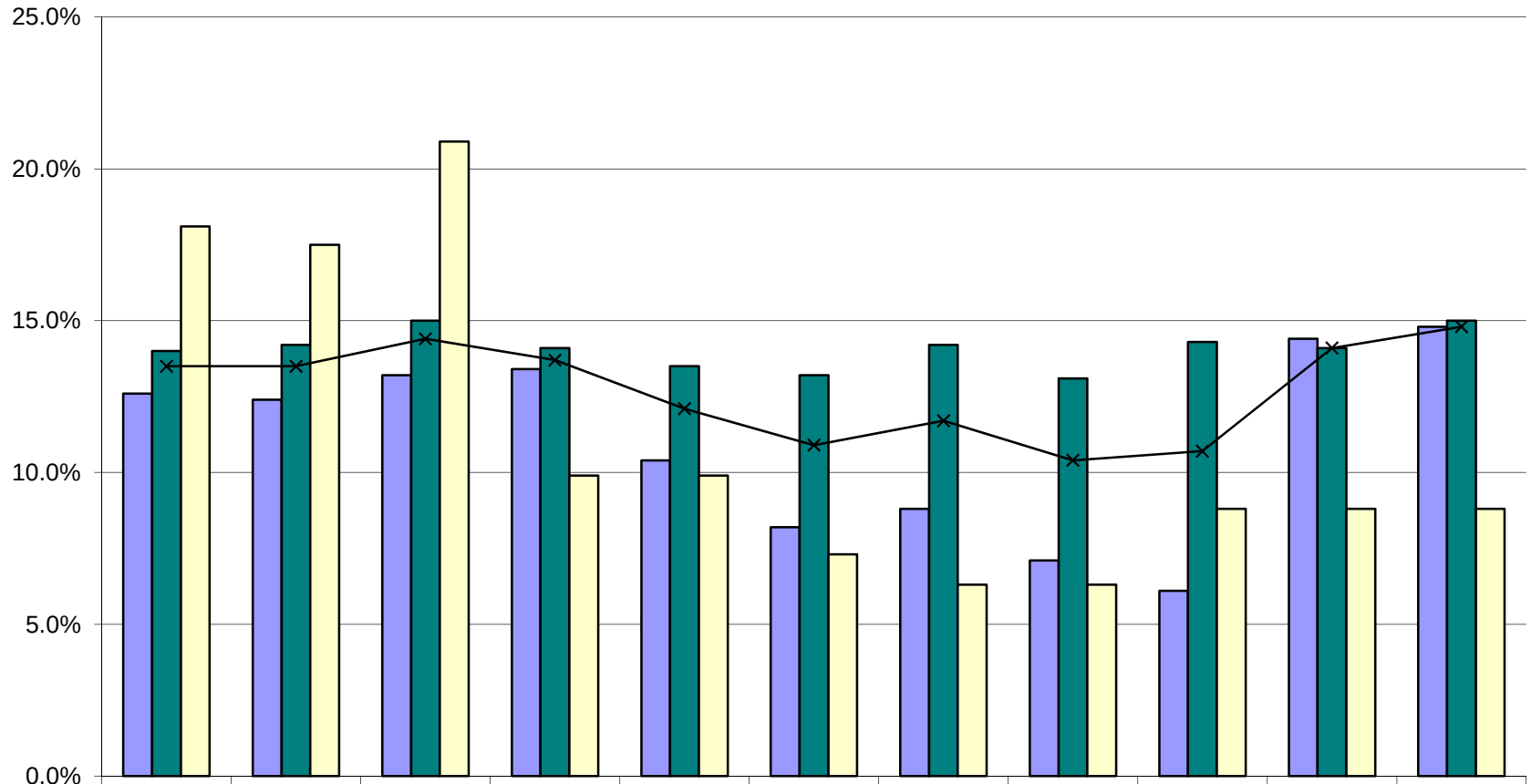
Manchester/I-270 Historic Vacancy Trends

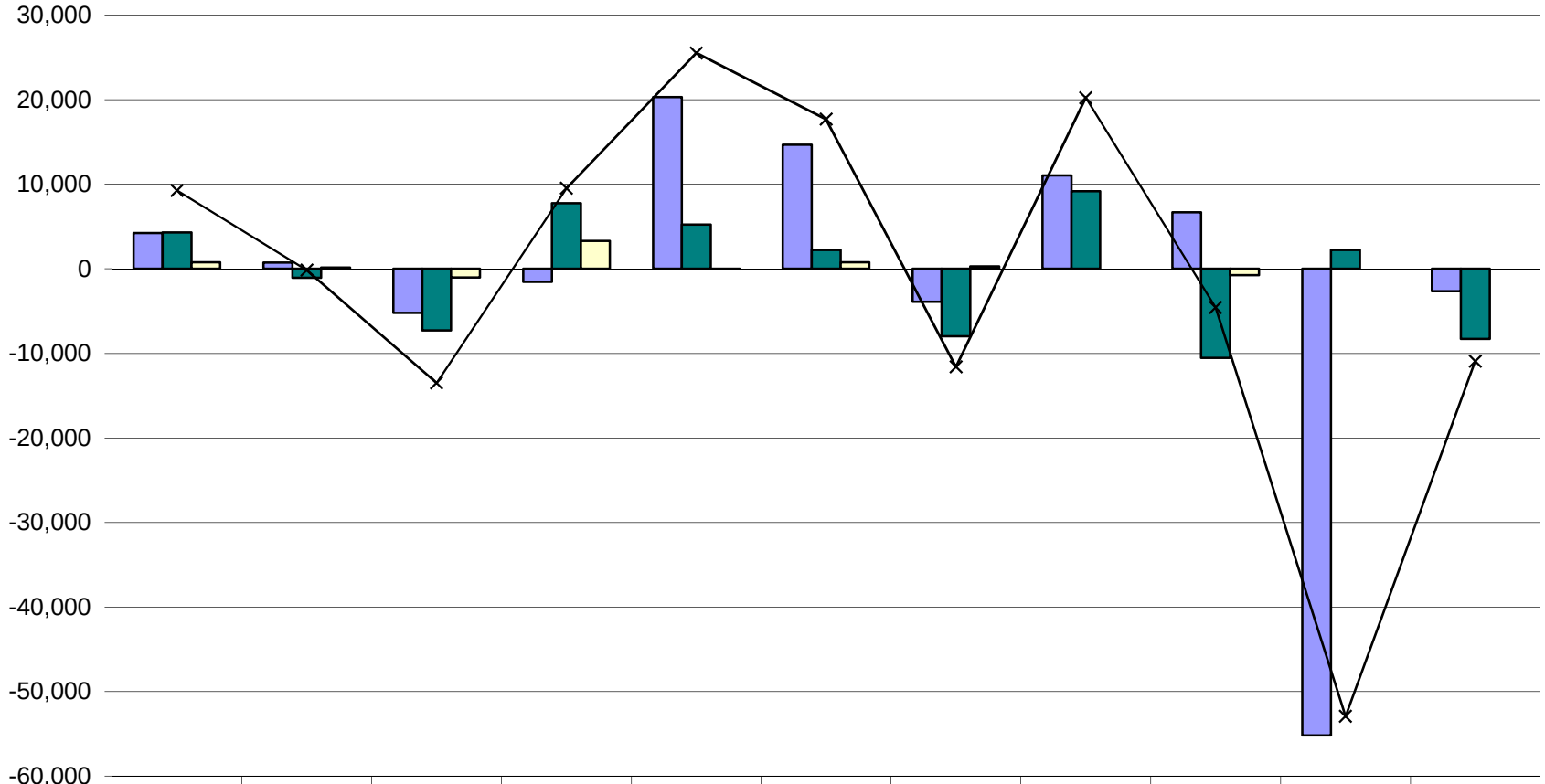


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	12.6%	12.4%	13.2%	13.4%	10.4%	8.2%	8.8%	7.1%	6.1%	14.4%	14.8%
CLASS B	14.0%	14.2%	15.0%	14.1%	13.5%	13.2%	14.2%	13.1%	14.3%	14.1%	15.0%
CLASS C	18.1%	17.5%	20.9%	9.9%	9.9%	7.3%	6.3%	6.3%	8.8%	8.8%	8.8%
OVERALL	13.5%	13.5%	14.4%	13.7%	12.1%	10.9%	11.7%	10.4%	10.7%	14.1%	14.8%

Source: Gershman Commercial Real Estate

4/1/2014

Manchester/I-270 Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	4,225	755	-5,199	-1,537	20,311	14,687	-3,908	11,055	6,686	-55,178	-2,644
CLASS B	4,288	-1,056	-7,290	7,765	5,224	2,237	-7,990	9,183	-10,521	2,240	-8,270
CLASS C	772	156	-1,009	3,305	-5	775	300	0	-743	0	0
OVERALL	9,285	-145	-13,498	9,533	25,530	17,699	-11,598	20,238	-4,578	-52,938	-10,914

Source: Gershman Commercial Real Estate

4/1/2014

Manchester/270 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
12800 Corporate Hill Dr	182,723	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	97,364	8,462	8.7%	8,462	8.7%	8,462	10,442	0	4,018	$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
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	0	0	0	0	-
13358 Manchester Rd	23,908	1,790	7.5%	1,790	7.5%	1,790	1,790	0	1,790	$20.00/fs
12412 Powerscourt Dr	62,578	27,453	43.9%	27,453	43.9%	27,453	28,216	0	11,297	$23.48/fs
12444 Powerscourt Dr	130,989	53,188	40.6%	53,188	40.6%	53,188	53,188	0	19,046	$24.50/fs
Total (7 Bldgs)	**666,940**	**98,679**	**14.8%**	**98,679**	**14.8%**	**98,679**	**101,422**	**0**	**19,046**	**$23.89/fs**

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
13610 Barrett Office Dr	30,000	3,572	11.9%	3,572	11.9%	3,572	6,080	0	3,572	$16.50/fs
13515 Barrett Parkway Dr	43,270	0	0.0%	0	0.0%	0	3,154	0	3,154	$18.00/fs
13523 Barrett Parkway Dr	43,353	9,846	22.7%	9,846	22.7%	9,846	17,350	0	7,504	$18.00/fs
13537 Barrett Parkway Dr	64,932	20,524	31.6%	20,524	31.6%	20,524	20,524	0	13,192	$18.00/fs
13545 Barrett Parkway Dr	64,241	12,013	18.7%	12,013	18.7%	12,013	33,908	0	21,895	$18.00/fs
1714 Deer Track Trl	39,442	3,000	7.6%	3,000	7.6%	3,000	3,000	0	1,600	$21.75/fs
1715 Deer Track Trl	25,969	16,605	63.9%	16,605	63.9%	16,605	11,064	0	5,050	$17.75/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
2325 Dougherty Ferry Rd	50,156	12,326	24.6%	12,326	24.6%	12,326	12,326	0	6,149	$17.00/nnn
2705 Dougherty Ferry Rd	27,000	2,247	8.3%	2,247	8.3%	2,247	2,247	0	2,247	$18.00/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	6,051	25.8%	6,051	25.8%	6,051	6,051	0	3,389	$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
1716 Hidden Creek Ct	38,000	22,422	59.0%	22,422	59.0%	22,422	22,422	0	13,024	$21.00/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	3,088	10.8%	3,088	10.8%	3,088	3,088	0	1,808	$16.95/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
2190 S Mason Rd	21,792	4,173	19.1%	4,173	19.1%	4,173	7,273	0	3,305	$18.50/fs
410 Sovereign Ct	34,000	2,000	5.9%	2,000	5.9%	2,000	2,500	0	2,000	$12.00/mg
Total (19 Bldgs)	**843,564**	**126,874**	**15.0%**	**126,874**	**15.0%**	**126,874**	**159,994**	**0**	**21,895**	**$19.09/fs**

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
301 Sovereign Ct	30,000	2,637	8.8%	2,637	8.8%	2,637	2,637	0	1,050	$17.50/fs
Total (1 Bldg)	**30,000**	**2,637**	**8.8%**	**2,637**	**8.8%**	**2,637**	**2,637**	**0**	**1,050**	**$17.50/fs**

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Manchester/270 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
(27 Bldgs)	1,540,504	228,190	14.8%	228,190	14.8%	228,190	264,053	0	21,895	$20.92/fs

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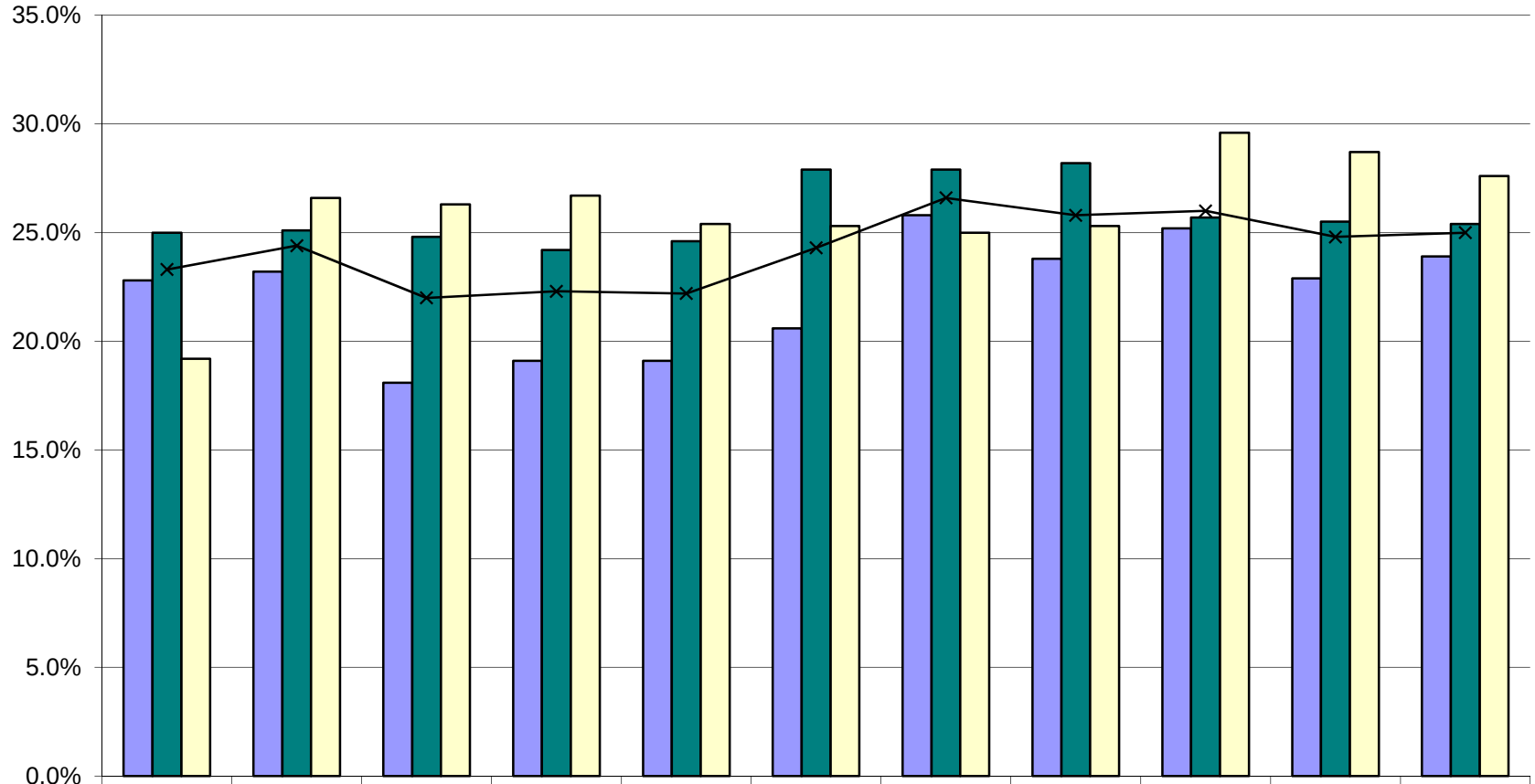
North County Historic Vacancy Trends

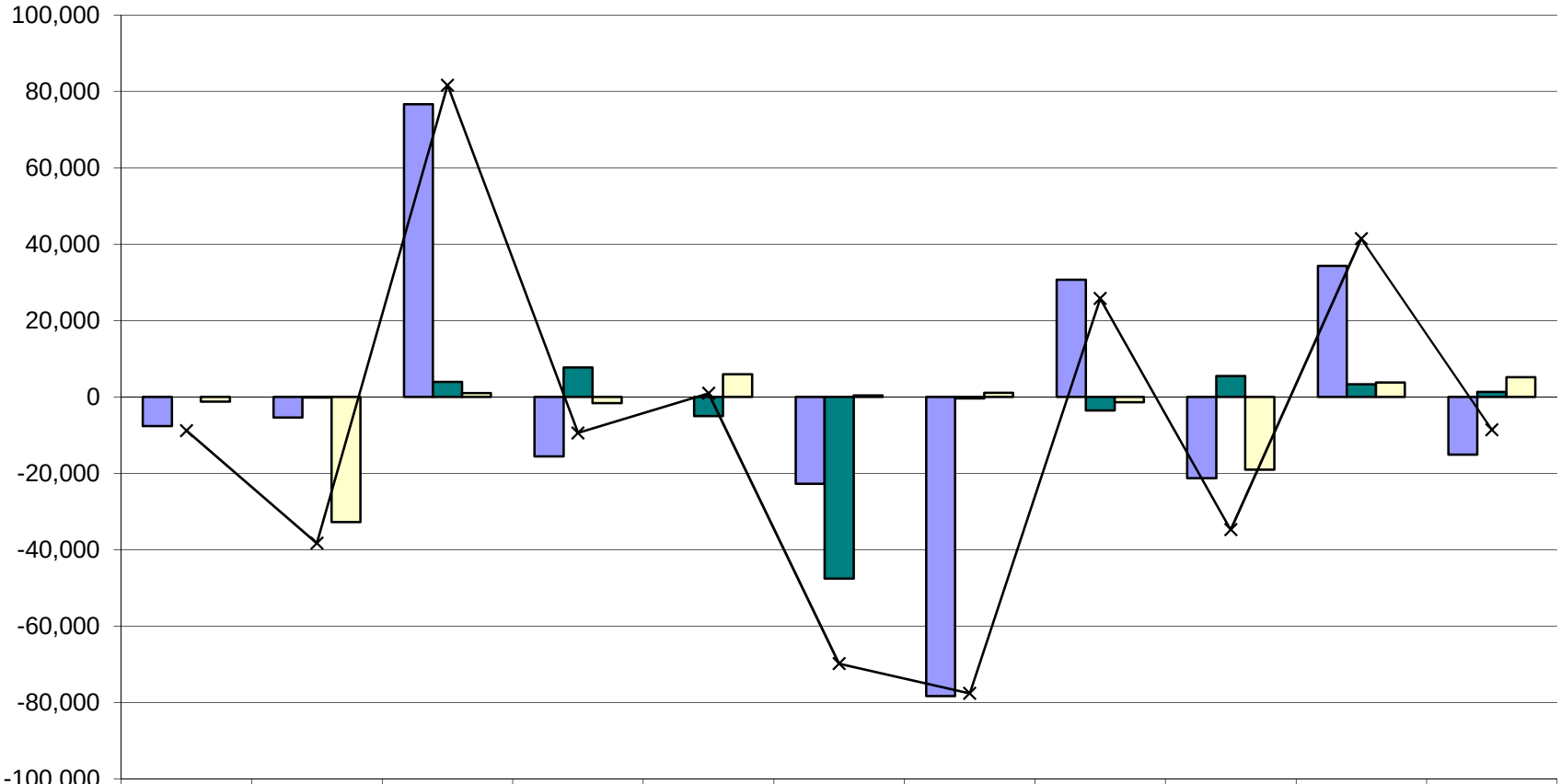


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	22.8%	23.2%	18.1%	19.1%	19.1%	20.6%	25.8%	23.8%	25.2%	22.9%	23.9%
CLASS B	25.0%	25.1%	24.8%	24.2%	24.6%	27.9%	27.9%	28.2%	25.7%	25.5%	25.4%
CLASS C	19.2%	26.6%	26.3%	26.7%	25.4%	25.3%	25.0%	25.3%	29.6%	28.7%	27.6%
OVERALL	23.3%	24.4%	22.0%	22.3%	22.2%	24.3%	26.6%	25.8%	26.0%	24.8%	25.0%

Source: Gershman Commercial Real Estate

4/1/2014

North County Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	-7,574	-5,351	76,606	-15,539	0	-22,712	-78,294	30,691	-21,258	34,353	-15,103
CLASS B	0	-160	3,963	7,736	-5,000	-47,515	-372	-3,557	5,526	3,315	1,312
CLASS C	-1,211	-32,746	1,052	-1,579	5,970	433	1,100	-1,328	-18,978	3,774	5,206
OVERALL	-8,785	-38,257	81,621	-9,382	970	-69,794	-77,566	25,806	-34,710	41,442	-8,585

Source: Gershman Commercial Real Estate

4/1/2014

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	3,820	0	1,769	$19.00/fs
125 Corporate Office Dr	141,423	0	0.0%	0	0.0%	0	0	0	0	-
12277 De Paul Dr	89,137	1,608	1.8%	1,608	1.8%	1,608	1,608	0	1,608	$21.23/mg
3221 McKelvey Rd	109,083	33,825	31.0%	33,825	31.0%	33,825	51,740	0	36,777	$17.95/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	38,319	34.2%	38,319	34.2%	38,319	38,319	0	29,160	$20.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	25,398	21.4%	25,398	21.4%	25,398	25,398	0	21,671	$20.00/fs
13736 Riverport Dr	317,891	78,322	24.6%	78,322	24.6%	78,322	138,589	0	72,775	$22.00/fs
13801 Riverport Dr	100,521	39,644	39.4%	39,644	39.4%	39,644	39,644	0	26,179	$20.00/fs
13900 Riverport Dr	141,774	37,034	26.1%	37,034	26.1%	37,034	37,034	0	14,745	$22.00/fs
Total (11 Bldgs)	**1,500,271**	**358,733**	**23.9%**	**358,733**	**23.9%**	**358,733**	**440,735**	**0**	**104,583**	**$20.65/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
12131 Dorsett Rd	26,000	5,376	20.7%	5,376	20.7%	5,376	5,376	0	1,636	$13.81/fs
4203 Earth City Expy	0	0	-	0	-	0	0	0	0	-
4227 Earth City Expy	34,500	18,429	53.4%	18,429	53.4%	18,429	18,429	0	18,429	$16.50/fs
502-514 Earth City Plz	128,289	18,252	14.2%	18,252	14.2%	21,577	21,765	3,325	5,255	$15.37/fs
945-951 Hornet Dr	105,087	15,281	14.5%	15,281	14.5%	15,281	15,281	0	4,992	$15.48/fs
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	14,978	42,806	0	42,806	$19.00/fs
600 James S Mcdonnell Blvd	134,195	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	-
500 Northwest Plz	262,259	189,908	72.4%	189,908	72.4%	189,908	189,908	0	56,676	$12.50/fs
10801 Pear Tree Ln	60,958	7,026	11.5%	7,026	11.5%	7,026	11,045	0	6,748	$16.00/mg
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	0	89,000	0	89,000	$6.50/mg
5757 Phantom Dr	86,449	9,357	10.8%	9,357	10.8%	9,357	9,357	0	9,357	$16.50/fs
3301 S Rider Trail	120,000	40,891	34.1%	40,891	34.1%	40,891	40,891	0	40,891	$17.75/fs
11966 Saint Charles Rock Rd	20,086	20,086	100.0%	20,086	100.0%	20,086	20,086	0	20,086	$8.00/nnn
4260 Shoreline Dr	24,460	0	0.0%	0	0.0%	0	0	0	0	-
8421 St John Industrial Dr	144,792	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	10,875	54.4%	10,875	54.4%	10,875	10,875	0	6,387	$13.50/fs
4477 Woodson Rd	38,800	1,500	3.9%	1,500	3.9%	1,500	1,500	0	1,500	$9.60/fs
Total (18 Bldgs)	**1,386,135**	**351,959**	**25.4%**	**351,959**	**25.4%**	**355,284**	**476,319**	**3,325**	**89,000**	**$13.94/fs**

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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
1020 Anglum Rd	24,000	24,000	100.0%	24,000	100.0%	24,000	24,000	0	24,000	$7.00/nnn
320 Brookes Dr	40,000	2,350	5.9%	2,350	5.9%	2,350	2,350	0	1,100	$10.80/fs
111-119 Church St	25,962	1,900	7.3%	1,900	7.3%	1,900	1,900	0	1,100	$12.00/+elec
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	5,000	0	5,000	-
3145-3159 Fee Fee Rd	30,000	24,000	80.0%	24,000	80.0%	24,000	24,000	0	24,000	$9.50/fs
2130-2132 Kratky Rd	36,736	0	0.0%	0	0.0%	0	36,736	0	36,736	$12.00/fs
7137-7205 N Lindbergh Blvd	39,400	3,500	8.9%	3,500	8.9%	3,500	3,500	0	2,500	$9.50/+util
3550 McKelvey Rd	21,982	7,399	33.7%	7,399	33.7%	7,399	7,399	0	1,969	$14.00/fs
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	14,656	60.3%	14,656	60.3%	14,656	14,656	0	10,000	$10.00/mg
8531 Page Ave	18,865	6,500	34.5%	6,500	34.5%	6,500	6,500	0	6,500	$11.95/nnn
3751 Pennridge Dr	22,650	7,506	33.1%	7,506	33.1%	7,506	8,241	0	2,057	$13.95/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
10449 Saint Charles Rock Rd	24,000	3,470	14.5%	3,470	14.5%	3,470	3,470	0	2,277	$13.50/fs
11520 St. Charles Rock Rd	36,570	6,825	18.7%	6,825	18.7%	6,825	10,951	0	4,325	$12.75/fs
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	**445,519**	**122,754**	**27.6%**	**122,754**	**27.6%**	**122,754**	**169,351**	**0**	**36,736**	**$12.30/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
(45 Bldgs)	**3,331,925**	**833,446**	**25.0%**	**833,446**	**25.0%**	**836,771**	**1,086,405**	**3,325**	**104,583**	**$16.46/fs**

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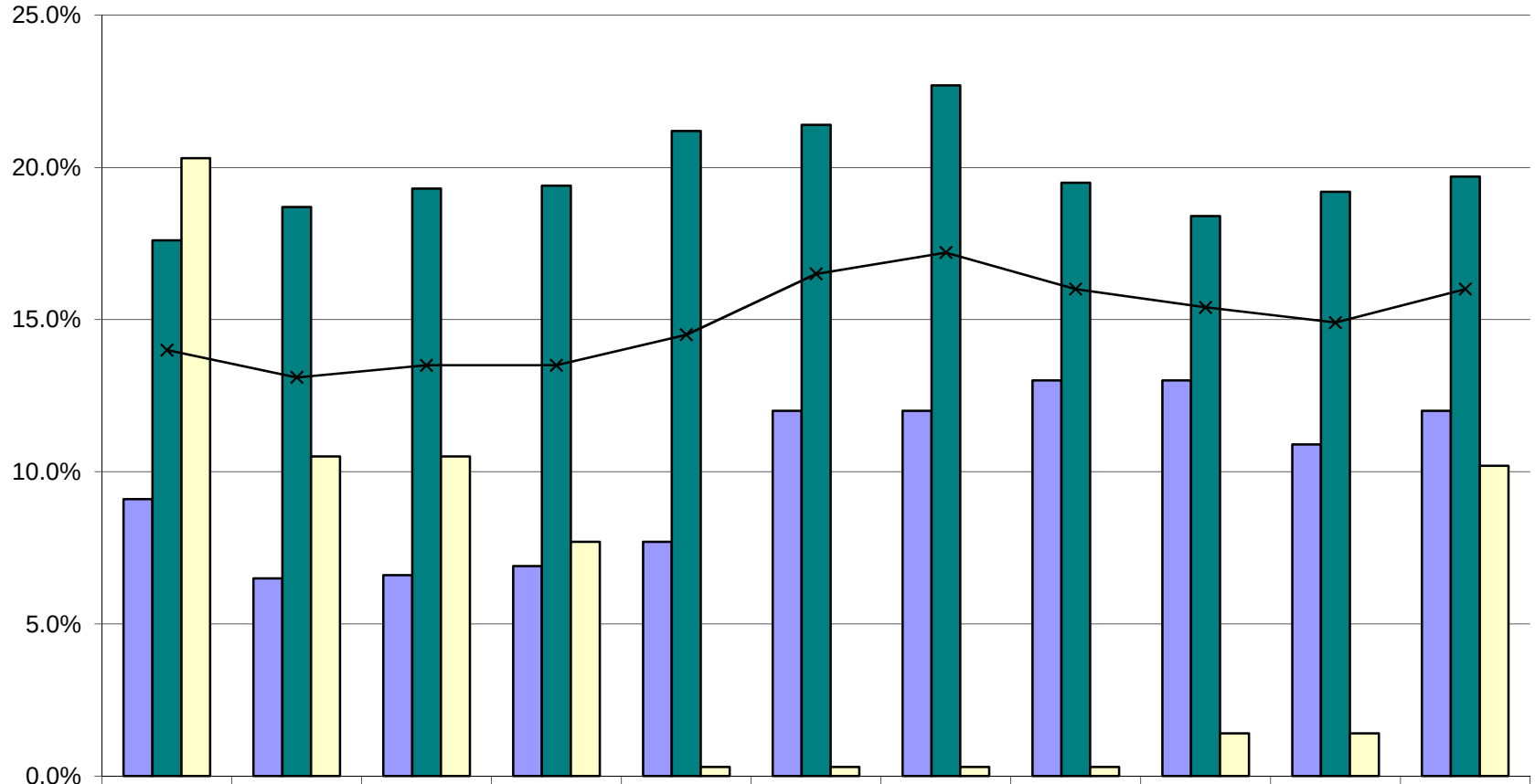
Olive/I-270 Historic Vacancy Trends

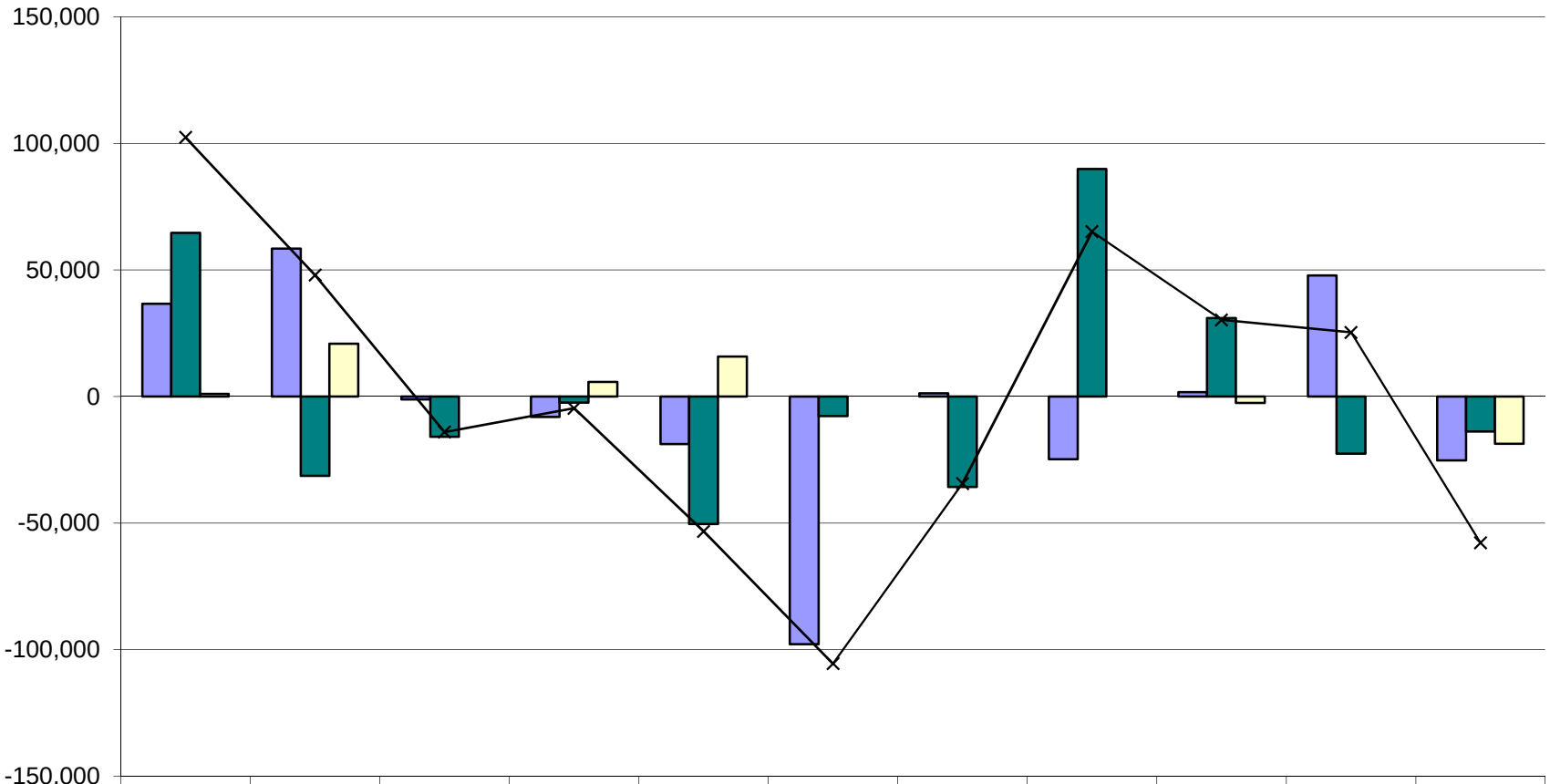


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	9.1%	6.5%	6.6%	6.9%	7.7%	12.0%	12.0%	13.0%	13.0%	10.9%	12.0%
CLASS B	17.6%	18.7%	19.3%	19.4%	21.2%	21.4%	22.7%	19.5%	18.4%	19.2%	19.7%
CLASS C	20.3%	10.5%	10.5%	7.7%	0.3%	0.3%	0.3%	0.3%	1.4%	1.4%	10.2%
OVERALL	14.0%	13.1%	13.5%	13.5%	14.5%	16.5%	17.2%	16.0%	15.4%	14.9%	16.0%

Source: Gershman Commercial Real Estate

4/1/2014

Olive/I-270 Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	36,663	58,498	-1,124	-8,045	-18,754	-97,874	1,317	-24,782	1,775	47,908	-25,289
CLASS B	64,683	-31,349	-15,890	-2,428	-50,336	-7,684	-35,668	89,962	31,022	-22,553	-13,798
CLASS C	1,074	20,838	0	5,832	15,800	0	0	0	-2,500	0	-18,673
OVERALL	102,420	47,987	-14,014	-4,641	-53,290	-105,558	-34,351	65,180	30,297	25,355	-57,760

Source: Gershman Commercial Real Estate

4/1/2014

Olive/270 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	280,000	7,160	2.6%	7,160	2.6%	7,160	11,344	0	7,160	$25.00/fs
2 CityPlace Dr	117,603	4,200	3.6%	4,200	3.6%	4,200	10,314	0	5,000	$25.00/fs
3 CityPlace Dr	230,000	0	0.0%	8,000	3.5%	8,000	2,732	8,000	8,000	$17.75/fs
4 CityPlace Dr	103,034	8,705	8.4%	22,290	21.6%	22,290	21,751	13,585	13,585	$22.85/fs
6 Cityplace Dr	223,000	20,554	9.2%	20,554	9.2%	20,554	20,554	0	16,894	$25.50/fs
600 Emerson Rd	112,794	14,266	12.6%	14,266	12.6%	14,266	16,698	0	10,645	$24.50/fs
622 Emerson Rd	216,930	46,571	21.5%	46,571	21.5%	46,571	58,579	0	35,553	$26.00/fs
701 Emerson Rd	139,855	20,940	15.0%	20,940	15.0%	20,940	964	0	964	$23.50/fs
721 Emerson Rd	152,788	15,284	10.0%	15,284	10.0%	17,836	15,284	2,552	11,135	$23.50/fs
10330 Old Olive Street Rd	25,000	11,000	44.0%	11,000	44.0%	11,000	11,000	0	11,000	$23.75/fs
12312 Olive Blvd	127,568	36,293	28.4%	38,711	30.3%	38,711	33,875	2,418	13,783	$24.00/fs
12400 Olive Blvd	114,757	19,359	16.9%	19,359	16.9%	19,359	23,334	0	6,908	$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%	13,606	18,361	0	16,159	$23.50/fs
12655 Olive Blvd	98,588	1,719	1.7%	1,719	1.7%	1,719	1,719	0	1,719	$23.50/mg
1005 N Warson Rd	110,000	16,200	14.7%	16,200	14.7%	16,200	16,200	0	12,500	$32.00/nnn
Total (16 Bldgs)	**2,289,741**	**250,363**	**10.9%**	**274,366**	**12.0%**	**262,412**	**262,709**	**26,555**	**35,553**	**$25.10/fs**

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Olive/270 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	1,595	7.8%	1,595	7.8%	1,595	1,595	0	1,595	$16.50/fs
5 Cityplace Dr	74,728	0	0.0%	0	0.0%	0	444	0	444	$27.00/fs
1145 Corporate Lake Dr	49,265	0	0.0%	0	0.0%	0	0	0	0	-
1167 Corporate Lake Dr	21,866	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	71,721	0	0.0%	0	0.0%	0	0	0	0	-
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	23,517	-
655 Craig Rd	55,000	14,666	26.7%	14,666	26.7%	14,666	14,666	0	4,376	$17.00/fs
680 Craig Rd	52,500	12,280	23.4%	12,280	23.4%	12,280	12,280	0	4,881	$17.25/fs
727 Craig Rd	45,656	0	0.0%	0	0.0%	0	0	0	0	-
777 Craig Rd	25,000	3,284	13.1%	3,284	13.1%	3,284	3,284	0	2,279	$22.00/fs
1001 Craig Rd	80,000	10,548	13.2%	10,548	13.2%	13,217	9,516	2,669	3,867	$19.30/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	17,455	57.2%	17,455	57.2%	17,455	17,455	0	6,507	$14.40/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	9,915	32.0%	9,915	32.0%	9,915	9,915	0	4,518	$19.00/fs
1215 Fern Ridge Pky	59,941	25,723	42.9%	25,723	42.9%	25,723	25,723	0	11,966	$14.75/fs
1224 Fern Ridge Pky	50,374	30,182	59.9%	30,182	59.9%	30,182	30,182	0	28,005	$14.75/fs
1227 Fern Ridge Pky	21,563	6,440	29.9%	6,440	29.9%	6,440	6,440	0	3,401	$17.00/fs
1285 Fern Ridge Pky	68,397	35,826	52.4%	35,826	52.4%	35,826	35,826	0	33,179	$19.50/fs
1 Insurance Ctr	27,000	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
311 N Lindbergh Blvd	28,000	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
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	44,649	57.3%	44,649	57.3%	44,649	63,643	0	36,732	$17.00/fs
555 N New Ballas Rd	105,000	24,056	22.9%	24,056	22.9%	24,056	24,056	0	6,767	$26.35/fs
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	6,395	0	3,227	$17.50/fs
763 S New Ballas Rd	45,920	2,032	4.4%	2,032	4.4%	2,032	6,466	0	2,250	$18.95/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	0	0.0%	0	0.0%	0	36,392	0	36,392	$20.50/fs
605 Old Ballas Rd	40,000	22,010	55.0%	22,010	55.0%	22,010	22,010	0	7,531	$23.00/fs
675 Old Ballas Rd	54,741	17,893	32.7%	17,893	32.7%	24,993	17,893	7,100	17,893	$20.73/fs
11710 Old Ballas Rd	22,000	0	0.0%	0	0.0%	0	0	0	0	$21.75/fs
10425 Old Olive St	27,000	10,386	38.5%	10,386	38.5%	10,386	10,386	0	3,855	$15.17/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
11457 Olde Cabin Rd	37,236	6,799	18.3%	6,799	18.3%	6,799	6,799	0	4,659	$18.50/fs
11475-11477 Olde Cabin Rd	84,024	23,398	27.8%	23,398	27.8%	23,398	23,398	0	9,378	$18.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	20,400	0	20,400	$20.00/fs
9378 Olive Blvd	33,000	300	0.9%	300	0.9%	300	3,079	0	1,574	$17.00/fs
9666 Olive Blvd	159,229	17,311	10.9%	17,311	10.9%	17,311	20,171	0	15,632	$14.50/fs
10401-10650 Olive Blvd	21,696	5,282	24.3%	5,282	24.3%	5,282	7,300	0	4,375	$22.00/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
10845 Olive Blvd	61,927	5,867	9.5%	5,867	9.5%	5,867	5,867	0	4,577	$17.00/fs

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Olive/270 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
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	20,313	55.1%	20,313	55.1%	20,313	20,313	0	11,459	$15.38/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	29,600	10,044	33.9%	10,044	33.9%	10,044	10,044	0	10,044	$18.50/fs
12747 Olive Blvd	72,699	59,889	82.4%	59,889	82.4%	59,889	59,889	0	35,908	$15.75/fs
12755 Olive Blvd	71,805	3,672	5.1%	3,672	5.1%	3,672	3,672	0	3,672	$15.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	-
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
12140 Woodcrest Exec Dr	92,960	25,874	27.8%	25,874	27.8%	25,874	23,212	0	5,529	$17.00/fs
12101 Woodcrest Executive Dr	89,685	14,335	16.0%	14,335	16.0%	14,335	14,335	0	6,265	$16.75/fs
12125 Woodcrest Executive Dr	51,545	6,252	12.1%	6,252	12.1%	6,252	6,252	0	3,225	$16.75/fs
10101 Woodfield Ln	82,742	0	0.0%	0	0.0%	0	0	0	0	-
Total (56 Bldgs)	**2,813,084**	**553,461**	**19.7%**	**553,461**	**19.7%**	**563,230**	**644,483**	**9,769**	**36,732**	**$17.83/fs**

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
10176 Corporate Square Dr	73,788	18,680	25.3%	18,680	25.3%	18,680	18,680	0	18,680	$13.50/mg
745 Craig Rd	21,625	3,043	14.1%	3,043	14.1%	3,043	3,043	0	3,043	$15.50/fs
1220 N Lindbergh Blvd	41,400	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	20,158	0	20,158	$17.50/fs
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1177 N Warson Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (6 Bldgs)	**211,971**	**21,723**	**10.2%**	**21,723**	**10.2%**	**21,723**	**41,881**	**0**	**20,158**	**$15.57/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
(78 Bldgs)	**5,314,796**	**825,815**	**15.5%**	**849,818**	**16.0%**	**847,365**	**949,073**	**36,324**	**36,732**	**$19.91/fs**

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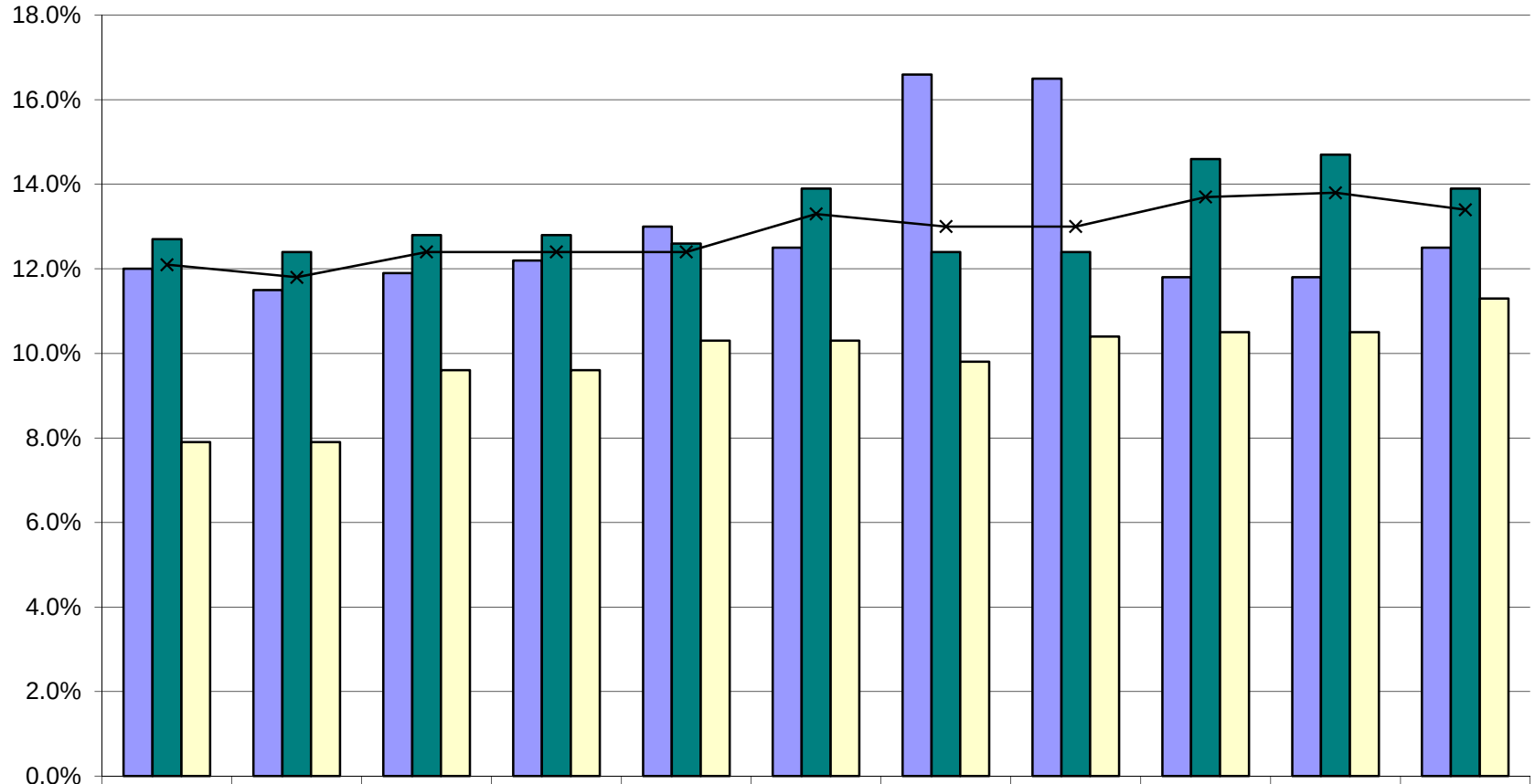
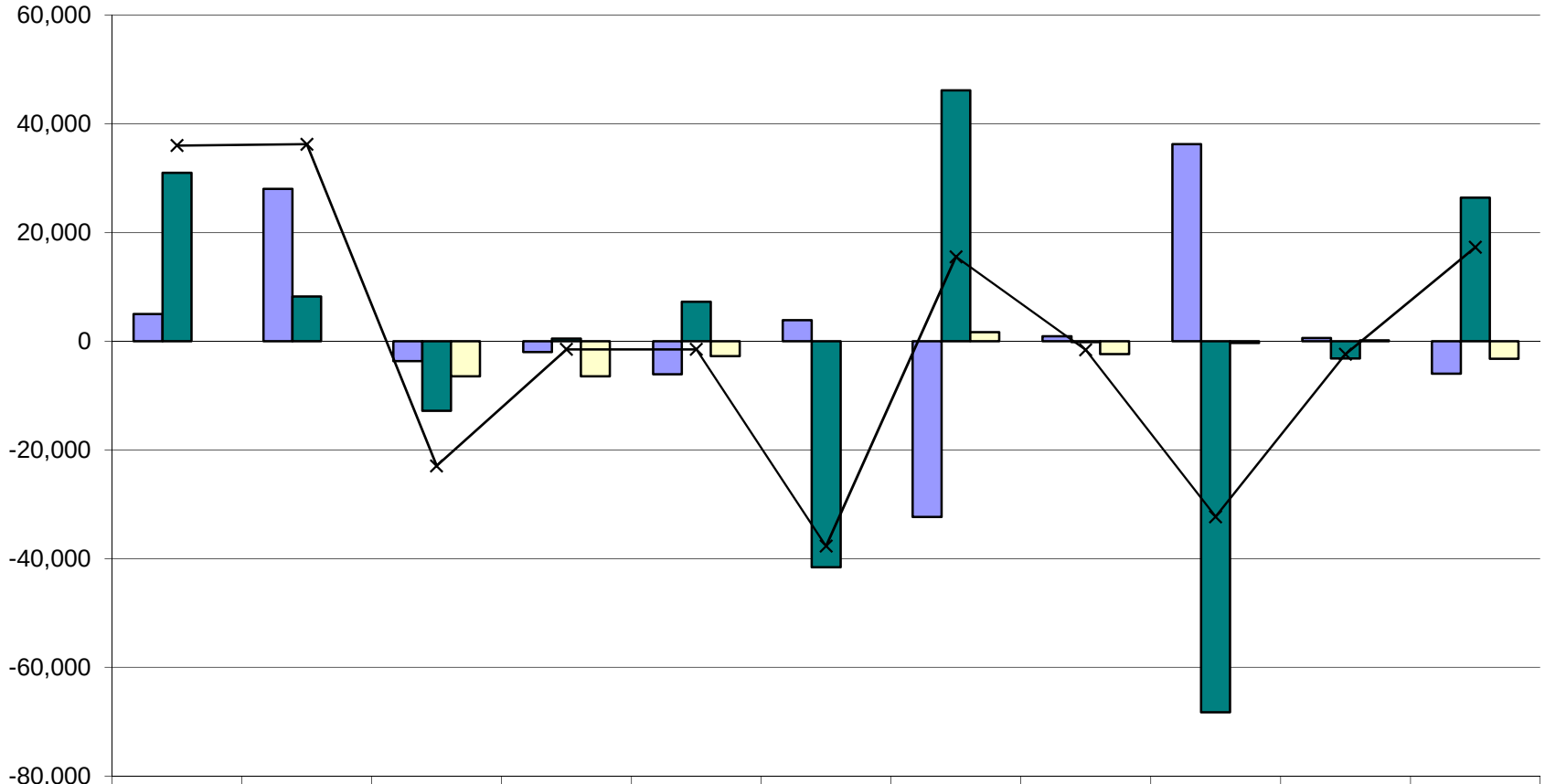
South County Historic Vacancy Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	12.0%	11.5%	11.9%	12.2%	13.0%	12.5%	16.6%	16.5%	11.8%	11.8%	12.5%
CLASS B	12.7%	12.4%	12.8%	12.8%	12.6%	13.9%	12.4%	12.4%	14.6%	14.7%	13.9%
CLASS C	7.9%	7.9%	9.6%	9.6%	10.3%	10.3%	9.8%	10.4%	10.5%	10.5%	11.3%
OVERALL	12.1%	11.8%	12.4%	12.4%	12.4%	13.3%	13.0%	13.0%	13.7%	13.8%	13.4%

SOURCE: Gershman Commercial Real Estate

South County Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	5,035	28,044	-3,655	-1,966	-6,046	3,890	-32,311	923	36,297	622	-5,932
CLASS B	30,996	8,234	-12,812	521	7,257	-41,570	46,163	-159	-68,255	-3,162	26,437
CLASS C	0	0	-6,449	-6,449	-2,746	0	1,699	-2,340	-314	166	-3,200
OVERALL	36,031	36,278	-22,916	-1,490	-1,489	-37,680	15,551	-1,576	-32,272	-2,375	17,305

SOURCE: Gershman Commercial Real Estate

4/1/2014

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
3636 S Geyer Rd	113,308	6,070	5.4%	6,070	5.4%	6,070	40,543	0	25,363	$23.00/fs
3660 S Geyer Rd	51,843	22,241	42.9%	22,241	42.9%	22,241	22,241	0	17,083	$22.50/fs
3668 S Geyer Rd	61,340	14,365	23.4%	14,365	23.4%	14,365	4,151	0	2,085	$22.00/fs
1001 S Kirkwood Rd	123,164	42,173	34.2%	42,173	34.2%	42,173	42,173	0	33,791	$22.00/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	$12.00/nnn
10733 Sunset Office Dr	90,000	1,300	1.4%	1,300	1.4%	1,300	1,300	0	1,300	$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	11,144	17.3%	11,144	17.3%	11,144	14,703	0	5,932	$24.00/fs
Total (12 Bldgs)	**777,518**	**97,293**	**12.5%**	**97,293**	**12.5%**	**163,653**	**125,111**	**66,360**	**33,791**	**$21.28/fs**

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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
120 W Adams St	71,935	0	0.0%	0	0.0%	0	0	0	0	-
20 Allen Ave	84,052	0	0.0%	0	0.0%	0	2,164	0	2,164	$22.00/fs
1859 Bowles Ave	64,607	4,175	6.5%	4,175	6.5%	4,175	10,420	0	6,245	$19.50/fs
5000 Cedar Plaza Pky	54,000	11,000	20.4%	11,000	20.4%	11,000	11,000	0	7,000	$19.50/fs
10435 Clayton Rd	34,500	0	0.0%	0	0.0%	0	5,731	0	5,731	$26.00/fs
4173-4175 Crescent Dr	63,129	585	0.9%	585	0.9%	585	585	0	585	$14.00/mg
4-68 Crestwood Executive Dr	42,845	12,264	28.6%	12,264	28.6%	12,264	12,264	0	3,355	$16.50/fs
900 S Highway Dr	30,000	2,980	9.9%	2,980	9.9%	2,980	2,980	0	1,490	$17.50/fs
1400 S Highway Dr	400,000	57,298	14.3%	57,298	14.3%	57,298	209,592	0	209,592	$21.50/fs
10004 Kennerly Rd	89,742	6,073	6.8%	6,073	6.8%	6,073	7,073	0	2,200	$24.50/fs
333 S Kirkwood Rd	60,250	1,997	3.3%	1,997	3.3%	1,997	1,997	0	1,136	$23.95/fs
9701 Landmark Parkway Dr	26,576	4,262	16.0%	4,262	16.0%	4,262	25,646	0	5,223	$19.50/fs
9717 Landmark Parkway Dr	23,607	6,433	27.3%	6,433	27.3%	6,433	11,304	0	4,208	$19.75/fs
9735 Landmark Parkway Dr	84,905	3,443	4.1%	3,443	4.1%	3,443	3,443	0	3,443	$19.75/fs
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	0	0	0	0	-
3701 S Lindbergh Blvd	30,000	7,709	25.7%	7,709	25.7%	7,709	7,709	0	3,485	$19.50/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	7,645	19.7%	7,645	19.7%	7,645	8,688	0	5,000	$16.50/fs
345 Marshall Ave	40,655	4,981	12.3%	4,981	12.3%	4,981	4,981	0	2,641	$17.50/fs
349 Marshall Ave	42,630	0	0.0%	0	0.0%	0	0	0	0	$17.50/fs
353 Marshall Ave	9,134	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	30,504	100.0%	30,504	100.0%	30,504	30,504	0	30,504	$11.25/fs
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	2,000	2,000	0	2,000	$16.50/mg
10024 Office Center Ave	18,991	612	3.2%	612	3.2%	612	612	0	612	$19.61/mg
727 Old Frontenac Square	28,000	2,689	9.6%	2,689	9.6%	2,689	2,689	0	2,689	-
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
12700 Southfork Rd	103,350	0	0.0%	0	0.0%	0	6,500	0	6,500	$25.00/fs
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	2,752	0	2,752	$18.50/fs
10777 Sunset Office Dr	52,193	9,218	17.7%	9,218	17.7%	9,218	9,218	0	6,315	$21.08/fs
10805 Sunset Office Dr	77,704	7,564	9.7%	7,564	9.7%	7,564	10,449	0	2,885	$21.04/fs
10820 Sunset Office Dr	45,000	1,435	3.2%	1,435	3.2%	1,435	1,435	0	735	$19.00/fs
4111 Telegraph Rd	29,842	3,114	10.4%	3,114	10.4%	3,114	3,114	0	3,114	$19.00/fs
13045 Tesson Ferry Rd	646,520	167,700	25.9%	167,700	25.9%	167,700	167,700	0	167,700	$22.00/fs
11116 S Towne Sq	20,000	14,055	70.3%	14,055	70.3%	14,055	14,055	0	6,000	$16.50/fs
11124 S Towne Sq	20,000	7,616	38.1%	7,616	38.1%	7,616	7,616	0	2,680	$16.50/fs
4105-4137 Union Rd	68,873	0	0.0%	0	0.0%	0	7,571	0	4,020	$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	1,100	2.0%	1,100	2.0%	1,100	1,100	0	1,100	$13.91/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	1,200	0	1,200	-
10795 Watson Rd	38,487	0	0.0%	0	0.0%	0	0	0	0	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	8,122	0	3,249	$20.00/fs
Total (41 Bldgs)	**3,085,314**	**428,452**	**13.9%**	**428,452**	**13.9%**	**428,452**	**652,214**	**0**	**209,592**	**$20.44/fs**

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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	3,200	11.6%	3,200	11.6%	3,200	3,200	0	3,200	$18.00/mg
1700-1748 Gilsinn Ln	21,000	3,360	16.0%	3,360	16.0%	3,360	3,360	0	1,860	$12.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	2,938	0	2,938	$12.00/mg
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
9001-9011 Manchester Rd	28,169	17,962	63.8%	17,962	63.8%	17,962	24,084	0	13,905	-
357 Marshall Ave	10,266	2,340	22.8%	2,340	22.8%	2,340	2,340	0	2,340	$18.00/fs
369 Marshall Ave	11,000	0	0.0%	0	0.0%	0	0	0	0	-
371 Marshall Ave	5,000	0	0.0%	0	0.0%	0	0	0	0	-
373 Marshall Ave	18,000	0	0.0%	0	0.0%	0	0	0	0	-
7563-7565 Ravensridge Rd	21,000	2,500	11.9%	2,500	11.9%	2,500	2,500	0	2,500	$8.00/mg
11144 Tesson Ferry Rd	63,797	0	0.0%	0	0.0%	0	0	0	0	-
11166 Tesson Ferry Rd	28,000	1,784	6.4%	1,784	6.4%	1,784	1,784	0	1,784	$17.75/fs
8050 Watson Rd	43,876	7,940	18.1%	7,940	18.1%	7,940	7,940	0	3,180	$12.50/mg
8330-8340 Watson Rd	21,760	1,534	7.0%	1,534	7.0%	1,534	1,534	0	1,534	-
8460 Watson Rd	46,000	3,549	7.7%	3,549	7.7%	3,549	3,549	0	2,545	$12.57/fs
Total (15 Bldgs)	**391,092**	**44,169**	**11.3%**	**44,169**	**11.3%**	**44,169**	**53,229**	**0**	**13,905**	**$13.55/fs**

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(68 Bldgs)	**4,253,924**	**569,914**	**13.4%**	**569,914**	**13.4%**	**636,274**	**830,554**	**66,360**	**209,592**	**$20.42/fs**

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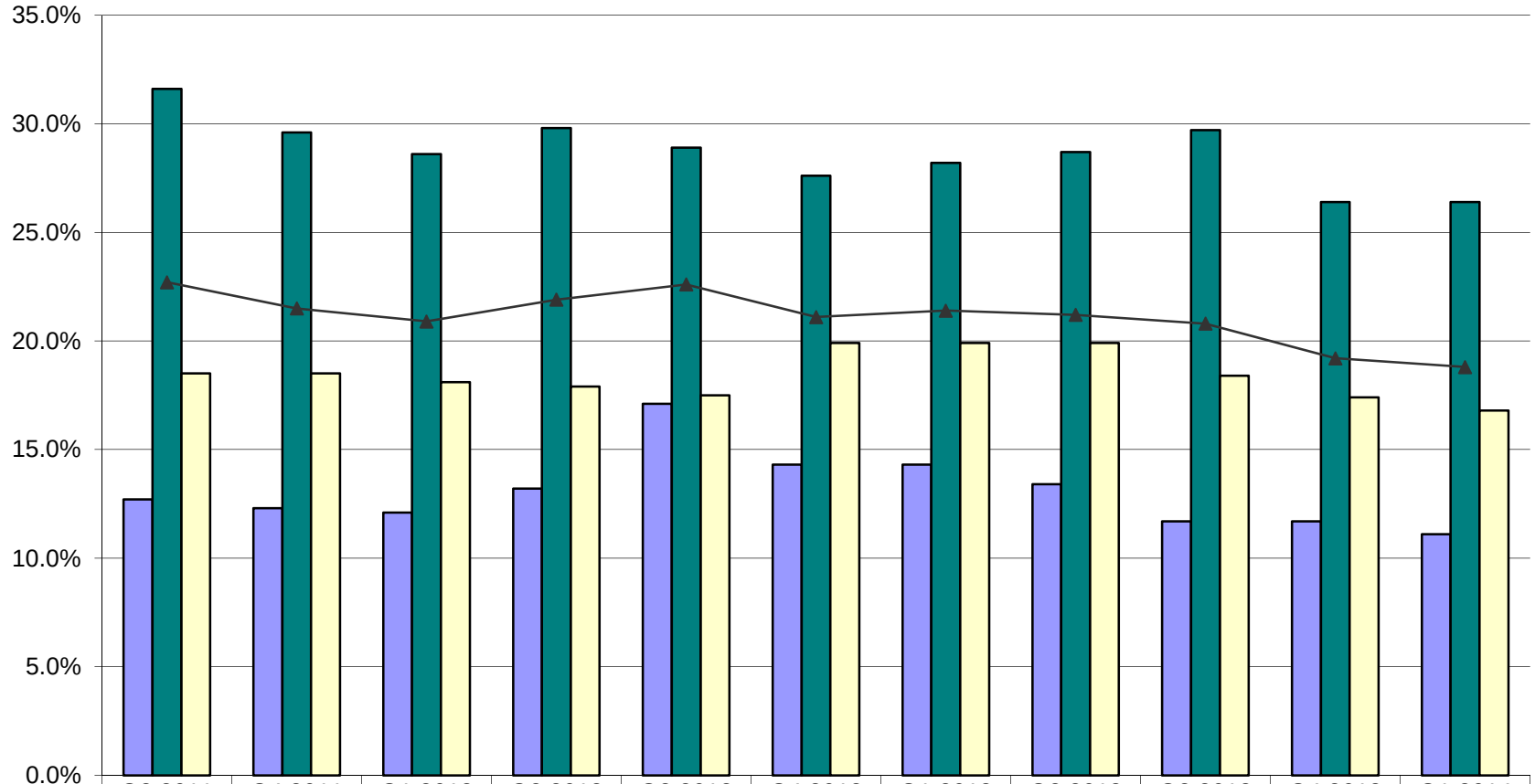
St. Charles County Historic Vacancy Trends

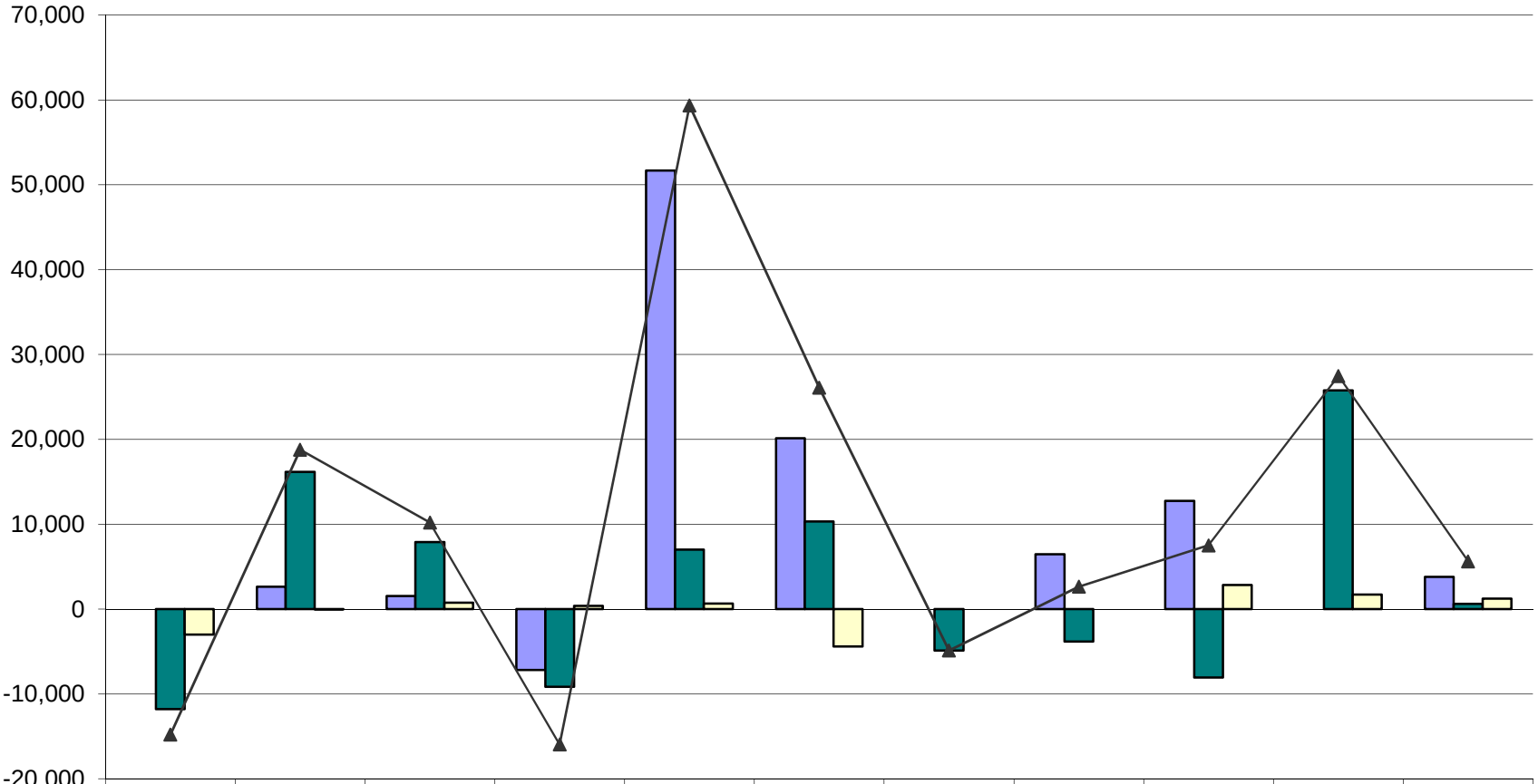


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	12.7%	12.3%	12.1%	13.2%	17.1%	14.3%	14.3%	13.4%	11.7%	11.7%	11.1%
CLASS B	31.6%	29.6%	28.6%	29.8%	28.9%	27.6%	28.2%	28.7%	29.7%	26.4%	26.4%
CLASS C	18.5%	18.5%	18.1%	17.9%	17.5%	19.9%	19.9%	19.9%	18.4%	17.4%	16.8%
OVERALL	22.7%	21.5%	20.9%	21.9%	22.6%	21.1%	21.4%	21.2%	20.8%	19.2%	18.8%

Source: Gershman Commercial Real Estate

4/1/2014

St. Charles County Historic Net Absorption Trends

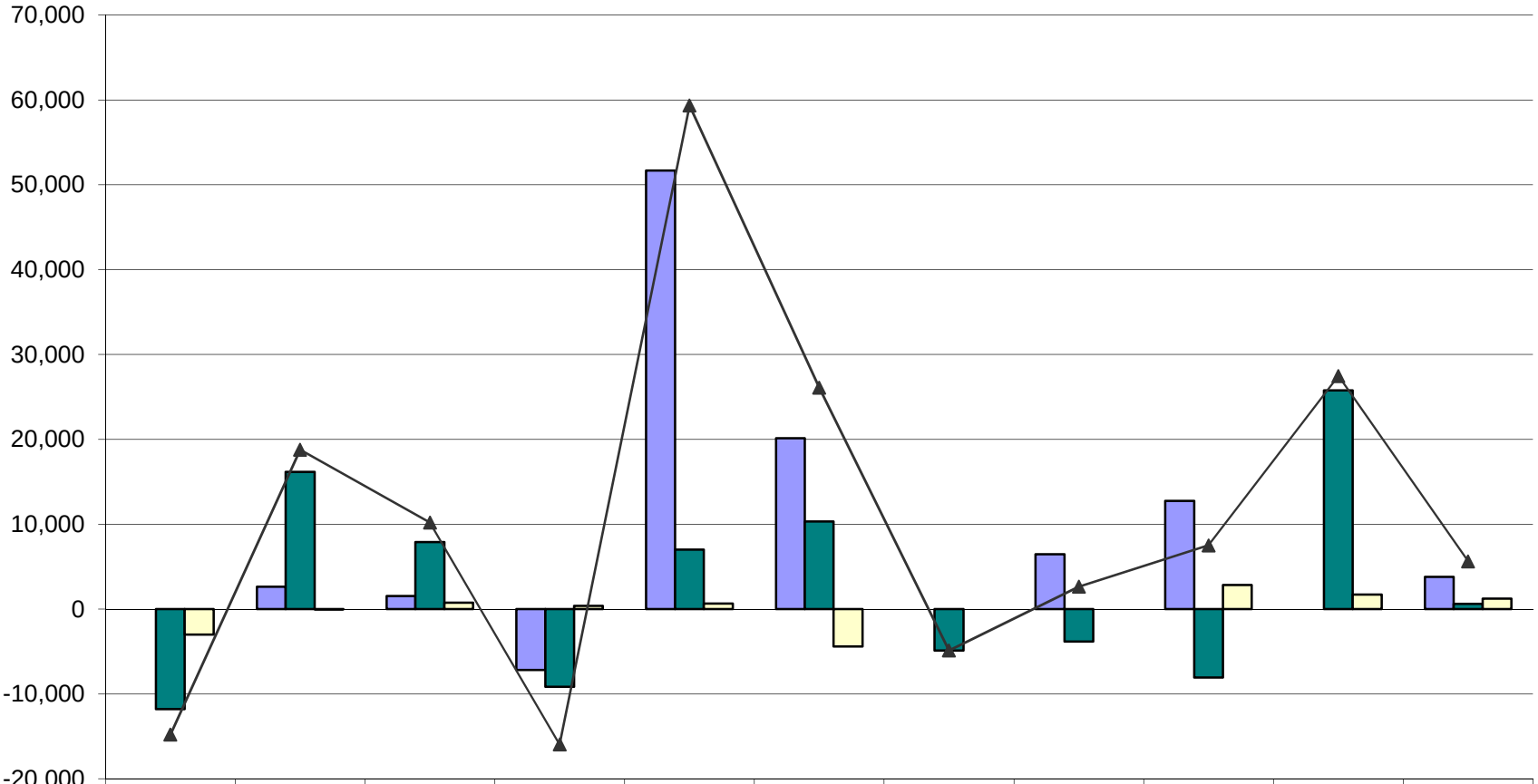


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	0	2,628	1,543	-7,184	51,681	20,149	0	6,478	12,744	0	3,798
CLASS B	-11,775	16,164	7,902	-9,151	7,023	10,344	-4,866	-3,824	-8,064	25,764	621
CLASS C	-3,000	-5	750	400	648	-4,400	0	0	2,844	1,717	1,224
OVERALL	-14,775	18,787	10,195	-15,935	59,352	26,093	-4,866	2,654	7,524	27,481	5,643

Source: Gershman Commercial Real Estate

4/1/2014

St. Charles County Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	0	2,628	1,543	-7,184	51,681	20,149	0	6,478	12,744	0	3,798
CLASS B	-11,775	16,164	7,902	-9,151	7,023	10,344	-4,866	-3,824	-8,064	25,764	621
CLASS C	-3,000	-5	750	400	648	-4,400	0	0	2,844	1,717	1,224
OVERALL	-14,775	18,787	10,195	-15,935	59,352	26,093	-4,866	2,654	7,524	27,481	5,643

Source: Gershman Commercial Real Estate

4/1/2014

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	15,878	17.2%	15,878	17.2%	15,878	17,560	0	5,960	$24.50/fs
3050 W Clay St	30,000	22,500	75.0%	22,500	75.0%	22,500	22,500	0	22,500	$18.25/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	0	33,396	0	33,396	$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,055	7,178	5.8%	7,178	5.8%	7,178	7,178	0	7,178	$19.75/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	81,123	62,649	81,123	62,649	$19.50/fs
100 Richmond Center	71,280	0	0.0%	0	0.0%	34,400	0	34,400	34,400	$10.00/nnn
295 Salt Lick Rd	21,000	3,070	14.6%	3,070	14.6%	3,070	3,070	0	3,070	$16.50/fs
2342 Technology Dr	75,000	10,701	14.3%	10,701	14.3%	10,701	10,701	0	10,701	$23.00/fs
5301 Veterans Memorial Pky	35,400	5,369	15.2%	5,369	15.2%	5,369	19,874	0	14,505	$18.95/+clea
1551 Wall St	76,872	16,714	21.7%	16,714	21.7%	16,714	22,537	0	14,613	$18.95/fs
Total (11 Bldgs)	**730,335**	**81,410**	**11.1%**	**81,410**	**11.1%**	**196,933**	**199,465**	**115,523**	**62,649**	**$19.36/fs**

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	3,443	5.7%	3,443	5.7%	3,443	3,443	0	1,600	$16.23/fs
1053 Cave Springs Rd	24,000	4,898	20.4%	4,898	20.4%	4,898	4,898	0	1,461	$15.50/fs
1275 Century Link Dr	68,511	68,511	100.0%	68,511	100.0%	68,511	68,511	0	68,511	$10.00/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	11,295	37.7%	11,295	37.7%	11,295	11,295	0	11,295	$15.95/+clea
1540 Country Club Plaza Dr	20,930	13,850	66.2%	13,850	66.2%	13,850	13,850	0	13,850	-
4600 Executive Center Pky	21,000	5,000	23.8%	5,000	23.8%	5,000	5,000	0	5,000	$13.00/mg
500 Fountain Lakes Blvd	54,800	12,600	23.0%	12,600	23.0%	12,600	27,750	0	27,750	$16.00/fs
500 Jungermann Rd	36,000	0	0.0%	0	0.0%	0	576	0	576	$13.54/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
4800 Mexico Rd	31,500	2,500	7.9%	2,500	7.9%	2,500	16,469	0	13,969	-
5600 Mexico Rd	30,000	20,682	68.9%	20,682	68.9%	20,682	10,213	0	8,747	$15.50/fs
5650 Mexico Rd	31,500	7,467	23.7%	7,467	23.7%	7,467	7,467	0	2,539	$15.50/fs
5700 Mexico Rd	21,372	17,662	82.6%	17,662	82.6%	17,662	17,662	0	8,434	$15.50/fs
1 Mid Rivers Mall Dr	60,200	13,637	22.7%	13,637	22.7%	13,637	15,503	0	5,836	$19.47/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	-
17 Research Park Dr	47,121	5,983	12.7%	5,983	12.7%	5,983	5,983	0	5,983	$18.00/fs
4631 N Saint Peters Parkway	20,480	4,000	19.5%	4,000	19.5%	4,000	20,480	0	40,960	$10.50/nnn
255 Spencer Rd	20,000	2,945	14.7%	2,945	14.7%	2,945	2,945	0	2,945	$14.00/fs
150 St. Peters Centre Blvd	22,250	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%	2,003	3,693	0	2,003	$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	0	4,235	0	4,235	$19.75/fs
Total (23 Bldgs)	**795,920**	**209,882**	**26.4%**	**209,882**	**26.4%**	**209,882**	**253,379**	**0**	**68,511**	**$14.72/fs**

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St. Charles Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4200 N Cloverleaf Dr	20,000	648	3.2%	648	3.2%	648	648	0	648	$10.00/nnn
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	$10.50/mg
1600 Heritage Lndg	63,062	13,819	21.9%	13,819	21.9%	13,819	13,819	0	9,919	$11.00/mg
1000 Lake Saint Louis Blvd	40,000	7,472	18.7%	7,472	18.7%	7,472	7,472	0	2,600	$16.93/fs
Total (4 Bldgs)	**183,062**	**30,704**	**16.8%**	**30,704**	**16.8%**	**30,704**	**30,704**	**0**	**9,919**	**$12.33/fs**

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(38 Bldgs)	**1,709,317**	**321,996**	**18.8%**	**321,996**	**18.8%**	**437,519**	**483,548**	**115,523**	**68,511**	**$16.77/fs**

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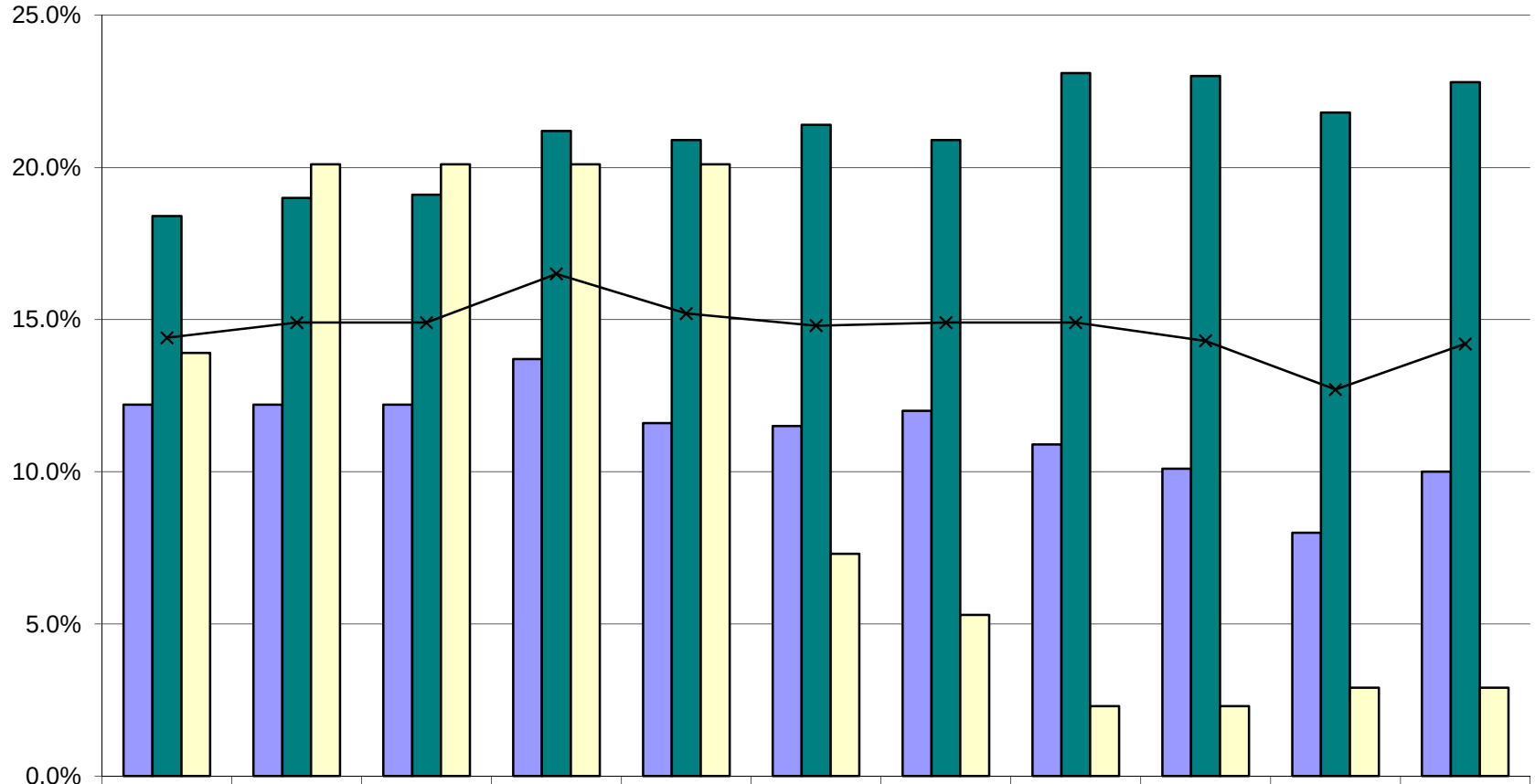
West County/Chesterfield Historic Vacancy Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	12.2%	12.2%	12.2%	13.7%	11.6%	11.5%	12.0%	10.9%	10.1%	8.0%	10.0%
CLASS B	18.4%	19.0%	19.1%	21.2%	20.9%	21.4%	20.9%	23.1%	23.0%	21.8%	22.8%
CLASS C	13.9%	20.1%	20.1%	20.1%	20.1%	7.3%	5.3%	2.3%	2.3%	2.9%	2.9%
OVERALL	14.4%	14.9%	14.9%	16.5%	15.2%	14.8%	14.9%	14.9%	14.3%	12.7%	14.2%

Source: Gershman Commercial Real Estate

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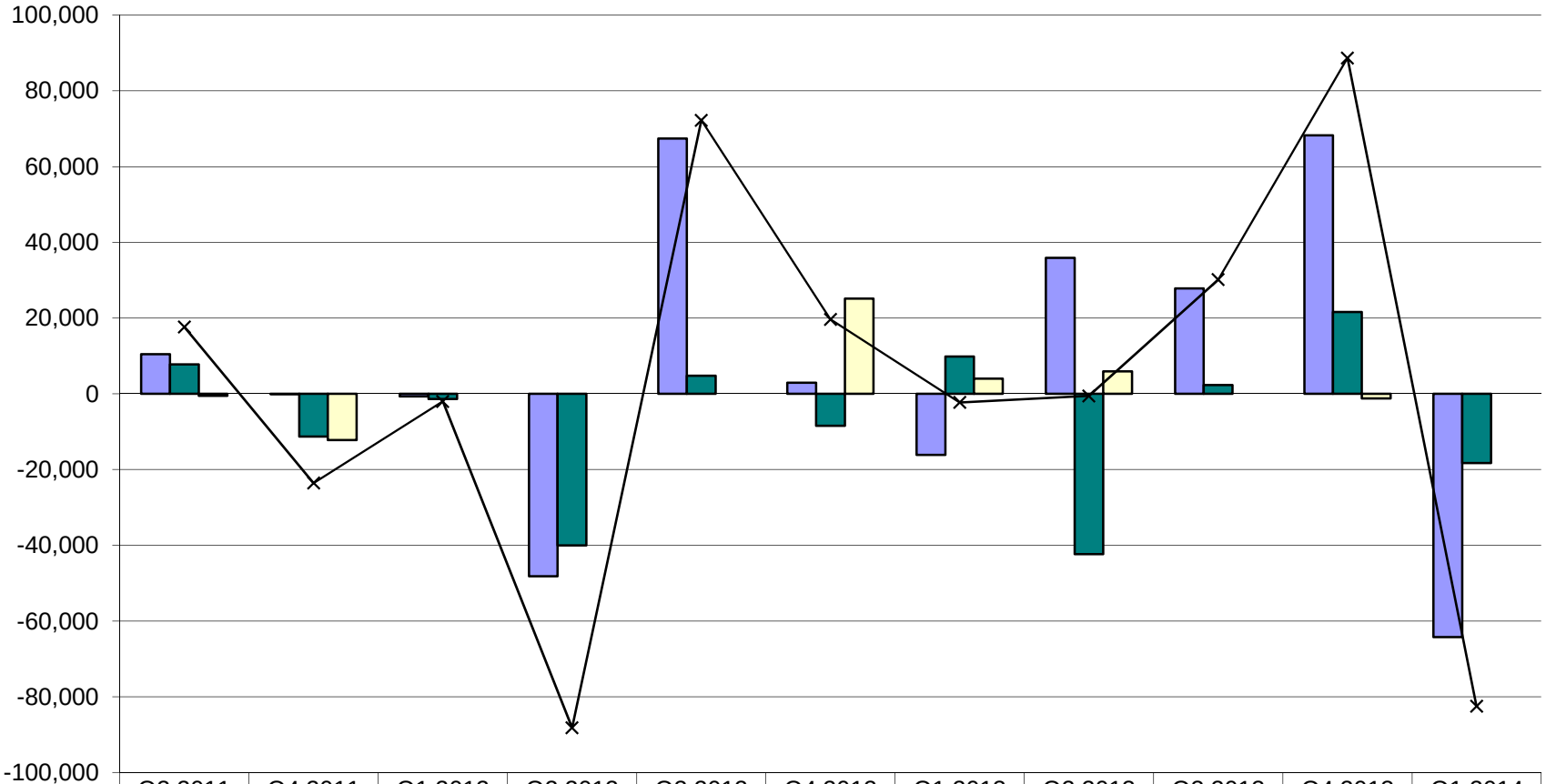
West County/Chesterfield Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	10,434	-66	-663	-48,185	67,434	2,957	-16,141	35,909	27,804	68,284	-64,246
CLASS B	7,755	-11,287	-1,358	-40,007	4,795	-8,458	9,854	-42,352	2,342	21,641	-18,261
CLASS C	-515	-12,222	0	0	0	25,158	4,000	5,902	0	-1,215	0
OVERALL	17,674	-23,575	-2,021	-88,192	72,229	19,657	-2,287	-541	30,147	88,710	-82,507

Source: Gershman Commercial Real Estate

4/1/2014

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
16216 Baxter Rd	55,647	11,831	21.3%	11,831	21.3%	11,831	11,831	0	3,619	$23.00/fs
17050 Baxter Rd	44,575	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	24,937	45.4%	24,937	45.4%	24,937	24,937	0	20,340	$21.50/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	0	0	0	5,000	-
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	12,243	12.2%	12,243	12.2%	12,243	12,243	0	10,053	$30.00/fs
530 Maryville Centre Dr	107,962	14,250	13.2%	14,250	13.2%	14,250	14,250	0	9,804	$25.00/fs
540 Maryville Centre Dr	107,972	24,429	22.6%	24,429	22.6%	24,429	24,429	0	9,511	$23.83/fs
550 Maryville Centre Dr	97,106	883	0.9%	883	0.9%	883	883	0	883	$22.00/negot
575 Maryville Centre Dr	260,000	6,515	2.5%	14,615	5.6%	14,615	0	8,100	8,100	$20.42/fs
625 Maryville Centre Dr	104,990	13,640	13.0%	13,640	13.0%	13,640	13,640	0	8,635	$25.00/fs
635-645 Maryville Centre Dr	152,415	18,462	12.1%	38,727	25.4%	38,727	18,462	20,265	20,265	$20.29/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	29,152	22.9%	29,152	22.9%	29,152	10,918	0	4,462	$25.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
14567 N Outer Forty	107,874	20,203	18.7%	22,503	20.9%	22,503	20,203	2,300	11,470	$22.54/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	16,281	11.3%	16,281	11.3%	16,281	16,281	0	13,518	$25.75/fs
14528 S Outer Forty	210,409	0	0.0%	0	0.0%	0	4,825	0	4,825	$24.00/fs
15450 S Outer Forty	104,410	46,412	44.5%	46,412	44.5%	46,412	34,466	0	18,791	$21.00/fs
16020 Swingley Ridge Rd	50,000	0	0.0%	400	0.8%	400	0	400	400	$23.00/fs
16052 Swingley Ridge Rd	48,000	6,480	13.5%	6,480	13.5%	6,480	6,480	0	2,726	$23.00/fs
16253 Swingley Ridge Rd	79,732	4,047	5.1%	4,047	5.1%	4,047	4,047	0	4,047	$23.50/fs
16305 Swingley Ridge Rd	119,950	10,015	8.3%	10,015	8.3%	10,015	10,015	0	7,191	$23.50/fs
16401 Swingley Ridge Rd	154,000	1,831	1.2%	1,831	1.2%	1,831	1,831	0	1,831	$25.00/fs
1350 Timberlake Manor Pky	116,312	11,515	9.9%	11,515	9.9%	11,515	103,260	0	91,745	$26.50/fs
1370 Timberlake Manor Pky	117,000	0	0.0%	0	0.0%	0	116,361	0	116,361	$26.50/fs
1390 Timberlake Manor Pky	116,361	3,873	3.3%	3,873	3.3%	3,873	3,873	0	3,873	$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	16,545	18.9%	16,545	18.9%	16,545	2,560	0	2,560	$23.50/fs
Total (31 Bldgs)	**3,309,465**	**299,472**	**9.0%**	**330,537**	**10.0%**	**330,537**	**461,723**	**31,065**	**116,361**	**$24.47/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
801-977 Charter Commons Dr	141,000	0	0.0%	0	0.0%	0	0	0	0	-
300 Chesterfield Ctr	20,000	9,425	47.1%	9,425	47.1%	9,425	9,425	0	2,483	$19.00/fs
500 Chesterfield Ctr	39,554	1,381	3.5%	1,381	3.5%	1,381	1,381	0	1,381	$24.00/mg
16100 Chesterfield Pky W	47,000	8,764	18.6%	8,764	18.6%	8,764	8,764	0	3,947	$20.00/fs
17998 Chesterfield Airport Rd	24,982	0	0.0%	0	0.0%	0	6,125	0	5,475	$19.25/fs
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	$20.00/fs
1795 Clarkson Rd	36,688	9,883	26.9%	9,883	26.9%	9,883	9,883	0	8,527	$19.00/fs
1815 Clarkson Rd	39,990	6,000	15.0%	6,000	15.0%	6,000	6,000	0	6,000	$25.95/fs
1819 Clarkson Rd	38,800	2,006	5.2%	2,006	5.2%	2,006	2,006	0	2,006	$18.50/fs
15480 Clayton Rd	27,100	7,873	29.1%	7,873	29.1%	7,873	7,873	0	4,235	$15.72/fs
15933 Clayton Rd	126,546	47,683	37.7%	47,683	37.7%	47,683	47,683	0	13,493	$17.95/fs
15455 Conway Rd	50,364	728	1.4%	728	1.4%	728	6,652	0	3,226	$18.00/fs
1350 Elbridge Payne	30,536	11,439	37.5%	11,439	37.5%	11,439	11,439	0	3,493	$17.75/fs
1415 Elbridge Payne	44,000	10,159	23.1%	10,159	23.1%	10,159	10,159	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
12977 N Forty Dr	55,800	23,062	41.3%	23,062	41.3%	23,062	16,775	0	8,066	$19.00/fs
16024 Manchester Rd	30,300	0	0.0%	0	0.0%	0	0	0	900	-
600-620 Mason Ridge Center Rd	31,000	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	33,148	2,137	6.4%	2,137	6.4%	2,137	2,137	0	2,137	$18.95/fs
6 McBride & Son Center Dr	32,000	2,634	8.2%	2,634	8.2%	2,634	2,634	0	2,634	$16.00/nnn
17014 New College Ave	20,724	7,680	37.1%	7,680	37.1%	7,680	7,680	0	7,680	$13.86/mg
14515 N Outer Forty	75,000	3,240	4.3%	3,240	4.3%	3,240	3,240	0	1,715	$19.00/fs
12935 N Outer Forty Rd	42,334	7,415	17.5%	7,415	17.5%	7,415	7,415	0	2,085	$21.09/fs
14323 S Outer Forty	82,459	4,916	6.0%	4,916	6.0%	4,916	15,489	0	5,419	$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	30,220	35.3%	30,220	35.3%	30,220	30,220	0	17,095	$19.50/fs
14522 S Outer Forty Rd	91,487	0	0.0%	24,571	26.9%	37,523	0	37,523	21,646	$15.55/fs
300 Ozark Trail Dr	21,504	4,582	21.3%	4,582	21.3%	4,582	4,582	0	1,303	$18.26/fs
702 Spirit 40 Park Dr	30,084	11,873	39.5%	11,873	39.5%	11,873	12,717	0	8,822	$18.50/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	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	$15.00/fs
16141 Swingley Ridge Rd	48,500	7,936	16.4%	7,936	16.4%	7,936	10,465	0	3,568	$19.50/fs
232 Vance Rd	23,000	700	3.0%	700	3.0%	700	700	0	700	$15.50/fs
4 West Dr	24,818	4,700	18.9%	4,700	18.9%	4,700	4,700	0	3,200	$18.00/nnn
1585 Woodlake Dr	31,199	16,212	52.0%	16,212	52.0%	16,212	16,212	0	8,311	$21.67/fs
14377 Woodlake Dr	57,688	22,925	39.7%	22,925	39.7%	22,925	23,572	0	4,621	$21.00/fs
884 Woods Mill Rd	26,000	4,306	16.6%	4,306	16.6%	4,306	6,329	0	4,306	$20.50/fs
400 S Woods Mill Rd	101,474	65,559	64.6%	65,559	64.6%	65,559	70,936	0	70,936	$21.50/fs
424 S Woods Mill Rd	102,300	42,228	41.3%	42,228	41.3%	42,228	42,228	0	35,318	$21.50/fs
Total (40 Bldgs)	**1,884,938**	**405,196**	**21.5%**	**429,767**	**22.8%**	**444,709**	**440,152**	**37,523**	**70,936**	**$19.48/fs**

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West 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
444 Chesterfield Ctr E	25,225	0	0.0%	0	0.0%	0	0	0	0	-
14824-14838 Clayton Rd	25,442	1,215	4.8%	1,215	4.8%	1,215	3,619	0	1,310	$11.02/nnn
18250 Edison Ave	28,444	4,507	15.8%	4,507	15.8%	4,507	4,507	0	4,507	$14.00/fs
910-930 Kehrs Mill Rd	62,423	0	0.0%	0	0.0%	0	8,209	0	4,767	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	**196,994**	**5,722**	**2.9%**	**5,722**	**2.9%**	**5,722**	**16,335**	**0**	**4,767**	**$15.22/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
(76 Bldgs)	**5,391,397**	**712,380**	**13.2%**	**768,016**	**14.2%**	**780,968**	**918,210**	**68,588**	**116,361**	**$22.03/fs**

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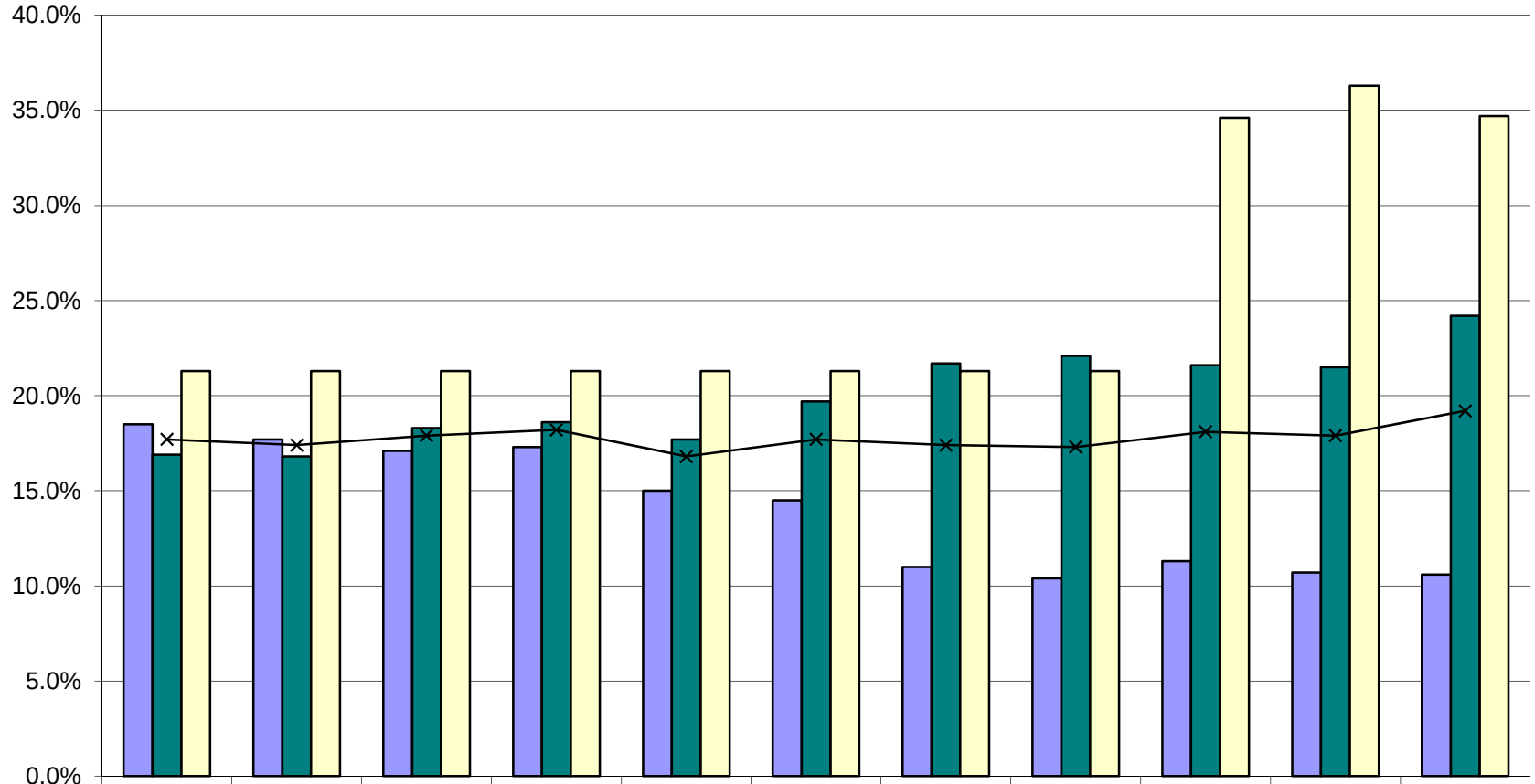
Westport Historic Vacancy Trends

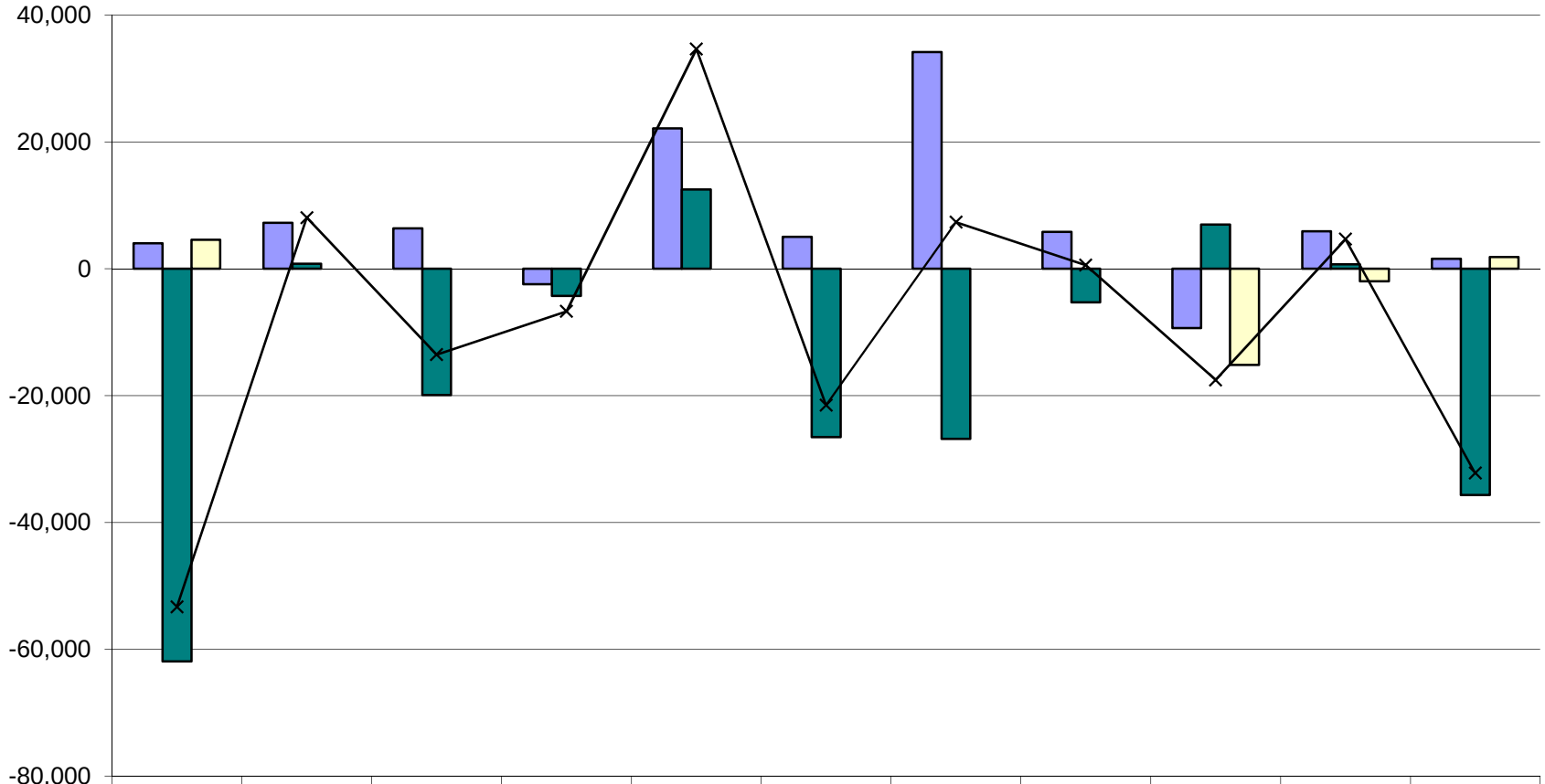


	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	18.5%	17.7%	17.1%	17.3%	15.0%	14.5%	11.0%	10.4%	11.3%	10.7%	10.6%
CLASS B	16.9%	16.8%	18.3%	18.6%	17.7%	19.7%	21.7%	22.1%	21.6%	21.5%	24.2%
CLASS C	21.3%	21.3%	21.3%	21.3%	21.3%	21.3%	21.3%	21.3%	34.6%	36.3%	34.7%
OVERALL	17.7%	17.4%	17.9%	18.2%	16.8%	17.7%	17.4%	17.3%	18.1%	17.9%	19.2%

Source: Gershman Commercial Real Estate

4/1/2014

Westport Historic Net Absorption Trends



	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
CLASS A	4,031	7,245	6,368	-2,431	22,156	5,034	34,197	5,855	-9,343	5,931	1,596
CLASS B	-61,936	827	-19,897	-4,270	12,508	-26,543	-26,833	-5,274	6,987	734	-35,672
CLASS C	4,576	0	0	0	0	0	0	0	-15,156	-1,970	1,883
OVERALL	-53,329	8,072	-13,529	-6,701	34,664	-21,509	7,364	581	-17,512	4,695	-32,193

Source: Gershman Commercial Real Estate

4/1/2014

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
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	35,360	0	18,648	$19.25/fs
1801 Park 270 Dr	154,289	30,031	19.5%	30,031	19.5%	30,031	30,031	0	25,010	$19.50/fs
1807 Park 270 Dr	121,271	11,546	9.5%	11,546	9.5%	23,863	17,677	12,317	12,317	$17.06/fs
55 Westport Plaza Dr	87,670	16,813	19.2%	18,652	21.3%	18,652	16,813	1,839	9,731	$20.56/fs
77 Westport Plaza Dr	144,524	21,915	15.2%	21,915	15.2%	21,915	21,915	0	6,629	$22.00/fs
111 Westport Plaza Dr	149,909	19,979	13.3%	19,979	13.3%	19,979	41,359	0	21,380	$22.50/fs
Total (7 Bldgs)	**967,462**	**100,284**	**10.4%**	**102,123**	**10.6%**	**114,440**	**163,155**	**14,156**	**25,010**	**$20.05/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
11710 Administration Dr	20,000	2,782	13.9%	2,782	13.9%	2,782	4,414	0	1,105	$16.13/fs
1850-1860 Borman Ct	41,391	29,661	71.7%	29,661	71.7%	29,661	29,661	0	10,600	$9.00/mg
11701 Borman Dr	81,617	28,546	35.0%	28,546	35.0%	28,546	28,546	0	27,334	$17.95/fs
11720 Borman Dr	97,778	0	0.0%	0	0.0%	0	0	0	0	-
11756 Borman Dr	28,000	1,500	5.4%	1,500	5.4%	1,500	1,500	0	1,500	-
11970 Borman Dr	21,450	7,591	35.4%	7,591	35.4%	7,591	7,591	0	5,891	$16.00/fs
1804 Borman Circle Dr	20,000	20,000	100.0%	20,000	100.0%	20,000	20,000	0	20,000	$9.95/nnn
1810 Craig Rd	25,000	4,735	18.9%	4,735	18.9%	4,735	4,735	0	2,858	$17.50/fs
1820-1868 Craig Rd	30,000	1,749	5.8%	1,749	5.8%	1,749	16,556	0	8,360	$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%	0	9,603	0	5,525	$17.50/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	2,116	0	2,116	-
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	7,500	7,500	0	7,500	-
2258 Schuetz Rd	26,360	4,350	16.5%	4,350	16.5%	4,350	17,530	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%	1,800	4,978	0	1,800	$15.00/fs
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	-
11861-11865 Westline Industrial Dr	42,000	18,692	44.5%	18,692	44.5%	18,692	20,228	0	8,748	$14.50/fs
11960 Westline Industrial Dr	91,011	23,529	25.9%	23,529	25.9%	23,529	32,812	0	8,366	$17.50/fs
11969-11975 Westline Industrial Dr	120,960	24,216	20.0%	24,216	20.0%	24,216	26,963	0	13,710	$16.75/fs
540-734 Westport Plaza Dr	15,265	7,111	46.6%	7,111	46.6%	7,111	8,259	0	3,287	$14.50/fs
940 Westport Plaza Dr	89,552	10,228	11.4%	10,228	11.4%	10,228	10,228	0	3,585	$21.50/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
2043 Woodlands Pky	64,858	25,266	39.0%	25,266	39.0%	25,266	25,266	0	25,266	$14.00/fs
Total (27 Bldgs)	**1,327,689**	**321,231**	**24.2%**	**321,231**	**24.2%**	**321,231**	**380,461**	**0**	**27,334**	**$16.12/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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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	26,990	0	0.0%	0	0.0%	0	0	0	0	-
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	31,104	0	31,104	$14.00/mg
11828 Lackland Rd	35,860	35,860	100.0%	35,860	100.0%	35,860	35,860	0	35,860	$14.00/fs
2560-2576 Metro Blvd	20,418	3,770	18.5%	3,770	18.5%	3,770	3,770	0	1,970	$7.95/mg
Total (4 Bldgs)	**114,372**	**39,630**	**34.7%**	**39,630**	**34.7%**	**39,630**	**70,734**	**0**	**35,860**	**$13.83/fs**

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(38 Bldgs)	**2,409,523**	**461,145**	**19.1%**	**462,984**	**19.2%**	**475,301**	**614,350**	**14,156**	**35,860**	**$17.15/fs**

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