

Summary

St. Louis Regional Office Market Q2 2019

July 2019

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q1 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	14,296,027	2,022,178	14.1% ↓ .9%	(13.2%)	Class A - \$18.12 Class B - \$15.94
St. Louis City	2,687,796	135,132	5.0% ↓ 1.3%	(6.3%)	Class A - \$31.99 Class B - \$15.03
Clayton	7,451,245	375,702	5.0% ↓ .8%	(5.8%)	Class A - \$29.66 Class B - \$21.01c
Olive-270/Westport	7,515,486	719,777	10.1% ↓ .2%	(9.9%)	Class A - \$24.62 Class B - \$18.47
West County	7,999,594	906,667	11.3% ↑ .5%	(10.8%)	Class A - \$26.37 Class B - \$22.28
South County	2,953,161	326,867	11.1% ↑ .6%	(10.5%)	Class A - \$22.41 Class B - \$21.21
North County	3,674,804	589,226	16.0% ↓ 2.9%	(18.9%)	Class A - \$20.76 Class B - \$16.54
St. Charles	3,034,747	276,432	9.1% ↓ .4%	(9.5%)	Class A - \$22.66 Class B - \$16.69
Illinois	3,219,172	262,186	8.1% ↓ .2%	(8.3%)	Class A - \$21.98 Class B - \$16.80
Total	52,832,032	5,656,128	10.7% ↔	(10.7%)	Class A - \$24.27 Class B - \$18.22 (\$24.23) (\$18.26)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of July1, 2019.

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

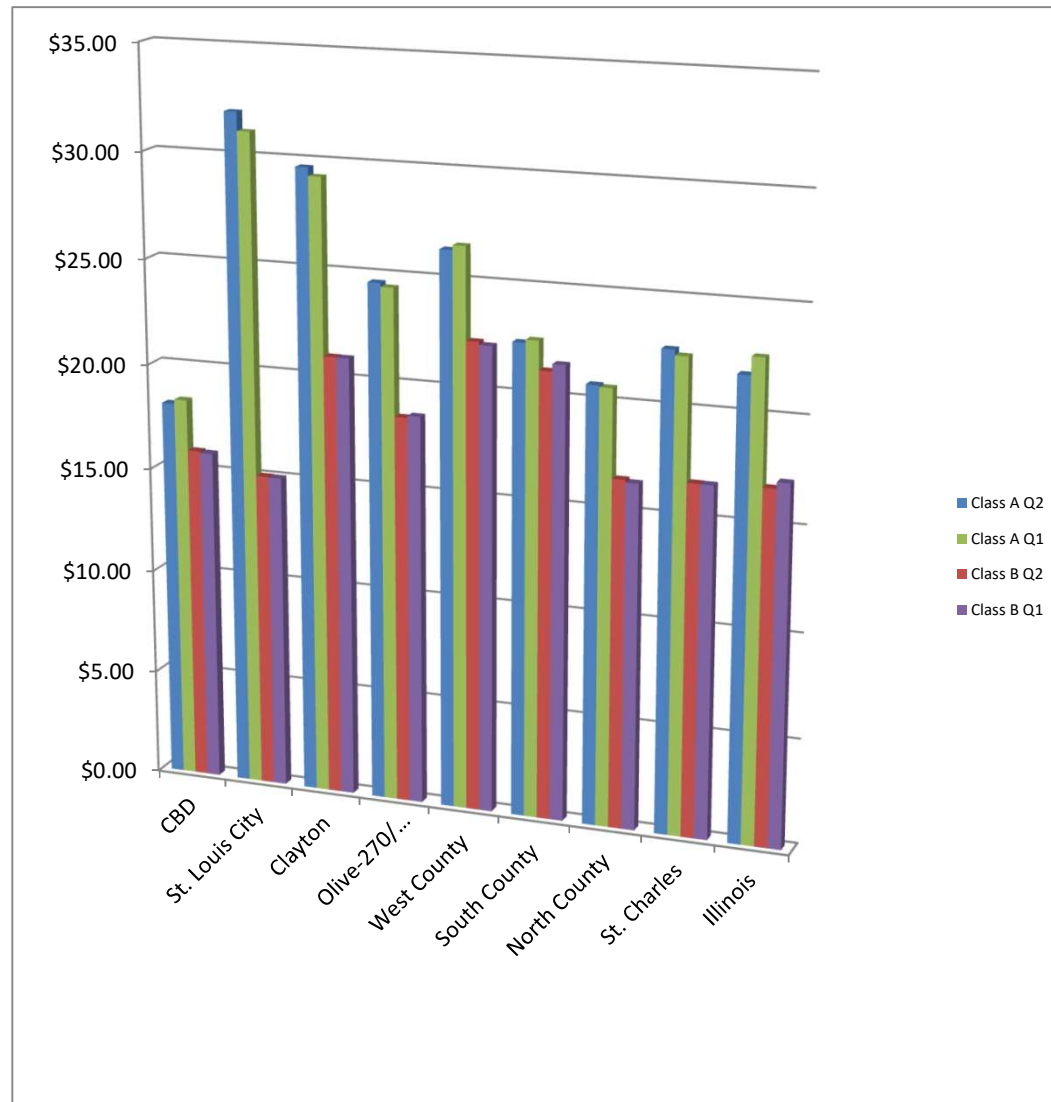


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**Gershman Commercial
Office Building Database
*** SUMMARY STATISTICS FOR CLASS A & B***
July 2019**

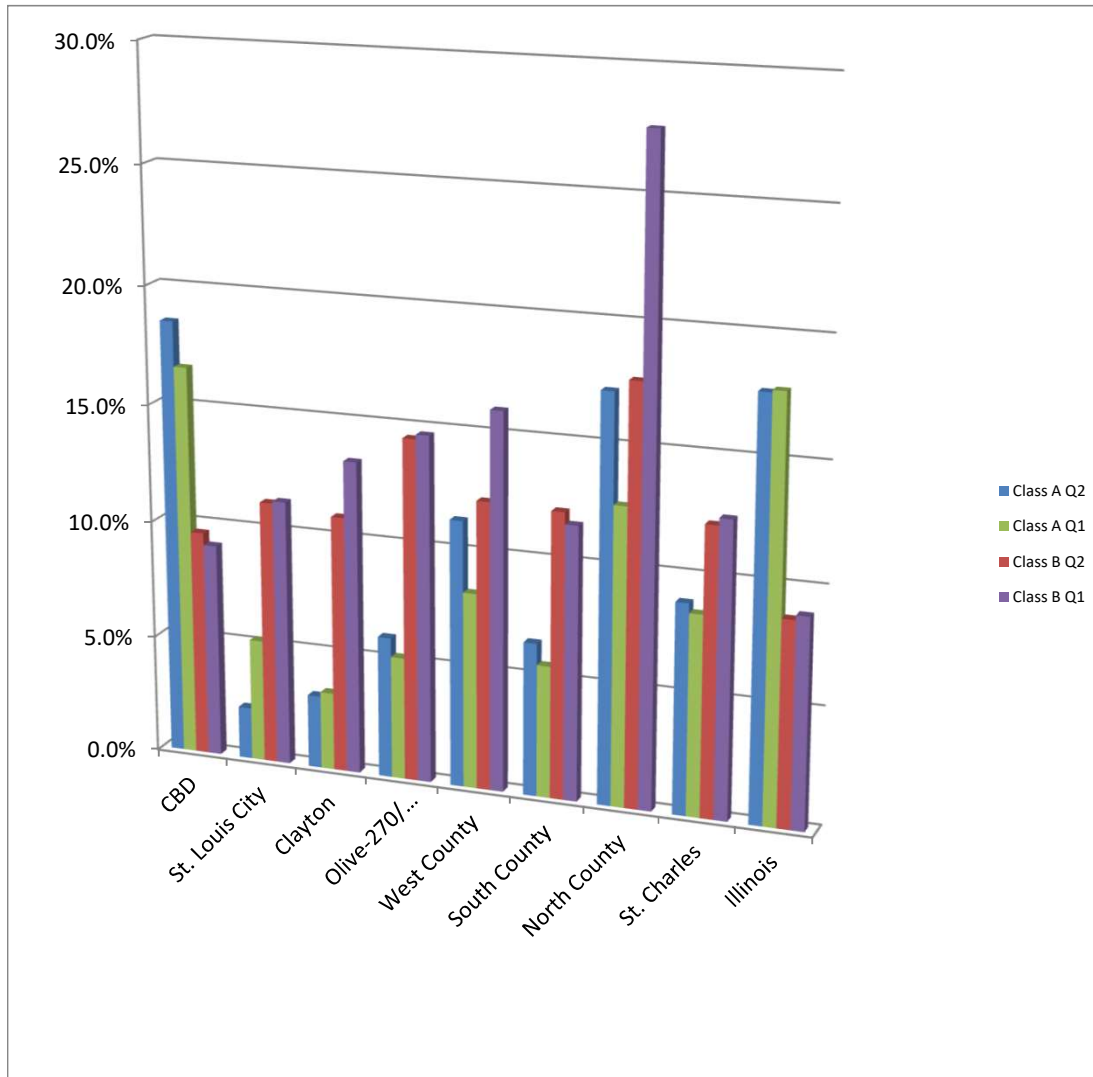
	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	32,711,385	3,372,129	190,544	10.31%
St. Louis City - Just A & B	13,832,956	1,973,210	203,402	14.26%
Total St. Louis Region - Just A & B	46,544,341	5,345,339	393,946	11.48%
Total St. Louis Region - Class A	27,069,836	2,974,034	359,902	10.99%
Total St. Louis Region - Class B	19,474,505	2,371,305	34,044	12.18%
St. Louis City	13,832,956	1,973,210	203,402	14.26%
Class A Space	8,992,378	1,492,164	198,388	16.59%
Class B Space	4,840,578	481,046	5,014	9.94%
Suburban St. Louis	32,711,385	3,372,129	190,544	10.31%
Class A Space	18,077,458	1,481,870	161,514	8.20%
Class B Space	14,633,927	1,890,259	29,030	12.92%

Class A & Class B Asking Rates by Submarket



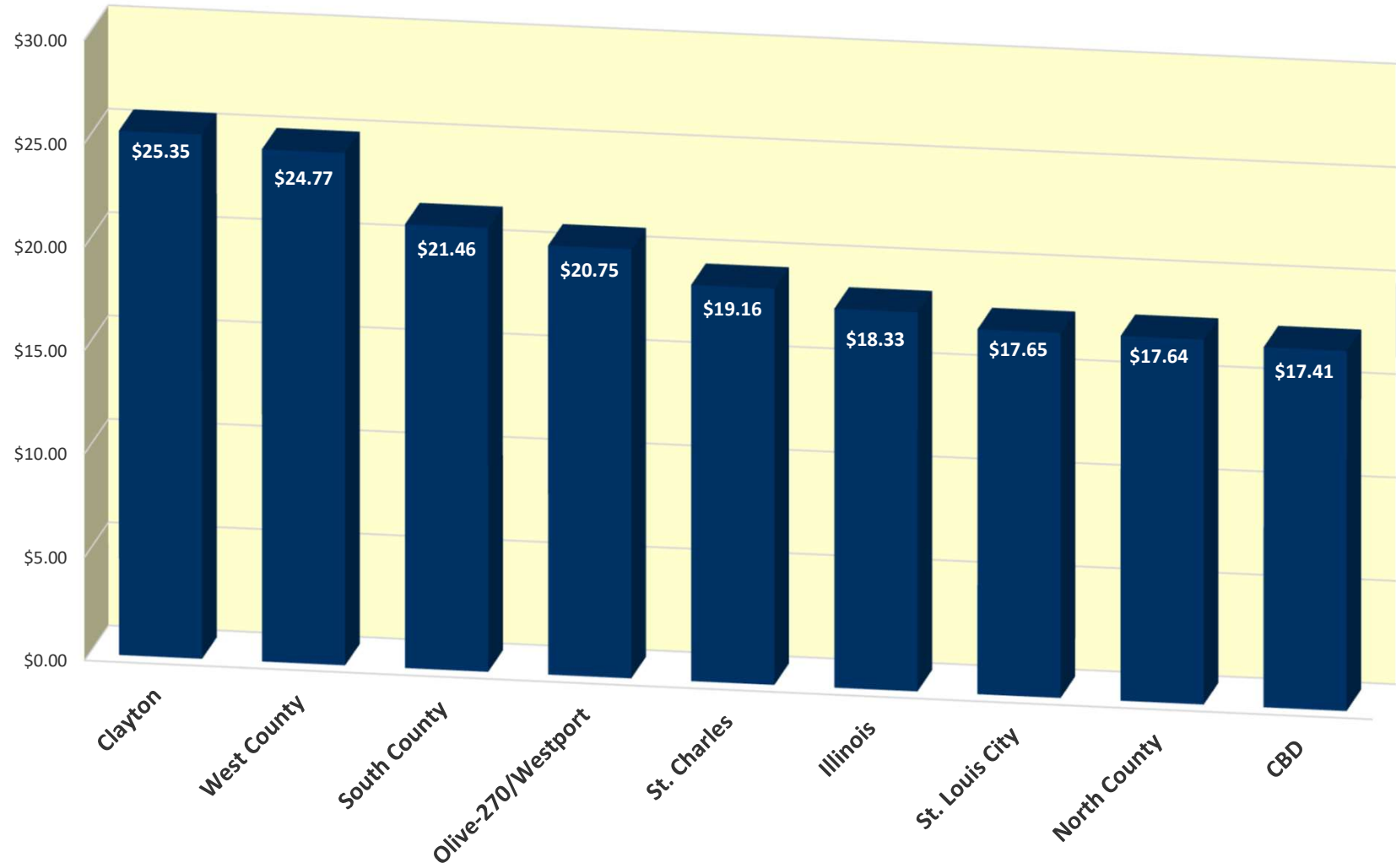
	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	\$18.12	\$18.33	\$15.94	\$15.88
St. Louis City	\$31.99	\$31.12	\$15.03	\$15.01
Clayton	\$29.66	\$29.27	\$21.01	\$21.00
Olive-270/ Westport	\$24.62	\$24.44	\$18.47	\$18.57
West County	\$26.37	\$26.59	\$22.28	\$22.14
South County	\$22.41	\$22.56	\$21.21	\$21.55
North County	\$20.76	\$20.68	\$16.54	\$16.43
St. Charles	\$22.66	\$22.40	\$16.69	\$16.68
Illinois	\$21.80	\$22.64	\$16.80	\$17.11
Average	\$24.27	\$24.23	\$18.22	\$18.26

Class A & Class B Vacancy Rates by Submarket

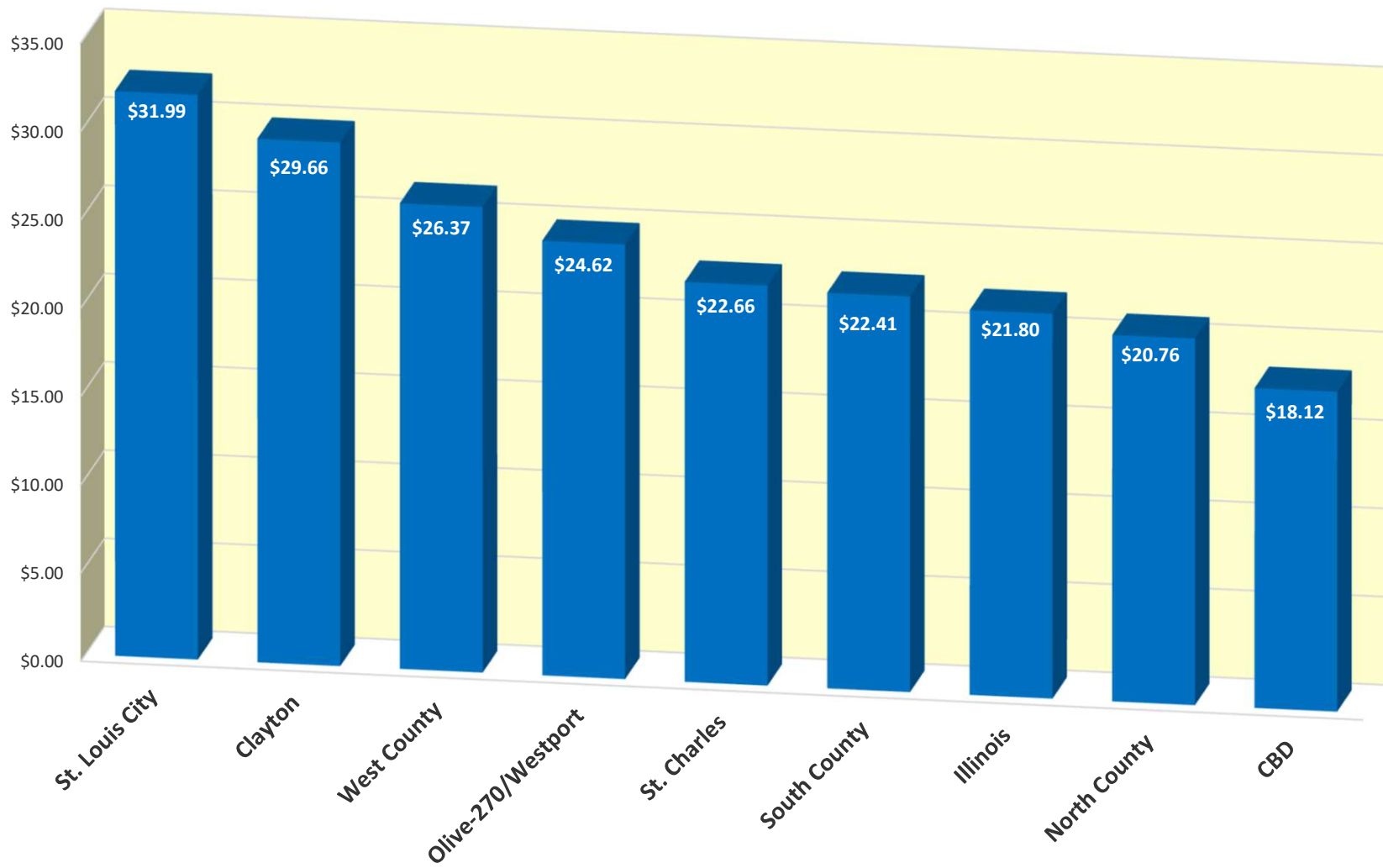


	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	18.5%	16.6%	9.6%	9.1%
St. Louis City	2.2%	5.2%	11.2%	11.3%
Clayton	3.1%	3.3%	10.9%	13.3%
Olive-270/ Westport	6.0%	5.2%	14.5%	14.7%
West County	11.3%	8.3%	12.2%	16.0%
South County	6.5%	5.6%	12.1%	11.6%
North County	17.2%	12.6%	17.7%	27.6%
St. Charles	8.9%	8.5%	12.2%	12.5%
Illinois	17.7%	17.8%	8.7%	8.9%
Average	10.2%	9.2%	12.1%	13.9%

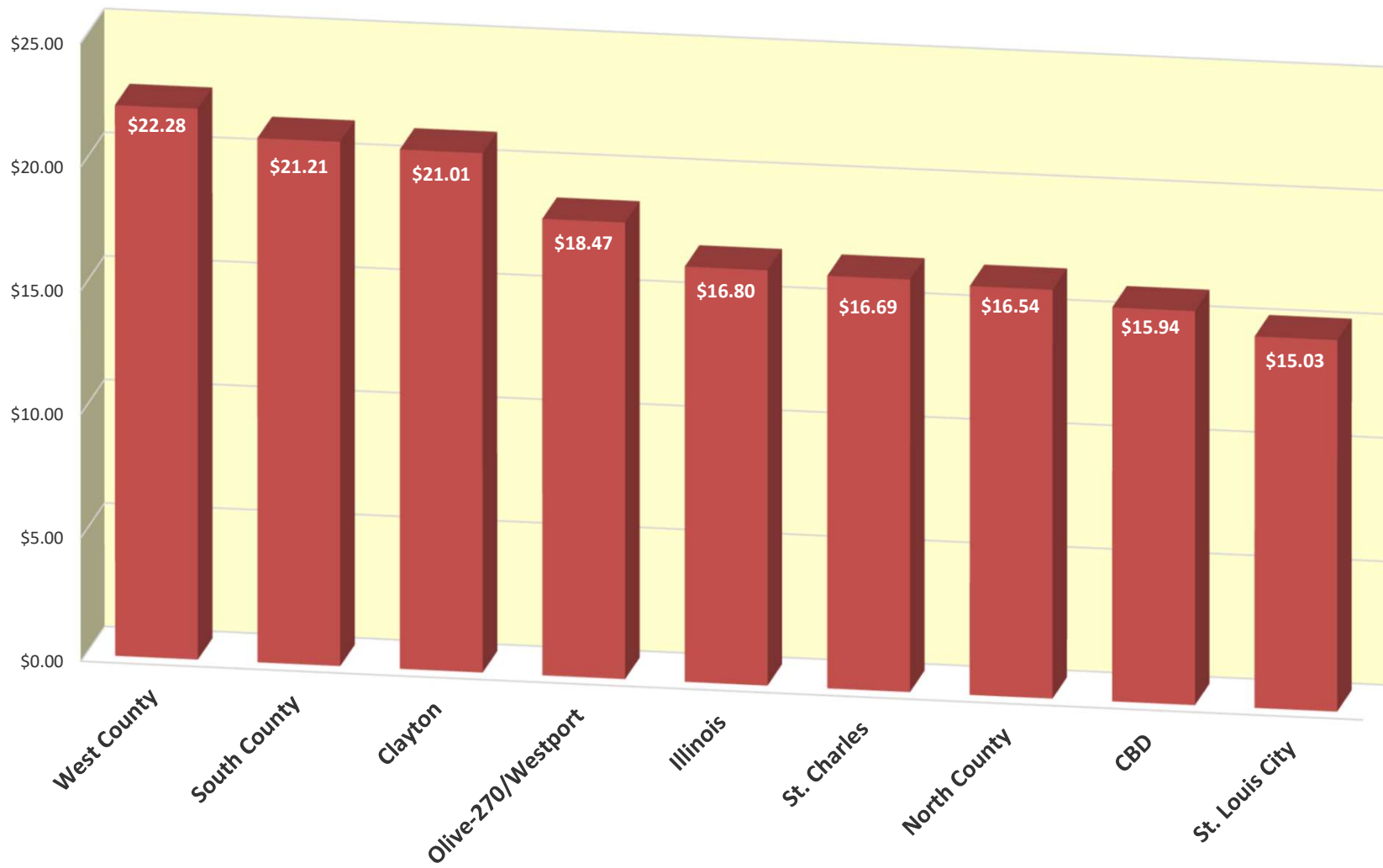
Office Rental Rate by Submarket
July 2019



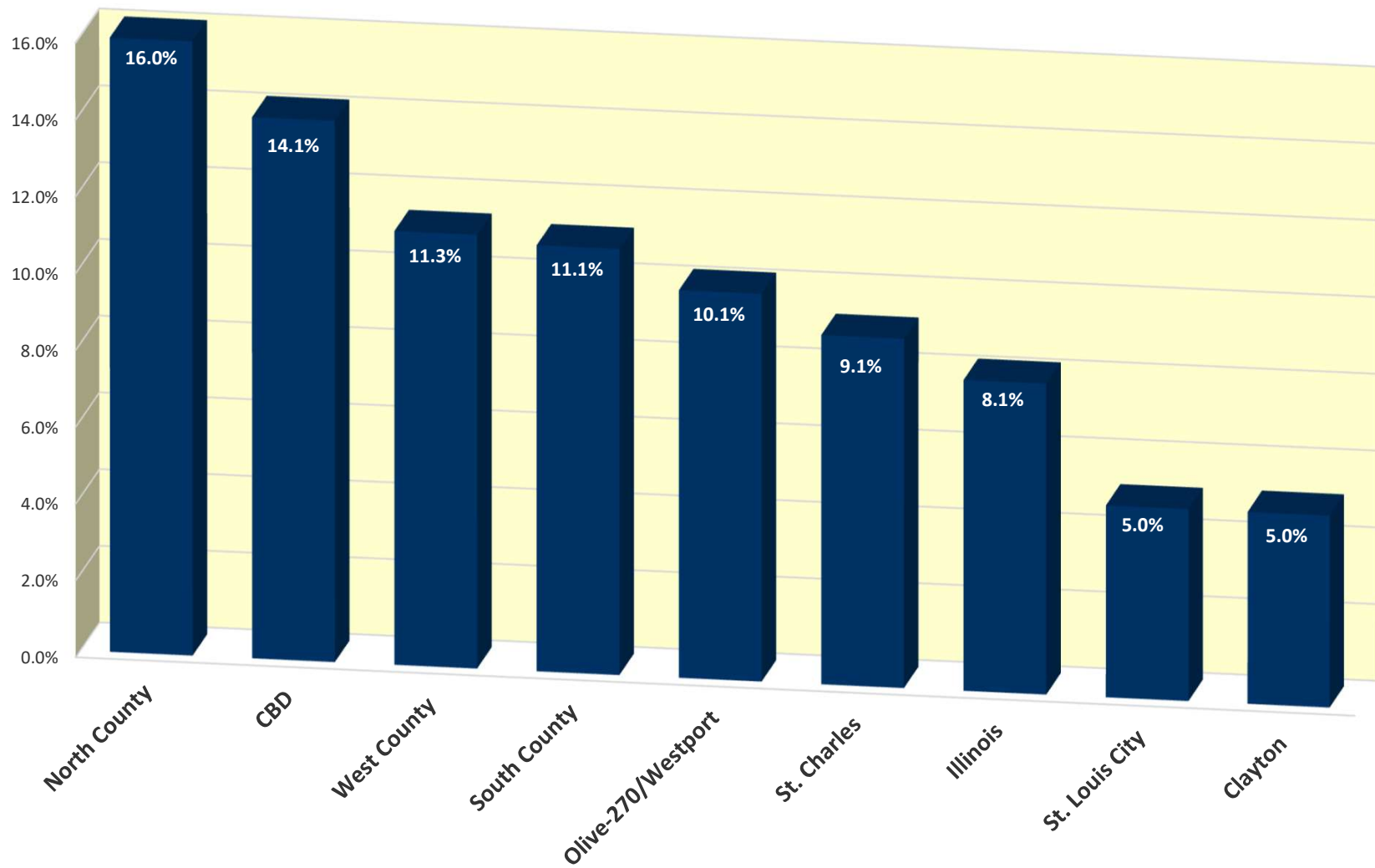
Class A Office Rental Rate by Submarket July 2019



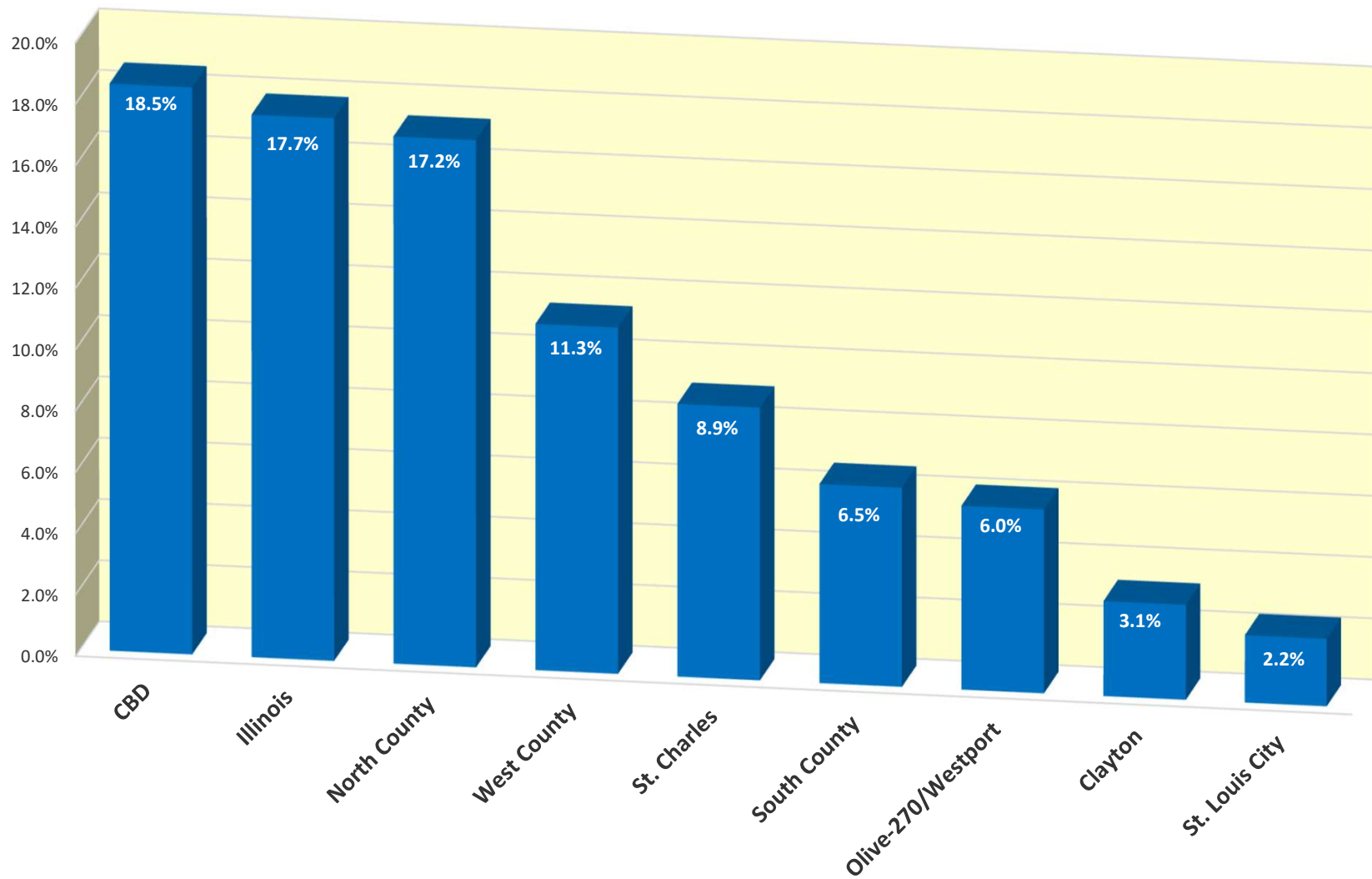
Class B Office Rental Rate by Submarket July 2019



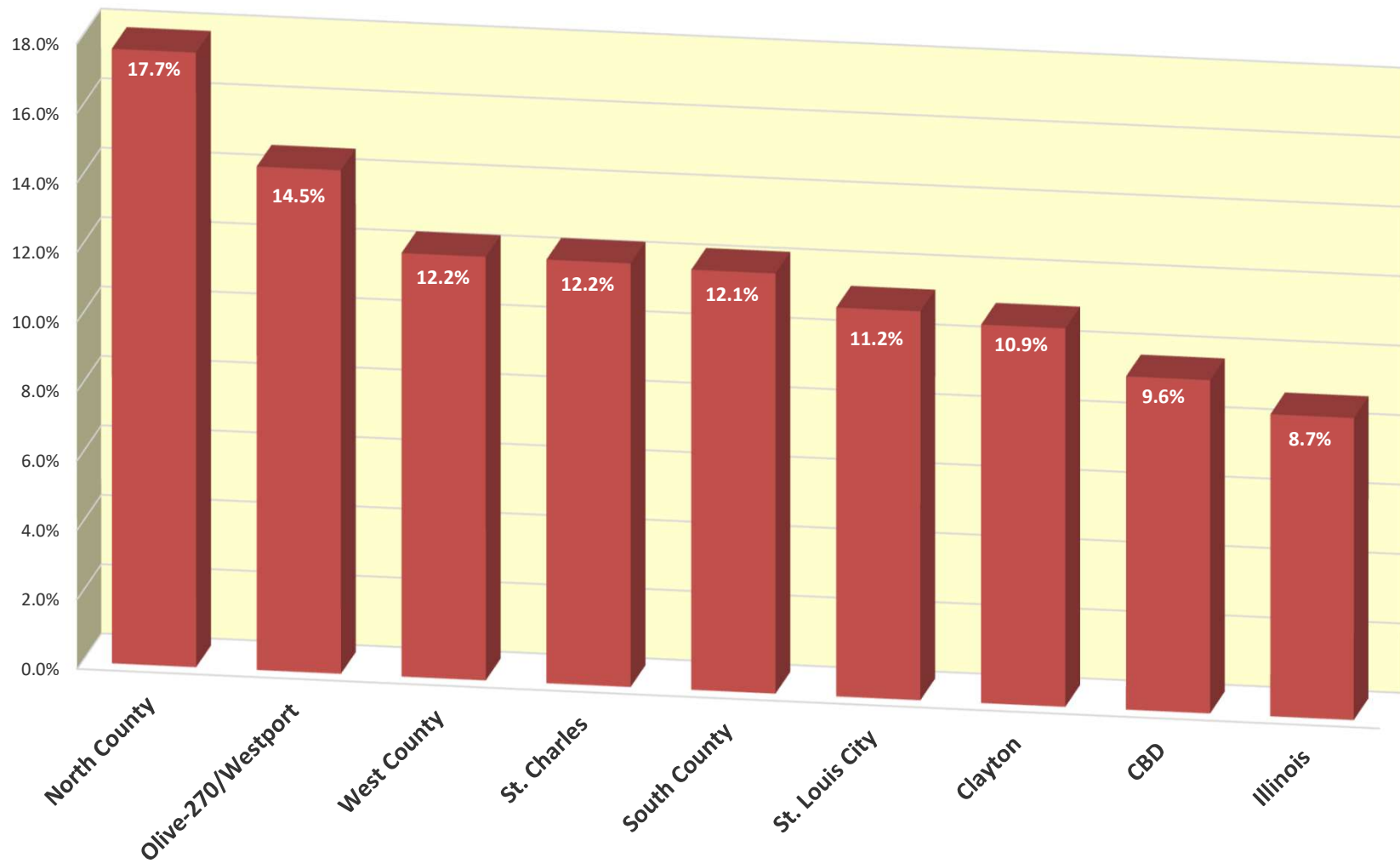
Office Vacancy Rate by Submarket July 2019



Class A Office Vacancy Rate by Submarket July 2019



Class B Office Vacancy Rate by Submarket July 2019



CBD

From Previous Qtr.

Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	14.4%	15.0%	15.7%	15.7%	15.5%	15.3%	15.3%	15.4%	15.1%	16.6%	18.5%	1.9%
Class B	17.7%	18.6%	17.8%	18.1%	19.7%	20.8%	21.0%	19.7%	14.9%	9.1%	9.6%	0.5%
Class C	12.7%	12.7%	13.7%	6.5%	6.7%	6.7%	7.8%	8.2%	8.5%	9.0%	7.2%	-1.8%
Overall	15.0%	15.6%	15.9%	14.8%	15.1%	15.4%	15.6%	15.3%	13.9%	13.2%	14.1%	0.9%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	80,471	(41,668)	(57,695)	387	14,373	13,686	(354)	(1,933)	22,114	(120,450)	(154,341)	(33,891)
Class B	(12,119)	(35,515)	31,036	(11,357)	(62,966)	(45,457)	(7,996)	53,456	186,011	229,609	(21,615)	(251,224)
Class C	(340)	0	(24,450)	177,109	(5,643)	0	(26,150)	(12,000)	(6,390)	(11,150)	44,140	55,290
Overall	68,012	(77,183)	(51,109)	166,139	(54,236)	(31,771)	(34,500)	39,523	201,735	98,009	(131,816)	(229,825)

Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$18.25	\$18.11	\$17.85	\$17.70	\$17.68	\$18.79	\$18.59	\$18.65	\$18.79	\$18.33	\$18.12	-\$0.21
Class B	\$13.41	\$13.29	\$13.27	\$13.85	\$13.90	\$13.57	\$13.71	\$14.61	\$14.94	\$15.88	\$15.94	\$0.06
Class C	\$14.49	\$14.40	\$15.01	\$15.15	\$14.80	\$14.75	\$14.63	\$14.95	\$15.01	\$15.01	\$15.01	\$0.00
Overall	\$16.14	\$16.22	\$16.10	\$16.23	\$16.20	\$16.60	\$16.64	\$17.10	\$17.38	\$17.40	\$17.41	\$0.01

Notes:

Class A:

100 N Broadway 22.8% to 41.8% (96,934 SF Vacated)

500 N Broadway 19.9% to 29.0% (25,921 SF Vacated)

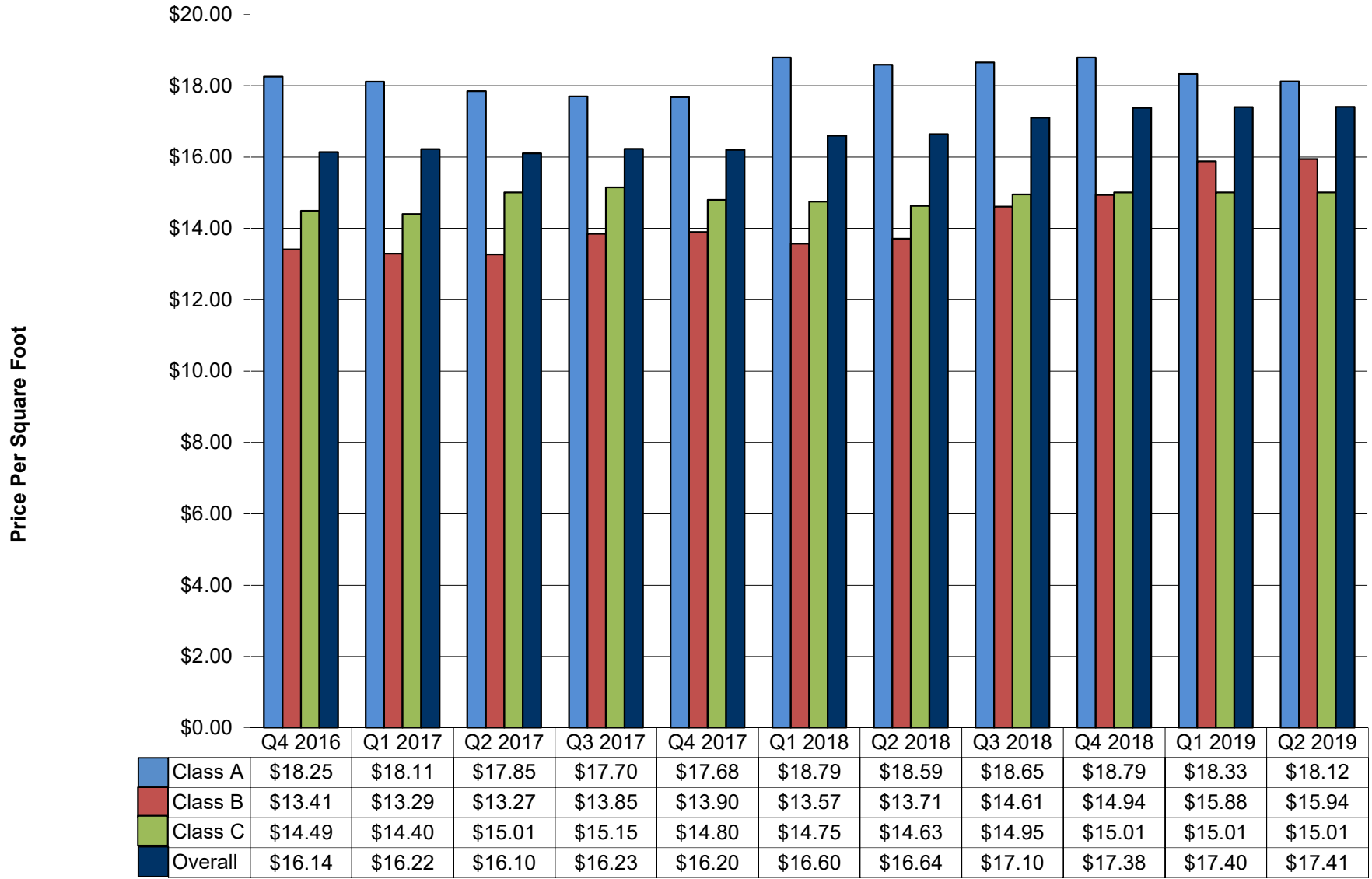
800 Market 22.4% to 28.7% (47,100 SF Vacated)

2351 Market 47.0% to 68.2% (17,872 SF Vacated)

Class B:

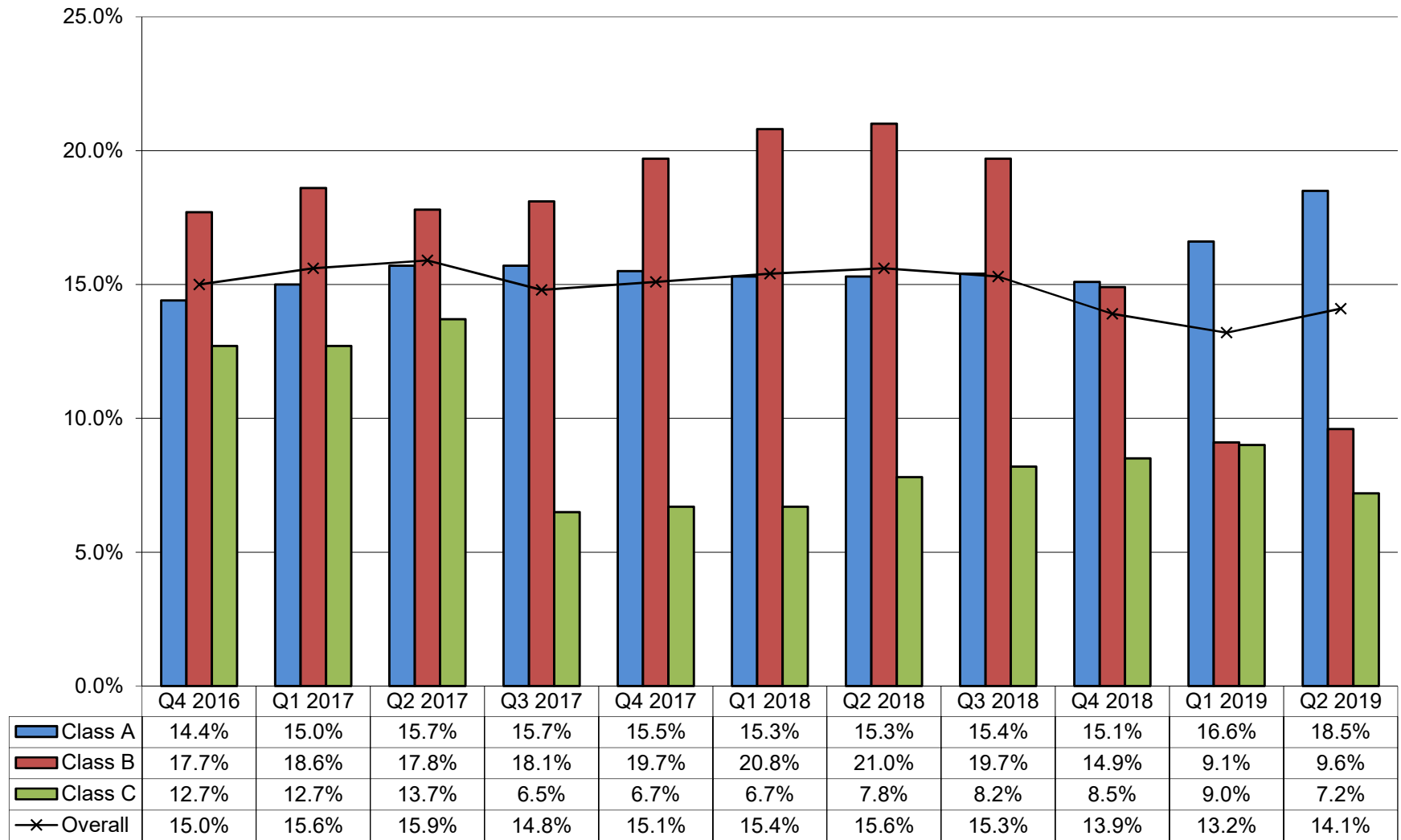
1917-1935 Delmar 0% to 97.9% (19,600 SF Vacated)

Average Asking Rates CBD Submarket

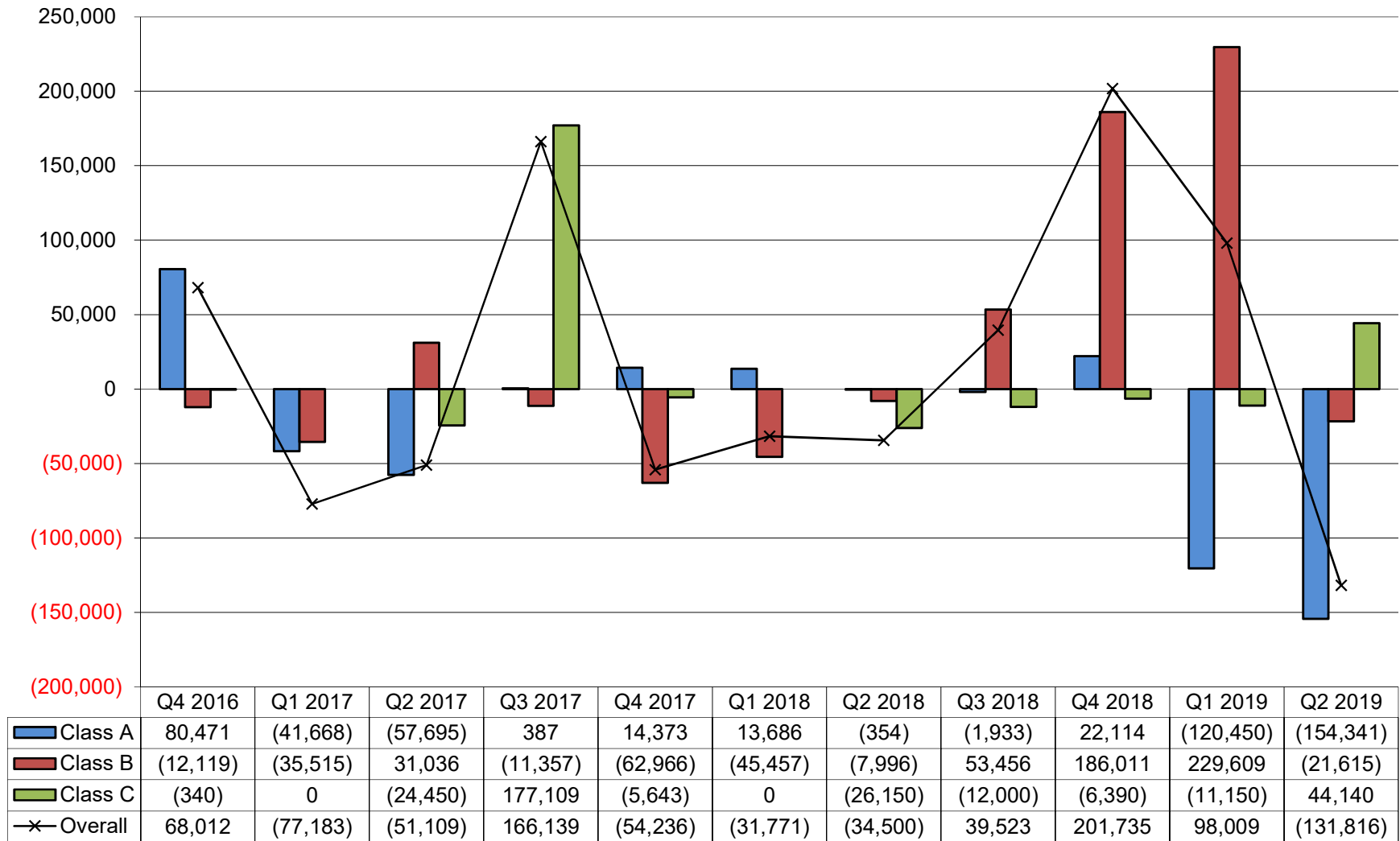


Source: Gershman Commercial Real Estate

CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



CBD Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	28,015	10.7%	28,015	10.7%	64,342	37,261	22,081	22,081	-
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$19.50/fs
415 S 18TH St	67,784	31,602	46.6%	31,602	46.6%	31,602	31,602	0	15,949	\$16.25/fs
100 N Broadway	510,202	213,154	41.8%	213,154	41.8%	275,799	253,669	22,130	110,173	\$18.00/fs
200 N Broadway	337,088	89,247	26.5%	89,247	26.5%	119,193	119,193	0	78,994	\$17.50/fs
211 N Broadway	1,171,595	217,202	18.5%	217,202	18.5%	324,451	324,451	0	87,291	\$21.00/fs
500 N Broadway	285,211	7,001	2.5%	82,681	29.0%	88,952	13,272	75,680	56,760	\$16.94/fs
10 S Broadway	430,373	17,000	4.0%	17,000	4.0%	41,173	41,173	0	45,449	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	104,666	0	0.0%	0	0.0%	13,133	0	13,133	13,133	\$18.00/fs
701 Market St	401,625	49,515	12.3%	49,515	12.3%	103,103	103,103	0	29,472	\$22.00/fs
800 Market St	749,857	92,677	12.4%	215,385	28.7%	218,727	92,677	126,050	24,036	\$15.67/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	232,261	232,261	0	73,118	\$16.00/fs
2351 Market St	84,370	57,548	68.2%	57,548	68.2%	57,548	57,548	0	57,548	\$14.00/fs
1-99 S Memorial Dr	213,228	25,751	12.1%	25,751	12.1%	25,751	25,751	0	10,197	\$16.75/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
900-920 Spruce St	144,823	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	400,000	0	0.0%	0	0.0%	4,379	0	4,379	4,379	-
710 N Tucker Blvd	626,760	101,600	16.2%	101,600	16.2%	186,042	186,042	0	141,800	\$17.50/fs
600 Washington Ave	460,150	91,233	19.8%	91,233	19.8%	91,233	91,233	0	66,388	\$18.75/fs
Total (20 Bldgs)	7,918,527	1,269,952	16.0%	1,468,340	18.5%	1,955,784	1,687,331	263,453	141,800	\$18.12/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	97,815	2,087	2.1%	2,087	2.1%	14,054	14,054	0	14,054	\$15.50/fs
612 N 2nd St	48,000	0	0.0%	0	0.0%	0	0	0	0	-
618-624 N 2nd St	57,000	0	0.0%	0	0.0%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	63,525	26,726	42.1%	26,726	42.1%	27,212	27,212	0	8,500	\$16.00/fs
708-710 N 2nd St	50,850	6,410	12.6%	6,410	12.6%	6,410	6,410	0	5,000	\$10.00/mg
712 N 2nd St	20,000	6,242	31.2%	6,242	31.2%	14,002	14,002	0	6,000	\$10.00/mg
801-805 N 2nd St	40,000	40,000	100.0%	40,000	100.0%	40,000	40,000	0	40,000	\$15.00/fs
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	-
220 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	-
319 N 4th St	147,775	33,027	22.3%	33,027	22.3%	33,027	33,027	0	11,414	\$15.05/fs
440-444 N 4th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	8,064	8,064	0	8,064	\$10.00/fs
215-217 N 10th St	22,240	0	0.0%	0	0.0%	0	0	0	0	\$12.50/fs
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
901 N 10th St	73,950	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	0	0.0%	0	0.0%	3,533	3,533	0	3,533	\$18.50/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	0	0	0	0	\$16.25/fs
326 S 21st St	43,391	12,187	28.1%	12,187	28.1%	24,040	24,040	0	11,851	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1917-1935 Delmar Blvd	20,020	19,600	97.9%	19,600	97.9%	19,600	19,600	0	4,900	-
1015-1023 Locust St	321,573	83,265	25.9%	86,767	27.0%	91,230	87,728	3,502	29,191	\$12.44/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	0	0.0%	0	0.0%	0	0	0	0	-
2221 Locust St	28,850	0	0.0%	0	0.0%	0	0	0	0	\$16.95/mg
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	0	0.0%	0	0.0%	0	0	0	0	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	14,238	14,238	0	14,238	\$16.50/+clea
515-521 Olive St	226,200	0	0.0%	0	0.0%	1,637	1,637	0	1,637	\$15.12/fs
720 Olive St	457,900	0	0.0%	1,512	0.3%	2,512	1,000	1,512	1,512	\$16.50/fs
900-914 Olive St	175,722	96,832	55.1%	96,832	55.1%	96,832	96,832	0	13,323	\$15.00/nnn
1004-1006 Olive St	37,329	837	2.2%	837	2.2%	837	837	0	837	\$13.62/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	23,000	0	0.0%	0	0.0%	0	0	0	0	-
401 Pine St	42,000	3,000	7.1%	3,000	7.1%	3,000	3,000	0	3,000	\$18.50/fs
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	\$15.95/fs
800 St. Louis Union Station	57,814	1,274	2.2%	1,274	2.2%	1,274	1,274	0	1,274	\$17.00/fs
700 Union Station	39,648	2,291	5.8%	2,291	5.8%	2,291	2,291	0	2,291	\$16.25/fs
505 Washington Ave	80,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Washington Ave	160,000	23,100	14.4%	23,100	14.4%	23,100	23,100	0	10,000	-
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	4,443	6.4%	4,443	6.4%	27,934	27,934	0	17,001	\$15.50/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
1409 Washington Ave	34,234	6,598	19.3%	6,598	19.3%	34,234	34,234	0	28,740	\$16.00/fs
1426-1432 Washington Ave	30,000	5,805	19.4%	5,805	19.4%	14,820	14,820	0	9,015	\$9.36/fs
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (47 Bldgs)	3,931,059	373,724	9.5%	378,738	9.6%	503,881	498,867	5,014	40,000	\$16.15/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
800-804 N 1st St	38,500	0	0.0%	0	0.0%	0	0	0	0	-
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	25,300	48.7%	25,300	48.7%	25,300	25,300	0	10,000	\$12.00/negot
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
717 N 16th St	24,500	11,000	44.9%	11,000	44.9%	11,000	11,000	0	11,000	\$23.00/mg
1624 Delmar Blvd	30,000	20,000	66.7%	20,000	66.7%	20,000	20,000	0	20,000	\$12.00/mg
512 Locust St	21,483	0	0.0%	0	0.0%	0	0	0	0	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	-
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	57,057	45.6%	57,057	45.6%	60,009	59,759	0	20,000	\$13.50/fs
1727 Locust St	76,309	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	0	0.0%	0	0.0%	0	0	0	0	-
1101 Lucas Ave	38,500	16,500	42.9%	16,500	42.9%	16,500	16,500	0	11,000	\$20.00/fs
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	0	0.0%	0	0.0%	0	0	0	0	-
1017 Olive St	120,000	0	0.0%	0	0.0%	35,000	35,000	0	11,000	\$10.00/negot
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	35,493	35,493	0	33,493	-
1430 Olive St	98,700	16,200	16.4%	16,200	16.4%	24,700	24,700	0	14,200	\$12.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	0	0	0	0	-
10 N Tucker Blvd	283,718	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	0	0.0%	0	0.0%	0	0	0	0	-
900 Walnut St	112,266	29,043	25.9%	29,043	25.9%	29,043	29,043	0	9,358	-
1128-1130 Washington Ave	41,840	0	0.0%	0	0.0%	0	0	0	0	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (29 Bldgs)	2,446,441	175,100	7.2%	175,100	7.2%	257,045	256,795	0	33,493	\$14.95/fs

CBD Building List

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(96 Bldgs)	14,296,027	1,818,776	12.7%	2,022,178	14.1%	2,716,710	2,442,993	268,467	141,800	\$17.51/fs

St. Louis City

From Previous Qtr.

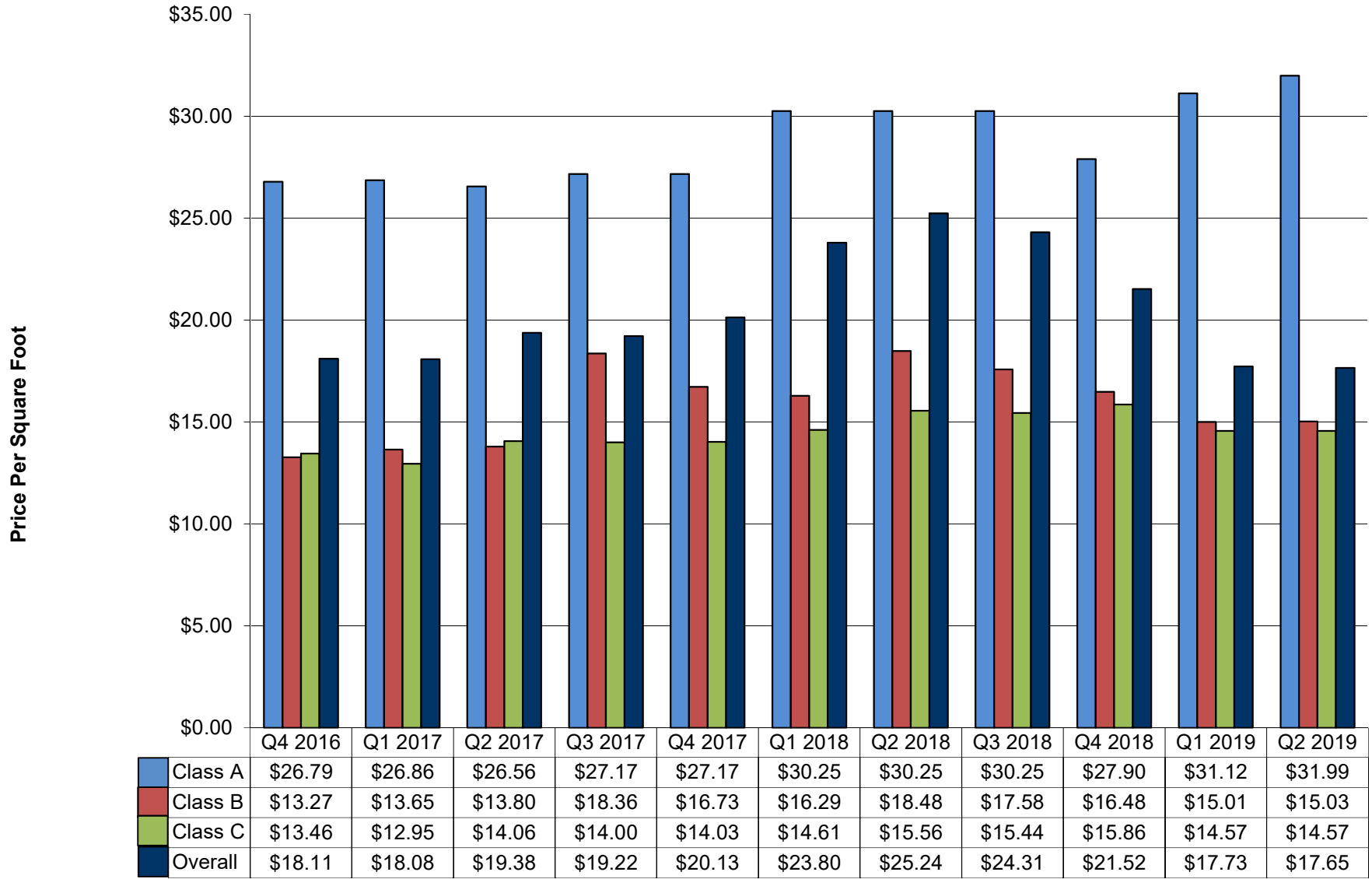
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	8.4%	8.3%	7.4%	7.5%	6.1%	6.1%	7.8%	7.6%	5.6%	5.2%	2.2%	-3.0%
Class B	5.6%	5.9%	5.3%	4.7%	8.2%	7.2%	6.6%	7.3%	8.5%	11.3%	11.2%	-0.1%
Class C	5.2%	1.0%	3.5%	3.5%	3.8%	4.7%	2.4%	2.2%	2.6%	1.4%	1.3%	-0.1%
Overall	6.5%	5.4%	5.5%	5.4%	6.2%	6.1%	6.0%	6.1%	5.8%	6.3%	5.0%	-1.3%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	0	1,445	7,848	(1,395)	12,557	0	153,330	1,395	21,413	4,216	32,457	28,241
Class B	35,316	(2,490)	5,212	5,270	(31,898)	9,726	5,262	(6,289)	(11,290)	(25,356)	574	25,930
Class C	2,300	29,200	(17,318)	0	(2,200)	(6,782)	16,600	1,168	(2,891)	8,361	1,150	(7,211)
Overall	37,616	28,155	(4,258)	3,875	(21,541)	2,944	175,192	(3,726)	7,232	(12,779)	34,181	46,960

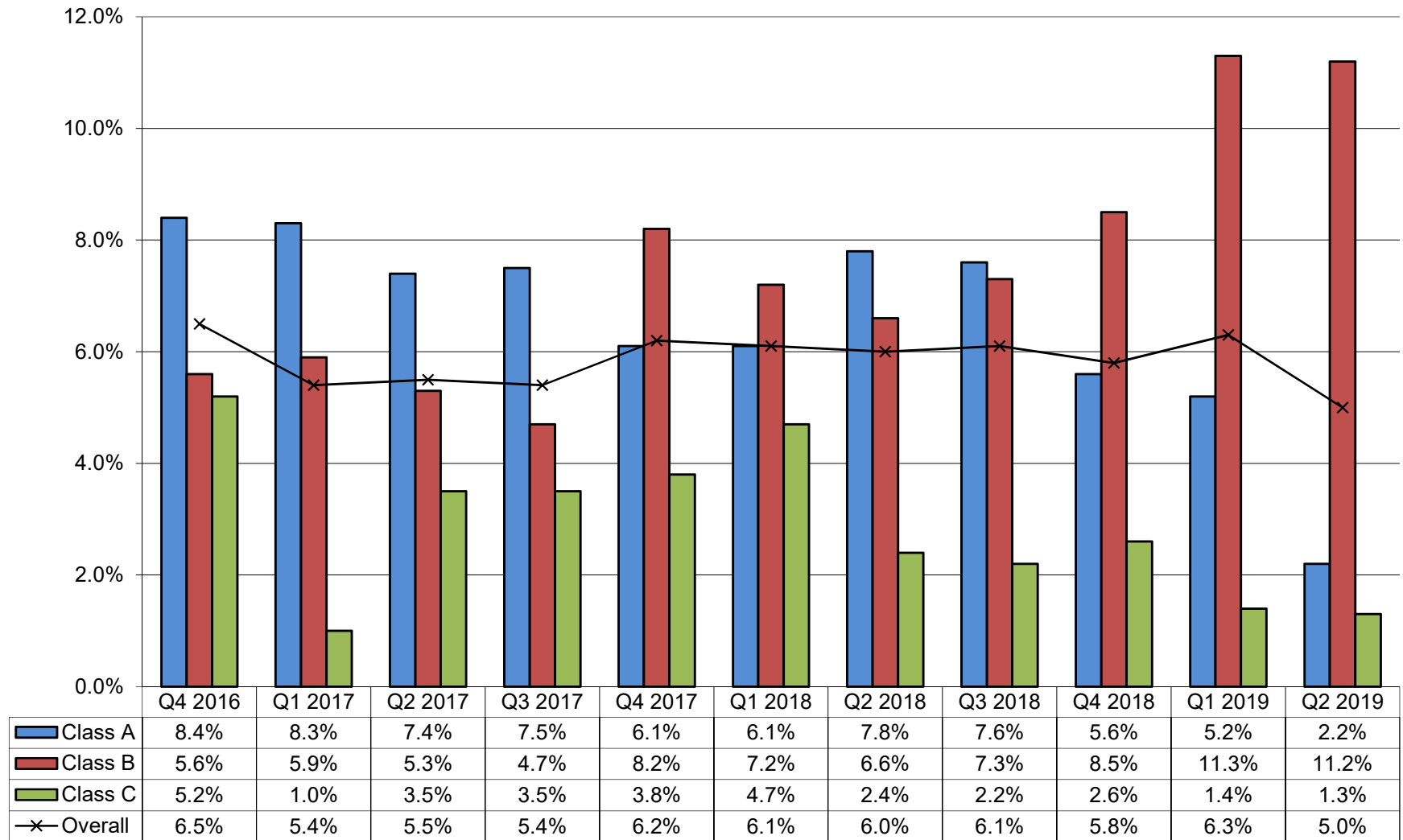
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$26.79	\$26.86	\$26.56	\$27.17	\$27.17	\$30.25	\$30.25	\$30.25	\$27.90	\$31.12	\$31.99	\$0.87
Class B	\$13.27	\$13.65	\$13.80	\$18.36	\$16.73	\$16.29	\$18.48	\$17.58	\$16.48	\$15.01	\$15.03	\$0.02
Class C	\$13.46	\$12.95	\$14.06	\$14.00	\$14.03	\$14.61	\$15.56	\$15.44	\$15.86	\$14.57	\$14.57	\$0.00
Overall	\$18.11	\$18.08	\$19.38	\$19.22	\$20.13	\$23.80	\$25.24	\$24.31	\$21.52	\$17.73	\$17.65	-\$0.08

Notes: Class A:

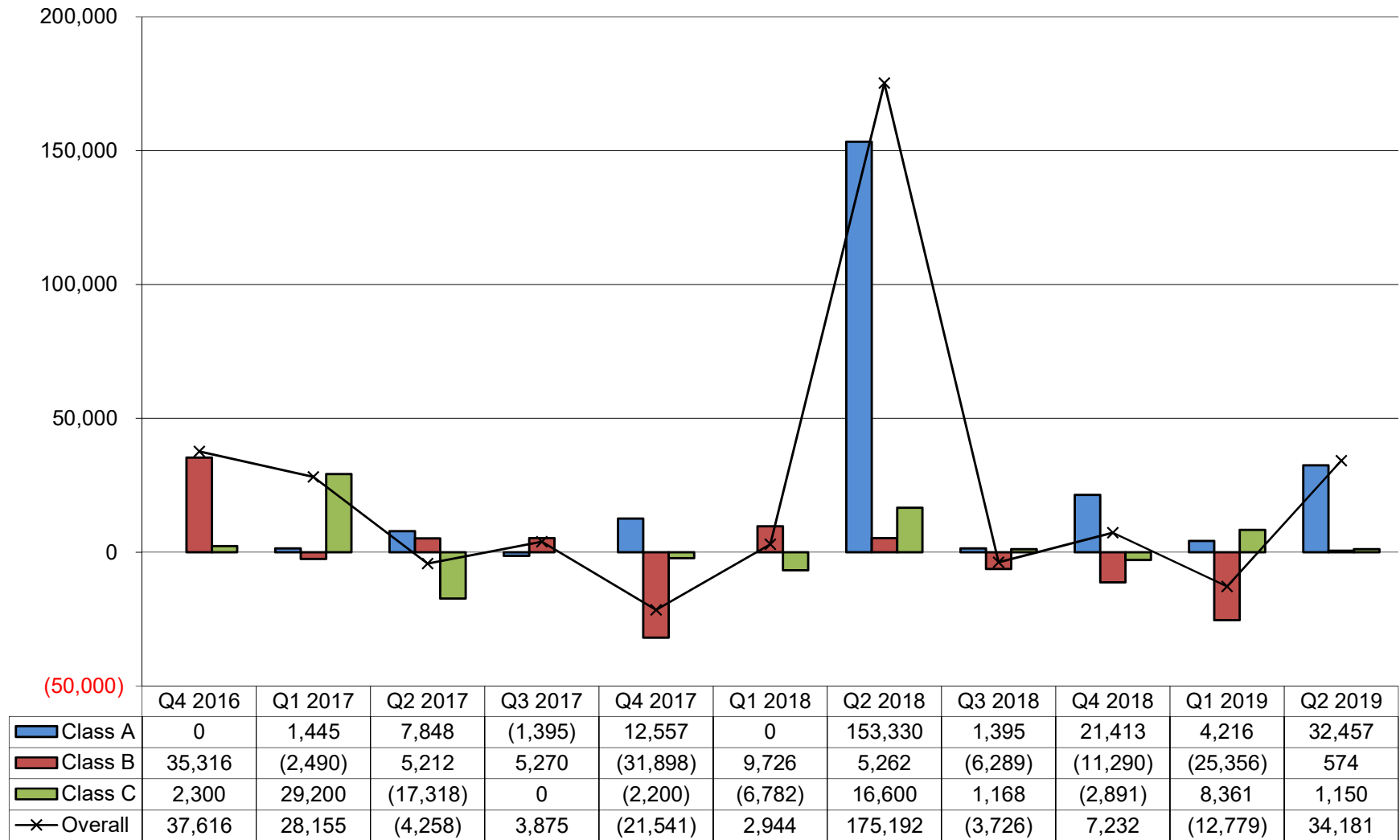
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



STL City Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4220 Duncan Ave	182,068	0	0.0%	0	0.0%	0	0	0	0	\$25.50/nnn
4240 Duncan Ave	197,527	0	0.0%	0	0.0%	0	0	0	0	-
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
4260 Forest Park Ave	60,000	0	0.0%	0	0.0%	0	0	0	0	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	144,458	0	0.0%	0	0.0%	0	0	0	0	-
26-56 Maryland Plz	29,200	5,200	17.8%	5,200	17.8%	5,200	5,200	0	5,200	-
645 S Newstead Ave	61,308	10,753	17.5%	10,753	17.5%	0	0	0	0	\$24.00/nnn
5700-5724 Oakland Ave	62,290	7,871	12.6%	7,871	12.6%	7,871	7,871	0	4,706	\$28.50/fs
Total (9 Bldgs)	1,073,851	23,824	2.2%	23,824	2.2%	13,071	13,071	0	5,200	\$31.99/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
3950 Laclede Ave	0	0	-	0	-	0	0	0	0	-
4100 Lindell Blvd	28,971	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	64,475	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	12,369	30.9%	12,369	30.9%	12,369	12,369	0	8,000	\$15.00/fs
4625 Lindell Blvd	71,652	18,096	25.3%	18,096	25.3%	44,096	18,096	0	26,000	\$23.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	14,556	6.6%	14,556	6.6%	18,956	18,956	0	7,205	\$15.12/fs
4140 Park Ave	108,000	57,287	53.0%	57,287	53.0%	57,287	57,287	0	48,707	\$13.00/fs
5243 Shaw Ave	76,751	0	0.0%	0	0.0%	0	0	0	0	-
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3830 Washington Ave	32,278	0	0.0%	0	0.0%	0	0	0	0	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	909,519	102,308	11.2%	102,308	11.2%	132,708	106,708	0	48,707	\$15.04/fs

STL City Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
904-908 S 4th St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1120 S 6th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1 Campbell Plz	89,853	0	0.0%	0	0.0%	0	0	0	0	-
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4030 Chouteau	55,000	0	0.0%	0	0.0%	0	0	0	0	-
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	0	0	0	0	-
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	0	0	0	0	-
6346-6370 Delmar Blvd	35,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	-
1300 Hampton Ave	39,316	1,000	2.5%	1,000	2.5%	1,000	1,000	0	1,000	-
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
2400 S Jefferson Ave	52,632	8,000	15.2%	8,000	15.2%	14,500	14,500	0	6,500	\$7.86/mg
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
2220 Lemp Ave	26,273	0	0.0%	0	0.0%	0	0	0	0	-
3001-3003 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
4155 Manchester Ave	36,000	0	0.0%	0	0.0%	0	0	0	0	-
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	0	0.0%	0	0.0%	0	0	0	0	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (20 Bldgs)	704,426	9,000	1.3%	9,000	1.3%	15,500	15,500	0	6,500	\$13.96/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)	2,687,796	135,132	5.0%	135,132	5.0%	161,279	135,279	0	48,707	\$17.85/fs

Clayton

From Previous Qtr.

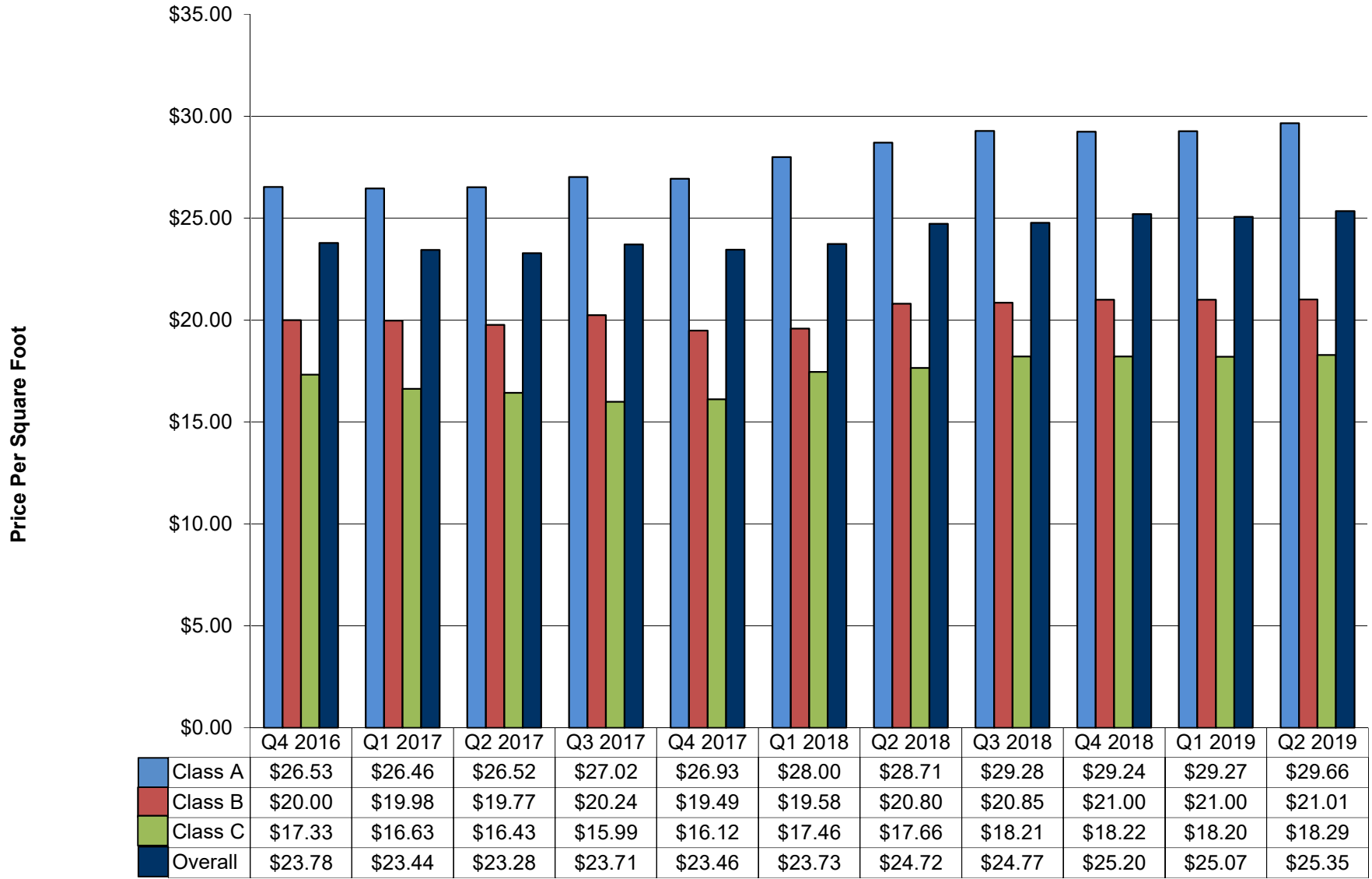
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	4.9%	4.3%	4.1%	3.6%	4.0%	3.2%	3.0%	2.9%	2.4%	3.3%	3.1%	-0.2%
Class B	10.8%	6.8%	7.0%	7.7%	9.5%	10.4%	10.5%	10.2%	11.4%	13.3%	10.9%	-2.4%
Class C	9.1%	8.8%	2.5%	3.2%	2.5%	4.4%	4.6%	4.1%	2.7%	2.7%	2.5%	-0.2%
Overall	6.6%	5.2%	4.8%	4.6%	5.3%	5.1%	5.0%	4.8%	4.7%	5.8%	5.0%	-0.8%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	10,540	28,770	9,161	26,800	(20,604)	73,548	11,311	6,973	24,437	(45,220)	6,521	51,741
Class B	(46,729)	74,035	(2,927)	(12,915)	(34,586)	(15,395)	(1,937)	5,700	(22,400)	(36,331)	45,142	81,473
Class C	(4,195)	975	25,693	(2,706)	2,845	(7,672)	(791)	1,989	5,858	(296)	1,150	1,446
Overall	(40,384)	103,780	31,927	11,179	(52,345)	50,481	8,583	14,662	7,895	(81,847)	52,813	134,660

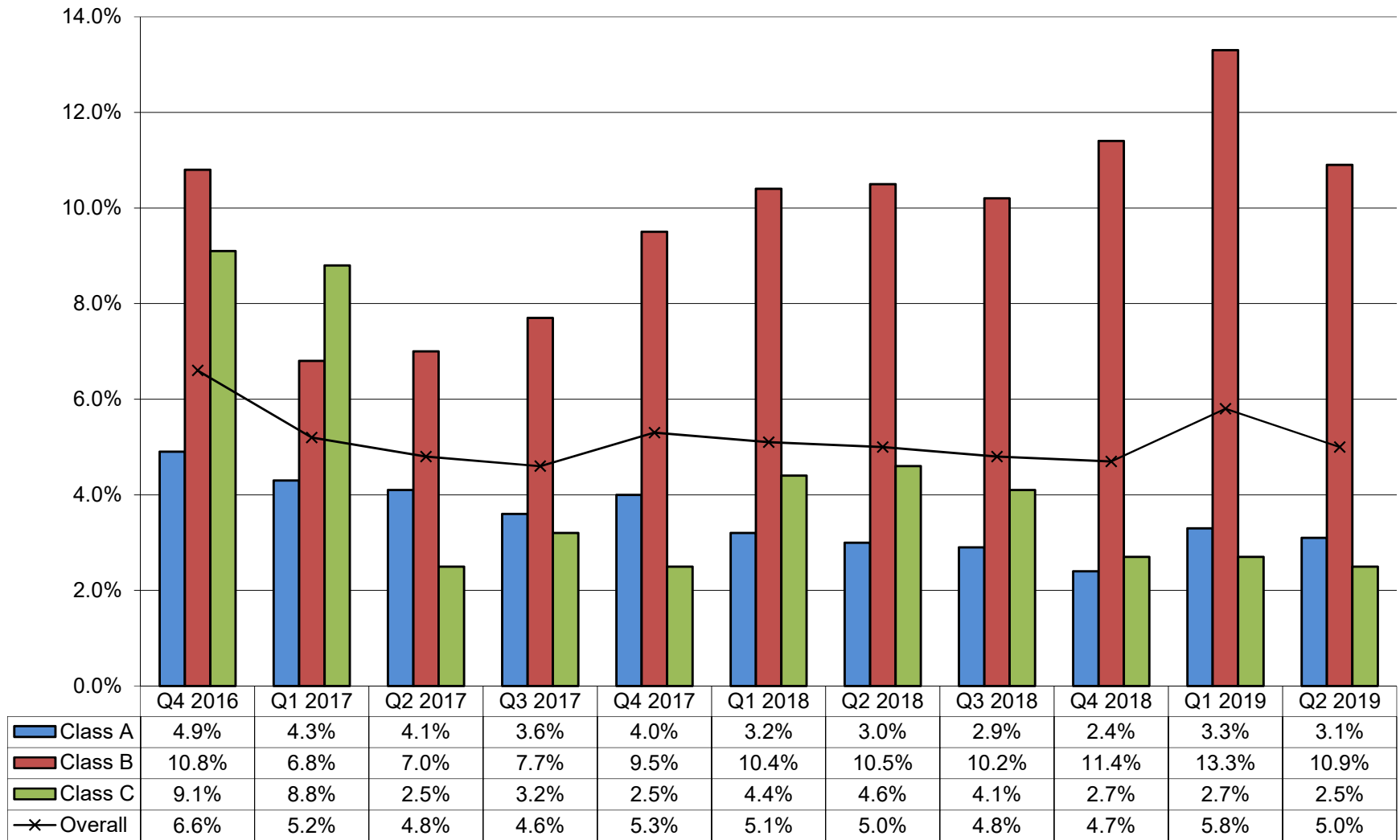
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$26.53	\$26.46	\$26.52	\$27.02	\$26.93	\$28.00	\$28.71	\$29.28	\$29.24	\$29.27	\$29.66	\$0.39
Class B	\$20.00	\$19.98	\$19.77	\$20.24	\$19.49	\$19.58	\$20.80	\$20.85	\$21.00	\$21.00	\$21.01	\$0.01
Class C	\$17.33	\$16.63	\$16.43	\$15.99	\$16.12	\$17.46	\$17.66	\$18.21	\$18.22	\$18.20	\$18.29	\$0.09
Overall	\$23.78	\$23.44	\$23.28	\$23.71	\$23.46	\$23.73	\$24.72	\$24.77	\$25.20	\$25.07	\$25.35	\$0.28

Notes:

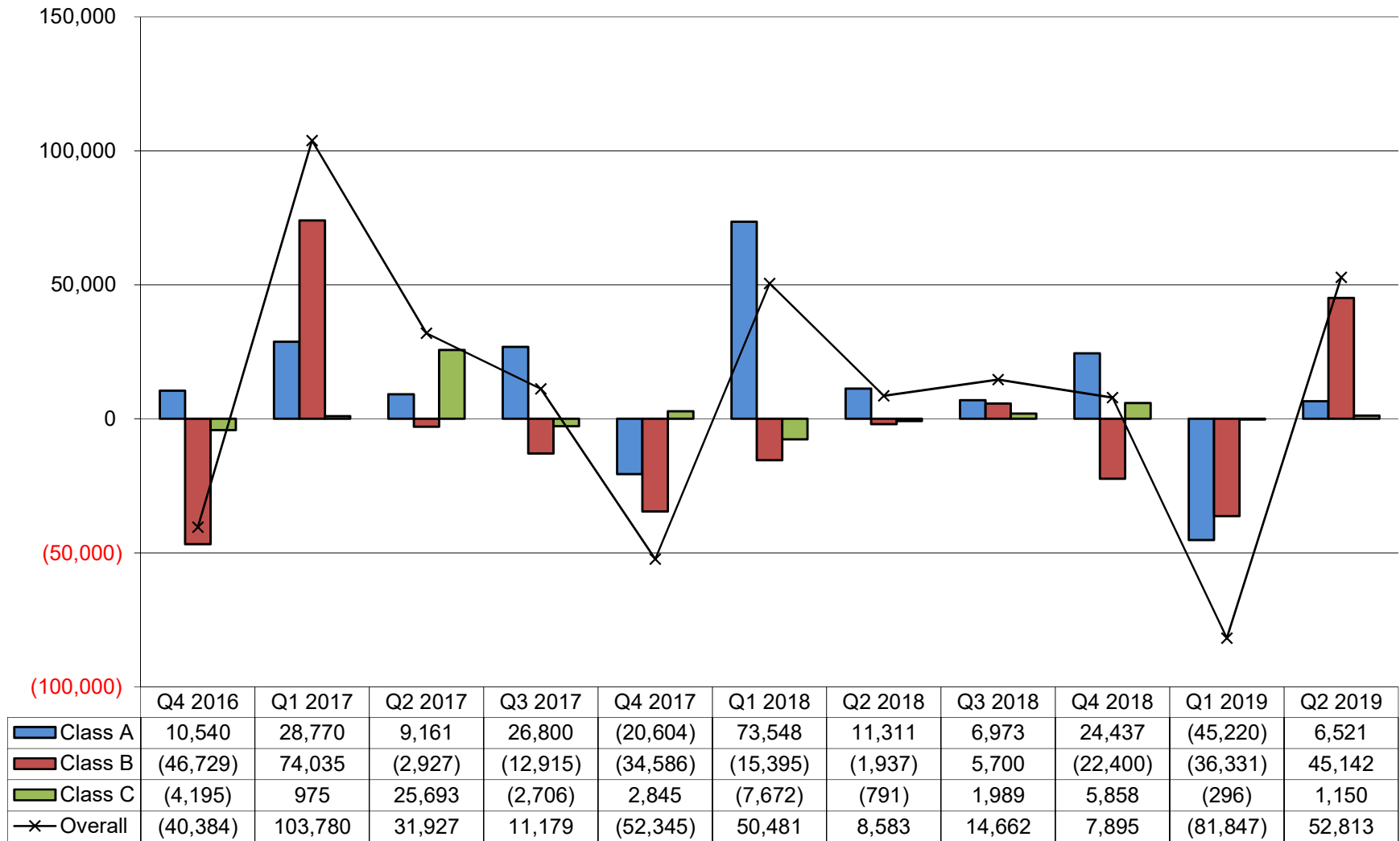
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,004	5,150	3.0%	5,150	3.0%	8,886	8,886	0	3,220	\$28.09/fs
7700 Bonhomme Ave	101,327	15,358	15.2%	15,358	15.2%	15,358	15,358	0	7,679	\$28.00/fs
7777 Bonhomme Ave	197,311	20,084	10.2%	21,281	10.8%	40,720	32,190	3,530	9,356	\$28.25/fs
1 N Brentwood Blvd	274,272	0	0.0%	0	0.0%	0	0	0	0	-
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	14,437	5.5%	14,437	5.5%	17,184	17,184	0	5,184	\$27.48/fs
1401 S Brentwood Blvd	175,000	2,623	1.5%	2,623	1.5%	2,623	2,623	0	2,623	\$32.00/fs
1600 S Brentwood Blvd	105,000	8,813	8.4%	8,813	8.4%	22,449	22,449	0	13,636	\$26.00/fs
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	6,790	6,790	0	4,018	\$36.00/fs
120 S Central Ave	299,176	34,712	11.6%	34,712	11.6%	53,791	53,791	0	17,233	\$28.50/fs
7980 Clayton Rd	61,040	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	0	0.0%	0	0.0%	0	0	0	0	\$23.00/fs
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
8915 Eager Rd	34,780	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	210,843	3,937	1.9%	3,937	1.9%	28,804	28,804	0	15,527	\$31.00/fs
7733 Forsyth Blvd	369,722	1,741	0.5%	1,741	0.5%	14,471	9,471	0	7,730	\$31.00/fs
7800 Forsyth Blvd	108,000	4,402	4.1%	4,402	4.1%	8,152	8,152	0	4,402	\$28.00/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	4,536	4,536	0	4,536	\$26.50/fs
8235 Forsyth Blvd	217,564	3,903	1.8%	3,903	1.8%	28,865	28,865	0	16,580	\$33.00/fs
101 S Hanley Rd	361,000	0	0.0%	0	0.0%	36,836	16,650	20,186	15,191	\$31.00/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	3,417	1.7%	6,438	3.2%	14,236	11,215	3,021	4,698	\$28.89/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	30,063	30,063	0	30,063	\$31.00/fs
8182 Maryland Ave	336,262	33,711	10.0%	33,711	10.0%	56,182	28,156	28,026	19,017	\$33.00/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	0	0.0%	0	0.0%	0	0	0	0	\$26.00/fs
165 N Meramec Ave	62,785	0	0.0%	0	0.0%	0	0	0	0	-
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	0	0	0	0	\$26.00/fs
8780 Olive Blvd	0	0	-	0	-	0	0	0	0	-
Total (32 Bldgs)	5,185,490	159,078	3.1%	163,296	3.1%	389,946	325,183	54,763	30,063	\$29.54/fs

Clayton Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
130 S Bemiston Ave	77,969	10,085	12.9%	10,085	12.9%	15,536	13,853	1,683	3,768	\$17.50/fs
230 S Bemiston Ave	99,190	8,567	8.6%	8,567	8.6%	10,727	10,727	0	4,000	\$21.50/fs
7711 Bonhomme Ave	82,473	16,183	19.6%	16,183	19.6%	16,183	16,183	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	2,420	3.2%	2,420	3.2%	4,006	4,006	0	1,699	\$19.59/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	6,895	6,895	0	5,090	\$19.50/fs
7710 Carondelet Ave	52,350	15,114	28.9%	15,114	28.9%	15,114	15,114	0	7,000	\$18.95/fs
7730 Carondelet Ave	37,120	14,694	39.6%	14,694	39.6%	17,280	17,280	0	10,000	\$18.95/fs
7745 Carondelet Ave	85,461	13,634	16.0%	13,634	16.0%	13,634	13,634	0	8,195	\$19.75/fs
7751 Carondelet Ave	49,505	11,291	22.8%	11,291	22.8%	11,291	11,291	0	4,196	\$19.75/fs
8008 Carondelet Ave	30,940	270	0.9%	270	0.9%	599	599	0	599	\$19.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	134,376	12,121	9.0%	12,121	9.0%	46,025	40,939	5,086	11,618	\$24.00/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	100,000	0	0.0%	0	0.0%	0	0	0	0	-
6677-6683 Delmar Blvd	36,560	2,260	6.2%	2,260	6.2%	2,260	2,260	0	2,260	\$20.00/fs
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	50,760	0	0.0%	0	0.0%	0	0	0	0	-
8020 Forsyth Blvd	46,852	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	130,000	16,971	13.1%	16,971	13.1%	43,119	43,119	0	22,090	\$18.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	4,100	11.7%	4,100	11.7%	4,100	4,100	0	4,100	\$13.95/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	0	0.0%	0	0.0%	0	0	0	0	\$20.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	0	0	0	-
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	0	0	0	0	-
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	10,068	18.3%	10,068	18.3%	10,068	10,068	0	8,743	\$13.00/fs
8301 Maryland Ave	50,400	1,186	2.4%	1,186	2.4%	4,049	4,049	0	2,863	\$21.00/fs
135 N Meramec Ave	50,995	50,995	100.0%	50,995	100.0%	28,124	28,124	0	8,921	\$28.00/fs
222 S Meramec Ave	20,838	1,169	5.6%	1,169	5.6%	6,662	6,662	0	4,436	\$18.50/fs
225 S Meramec Ave	48,887	11,244	23.0%	11,244	23.0%	23,231	23,231	0	5,905	\$20.00/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
Total (33 Bldgs)	1,856,526	202,372	10.9%	202,372	10.9%	278,903	272,134	6,769	22,090	\$20.92/fs

Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	1,512	4.1%	1,512	4.1%	1,927	1,927	0	1,467	\$19.00/fs
30-34 N Brentwood Blvd	34,200	2,976	8.7%	2,976	8.7%	2,976	2,976	0	1,490	\$17.50/fs
2500-2518 S Brentwood Blvd	63,008	5,546	8.8%	5,546	8.8%	5,546	5,546	0	3,046	\$15.00/mg
6346-6370 Delmar Blvd	35,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/+clea
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	-
8328-8332 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	409,229	10,034	2.5%	10,034	2.5%	10,449	10,449	0	3,046	\$18.22/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
(75 Bldgs)	7,451,245	371,484	5.0%	375,702	5.0%	679,298	607,766	61,532	30,063	\$25.34/fs

Olive-270/Westport

From Previous Qtr.

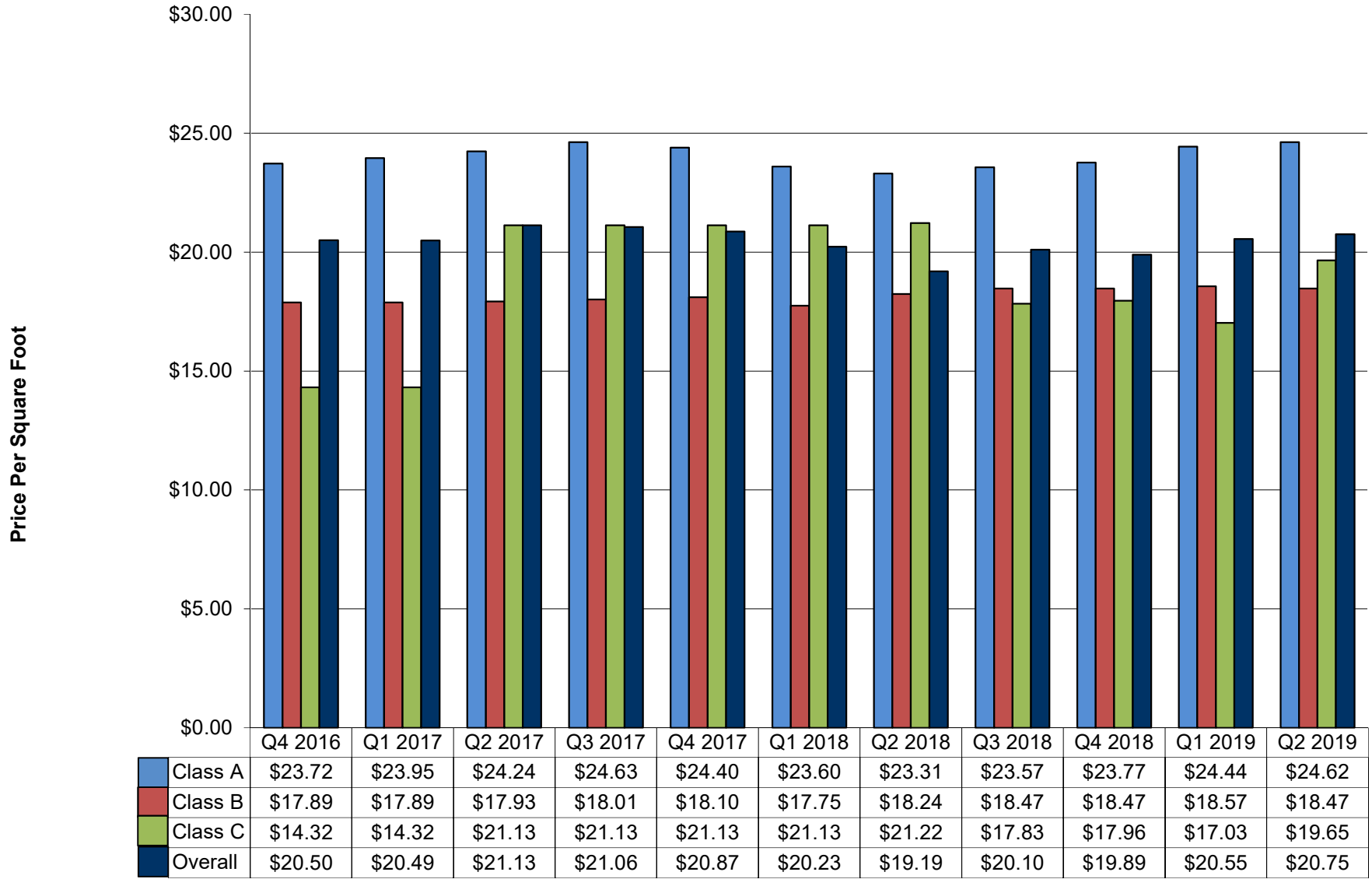
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	10.3%	8.4%	7.8%	10.9%	6.5%	6.9%	5.5%	5.2%	4.7%	5.2%	6.0%	0.8%
Class B	13.3%	13.3%	12.8%	13.2%	10.7%	12.2%	16.0%	15.0%	14.4%	14.7%	14.5%	-0.2%
Class C	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.6%	0.0%	0.7%	0.7%	0.0%
Overall	11.5%	10.6%	10.0%	11.6%	8.4%	9.4%	10.6%	10.0%	9.4%	9.9%	10.1%	0.2%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	15,575	66,062	18,448	(105,173)	150,495	(14,428)	48,833	9,869	17,747	(18,962)	(26,815)	(7,853)
Class B	25,042	(702)	22,017	(16,465)	93,372	(57,463)	(143,439)	36,378	26,174	(13,722)	7,668	21,390
Class C	31,104	3,200	0	0	0	0	(1,730)	0	1,730	(1,959)	0	1,959
Overall	71,721	68,560	40,465	(121,638)	243,867	(71,891)	(96,336)	46,247	45,651	(34,643)	(19,147)	15,496

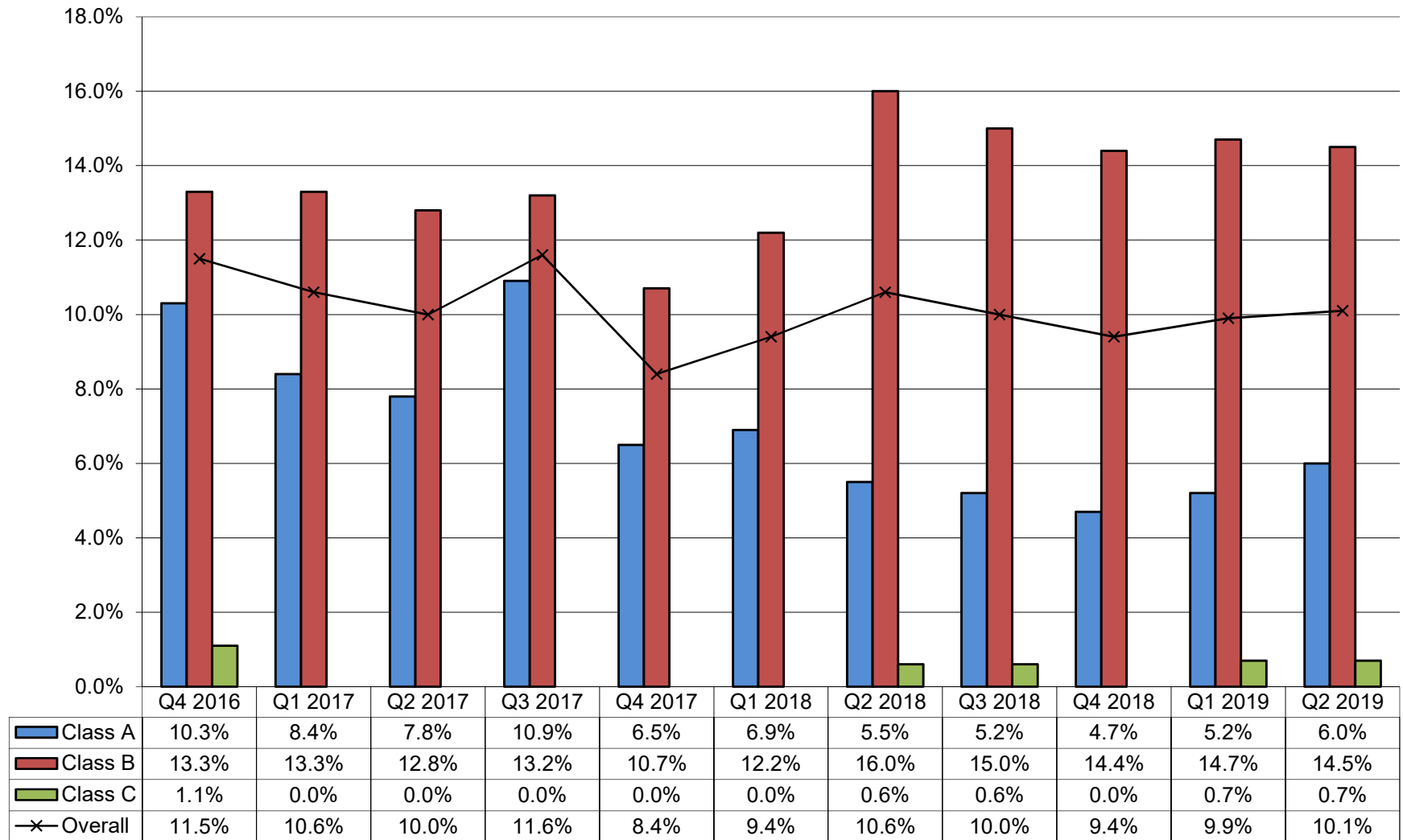
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$23.72	\$23.95	\$24.24	\$24.63	\$24.40	\$23.60	\$23.31	\$23.57	\$23.77	\$24.44	\$24.62	\$0.18
Class B	\$17.89	\$17.89	\$17.93	\$18.01	\$18.10	\$17.75	\$18.24	\$18.47	\$18.47	\$18.57	\$18.47	-\$0.10
Class C	\$14.32	\$14.32	\$21.13	\$21.13	\$21.13	\$21.13	\$21.22	\$17.83	\$17.96	\$17.03	\$19.65	\$2.62
Overall	\$20.50	\$20.49	\$21.13	\$21.06	\$20.87	\$20.23	\$19.19	\$20.10	\$19.89	\$20.55	\$20.75	\$0.20

Notes:

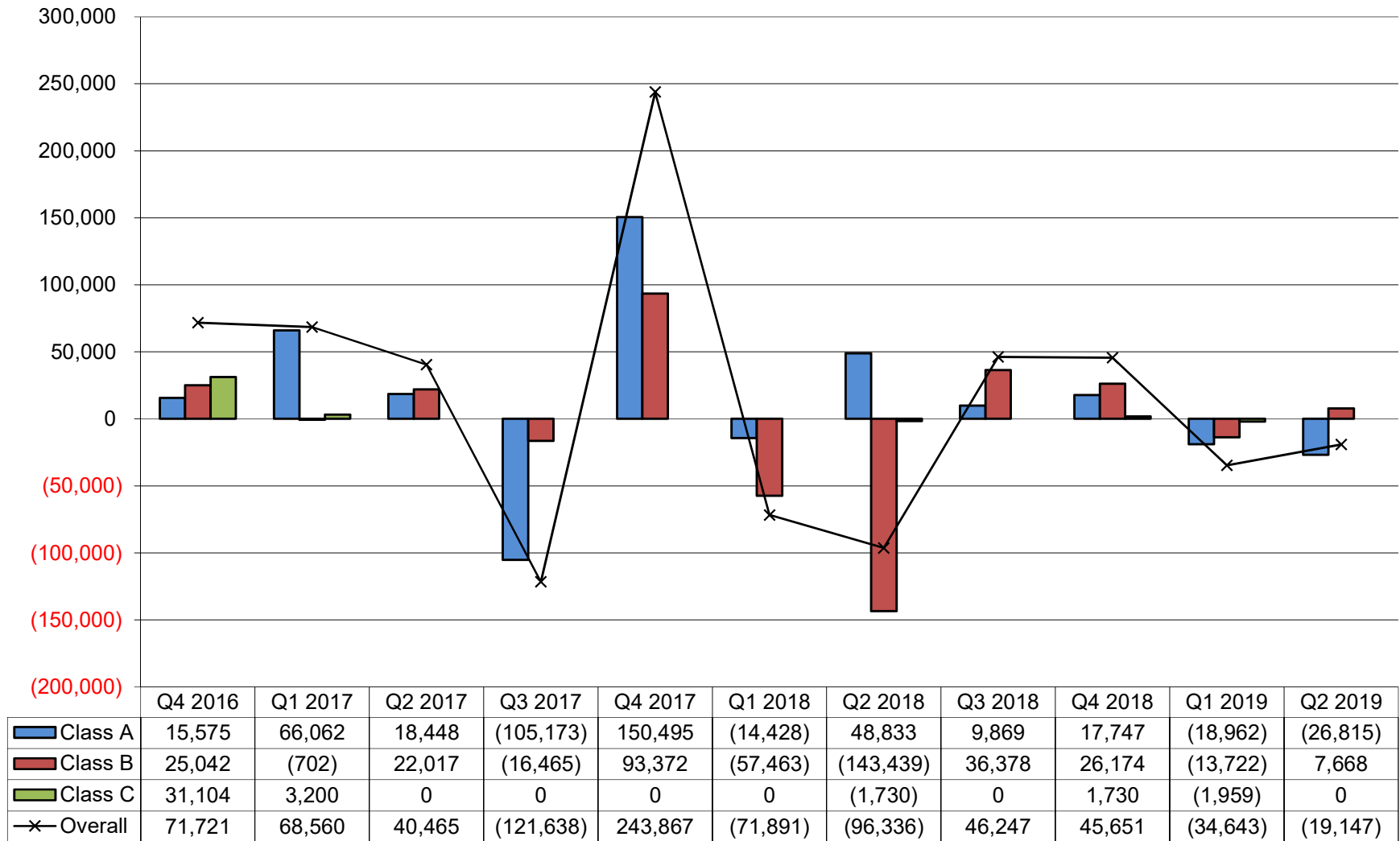
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive-270/Westport Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 CityPlace Dr	287,000	4,204	1.5%	4,204	1.5%	22,721	22,721	0	13,790	\$27.00/fs
2 CityPlace Dr	117,936	7,509	6.4%	7,509	6.4%	23,379	18,379	0	8,413	\$27.00/fs
3 CityPlace Dr	230,000	5,498	2.4%	5,498	2.4%	5,498	5,498	0	3,455	\$29.25/fs
4 CityPlace Dr	103,034	5,043	4.9%	5,043	4.9%	5,043	5,043	0	5,043	\$27.00/fs
6 Cityplace Dr	223,000	6,028	2.7%	6,028	2.7%	37,802	37,802	0	23,043	\$28.50/fs
600 Emerson Rd	118,322	4,716	4.0%	4,716	4.0%	37,251	4,716	32,535	32,535	\$20.60/fs
622 Emerson Rd	210,039	18,321	8.7%	18,321	8.7%	24,262	24,262	0	10,853	\$27.50/fs
701 Emerson Rd	107,265	5,896	5.5%	5,896	5.5%	12,210	12,210	0	6,314	\$25.50/fs
721 Emerson Rd	190,219	24,047	12.6%	24,047	12.6%	52,064	52,064	0	28,017	\$25.50/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
10330 Old Olive Street Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11410-11440 Olive Blvd	24,000	4,996	20.8%	4,996	20.8%	0	0	0	0	\$22.50/fs
12312 Olive Blvd	126,000	3,688	2.9%	3,688	2.9%	3,688	3,688	0	3,688	\$26.50/fs
12400 Olive Blvd	115,460	15,375	13.3%	19,625	17.0%	31,415	27,165	4,250	11,790	\$22.05/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	0	0	-	0	-	0	0	0	0	-
12647 Olive Blvd	134,544	20,412	15.2%	20,412	15.2%	47,061	10,688	36,373	22,938	\$20.75/fs
12655 Olive Blvd	121,406	0	0.0%	0	0.0%	5,815	5,815	0	5,815	\$25.00/fs
1801 Park 270 Dr	152,353	3,830	2.5%	32,180	21.1%	43,092	14,742	28,350	28,350	\$18.03/fs
1807 Park 270 Dr	122,297	3,518	2.9%	3,518	2.9%	18,205	18,205	0	8,468	\$19.00/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	2,330	2,330	0	1,480	\$35.00/nnn
55 Westport Plaza Dr	87,670	8,856	10.1%	14,681	16.7%	14,681	8,856	5,825	8,856	\$22.41/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	6,732	6,732	0	4,832	\$24.50/fs
111 Westport Plaza Dr	149,909	20,164	13.5%	20,164	13.5%	53,989	48,989	0	14,640	\$24.50/fs
Total (26 Bldgs)	3,409,709	166,933	4.9%	205,358	6.0%	447,238	329,905	107,333	32,535	\$23.72/fs

Olive-270/Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 1st Missouri Ctr	34,939	0	0.0%	0	0.0%	0	0	0	0	-
11710 Administration Dr	20,000	3,117	15.6%	3,117	15.6%	3,377	3,377	0	1,183	\$19.00/mg
10426-10434 Baur Blvd	28,000	28,000	100.0%	28,000	100.0%	28,000	35,200	0	28,000	\$16.95/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	48,538	59.5%	48,538	59.5%	48,538	48,538	0	19,611	\$17.50/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
11970 Borman Dr	21,450	7,752	36.1%	7,752	36.1%	7,752	7,752	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	0	0	0	0	-
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	73,788	7,066	9.6%	7,066	9.6%	7,066	7,066	0	7,066	\$13.75/mg
655 Craig Rd	55,000	8,330	15.1%	8,330	15.1%	11,316	11,316	0	2,986	\$17.00/fs
680 Craig Rd	52,500	5,078	9.7%	5,078	9.7%	8,245	8,245	0	4,509	\$17.50/fs
1001 Craig Rd	77,000	10,084	13.1%	13,620	17.7%	15,270	11,734	3,536	5,481	\$17.84/fs
1810 Craig Rd	25,000	2,022	8.1%	2,022	8.1%	2,022	2,022	0	2,022	\$18.00/fs
1820-1868 Craig Rd	30,000	4,539	15.1%	4,539	15.1%	4,539	4,539	0	3,166	\$16.50/fs
1850 Craigshire Dr	61,374	11,149	18.2%	11,149	18.2%	13,348	13,348	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	9,176	25.7%	9,176	25.7%	11,174	7,952	3,222	3,222	\$18.00/fs
955 Executive Parkway Dr	34,955	8,073	23.1%	8,073	23.1%	9,988	9,988	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	3,759	6.3%	3,759	6.3%	8,914	8,914	0	3,759	\$19.75/fs
1000 Executive Parkway Dr	31,142	7,519	24.1%	7,519	24.1%	7,519	7,519	0	5,961	\$14.00/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	34,463	10,346	30.0%	10,346	30.0%	10,346	10,346	0	10,346	\$19.00/fs
1215 Fern Ridge Pky	59,092	12,969	21.9%	12,969	21.9%	16,989	16,989	0	6,814	\$16.50/fs
1224 Fern Ridge Pky	50,374	12,899	25.6%	12,899	25.6%	12,899	12,899	0	6,002	\$16.95/fs
1285 Fern Ridge Pky	98,520	0	0.0%	0	0.0%	0	0	0	0	-
2127 Innerbelt Business Center Dr	45,461	0	0.0%	0	0.0%	0	0	0	0	-
2122 Kratky Rd	25,344	16,672	65.8%	16,672	65.8%	16,672	16,672	0	12,672	\$14.00/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	0	0	0	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	0	0.0%	0	0.0%	4,211	4,211	0	4,211	\$20.00/fs
275 N Lindbergh Blvd	26,000	0	0.0%	0	0.0%	3,900	3,900	0	3,900	\$22.00/fs
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1100 N Lindbergh Blvd	54,180	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	78,252	0	0.0%	0	0.0%	29,911	29,911	0	19,988	\$21.00/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	3,136	3,136	0	3,136	\$22.00/+elec
522 N New Ballas Rd	55,922	16,489	29.5%	16,489	29.5%	16,489	16,489	0	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	4,471	4.3%	4,471	4.3%	4,471	4,471	0	4,471	\$26.35/fs
634-680 Office Pky	26,462	0	0.0%	0	0.0%	2,612	2,612	0	2,612	\$17.50/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	\$22.00/nnn
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	0	0.0%	0	0.0%	4,786	4,786	0	4,786	\$18.50/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
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	5,922	5,922	0	5,922	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	6,776	8.1%	6,776	8.1%	6,776	6,776	0	6,776	\$18.75/fs
9100 Olive Blvd	0	0	-	0	-	0	0	0	0	-
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	2,087	6.3%	2,087	6.3%	2,749	2,749	0	1,574	\$19.00/mg
9666 Olive Blvd	148,000	18,296	12.4%	18,296	12.4%	21,711	21,711	0	10,977	\$17.50/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	170,632	142,194	83.3%	142,194	83.3%	142,194	142,194	0	113,756	\$20.00/fs
11500 Olive Blvd	36,897	6,291	17.1%	6,291	17.1%	6,291	6,291	0	2,706	\$15.59/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	28,836	0	0.0%	0	0.0%	10,985	10,985	0	10,985	-
12747 Olive Blvd	72,699	1,432	2.0%	1,432	2.0%	2,770	2,770	0	1,432	\$18.00/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	38,528	38,528	0	36,106	\$17.75/fs
1155 Olivette Executive Pky	25,700	7,684	29.9%	7,684	29.9%	25,700	32,325	0	25,700	\$19.00/fs
11550 Page Service Dr	21,650	0	0.0%	0	0.0%	0	0	0	0	-
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	19,000	72.1%	19,000	72.1%	19,000	19,000	0	19,000	\$16.95/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	5,255	5,255	0	5,255	\$17.25/fs
2388 Schuetz Rd	26,928	1,800	6.7%	1,800	6.7%	1,800	1,800	0	1,800	\$16.50/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	0	0.0%	0	0.0%	2,545	2,545	0	2,545	\$18.00/nnn
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	-
11840 Westline Industrial Dr	53,596	4,585	8.6%	4,585	8.6%	4,585	4,585	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	40,287	3,730	9.3%	3,730	9.3%	3,730	3,730	0	2,768	\$14.50/fs
11960 Westline Industrial Dr	91,011	9,469	10.4%	9,469	10.4%	24,223	24,223	0	15,540	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	10,146	8.4%	10,146	8.4%	37,777	37,777	0	27,631	\$18.00/fs
940 Westport Plaza Dr	89,552	3,226	3.6%	3,226	3.6%	3,226	3,226	0	3,226	\$24.00/fs
2200 Westport Plaza Dr	39,173	7,036	18.0%	7,036	18.0%	7,036	7,036	0	4,133	\$12.99/fs
12140 Woodcrest Exec Dr	92,960	31,799	34.2%	31,799	34.2%	31,799	31,799	0	6,061	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	1,530	3.0%	1,530	3.0%	29,045	29,045	0	17,000	\$18.75/fs
2043 Woodlands Pky	64,858	30,501	47.0%	30,501	47.0%	30,501	30,501	0	21,000	\$18.00/fs
Total (79 Bldgs)	3,818,549	550,885	14.4%	554,421	14.5%	779,138	786,205	6,758	113,756	\$18.42/fs

Olive-270/Westport Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11737 Administration Dr	30,619	1,959	6.4%	1,959	6.4%	29,908	29,908	0	10,597	\$17.00/fs
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
745 Craig Rd	21,575	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
795 Office Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	-
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	38,772	38,772	0	38,772	\$21.50/fs
Total (10 Bldgs)	287,228	1,959	0.7%	1,959	0.7%	68,680	68,680	0	38,772	\$19.65/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
(115 Bldgs)	7,515,486	719,777	9.6%	761,738	10.1%	1,295,056	1,184,790	114,091	113,756	\$20.34/fs

West County

From Previous Qtr.

Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	7.2%	7.3%	6.2%	6.3%	5.8%	5.3%	6.2%	7.3%	8.6%	8.3%	11.3%	3.0%
Class B	8.8%	9.6%	9.5%	9.0%	10.0%	10.6%	13.0%	14.8%	15.4%	16.0%	12.2%	-3.8%
Class C	6.8%	9.3%	9.3%	14.8%	8.0%	4.0%	4.6%	4.6%	4.5%	1.9%	1.9%	0.0%
Overall	7.8%	8.2%	7.5%	7.5%	7.3%	7.1%	8.6%	9.8%	10.9%	10.8%	11.3%	0.5%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	42,905	(3,094)	55,255	107,852	27,110	25,526	(47,460)	(50,478)	(63,758)	12,471	(147,310)	(159,781)
Class B	27,791	(22,172)	2,120	14,904	13,433	(17,451)	(67,739)	(50,270)	(19,186)	(14,827)	105,856	120,683
Class C	871	(6,164)	(182)	(14,014)	17,361	10,259	(1,591)	0	344	6,514	0	(6,514)
Overall	71,567	(31,430)	57,193	108,742	57,904	18,334	(116,790)	(100,748)	(82,600)	4,158	(41,454)	(45,612)

Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$26.07	\$25.56	\$25.72	\$25.32	\$25.67	\$25.96	\$26.58	\$26.93	\$26.83	\$26.59	\$26.37	-\$0.22
Class B	\$19.55	\$19.67	\$20.37	\$20.17	\$20.88	\$21.37	\$21.65	\$22.21	\$22.22	\$22.14	\$22.28	\$0.14
Class C	\$14.64	\$14.64	\$14.58	\$15.79	\$15.79	\$13.15	\$12.73	\$14.91	\$15.99	\$15.99	\$15.99	\$0.00
Overall	\$23.24	\$23.07	\$23.48	\$23.04	\$23.62	\$24.01	\$24.34	\$24.63	\$24.98	\$24.83	\$24.77	-\$0.06

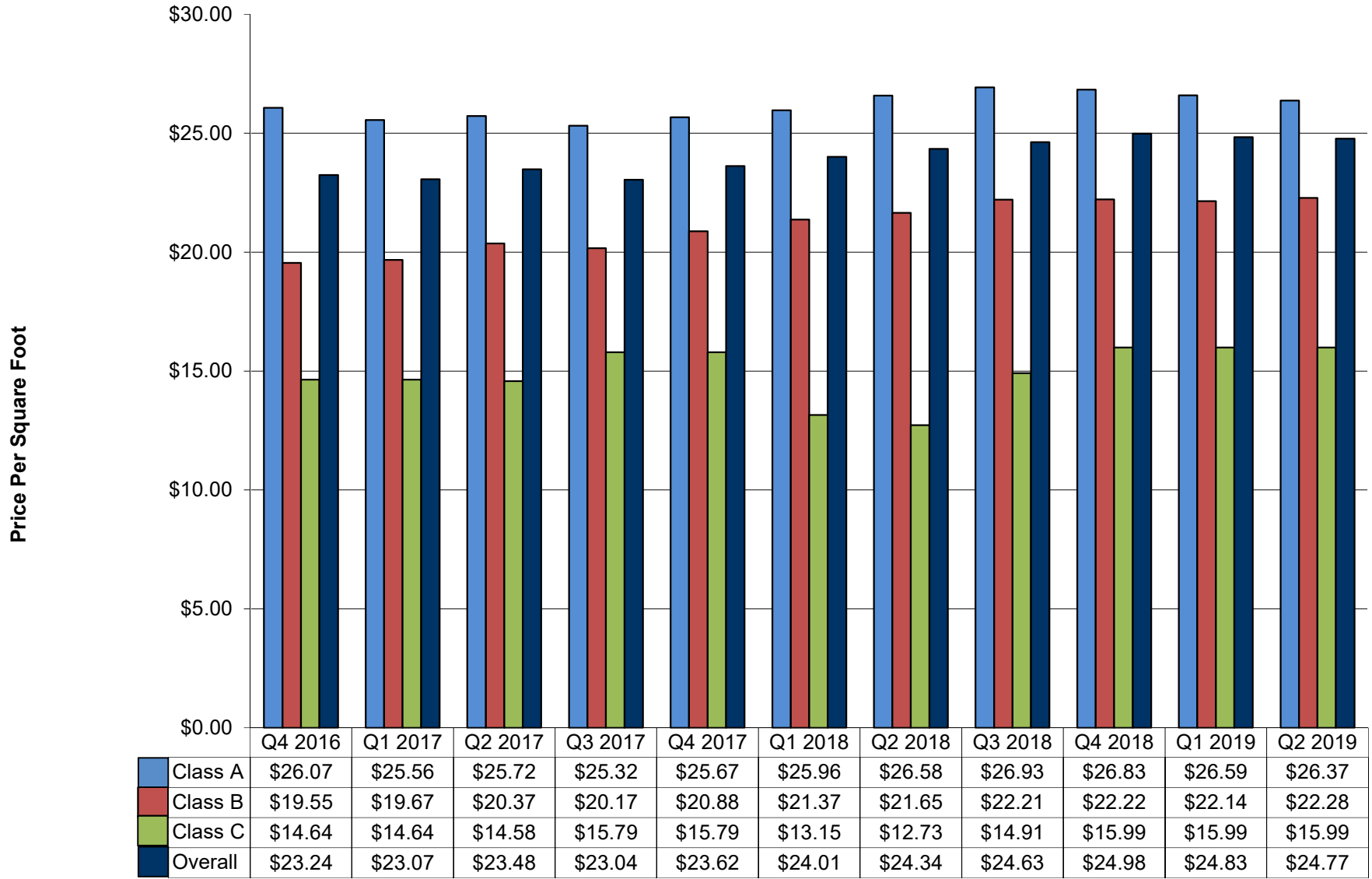
Notes:

Class A:

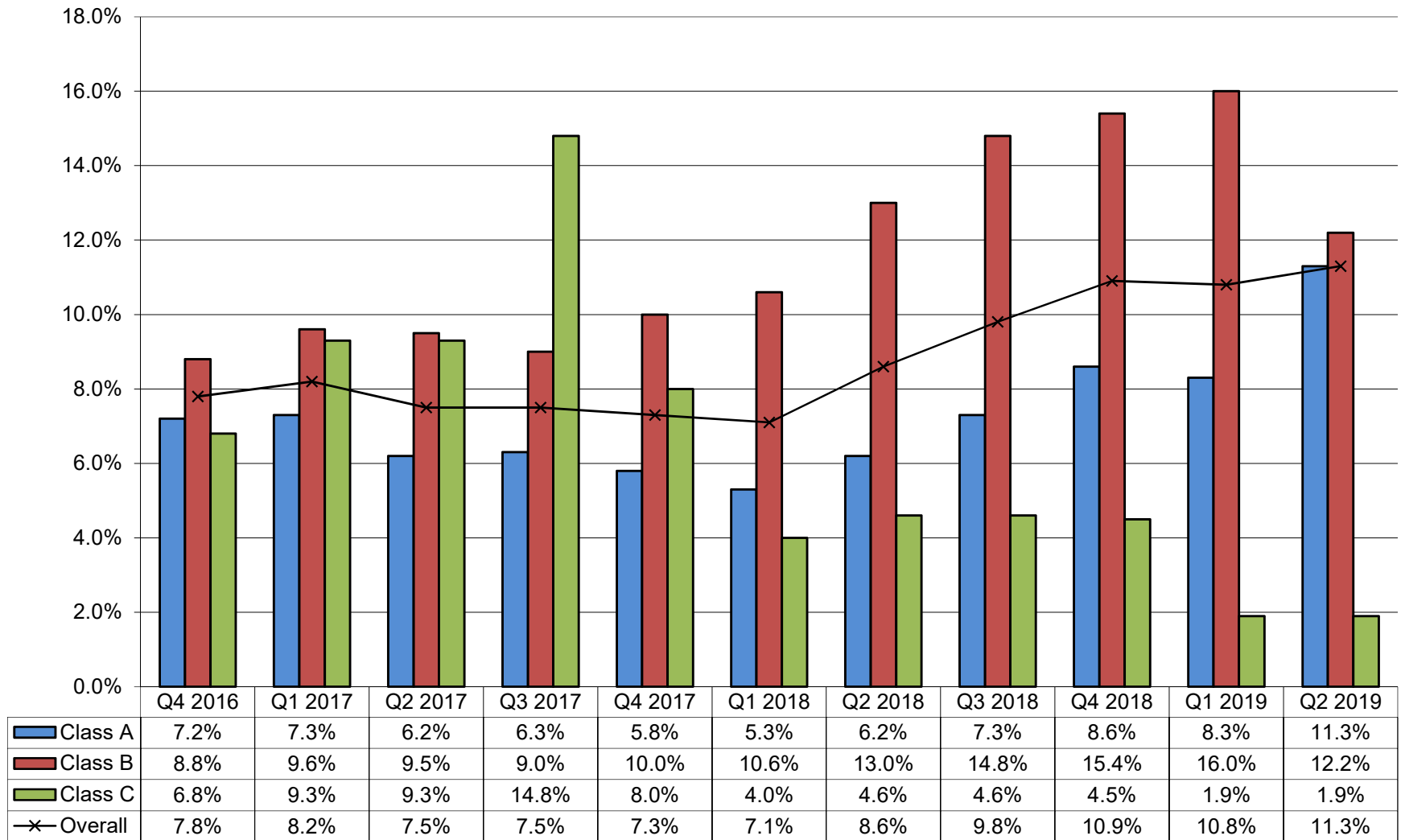
17107 Chesterfield Airport Rd 0.0% vacant to 37.2% (20,430 SF Vacated)

Corporate Hill IV 0.0% Vacant to 100% vacant (179,000 SF Scottrade Vacated, lease signed in Q2 for Centenne)

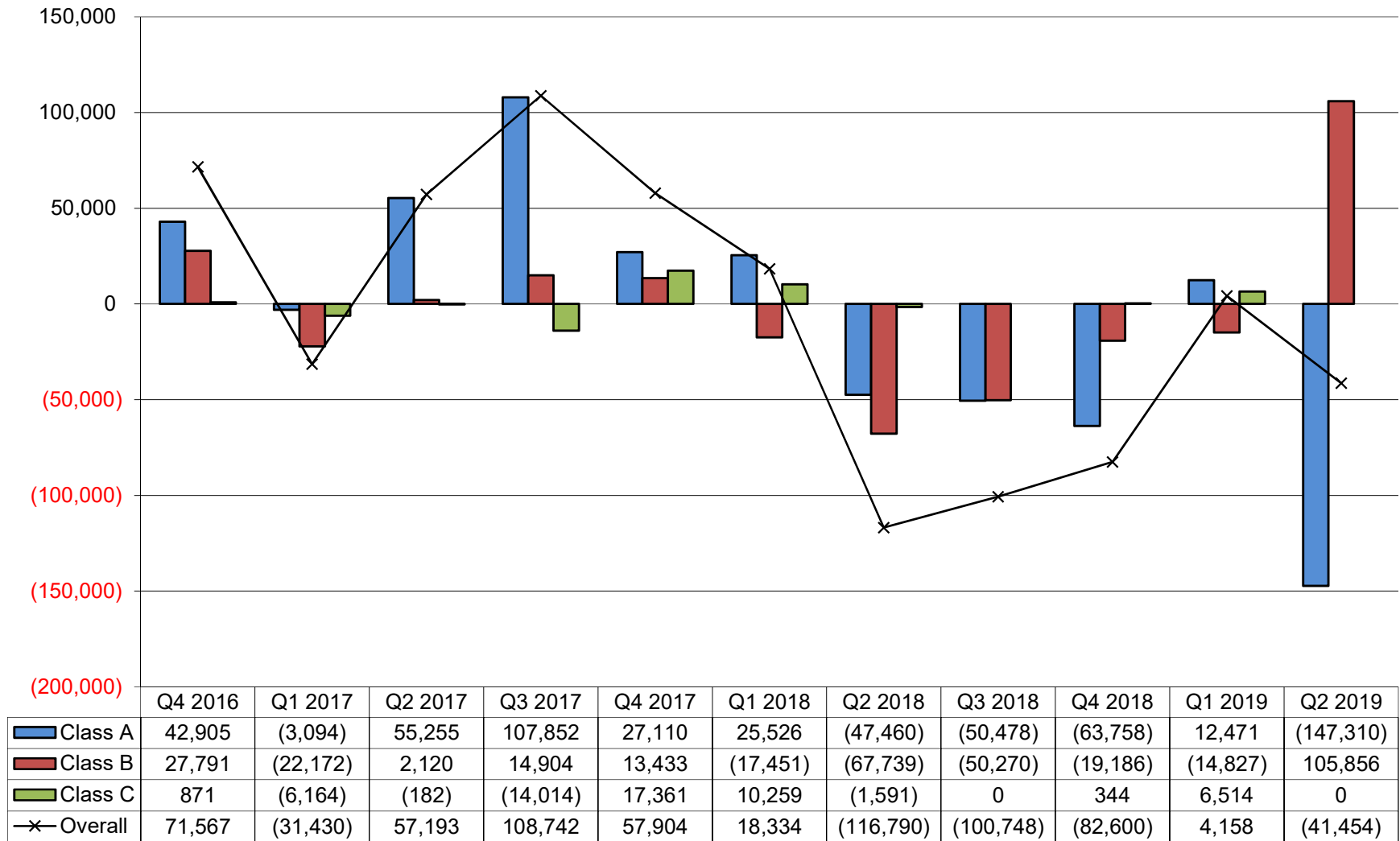
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	20,430	37.2%	20,430	37.2%	20,430	20,430	0	20,430	\$25.75/fs
100 Chesterfield Business Pky	60,000	7,340	12.2%	7,340	12.2%	12,340	7,340	0	7,340	\$27.50/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	179,000	179,000	100.0%	179,000	100.0%	0	0	0	0	\$25.50/fs
1610 Des Peres Rd	96,609	10,396	10.8%	10,396	10.8%	24,937	14,857	10,080	10,080	\$22.79/fs
1630 Des Peres Rd	96,378	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
1650 Des Peres Rd	96,258	16,216	16.8%	16,216	16.8%	16,216	16,216	0	7,164	\$24.00/fs
16150 Main Circle Dr	100,600	9,324	9.3%	9,324	9.3%	9,324	9,324	0	9,324	\$30.00/fs
12701-12800 Manchester Rd	46,534	18,000	38.7%	18,000	38.7%	18,000	18,000	0	18,000	-
13205 Manchester Rd	68,816	0	0.0%	0	0.0%	11,133	11,133	0	8,947	\$25.50/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	17,584	15.2%	76,078	65.9%	70,216	11,722	58,494	58,494	\$29.50/fs
530 Maryville Centre Dr	107,962	14,970	13.9%	14,970	13.9%	24,329	24,329	0	11,952	\$28.21/fs
540 Maryville Centre Dr	107,972	18,568	17.2%	18,568	17.2%	29,725	29,725	0	18,568	\$29.50/fs
550 Maryville Centre Dr	99,403	99,403	100.0%	99,403	100.0%	99,403	99,403	0	99,403	\$29.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	0	0.0%	7,110	7,110	0	7,110	\$29.50/fs
625 Maryville Centre Dr	104,990	12,402	11.8%	12,402	11.8%	31,538	31,538	0	29,131	\$30.00/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	4,037	2.6%	4,037	0	4,037	4,037	\$30.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	0	0.0%	1,574	1.2%	15,655	14,081	1,574	14,081	\$29.90/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	6,714	6,714	0	6,714	\$18.50/fs
17280 N Outer 40	23,600	0	0.0%	434	1.8%	2,608	2,174	434	2,174	\$28.49/fs
17298 N Outer 40	0	0	-	0	-	0	0	0	0	-
14755 N Outer 40 Rd	143,473	7,913	5.5%	7,913	5.5%	22,968	22,968	0	15,055	\$27.90/fs
14767 N Outer 40 Rd	125,000	0	0.0%	0	0.0%	0	0	0	0	-
14805 N Outer 40 Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	4,825	4,825	0	4,825	\$26.00/fs
14567 N Outer Forty	111,874	10,742	9.6%	13,495	12.1%	12,694	9,941	2,753	4,199	\$23.96/fs
15450 S Outer Forty	104,410	570	0.5%	570	0.5%	5,873	5,873	0	5,303	\$23.00/fs
12412 Powerscourt Dr	62,578	1,562	2.5%	13,741	22.0%	20,076	1,562	18,514	12,179	\$19.68/fs
12444 Powerscourt Dr	130,989	1,700	1.3%	1,700	1.3%	0	0	0	0	\$26.00/fs
16020 Swingley Ridge Rd	48,000	0	0.0%	2,500	5.2%	7,557	0	7,557	5,057	\$23.00/fs
16052 Swingley Ridge Rd	48,000	0	0.0%	0	0.0%	16,610	16,610	0	16,610	\$23.00/fs
16090 Swingley Ridge Rd	89,047	0	0.0%	0	0.0%	9,852	7,991	1,861	7,991	\$23.15/fs
16091 Swingley Ridge Rd	50,000	5,115	10.2%	5,115	10.2%	5,115	5,115	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	3,235	3,235	0	3,235	\$24.50/fs
16305 Swingley Ridge Rd	120,163	0	0.0%	0	0.0%	0	0	0	0	-
16401 Swingley Ridge Rd	154,000	2,209	1.4%	2,209	1.4%	2,209	2,209	0	2,209	\$25.00/fs
16690 Swingley Ridge Rd	97,024	1,052	1.1%	1,052	1.1%	1,052	1,052	0	1,052	\$26.50/fs
1350 Timberlake Manor Pky	117,036	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	118,135	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	0	0.0%	10,167	8.7%	10,167	0	10,167	10,167	\$28.00/fs

West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	87,567	4,581	5.2%	4,581	5.2%	18,566	18,566	0	18,566	\$24.00/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
Total (47 Bldgs)	4,916,905	463,902	9.4%	556,040	11.3%	544,514	424,043	115,471	99,403	\$26.48/fs

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
12977 N 40 Dr	61,883	7,830	12.7%	7,830	12.7%	6,733	6,733	0	3,674	\$19.00/fs
300 Chesterfield Ctr	20,000	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
500 Chesterfield Ctr	39,554	10,794	27.3%	10,794	27.3%	12,175	12,175	0	7,512	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	14,255	30.3%	14,255	30.3%	14,255	14,255	0	3,947	\$20.00/fs
17151 Chesterfield Airport Rd	70,000	0	0.0%	0	0.0%	0	0	0	0	-
17998 Chesterfield Airport Rd	27,000	938	3.5%	938	3.5%	3,666	3,666	0	2,728	\$16.75/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
16647 Chesterfield Grove Rd	30,567	15,869	51.9%	15,869	51.9%	9,654	9,654	0	7,984	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	1,772	5.1%	1,772	5.1%	4,143	4,143	0	2,371	-
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	6,204	6,204	0	6,204	\$19.50/fs
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	80,000	3,635	4.5%	3,635	4.5%	23,666	23,666	0	10,406	\$26.00/fs
10555 Clayton Rd	43,456	0	0.0%	0	0.0%	0	0	0	0	-
15480 Clayton Rd	27,100	9,182	33.9%	9,182	33.9%	9,182	9,182	0	4,260	\$15.90/fs
15933 Clayton Rd	126,546	5,111	4.0%	5,111	4.0%	5,111	5,111	0	5,111	\$18.75/mg
15455 Conway Rd	50,364	1,111	2.2%	1,111	2.2%	1,111	1,111	0	1,111	\$22.00/mg
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	4,319	4,319	0	4,319	\$24.00/fs
1715 Deer Track Trl	30,000	4,094	13.6%	4,094	13.6%	6,859	4,094	2,765	2,765	\$21.00/mg
1515 Des Peres Rd	45,324	25,349	55.9%	25,349	55.9%	25,349	25,349	0	25,349	\$25.95/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	44,000	6,227	14.2%	6,227	14.2%	6,227	6,227	0	3,202	\$20.00/fs
1422 Elbridge Payne	28,000	9,147	32.7%	9,147	32.7%	9,147	9,147	0	3,484	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,788	10.0%	2,788	10.0%	2,788	2,788	0	2,788	\$20.00/fs
12801 Flushing Meadows Dr	42,894	7,070	16.5%	7,070	16.5%	8,698	8,698	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	3,144	13.4%	3,144	13.4%	3,144	3,144	0	3,144	\$19.75/fs
12825 Flushing Meadows Dr	22,831	3,528	15.5%	3,528	15.5%	3,528	3,528	0	2,523	\$19.75/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	48,951	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	4,897	4,897	0	4,897	\$22.50/fs
600 Kellwood Pky	76,851	25,617	33.3%	25,617	33.3%	25,617	25,617	0	25,617	\$24.75/fs
13075 Manchester Rd	132,736	44,000	33.1%	44,000	33.1%	24,182	24,182	0	24,182	\$26.50/fs
13100 Manchester Rd	28,527	3,179	11.1%	3,179	11.1%	776	776	0	776	\$18.00/fs
13354 Manchester Rd	23,362	16,510	70.7%	16,510	70.7%	16,510	16,510	0	9,213	-
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	4,000	4,000	0	4,000	\$21.00/mg
2190 S Mason Rd	21,792	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	31,137	1,715	5.5%	1,715	5.5%	0	0	0	0	\$21.00/fs
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	\$22.00/nnn
14515 N Outer Forty	82,460	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
14323 S Outer Forty	81,000	16,308	20.1%	16,308	20.1%	17,739	17,739	0	6,265	\$21.20/fs
15400 S Outer Forty	31,733	2,517	7.9%	2,517	7.9%	2,517	2,517	0	2,517	\$19.00/fs

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
14500 S Outer Forty Rd	85,509	10,052	11.8%	10,052	11.8%	14,694	14,694	0	5,076	\$20.50/fs
14522 S Outer Forty Rd	87,082	43,292	49.7%	43,292	49.7%	52,284	43,292	8,992	43,292	\$21.09/fs
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	11,324	11,324	0	1,752	-
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	-
449-465 Sovereign Ct	28,000	3,846	13.7%	3,846	13.7%	3,846	3,846	0	3,846	\$6.75/nnn
612 Spirit Dr	31,842	0	0.0%	0	0.0%	0	0	0	0	-
702 Spirit 40 Park Dr	29,640	0	0.0%	0	0.0%	0	0	0	0	-
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	0	0	0	-
714 Spirit 40 Park Dr	31,938	3,711	11.6%	3,711	11.6%	14,788	14,788	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	36,998	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	6,556	13.5%	6,556	13.5%	6,556	6,556	0	3,316	\$19.50/fs
101-123 Valley Center Dr	27,820	0	0.0%	0	0.0%	0	0	0	0	-
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	19,884	19.6%	19,884	19.6%	25,663	25,663	0	16,645	\$23.50/fs
424 S Woods Mill Rd	102,300	11,834	11.6%	11,834	11.6%	15,214	11,834	3,380	7,529	\$22.06/fs
Total (60 Bldgs)	2,828,146	345,762	12.2%	345,762	12.2%	408,066	392,929	15,137	43,292	\$22.03/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
930 Kehrs Mill Rd	62,423	0	0.0%	0	0.0%	0	0	0	0	\$11.00/fs
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	4,865	16.2%	4,865	16.2%	5,756	5,756	0	5,756	\$17.50/fs
Total (6 Bldgs)	254,543	4,865	1.9%	4,865	1.9%	5,756	5,756	0	5,756	\$15.99/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(113 Bldgs)	7,999,594	814,529	10.2%	906,667	11.3%	958,336	822,728	130,608	99,403	\$24.82/fs

South County

From Previous Qtr.

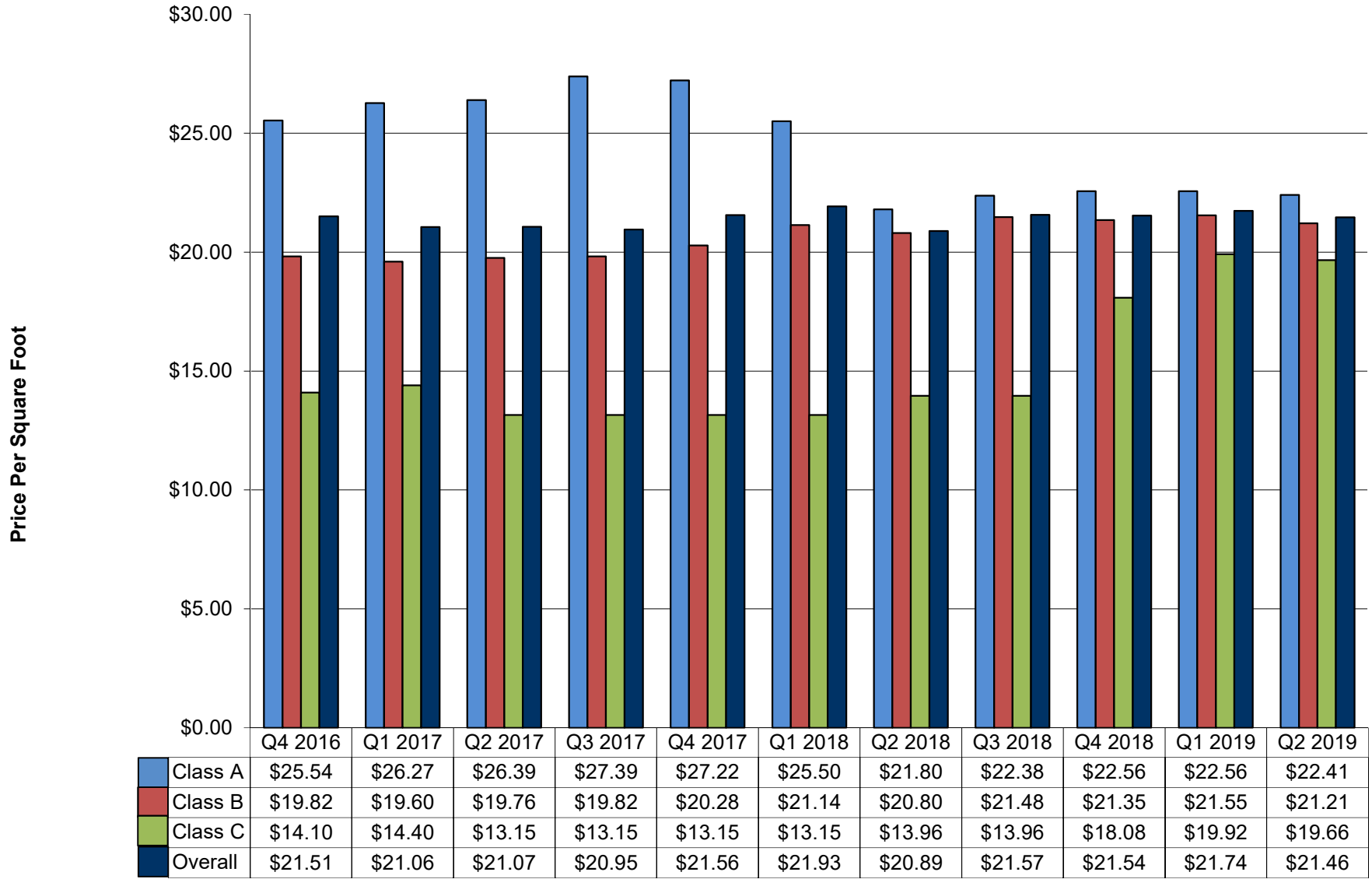
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	20.3%	13.0%	13.0%	10.4%	12.0%	14.0%	14.1%	13.5%	5.0%	5.6%	6.5%	0.9%
Class B	9.9%	10.7%	10.6%	11.2%	10.5%	11.7%	10.9%	10.0%	10.4%	11.6%	12.1%	0.5%
Class C	3.3%	3.8%	4.2%	3.3%	3.3%	0.0%	1.3%	1.8%	11.3%	13.8%	15.0%	1.2%
Overall	11.6%	10.7%	10.6%	10.4%	10.2%	11.2%	10.9%	10.1%	9.3%	10.5%	11.1%	0.6%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	(14,775)	47,048	0	17,251	(10,300)	(12,911)	(1,017)	4,129	55,000	(3,551)	(6,057)	(2,506)
Class B	(18,061)	(17,524)	2,601	(13,149)	15,845	(24,994)	15,458	18,767	(7,328)	(25,950)	(8,393)	17,557
Class C	0	(1,100)	(1,120)	2,220	0	7,940	(3,027)	(1,234)	(22,766)	(6,000)	(3,000)	3,000
Overall	(32,836)	28,424	1,481	6,322	5,545	(29,965)	11,414	21,662	24,906	(35,501)	(17,450)	18,051

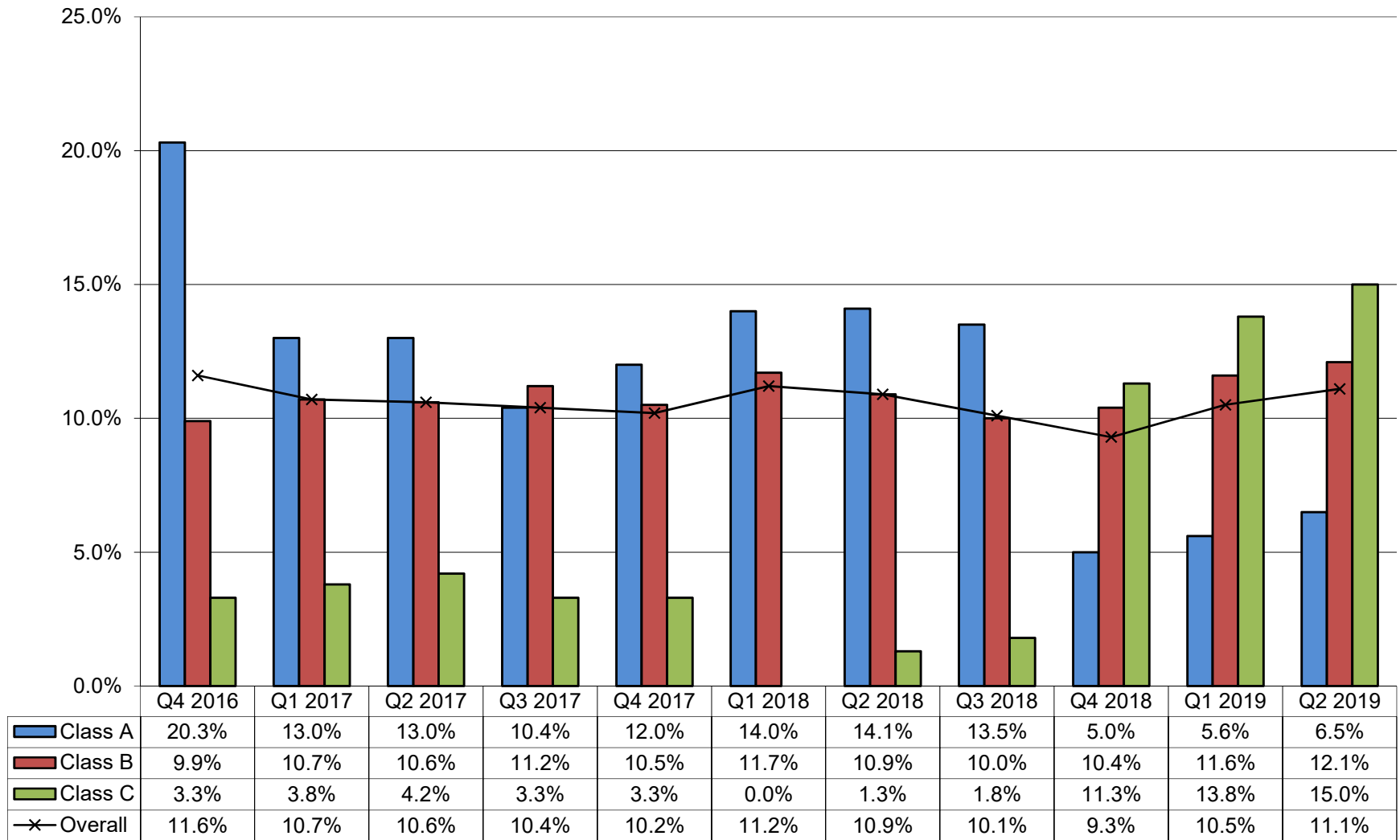
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$25.54	\$26.27	\$26.39	\$27.39	\$27.22	\$25.50	\$21.80	\$22.38	\$22.56	\$22.56	\$22.41	-\$0.15
Class B	\$19.82	\$19.60	\$19.76	\$19.82	\$20.28	\$21.14	\$20.80	\$21.48	\$21.35	\$21.55	\$21.21	-\$0.34
Class C	\$14.10	\$14.40	\$13.15	\$13.15	\$13.15	\$13.15	\$13.96	\$13.96	\$18.08	\$19.92	\$19.66	-\$0.26
Overall	\$21.51	\$21.06	\$21.07	\$20.95	\$21.56	\$21.93	\$20.89	\$21.57	\$21.54	\$21.74	\$21.46	-\$0.28

Notes:

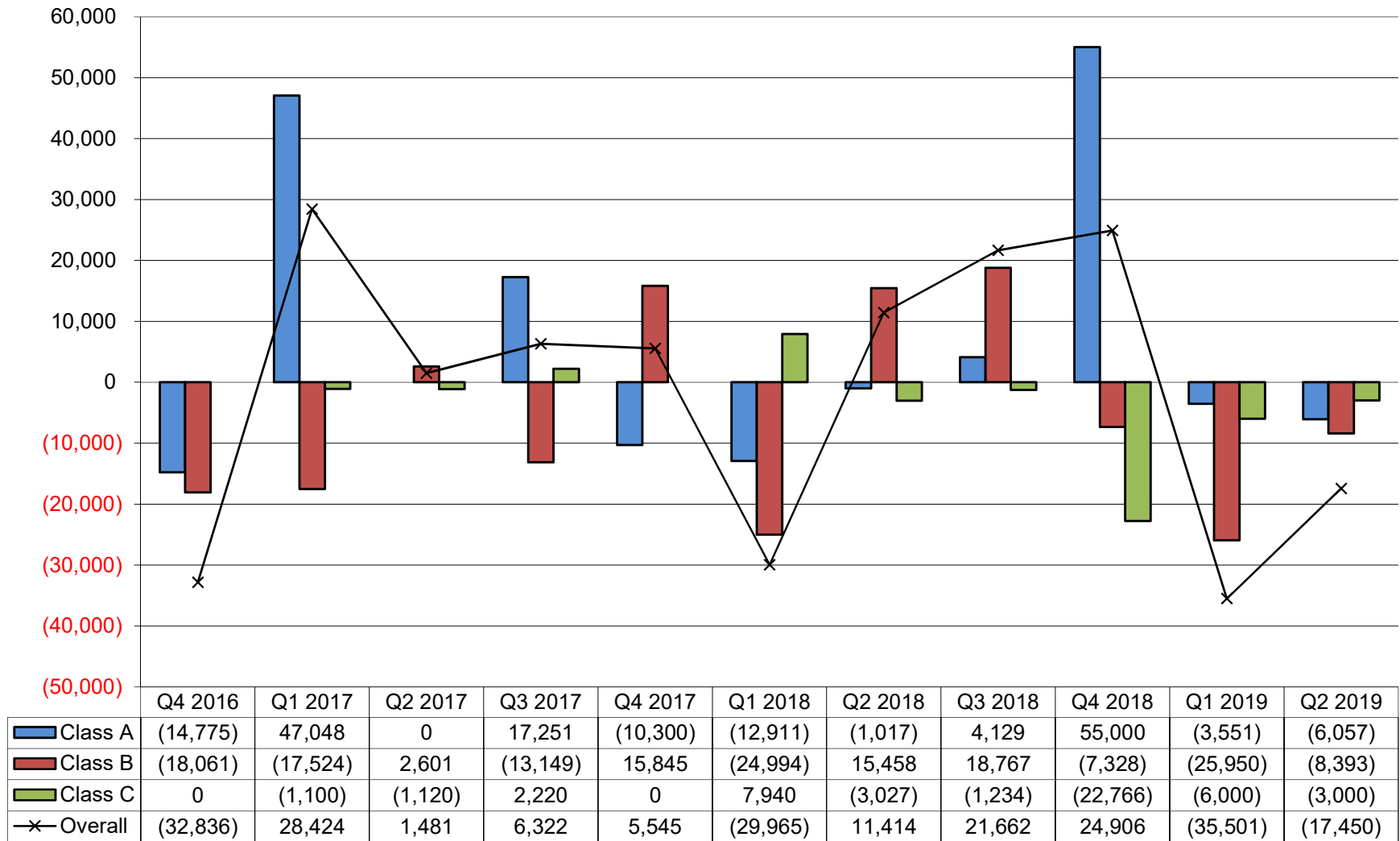
Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Historic Net Absorption Trends



South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3630 S Geyer Rd	116,277	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	113,308	4,403	3.9%	4,403	3.9%	13,155	8,155	0	8,155	\$27.00/fs
3660 S Geyer Rd	51,843	8,122	15.7%	17,730	34.2%	17,730	8,122	9,608	6,057	\$21.47/fs
3668 S Geyer Rd	61,340	2,785	4.5%	2,785	4.5%	2,785	2,785	0	2,785	\$26.00/fs
2191 Lemay Ferry Rd	34,080	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%	0	0	0	0	-
2-44 Soccer Park Rd	60,000	15,000	25.0%	15,000	25.0%	0	0	0	0	\$16.00/mg
12200 Weber Hill Rd	44,827	2,360	5.3%	2,360	5.3%	2,360	2,360	0	2,360	\$25.00/fs
12250 Weber Hill Rd	64,370	0	0.0%	0	0.0%	44,477	30,725	13,752	28,402	\$24.69/fs
Total (11 Bldgs)	650,631	32,670	5.0%	42,278	6.5%	80,507	52,147	23,360	28,402	\$22.46/fs

South County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
129-135 W Adams Ave	21,000	14,000	66.7%	14,000	66.7%	21,000	21,000	0	7,000	-
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,270	9,619	22.2%	9,619	22.2%	9,619	9,619	0	5,129	\$20.12/fs
13523 Barrett Parkway Dr	43,353	5,007	11.5%	5,007	11.5%	21,831	21,831	0	11,668	\$20.12/fs
13537 Barrett Parkway Dr	40,000	3,368	8.4%	3,368	8.4%	4,361	4,361	0	3,368	\$20.12/fs
13545 Barrett Parkway Dr	64,241	16,699	26.0%	16,699	26.0%	16,699	16,699	0	14,899	\$20.12/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
1859 Bowles Ave	65,320	12,276	18.8%	12,276	18.8%	12,276	12,276	0	4,117	\$22.00/mg
4173-4175 Crescent Dr	26,379	1,701	6.4%	1,701	6.4%	1,701	1,701	0	1,116	\$12.31/mg
4-68 Crestwood Executive Dr	42,845	3,846	9.0%	3,846	9.0%	7,590	7,590	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	19,335	25.8%	19,335	25.8%	43,335	43,335	0	19,335	-
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	5,525	5,525	0	2,930	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$20.75/fs
1400 S Highway Dr	400,000	89,294	22.3%	89,294	22.3%	89,294	89,294	0	89,294	\$23.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	32,693	38.5%	32,693	15,584	17,109	17,109	\$15.77/fs
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	0	0	0	0	-
4850 Lemay Ferry Rd	26,884	0	0.0%	0	0.0%	4,495	4,495	0	2,649	\$22.00/fs
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3870 S Lindbergh Blvd	38,585	2,369	6.1%	2,369	6.1%	6,240	6,240	0	3,871	\$24.50/fs
3890 S Lindbergh Blvd	28,179	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	5,286	13.6%	5,286	13.6%	11,750	11,750	0	6,464	\$18.20/fs
11102 S Lindbergh Business Ct	21,750	0	0.0%	0	0.0%	0	0	0	0	-
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	81,402	0	0.0%	0	0.0%	1,899	1,899	0	1,899	-
345 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	0	0.0%	0	0.0%	0	0	0	0	-
1099 Milwaukee St	31,500	0	0.0%	1,750	5.6%	1,750	0	1,750	1,750	\$20.00/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	2,000	2.8%	2,000	2.8%	4,227	4,227	0	2,227	\$18.50/fs
10777 Sunset Office Dr	52,193	858	1.6%	858	1.6%	8,015	8,015	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	9,467	12.2%	9,467	12.2%	14,037	14,037	0	3,873	\$23.78/fs
10820 Sunset Office Dr	45,000	1,723	3.8%	1,723	3.8%	1,723	1,723	0	1,723	\$19.00/fs
4111 Telegraph Rd	29,842	2,110	7.1%	2,110	7.1%	2,110	2,110	0	2,110	\$19.50/fs
11116 S Towne Sq	20,000	3,963	19.8%	3,963	19.8%	3,963	3,963	0	1,400	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	12,000	12,000	0	12,000	\$18.00/fs
4121 Union Rd	68,873	7,198	10.5%	7,198	10.5%	7,198	7,198	0	4,500	\$12.50/mg
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	4,000	12.8%	4,000	12.8%	14,512	14,512	0	10,512	\$18.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (41 Bldgs)	2,062,693	229,703	11.1%	248,562	12.1%	359,843	340,984	18,859	89,294	\$20.67/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	3,000	10.9%	3,000	10.9%	3,000	3,000	0	3,000	\$15.50/mg
3117 S Big Bend Blvd	24,478	0	0.0%	0	0.0%	0	0	0	0	-
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	0	0.0%	0	0.0%	1,700	1,700	0	1,700	\$14.75/mg
5353 S Lindbergh Blvd	21,167	3,027	14.3%	3,027	14.3%	3,027	3,027	0	3,027	-
12900 Maurer Industrial Dr	30,000	30,000	100.0%	30,000	100.0%	30,000	30,000	0	30,000	\$20.00/fs
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	239,837	36,027	15.0%	36,027	15.0%	37,727	37,727	0	30,000	\$19.66/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(61 Bldgs)	2,953,161	298,400	10.1%	326,867	11.1%	478,077	430,858	42,219	89,294	\$20.98/fs

North County

From Previous Qtr.

Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	10.1%	14.6%	14.6%	14.7%	6.3%	11.5%	5.9%	5.0%	5.7%	12.6%	17.2%	4.6%
Class B	36.0%	37.4%	27.7%	29.1%	30.5%	29.5%	30.0%	29.2%	27.1%	27.6%	17.7%	-9.9%
Class C	5.0%	5.3%	5.0%	6.0%	5.7%	6.5%	5.2%	5.0%	6.1%	6.1%	6.6%	0.5%
Overall	21.9%	24.3%	19.6%	20.5%	17.9%	19.5%	17.4%	16.7%	16.1%	18.9%	16.0%	-2.9%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	14,541	(64,195)	0	(400)	118,430	(73,130)	79,034	12,850	(9,871)	(97,515)	(64,690)	32,825
Class B	(7,694)	(23,900)	171,641	(24,805)	(25,500)	18,206	(9,410)	13,783	37,175	(8,355)	174,605	182,960
Class C	420	(1,452)	1,372	(5,102)	1,589	(3,836)	6,396	1,141	(5,388)	0	(2,652)	(2,652)
Overall	7,267	(89,547)	173,013	(30,307)	74,519	(58,757)	76,020	27,774	21,916	(105,870)	107,013	212,883

Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$19.71	\$19.62	\$19.80	\$19.10	\$19.49	\$19.31	\$20.04	\$20.14	\$20.45	\$20.68	\$20.76	\$0.08
Class B	\$16.35	\$16.57	\$16.85	\$16.82	\$16.77	\$16.77	\$16.83	\$16.88	\$16.94	\$16.43	\$16.54	\$0.11
Class C	\$11.37	\$11.50	\$11.49	\$11.49	\$11.32	\$11.71	\$10.12	\$10.40	\$11.12	\$11.12	\$11.43	\$0.31
Overall	\$17.31	\$17.46	\$17.63	\$17.37	\$17.54	\$17.56	\$17.73	\$17.74	\$17.85	\$17.75	\$17.64	-\$0.11

Notes:

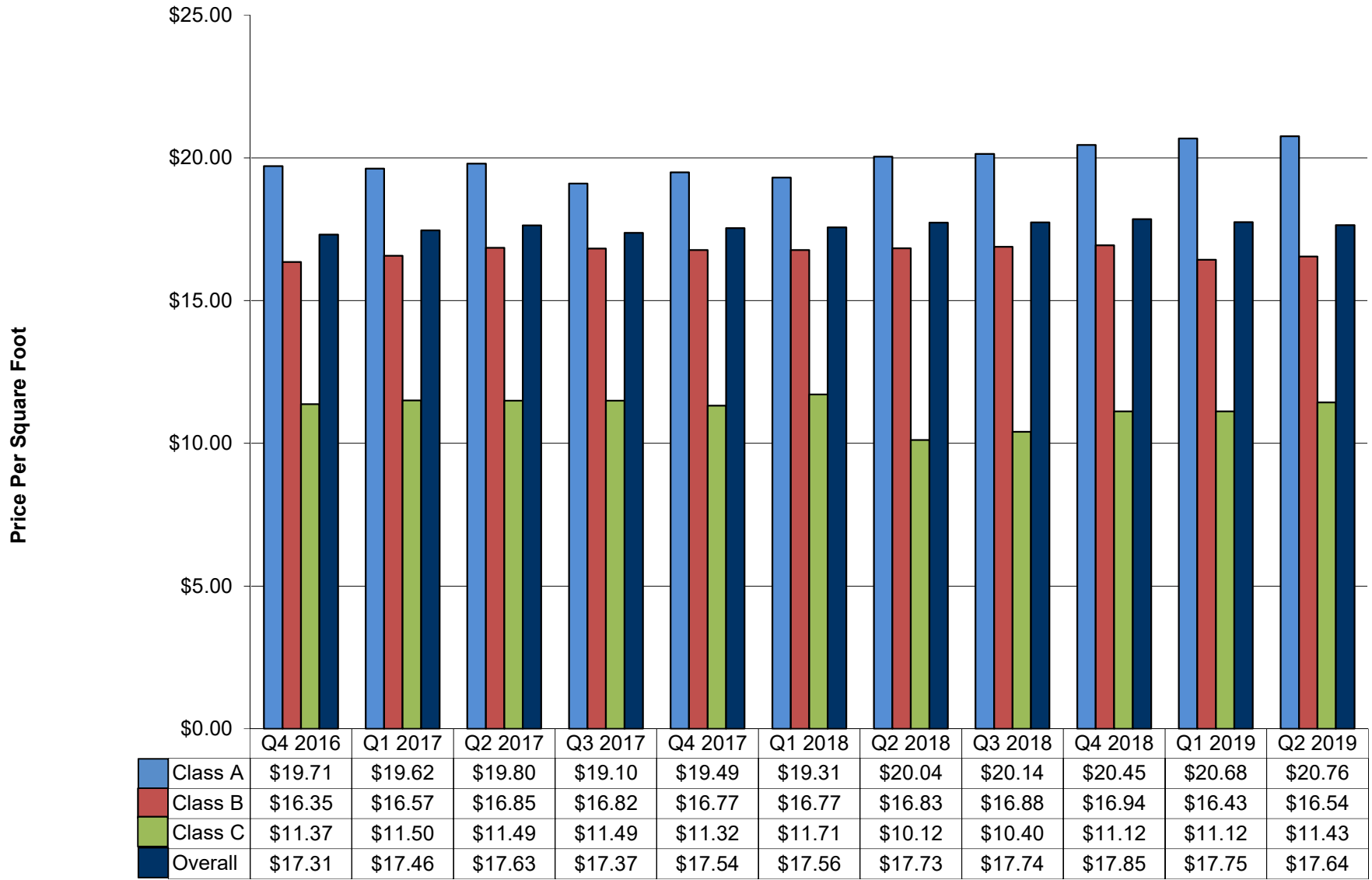
Class A:

Corporate Woods II 0% vacant to 9.2% (13,656 SF Vacated)
 13723 Riverport Dr. 7.7% vacant to 48.1% (47,934 SF Vacated)
 13801 Riverport Dr. 0% vacant to 9.4% (9,474 SF Vacated)

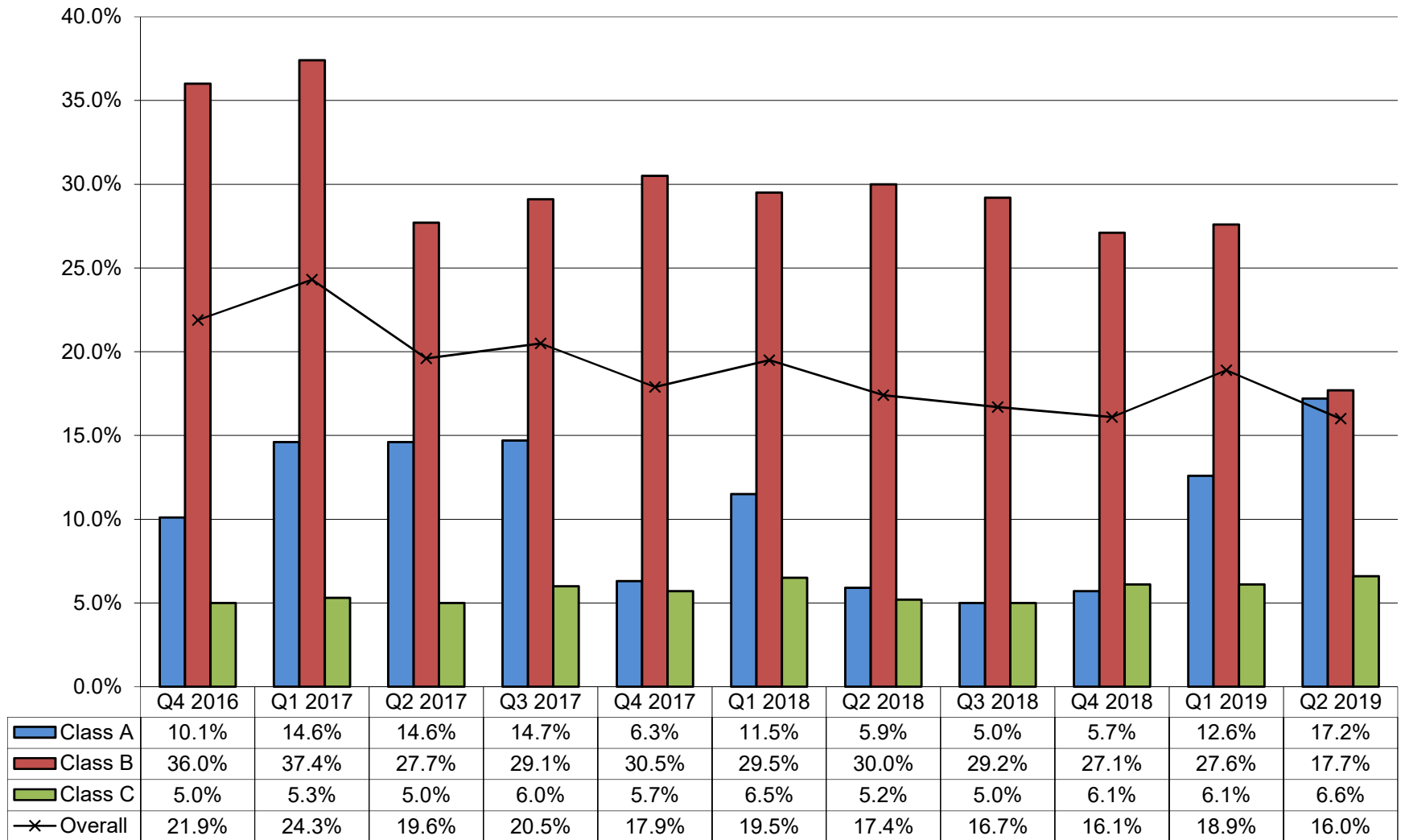
Class B:

400 Northwest Plaza (Building 400) 100% vacant to 0% (159,572 SF Save-A-Lot Occupied)

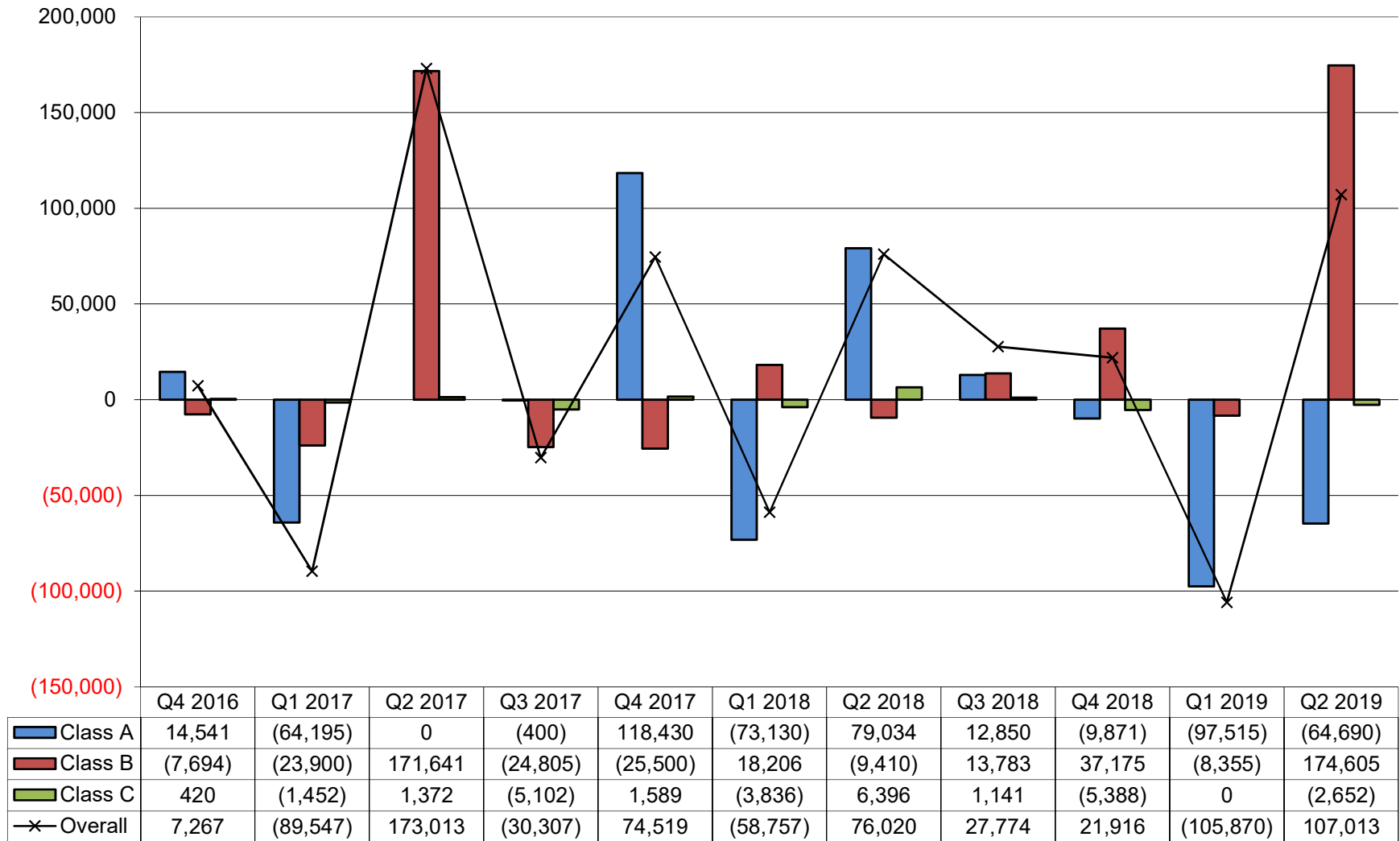
Average Asking Rates North County Submarket



North County Historic Vacancy Trends



North County Historic Net Absorption Trends



North County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
111 Corporate Office Dr	147,972	0	0.0%	13,656	9.2%	32,176	0	32,176	9,836	-
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	0	0	0	0	-
3300 Rider Trail S	104,583	14,318	13.7%	14,318	13.7%	14,318	14,318	0	14,318	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	-
13500 Riverport Dr	117,330	74,837	63.8%	74,837	63.8%	74,837	74,837	0	51,454	\$21.50/fs
13640-13690 Riverport Dr	132,375	42,956	32.5%	42,956	32.5%	42,956	42,956	0	42,956	\$20.50/fs
13723 Riverport Dr	118,557	57,050	48.1%	57,050	48.1%	67,129	67,129	0	47,934	\$18.00/fs
13736 Riverport Dr	332,323	30,691	9.2%	30,691	9.2%	92,412	92,412	0	92,412	\$22.52/fs
13801 Riverport Dr	100,521	9,474	9.4%	9,474	9.4%	16,030	11,494	4,536	9,474	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,416,518	229,326	16.2%	242,982	17.2%	339,858	303,146	36,712	92,412	\$20.76/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	51,799	40.4%	51,799	40.4%	56,304	56,304	0	25,045	\$13.50/fs
945-951 Hornet Dr	105,087	105,087	100.0%	105,087	100.0%	105,087	105,087	0	105,087	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	20,000	20,000	0	10,000	-
3165 McKelvey Rd	51,067	0	0.0%	0	0.0%	30,775	30,775	0	13,293	\$18.00/fs
400 Northwest Plz	159,572	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
500 Northwest Plz	265,000	66,964	25.3%	66,964	25.3%	147,211	121,677	25,534	143,136	\$13.36/fs
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
10801 Pear Tree Ln	50,615	8,436	16.7%	8,436	16.7%	12,347	12,347	0	6,650	\$14.75/fs
8920 Pershall Rd	89,050	0	0.0%	0	0.0%	89,050	89,050	0	89,050	\$12.95/nnn
5757 Phantom Dr	86,449	11,939	13.8%	11,939	13.8%	11,939	11,939	0	11,939	\$17.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	67,518	56.3%	67,518	56.3%	0	0	0	0	\$17.75/fs
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	0	0.0%	0	0.0%	0	0	0	0	-
13600 Shoreline Dr	27,558	0	0.0%	0	0.0%	14,464	14,464	0	14,464	\$12.00/fs
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	4,837	4,837	0	2,590	\$13.50/fs
4477 Woodson Rd	29,666	0	0.0%	0	0.0%	0	0	0	0	-
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,769,507	313,990	17.7%	313,990	17.7%	492,014	466,480	25,534	143,136	\$16.54/fs

North County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	-
1005 Dunn Rd	28,166	0	0.0%	0	0.0%	12,610	12,610	0	6,556	\$10.00/mg
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	1,250	4.2%	1,250	4.2%	1,250	1,250	0	850	\$12.00/mg
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	-
3855 Lucas-Hunt Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	0	0.0%	0	0.0%	0	0	0	0	-
11755-11575 Old Halls Ferry Rd	25,754	0	0.0%	0	0.0%	0	0	0	0	-
3751 Pennridge Dr	24,371	4,200	17.2%	4,200	17.2%	4,200	4,200	0	4,200	\$9.95/fs
3553 S Rider Trl	23,446	6,600	28.1%	6,600	28.1%	6,600	6,600	0	6,600	\$8.75/mg
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
10449 Saint Charles Rock Rd	24,980	20,204	80.9%	20,204	80.9%	20,204	20,204	0	10,433	\$12.61/fs
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (17 Bldgs)	488,779	32,254	6.6%	32,254	6.6%	44,864	44,864	0	10,433	\$11.43/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
(49 Bldgs)	3,674,804	575,570	15.7%	589,226	16.0%	876,736	814,490	62,246	143,136	\$17.66/fs

St. Charles

From Previous Qtr.

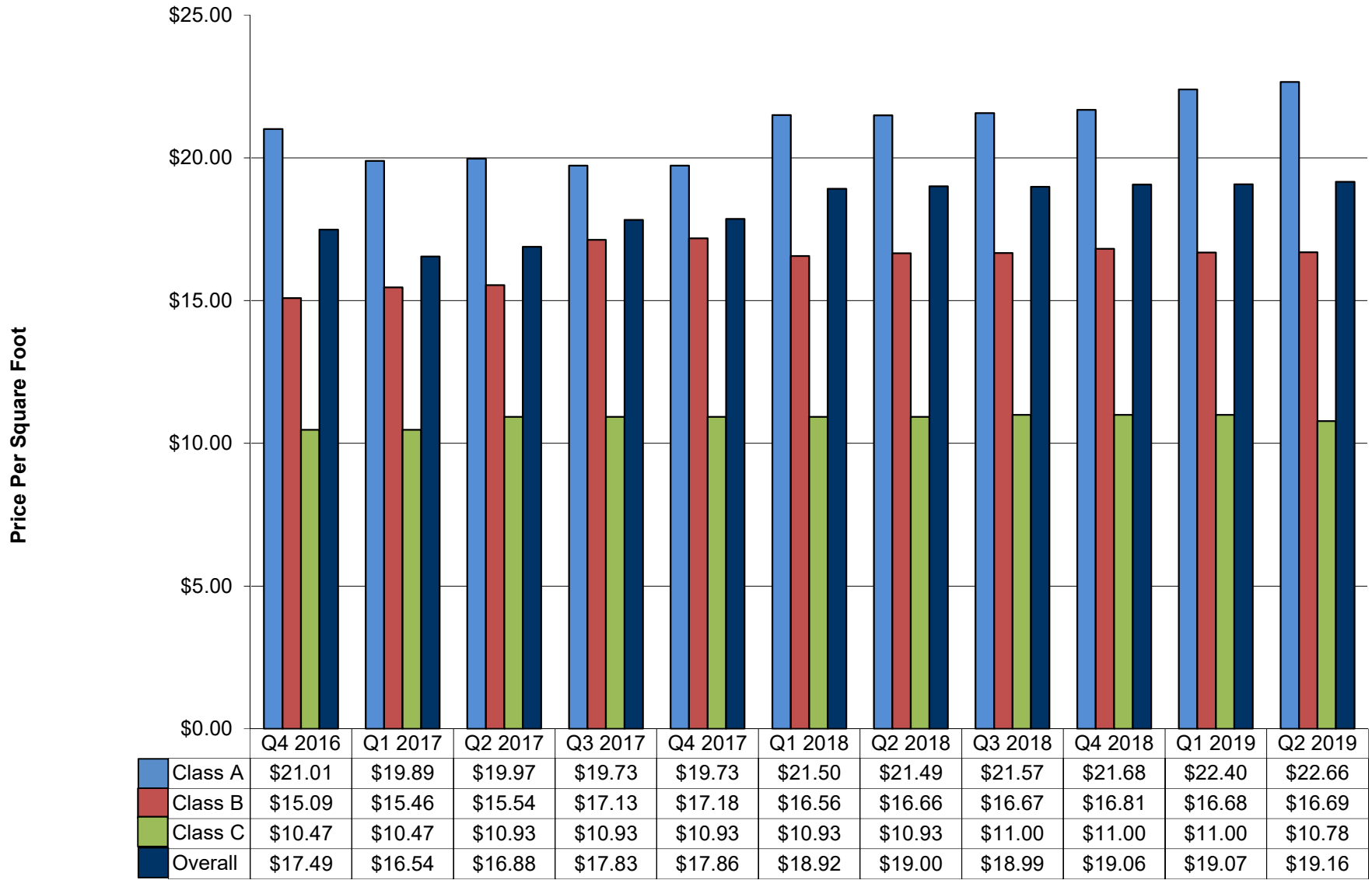
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	7.7%	3.5%	3.9%	3.8%	3.8%	12.4%	13.2%	13.3%	9.9%	8.5%	8.9%	0.4%
Class B	17.6%	17.6%	17.8%	23.5%	23.3%	21.3%	22.2%	23.8%	13.5%	12.5%	12.2%	-0.3%
Class C	5.0%	5.0%	4.8%	4.8%	4.8%	18.2%	19.0%	17.8%	6.5%	8.5%	4.6%	-3.9%
Overall	9.7%	7.1%	7.3%	8.7%	8.6%	15.2%	16.1%	16.4%	10.3%	9.5%	9.1%	-0.4%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	(8,000)	79,594	(6,555)	521	(100)	(162,320)	(16,835)	(1,650)	64,777	26,762	(8,407)	(35,169)
Class B	3,484	576	(1,697)	(41,186)	1,889	14,227	(6,720)	(11,369)	74,151	7,173	2,121	(5,052)
Class C	0	0	622	0	0	(52,000)	(3,000)	4,515	44,200	(7,900)	15,100	23,000
Overall	(4,516)	80,170	(7,630)	(40,665)	1,789	(200,093)	(26,555)	(8,504)	183,128	26,035	8,814	(17,221)

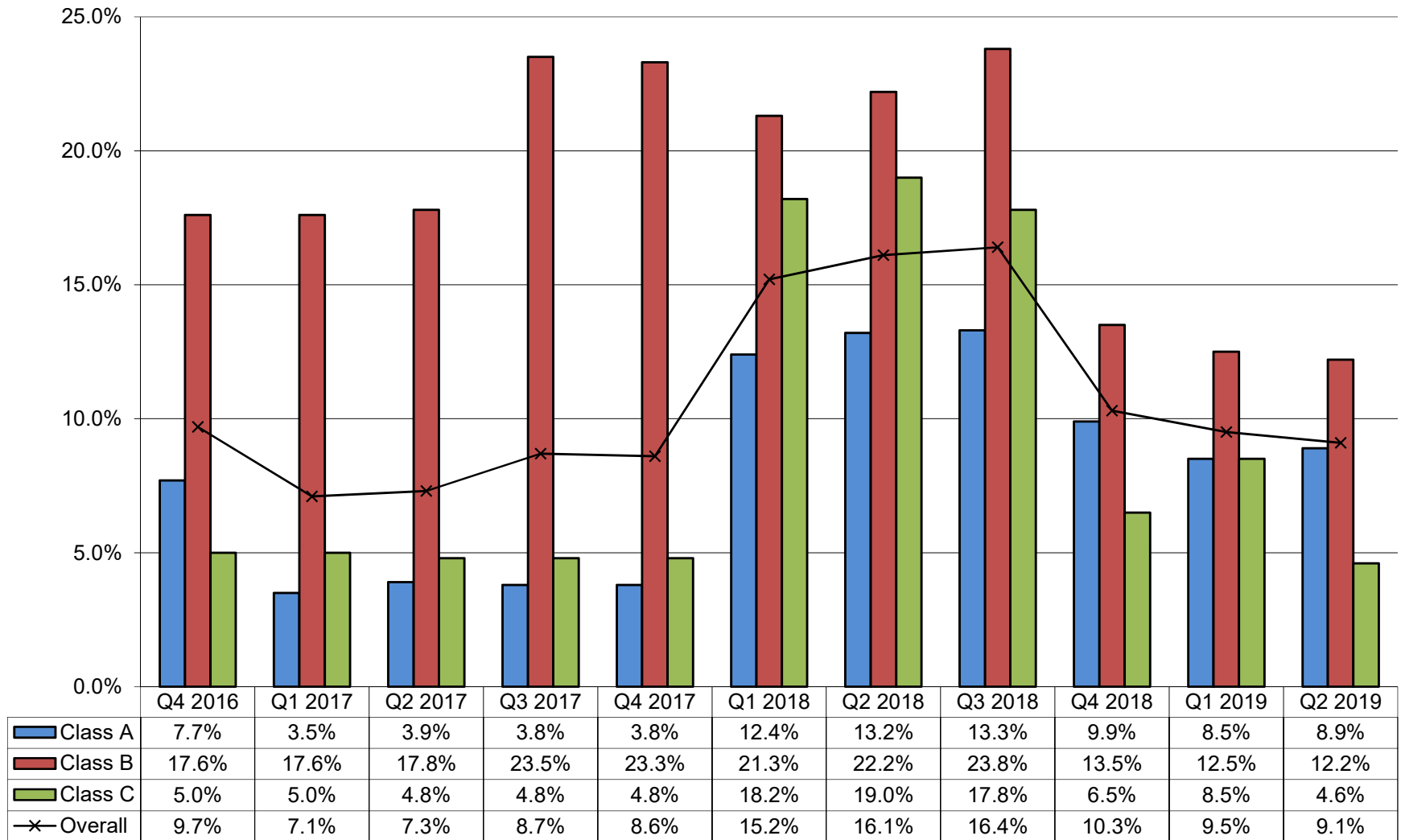
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$21.01	\$19.89	\$19.97	\$19.73	\$19.73	\$21.50	\$21.49	\$21.57	\$21.68	\$22.40	\$22.66	\$0.26
Class B	\$15.09	\$15.46	\$15.54	\$17.13	\$17.18	\$16.56	\$16.66	\$16.67	\$16.81	\$16.68	\$16.69	\$0.01
Class C	\$10.47	\$10.47	\$10.93	\$10.93	\$10.93	\$10.93	\$10.93	\$11.00	\$11.00	\$11.00	\$10.78	-\$0.22
Overall	\$17.49	\$16.54	\$16.88	\$17.83	\$17.86	\$18.92	\$19.00	\$18.99	\$19.06	\$19.07	\$19.16	\$0.09

Notes:

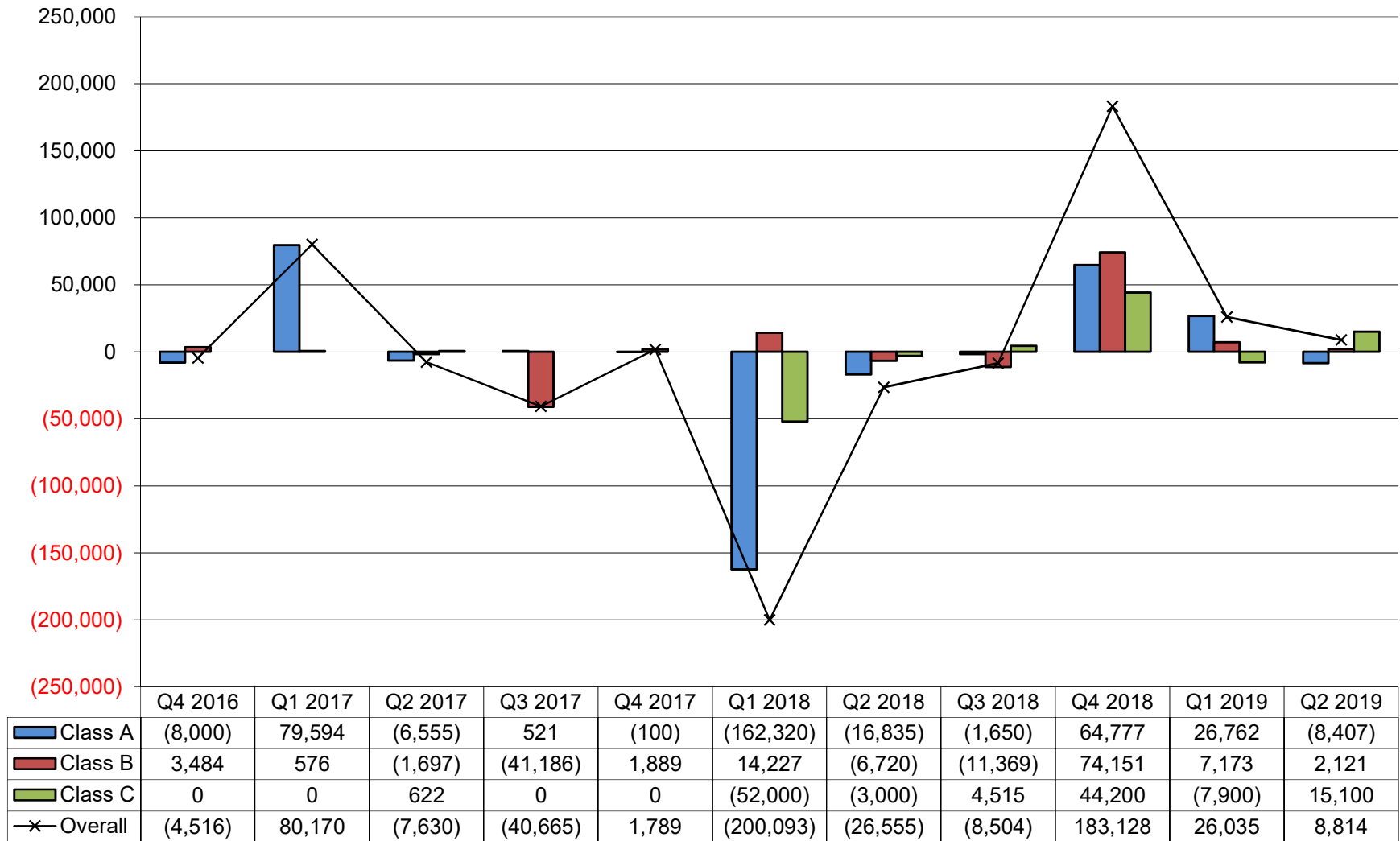
Average Asking Rates St. Charles Submarket



St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



St. Charles Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1520 S 5th St	92,174	38,965	42.3%	38,965	42.3%	38,965	38,965	0	20,865	\$32.00/fs
1001 Boardwalk Springs Pl	76,000	0	0.0%	0	0.0%	10,285	10,285	0	10,285	\$23.50/fs
3050 W Clay St	34,200	5,624	16.4%	5,624	16.4%	9,140	9,140	0	3,516	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
2200 Mastercard Blvd	502,175	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
150-160 Saint Peters Centre Blvd	22,250	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
500 Technology Dr	128,000	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$19.95/fs
1000 Technology Dr	518,601	94,000	18.1%	94,000	18.1%	94,000	94,000	0	64,000	-
2342 Technology Dr	75,000	24,613	32.8%	24,613	32.8%	30,863	30,863	0	30,863	\$23.00/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	11,504	5,939	5,565	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,400	7,709	21.8%	7,709	21.8%	7,709	7,709	0	7,709	\$20.50/fs
Total (16 Bldgs)	1,927,347	170,911	8.9%	170,911	8.9%	282,466	276,901	5,565	64,000	\$22.66/fs

St. Charles Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
820 S Main St	36,113	3,390	9.4%	3,390	9.4%	3,390	3,390	0	2,500	\$11.53/mg
1053 Cave Springs Rd	21,336	8,457	39.6%	8,457	39.6%	0	0	0	0	\$15.50/fs
1275 Century Link Dr	68,511	0	0.0%	0	0.0%	0	0	0	0	-
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	-
2300-2338 Hwy 94 South Outer Forty	24,000	6,250	26.0%	6,250	26.0%	6,250	6,250	0	3,250	\$9.00/nnn
2070 Little Hills Expy	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$15.95/fs
3000 Little Hills Expy	26,316	21,760	82.7%	21,760	82.7%	21,760	21,760	0	10,895	\$15.95/fs
5600 Mexico Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
5650 Mexico Rd	31,500	0	0.0%	0	0.0%	0	0	0	0	-
1 Mid Rivers Mall Dr	56,724	2,292	4.0%	2,292	4.0%	7,402	7,402	0	2,340	\$19.97/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
128-130 Point West Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	4,330	9.2%	4,330	9.2%	4,330	4,330	0	4,330	\$19.50/fs
255 Spencer Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
300 St. Peters Centre Blvd	28,353	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
2299 Technology Dr	43,450	0	0.0%	0	0.0%	14,596	0	14,596	14,596	-
Total (21 Bldgs)	718,479	87,604	12.2%	87,604	12.2%	98,853	84,257	14,596	41,125	\$16.25/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1151 CenturyTel Dr	104,000	0	0.0%	0	0.0%	0	0	0	0	-
2645 W Clay St	20,400	0	0.0%	0	0.0%	0	0	0	0	-
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$9.50/mg
1600 Heritage Lndg	63,062	9,152	14.5%	9,152	14.5%	9,152	9,152	0	3,600	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (7 Bldgs)	388,921	17,917	4.6%	17,917	4.6%	17,917	17,917	0	8,765	\$10.78/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(44 Bldgs)	3,034,747	276,432	9.1%	276,432	9.1%	399,236	379,075	20,161	64,000	\$19.77/fs

Illinois

From Previous Qtr.

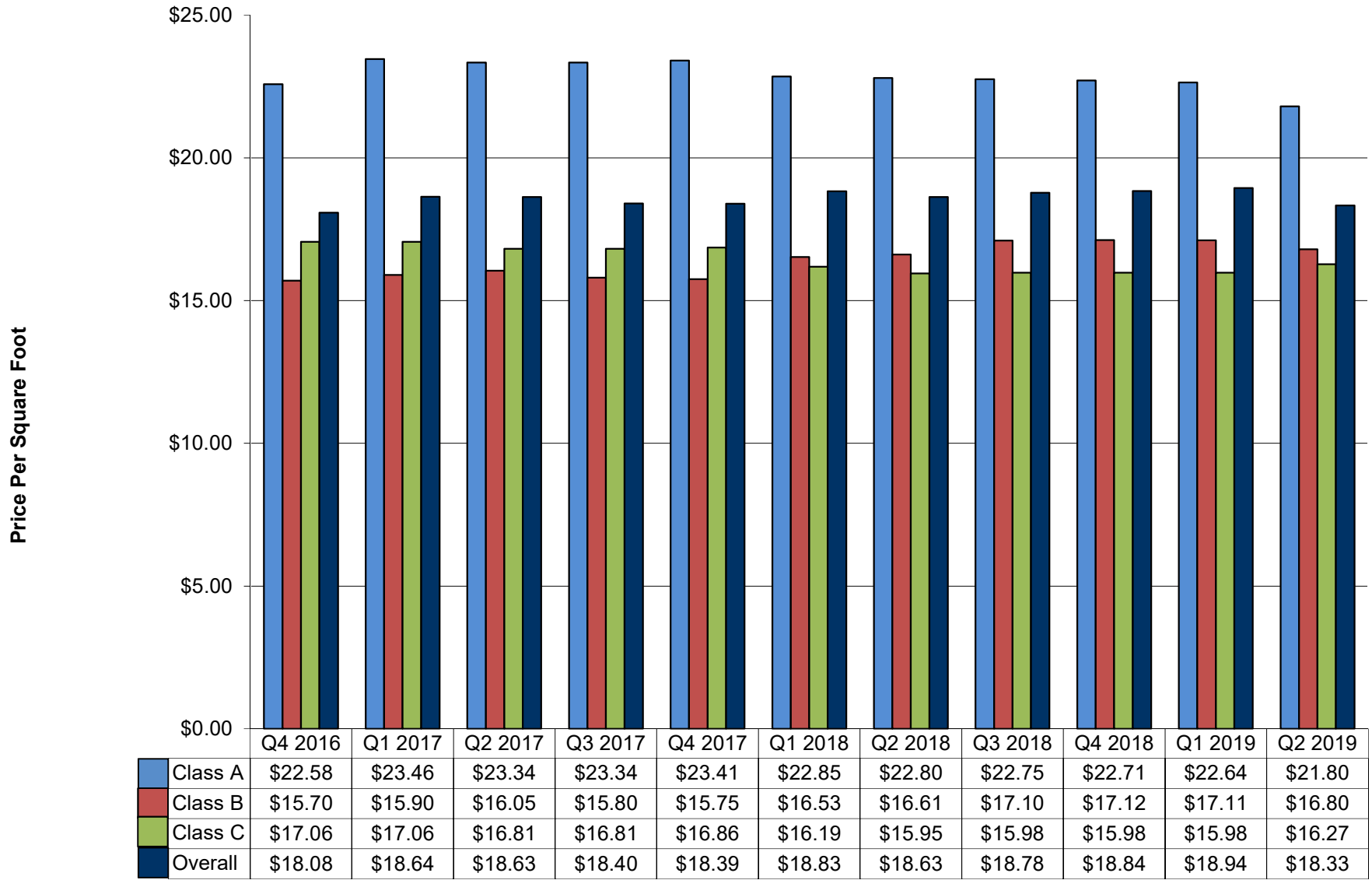
Vacancy Rate												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	15.0%	18.9%	16.3%	16.7%	14.7%	16.0%	13.8%	14.7%	14.6%	17.8%	17.7%	-0.1%
Class B	11.9%	11.7%	11.7%	11.1%	9.4%	9.6%	8.9%	8.8%	8.9%	8.9%	8.7%	-0.2%
Class C	1.8%	1.8%	1.8%	1.8%	0.4%	1.9%	1.8%	1.9%	1.9%	2.2%	2.2%	0.0%
Overall	9.1%	9.7%	9.2%	9.0%	7.4%	8.2%	7.4%	7.5%	7.6%	8.3%	8.1%	-0.2%

Net Absorption												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	74,531	(21,799)	14,892	(2,785)	11,432	(7,284)	12,552	(4,732)	433	(18,546)	741	19,287
Class B	(2,544)	3,605	(63)	8,908	27,314	(2,557)	10,326	2,171	(2,458)	310	3,264	2,954
Class C	2,502	0	260	0	14,623	(15,846)	1,268	(1,200)	0	(3,600)	0	3,600
Overall	74,489	(18,194)	15,089	6,123	53,369	(25,687)	24,146	(3,761)	(2,025)	(21,836)	4,005	25,841

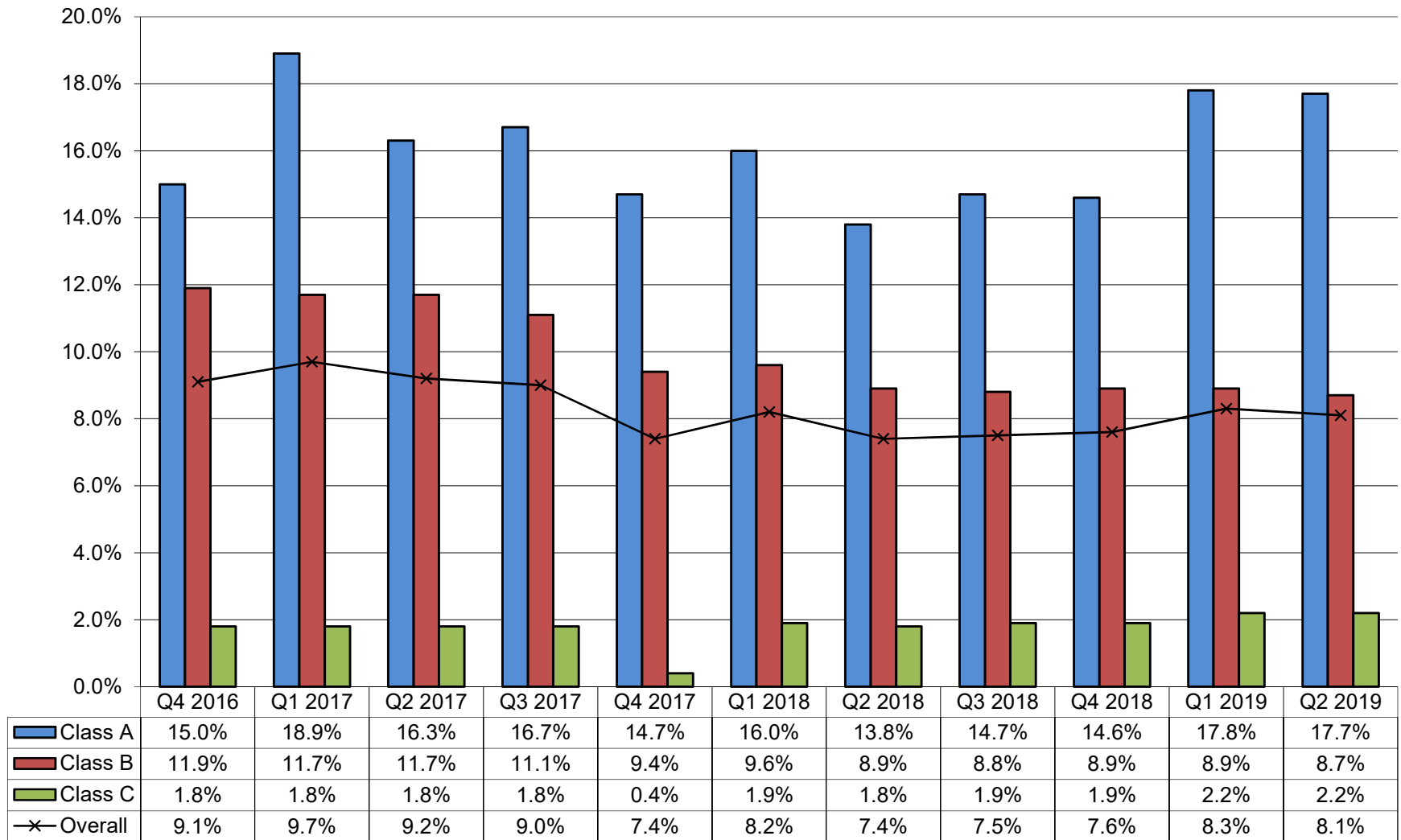
Asking Rates												
	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Difference
Class A	\$22.58	\$23.46	\$23.34	\$23.34	\$23.41	\$22.85	\$22.80	\$22.75	\$22.71	\$22.64	\$21.80	-\$0.84
Class B	\$15.70	\$15.90	\$16.05	\$15.80	\$15.75	\$16.53	\$16.61	\$17.10	\$17.12	\$17.11	\$16.80	-\$0.31
Class C	\$17.06	\$17.06	\$16.81	\$16.81	\$16.86	\$16.19	\$15.95	\$15.98	\$15.98	\$15.98	\$16.27	\$0.29
Overall	\$18.08	\$18.64	\$18.63	\$18.40	\$18.39	\$18.83	\$18.63	\$18.78	\$18.84	\$18.94	\$18.33	-\$0.61

Notes:

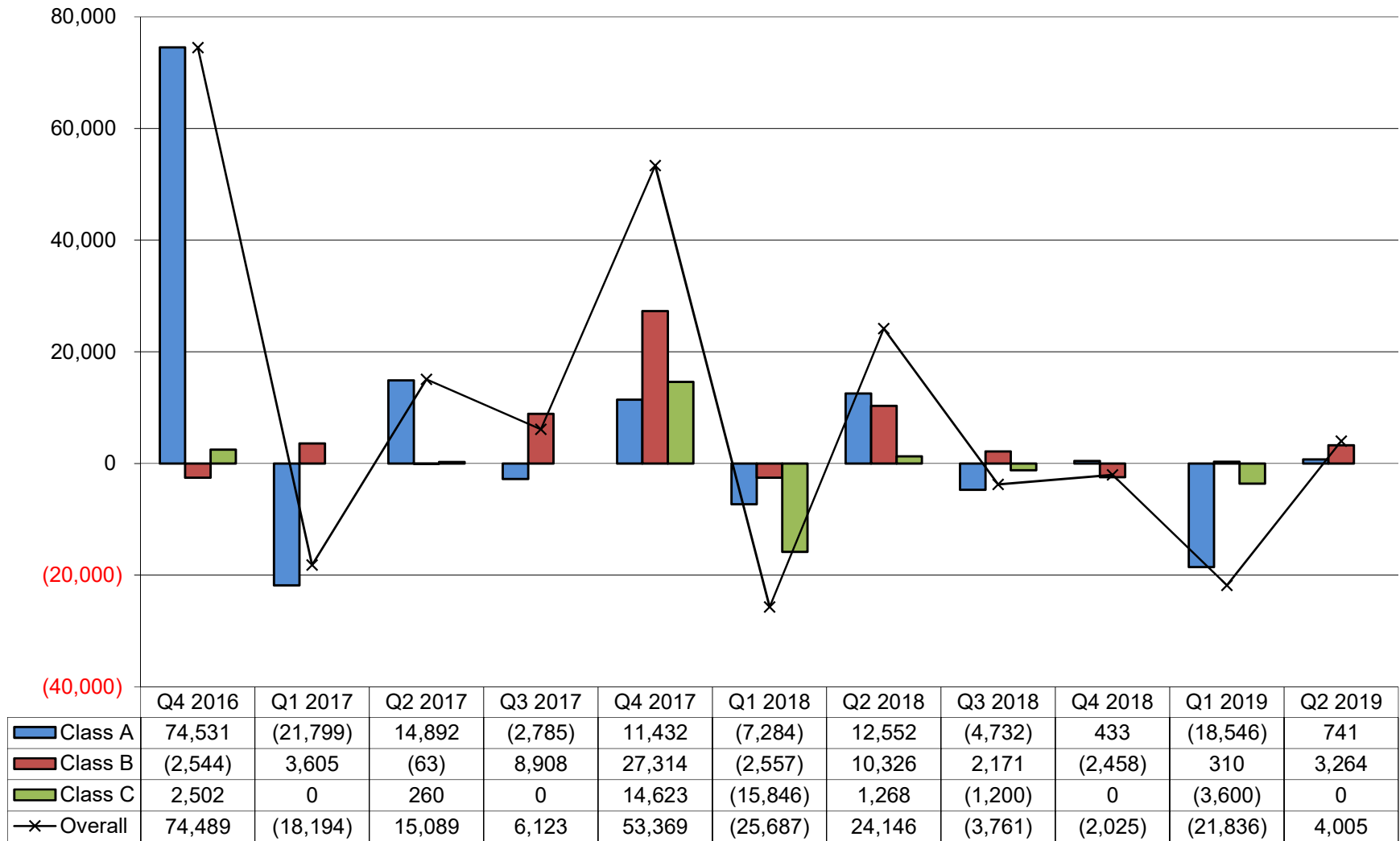
Average Asking Rates Illinois Submarket



Illinois Historic Vacancy Trends



Illinois Historic Net Absorption Trends



Illinois Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8 Executive Dr	42,633	30,877	72.4%	30,877	72.4%	21,911	21,911	0	6,166	\$21.90/fs
16 Executive Dr	51,063	17,198	33.7%	17,198	33.7%	17,198	17,198	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
509 Hamacher St	26,368	0	0.0%	0	0.0%	3,730	3,730	0	3,730	\$23.50/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$21.00/fs
475 Regency Park Dr	52,000	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
331 Salem Pl	31,121	12,263	39.4%	15,732	50.6%	16,636	13,167	3,469	3,469	\$21.45/fs
333 Salem Pl	30,942	4,904	15.8%	4,904	15.8%	8,220	8,220	0	4,904	\$21.26/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia St	43,531	16,649	38.2%	16,649	38.2%	17,855	17,855	0	7,366	\$21.90/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	-
105 W Vandalia St	40,700	2,645	6.5%	2,645	6.5%	2,645	2,645	0	2,645	\$22.90/fs
Total (13 Bldgs)	570,858	97,536	17.1%	101,005	17.7%	101,195	97,726	3,469	13,000	\$21.98/fs

Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
235-237 E Center Dr	22,000	1,544	7.0%	1,544	7.0%	1,544	1,544	0	1,544	\$14.00/nnn
1 S Church St	45,513	4,240	9.3%	4,240	9.3%	12,777	12,777	0	8,537	\$11.72/fs
2421 Corporate Center Dr	25,000	7,627	30.5%	7,627	30.5%	7,627	7,627	0	4,760	\$12.65/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
1616-1640 Eastport Plaza Dr	39,631	0	0.0%	6,635	16.7%	6,635	0	6,635	6,635	\$15.25/nnn
11 Executive Dr	34,487	8,380	24.3%	8,380	24.3%	10,070	10,070	0	5,225	\$8.07/nnn
13 Executive Dr	41,593	11,004	26.5%	11,004	26.5%	11,004	11,004	0	4,396	\$7.60/nnn
15 Executive Dr	28,624	2,563	9.0%	2,563	9.0%	2,563	2,563	0	2,563	\$6.95/nnn
303 Fountains Pky	25,789	9,906	38.4%	9,906	38.4%	10,948	10,948	0	4,529	\$23.22/fs
343 Fountains Pky	24,300	5,362	22.1%	5,362	22.1%	5,362	5,362	0	5,362	\$16.50/nnn
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,150	53.0%	20,150	53.0%	20,150	20,150	0	9,500	\$10.50/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7645 Magna Dr	100,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	49,546	30.2%	49,546	30.2%	73,794	73,794	0	40,807	\$16.50/fs
200 E Main St	34,400	0	0.0%	0	0.0%	0	0	0	0	-
155 N Main St	50,421	0	0.0%	0	0.0%	0	0	0	0	-
157 N Main St	84,384	0	0.0%	0	0.0%	0	0	0	0	-
521 W Main St	36,030	4,467	12.4%	4,467	12.4%	7,099	7,099	0	4,467	\$18.00/fs
525 W Main St	36,030	1,040	2.9%	1,040	2.9%	1,040	1,040	0	1,040	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	5,084	11.6%	5,084	11.6%	5,084	5,084	0	3,161	\$14.00/fs
650 Missouri Ave	33,959	0	0.0%	0	0.0%	0	0	0	0	-
317 W Park St	49,915	0	0.0%	0	0.0%	0	0	0	0	-
604 Pierce Blvd	24,940	0	0.0%	0	0.0%	0	0	0	0	-
1803 Ramada Blvd	33,873	0	0.0%	0	0.0%	0	0	0	0	-
2246 State Route 157	25,320	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	0	0.0%	0	0.0%	240	240	0	120	\$33.75/fs
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (37 Bldgs)	1,580,027	130,913	8.3%	137,548	8.7%	175,937	169,302	6,635	40,807	\$16.86/fs

Illinois Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15 N 1st St	34,339	0	0.0%	0	0.0%	0	0	0	0	-
200 W 3rd St	34,505	0	0.0%	0	0.0%	0	0	0	0	-
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217-219 E Center Dr	20,000	4,800	24.0%	4,800	24.0%	4,800	4,800	0	3,600	\$14.00/nn
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
1100-1102 Eastport Plaza Dr	199,481	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	18,833	60.0%	18,833	60.0%	18,833	18,833	0	10,495	\$16.00/fs
3512 Lebanon Ave	160,000	0	0.0%	0	0.0%	0	0	0	0	-
2166 Madison Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
207 N Main St	50,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	0	0.0%	0	0.0%	0	0	0	0	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
1012 Plummer Dr	21,561	0	0.0%	0	0.0%	0	0	0	0	-
1 Professional Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,068,287	23,633	2.2%	23,633	2.2%	23,633	23,633	0	10,495	\$16.27/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
(72 Bldgs)	3,219,172	252,082	7.8%	262,186	8.1%	300,765	290,661	10,104	40,807	\$18.43/fs