

Summary

St. Louis Regional Office Market Q2 2020

July 2020

<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	13,634,317	2,020,886	14.8% ↓ .4%	(15.2%)	Class A - \$18.90 Class B - \$15.78
St. Louis City	2,921,885	124,012	4.2% ↑ .2%	(4.0%)	Class A - \$34.64 Class B - \$16.68
Clayton	7,551,578	449,640	6.0% ↑ .7%	(5.3%)	Class A - \$31.33 Class B - \$21.18
Olive-270/Westport	7,749,520	718,988	9.3% ↓ .4%	(9.7%)	Class A - \$27.42 Class B - \$18.41
West County	7,438,524	748,473	10.1% ↓ 3.3%	(13.7%)	Class A - \$26.40 Class B - \$23.58
South County	2,910,874	374,042	12.8% ↑ .3%	(12.5%)	Class A - \$24.77 Class B - \$21.78
North County	3,661,790	475,914	13.0% ↓ .6%	(13.6%)	Class A - \$20.48 Class B - \$16.02
St. Charles	2,584,679	187,950	7.3% ↓ 2.4%	(9.7%)	Class A - \$21.75 Class B - \$17.04
Illinois	3,301,141	368,345	11.2% ↓ .6%	(11.8%)	Class A - \$22.49 Class B - \$16.68
Total	51,754,308	5,468,250	10.6% ↓ .7%	(11.3%)	Class A - \$25.35 Class B - \$18.57 (\$25.23) (\$18.63)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of July 1, 2020.

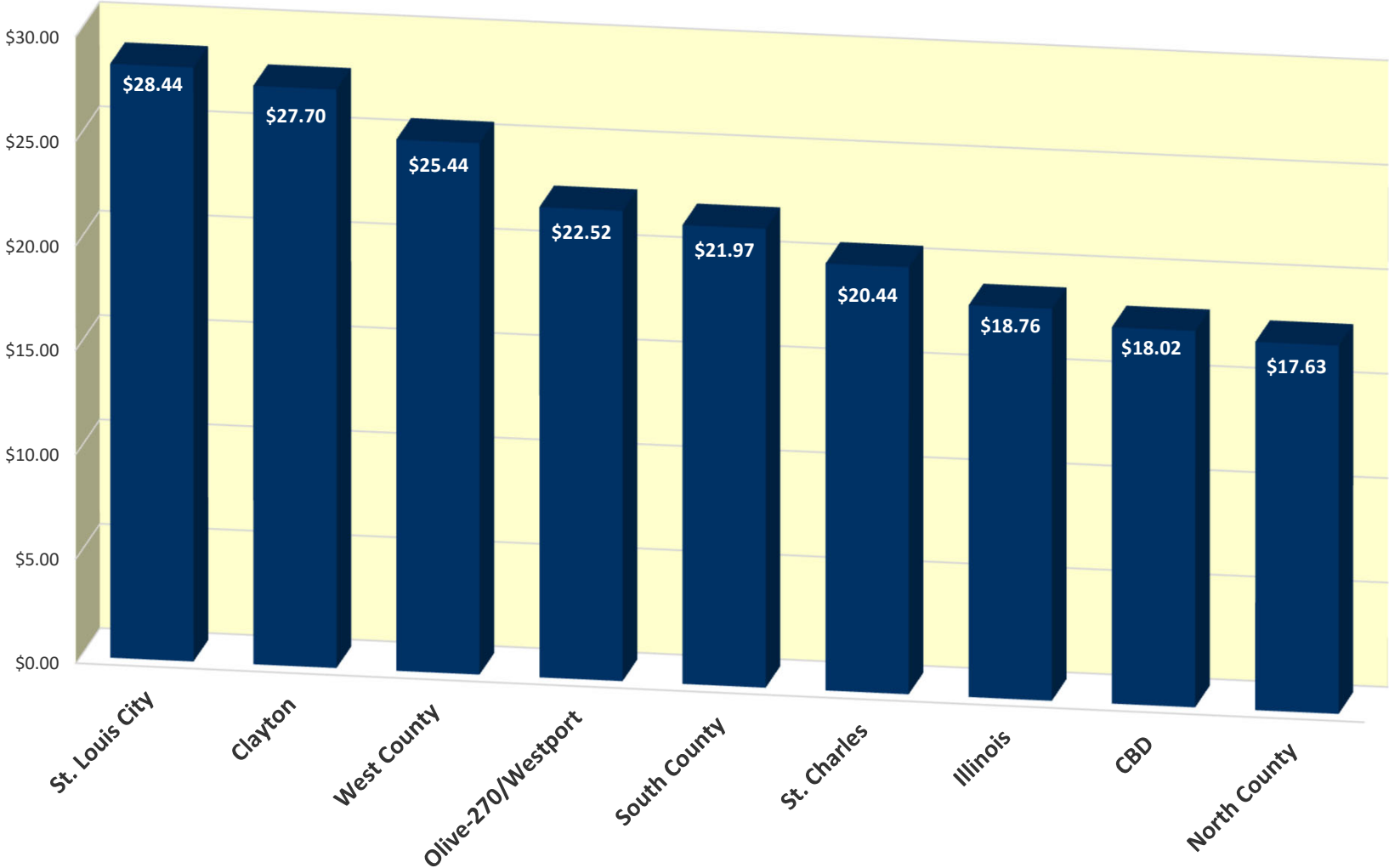
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.



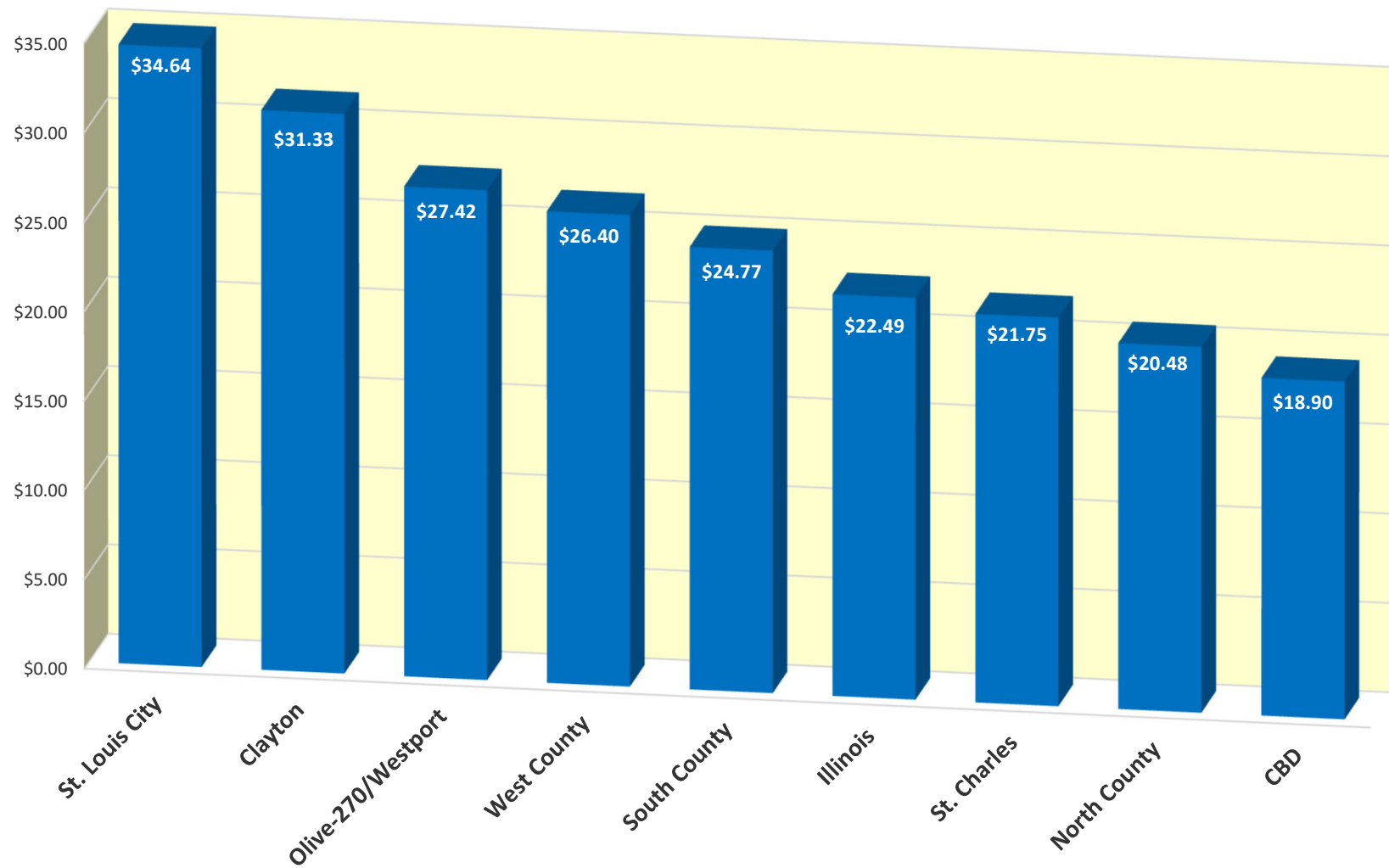
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
July 2020

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	32,401,501	3,198,722	230,888	9.87%
St. Louis City - Just A & B	13,372,872	1,908,281	88,210	14.27%
Total St. Louis Region - Just A & B	45,774,373	5,107,003	319,098	11.16%
Total St. Louis Region - Class A	27,005,103	2,964,007	286,751	10.98%
Total St. Louis Region - Class B	18,769,270	2,142,996	32,347	11.42%
St. Louis City	13,372,872	1,908,281	88,210	14.27%
Class A Space	9,132,919	1,430,846	81,451	15.67%
Class B Space	4,239,953	477,435	6,759	11.26%
Suburban St. Louis	32,401,501	3,198,722	230,888	9.87%
Class A Space	17,872,184	1,533,161	205,300	8.58%
Class B Space	14,529,317	1,665,561	25,588	11.46%

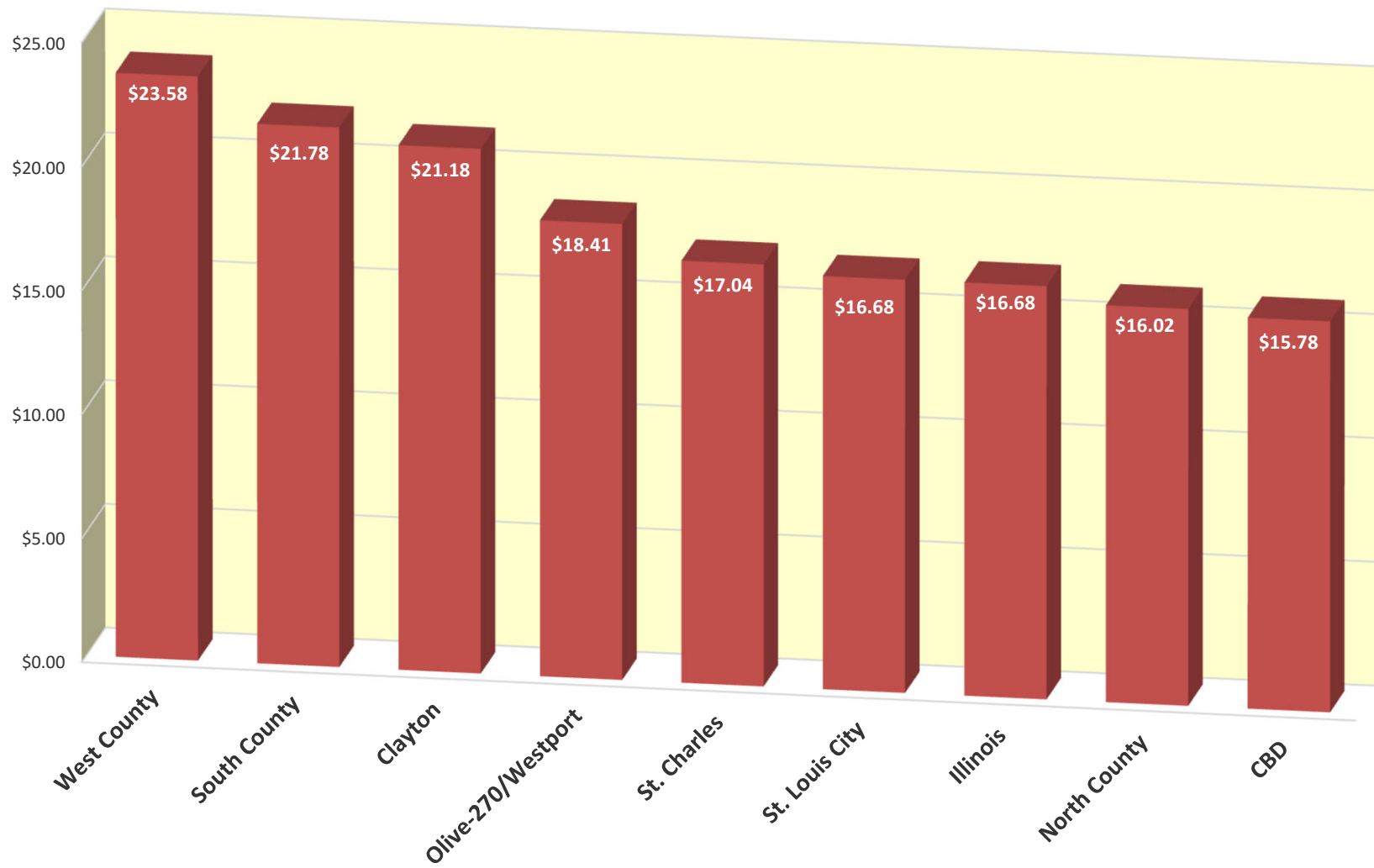
Office Rental Rate by Submarket
July 2020



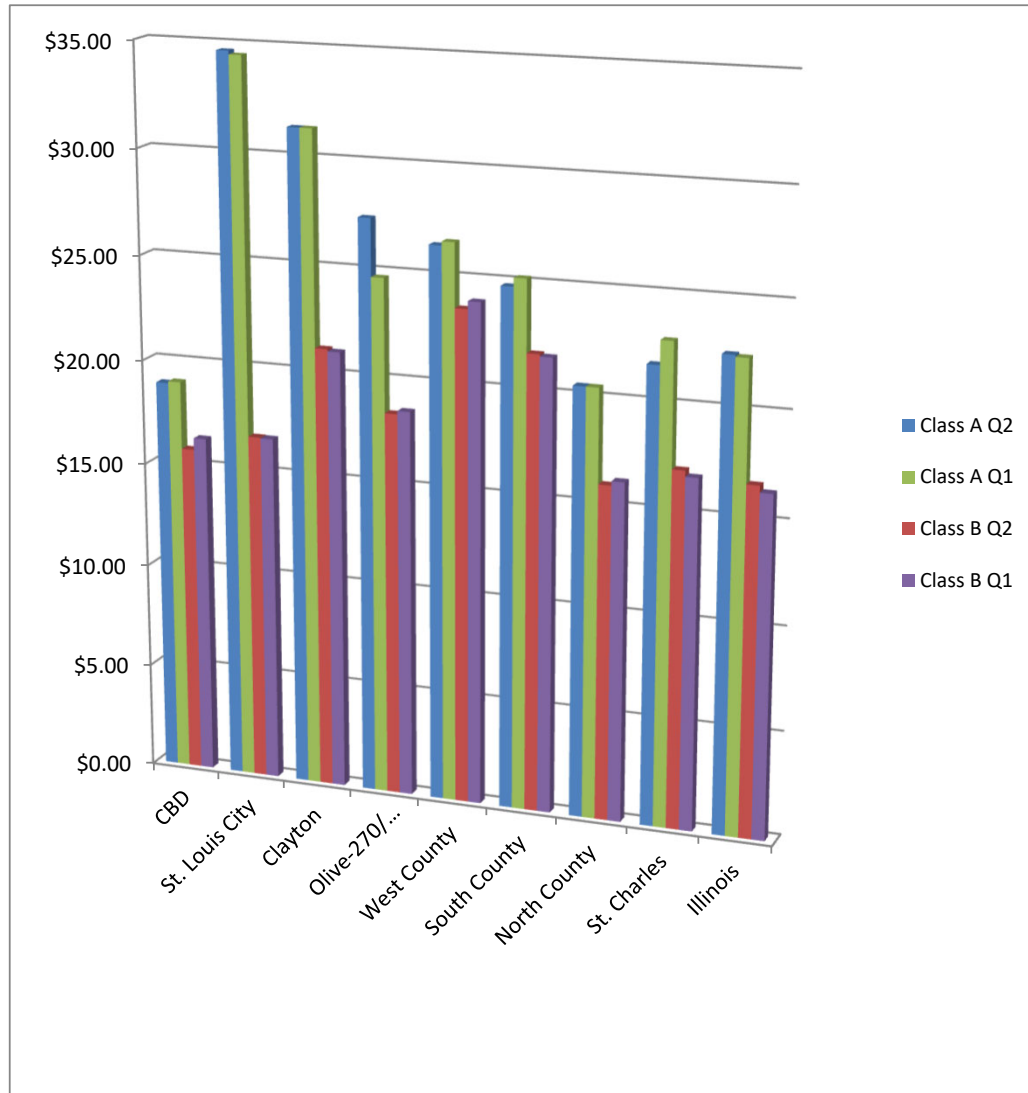
Class A Office Rental Rate by Submarket July 2020



Class B Office Rental Rate by Submarket July 2020

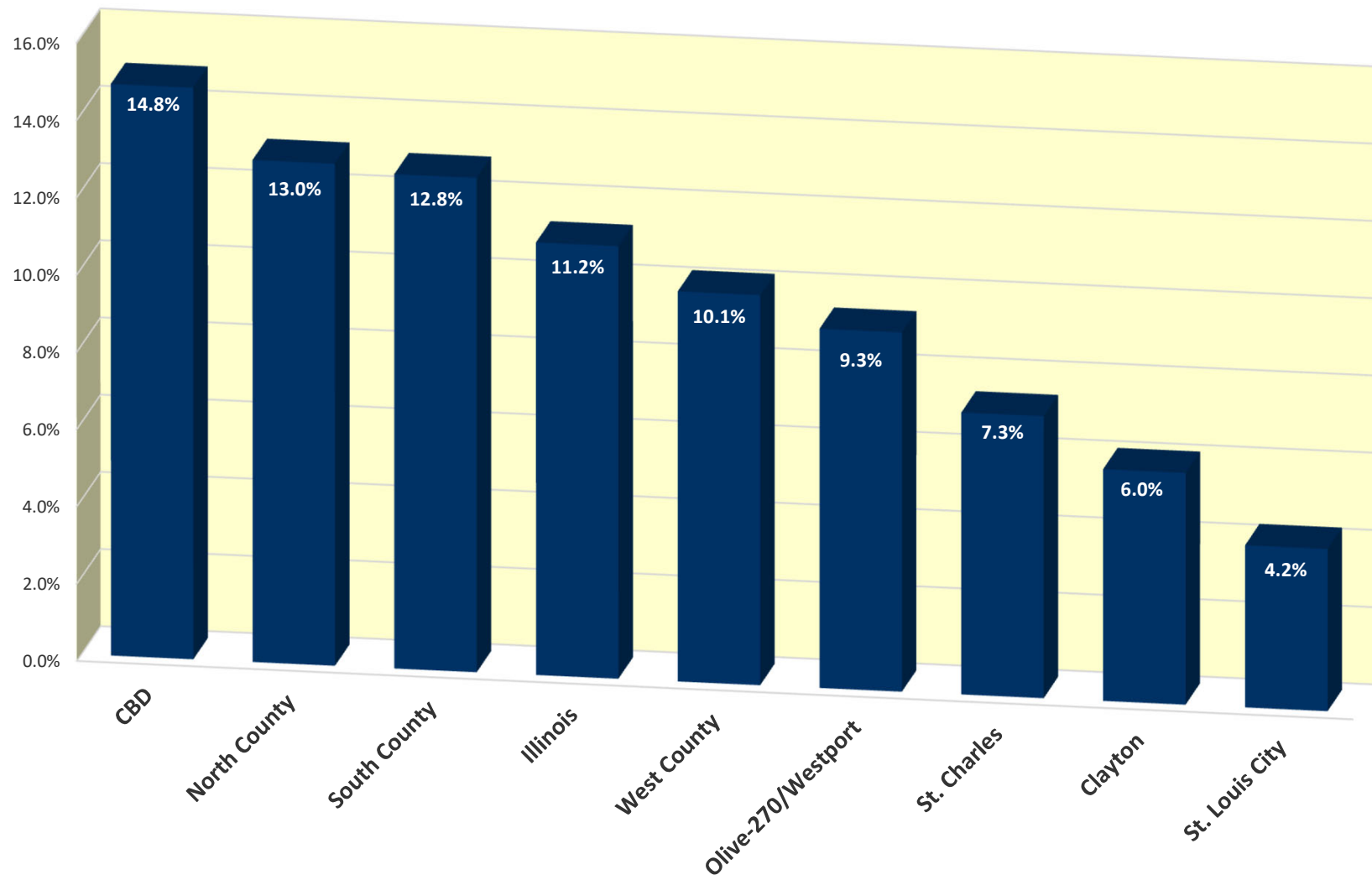


Class A & Class B Asking Rates by Submarket

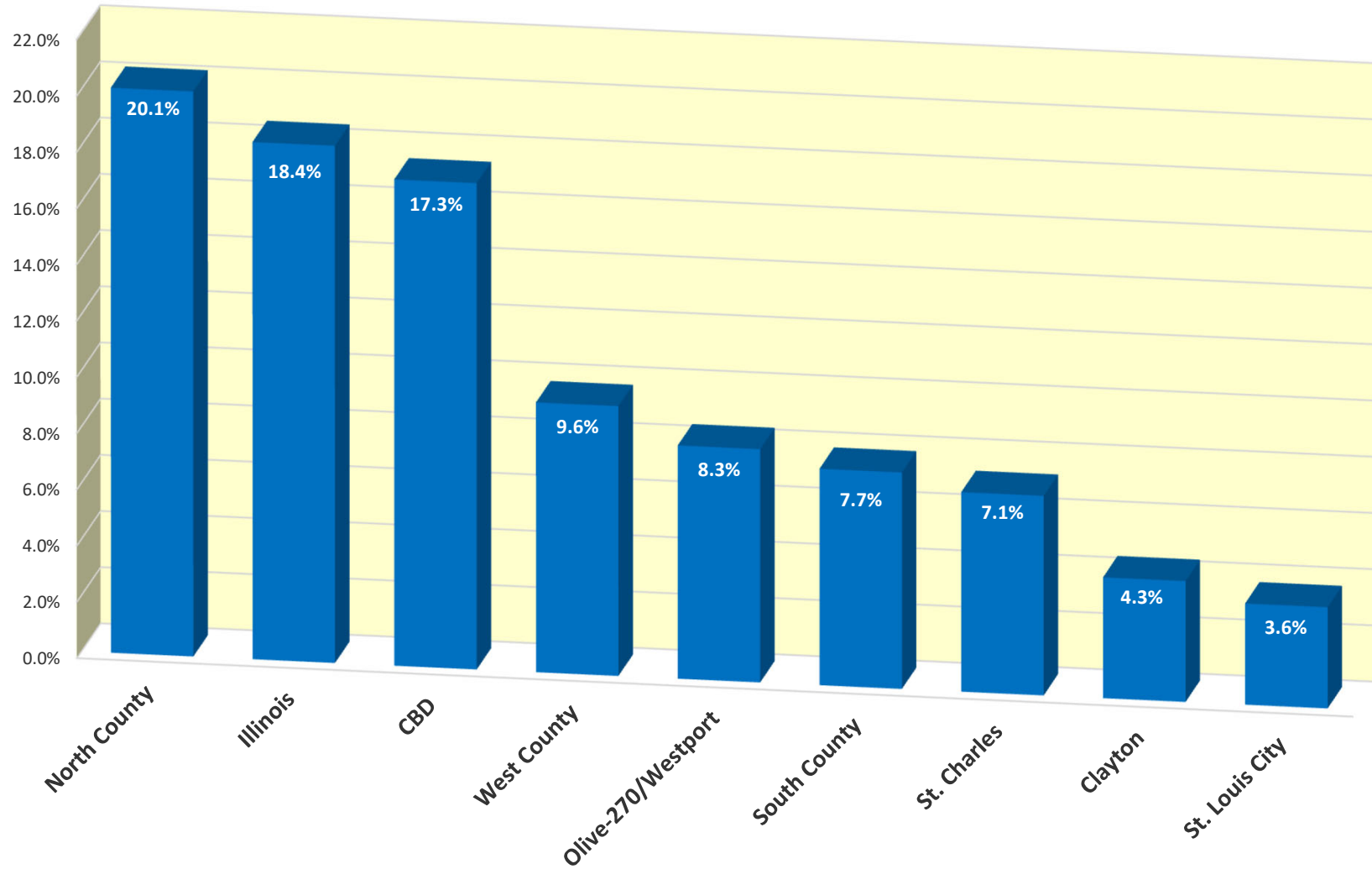


	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	\$18.90	\$18.99	\$15.78	\$16.35
St. Louis City	\$34.64	\$34.47	\$16.68	\$16.66
Clayton	\$31.33	\$31.33	\$21.18	\$21.08
Olive-270/ Westport	\$27.42	\$24.71	\$18.41	\$18.57
West County	\$26.40	\$26.59	\$23.58	\$23.95
South County	\$24.77	\$25.18	\$21.78	\$21.68
North County	\$20.48	\$20.48	\$16.02	\$16.23
St. Charles	\$21.75	\$22.89	\$17.04	\$16.76
Illinois	\$22.49	\$22.40	\$16.68	\$16.36
Average	\$25.35	\$25.23	\$18.57	\$18.63

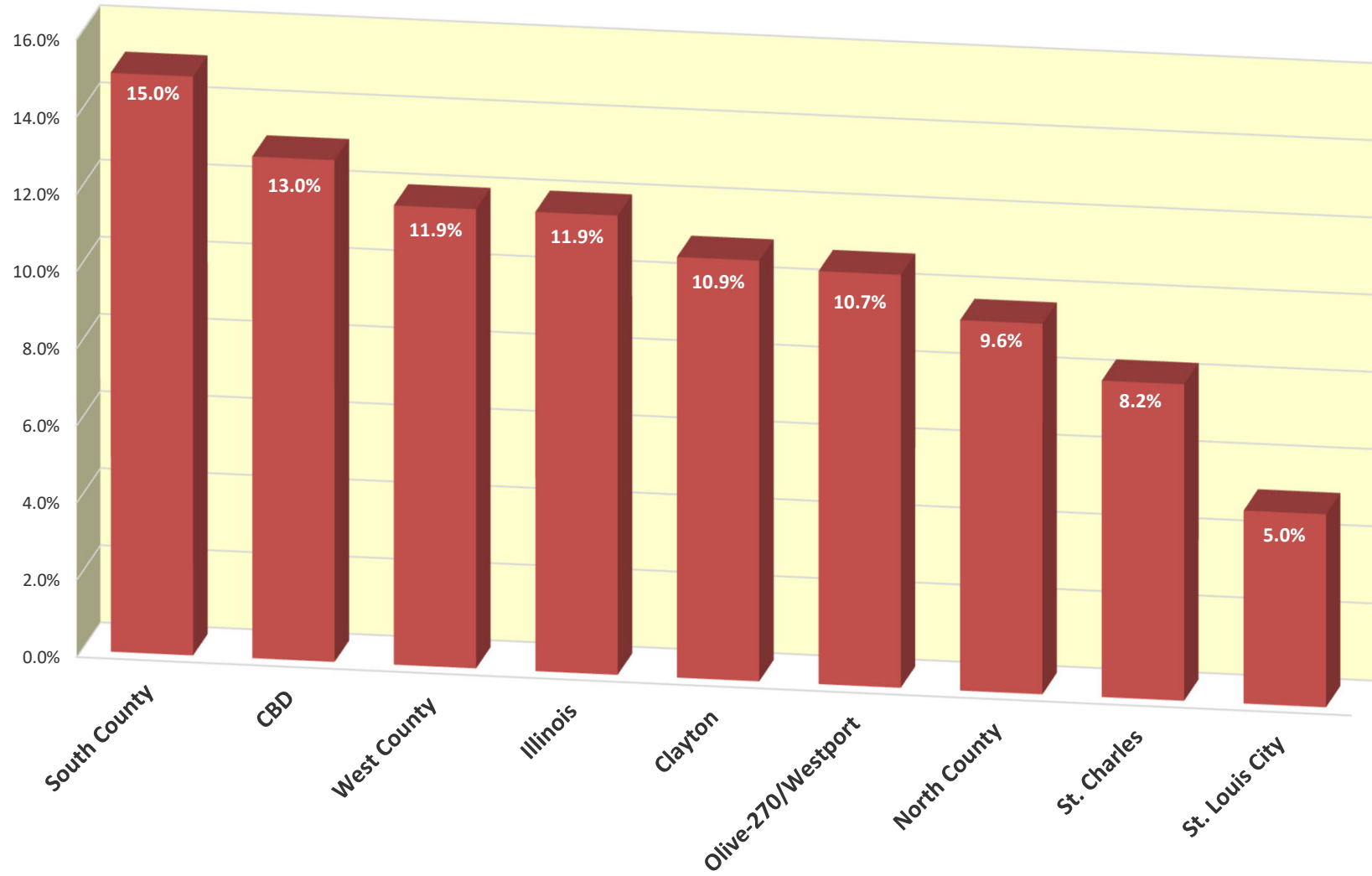
Office Vacancy Rate by Submarket July 2020



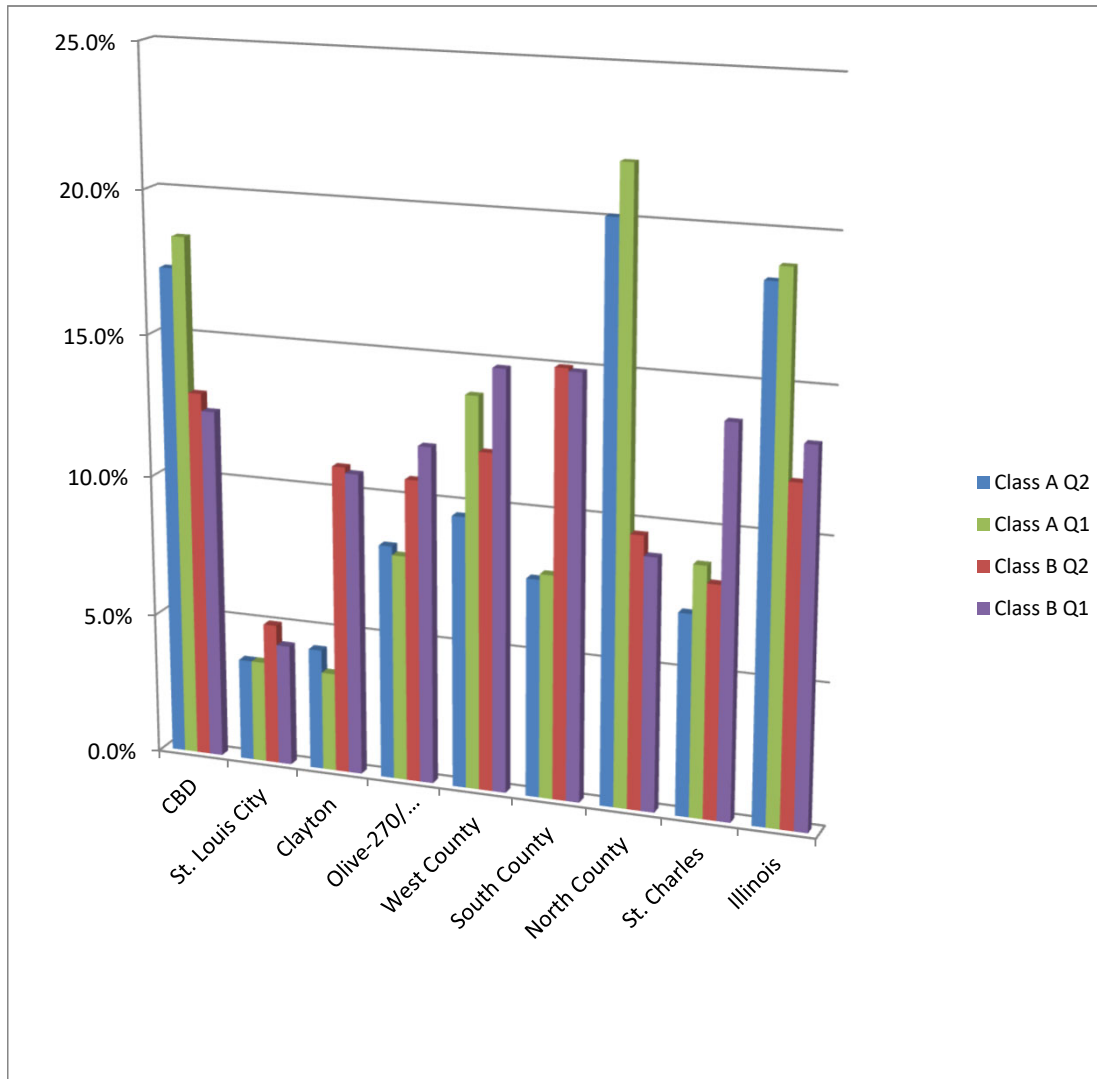
Class A Office Vacancy Rate by Submarket July 2020



Class B Office Vacancy Rate by Submarket July 2020



Class A & Class B Vacancy Rates by Submarket



	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	17.3%	18.4%	13.0%	12.4%
St. Louis City	3.6%	3.6%	5.0%	4.3%
Clayton	4.3%	3.5%	10.9%	10.7%
Olive-270/ Westport	8.3%	8.0%	10.7%	11.9%
West County	9.6%	13.8%	11.9%	14.8%
South County	7.7%	7.9%	15.0%	14.9%
North County	20.1%	21.9%	9.6%	8.9%
St. Charles	7.1%	8.8%	8.2%	13.7%
Illinois	18.4%	18.9%	11.9%	13.2%
Average	10.7%	11.6%	10.7%	11.6%

CBD

From Previous Qtr.

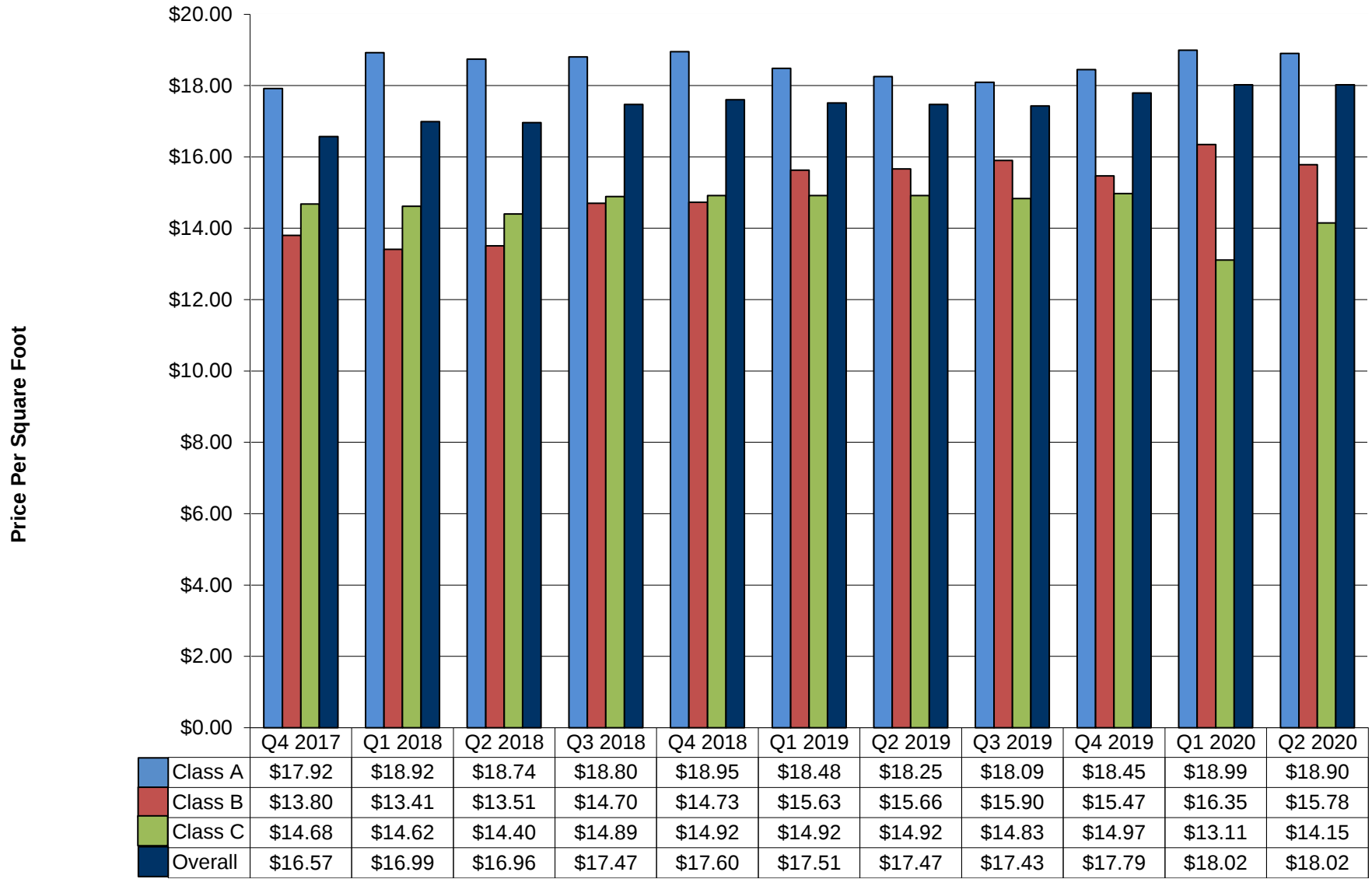
Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	16.1%	16.1%	16.1%	16.8%	16.4%	17.4%	19.4%	19.8%	19.2%	18.4%	17.3%	-1.1%
Class B	21.2%	20.0%	20.0%	19.2%	13.7%	9.5%	9.5%	10.2%	10.8%	12.4%	13.0%	0.6%
Class C	4.7%	5.1%	6.2%	7.4%	7.7%	7.5%	5.6%	7.5%	7.7%	8.2%	8.7%	0.5%
Overall	15.4%	15.2%	15.4%	15.8%	14.2%	13.8%	14.6%	15.4%	15.2%	15.2%	14.8%	-0.4%

Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	13,023	(4,246)	(2,304)	(53,461)	35,951	(81,930)	(156,185)	(33,400)	147,833	64,083	82,419	18,336
Class B	(65,123)	38,841	1,947	25,336	183,779	140,592	(2,015)	(22,261)	(20,289)	(53,989)	(18,000)	35,989
Class C	76,414	(9,358)	(26,150)	(27,300)	(6,390)	4,150	44,140	(42,796)	(4,881)	(11,685)	(11,654)	31
Overall	24,314	25,237	(26,507)	(55,425)	213,340	62,812	(114,060)	(98,457)	122,663	(1,591)	52,765	54,356

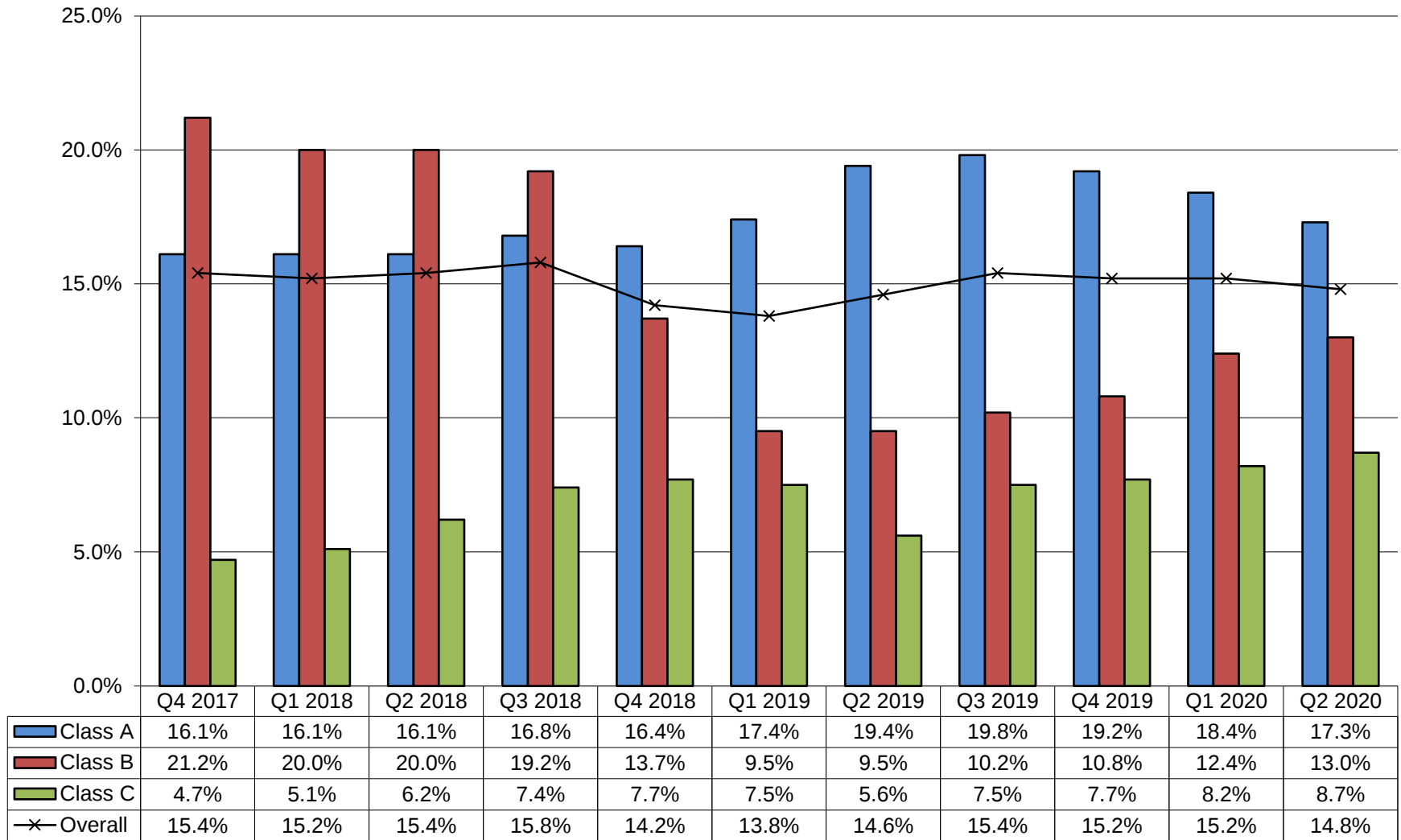
Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$17.92	\$18.92	\$18.74	\$18.80	\$18.95	\$18.48	\$18.25	\$18.09	\$18.45	\$18.99	\$18.90	-\$0.09
Class B	\$13.80	\$13.41	\$13.51	\$14.70	\$14.73	\$15.63	\$15.66	\$15.90	\$15.47	\$16.35	\$15.78	-\$0.57
Class C	\$14.68	\$14.62	\$14.40	\$14.89	\$14.92	\$14.92	\$14.92	\$14.83	\$14.97	\$13.11	\$14.15	\$1.04
Overall	\$16.57	\$16.99	\$16.96	\$17.47	\$17.60	\$17.51	\$17.47	\$17.43	\$17.79	\$18.02	\$18.02	\$0.00

Notes: Class A drop due to 800 Market St - went from 27% to 13.9% (Ameren occupied 98,672 SF)

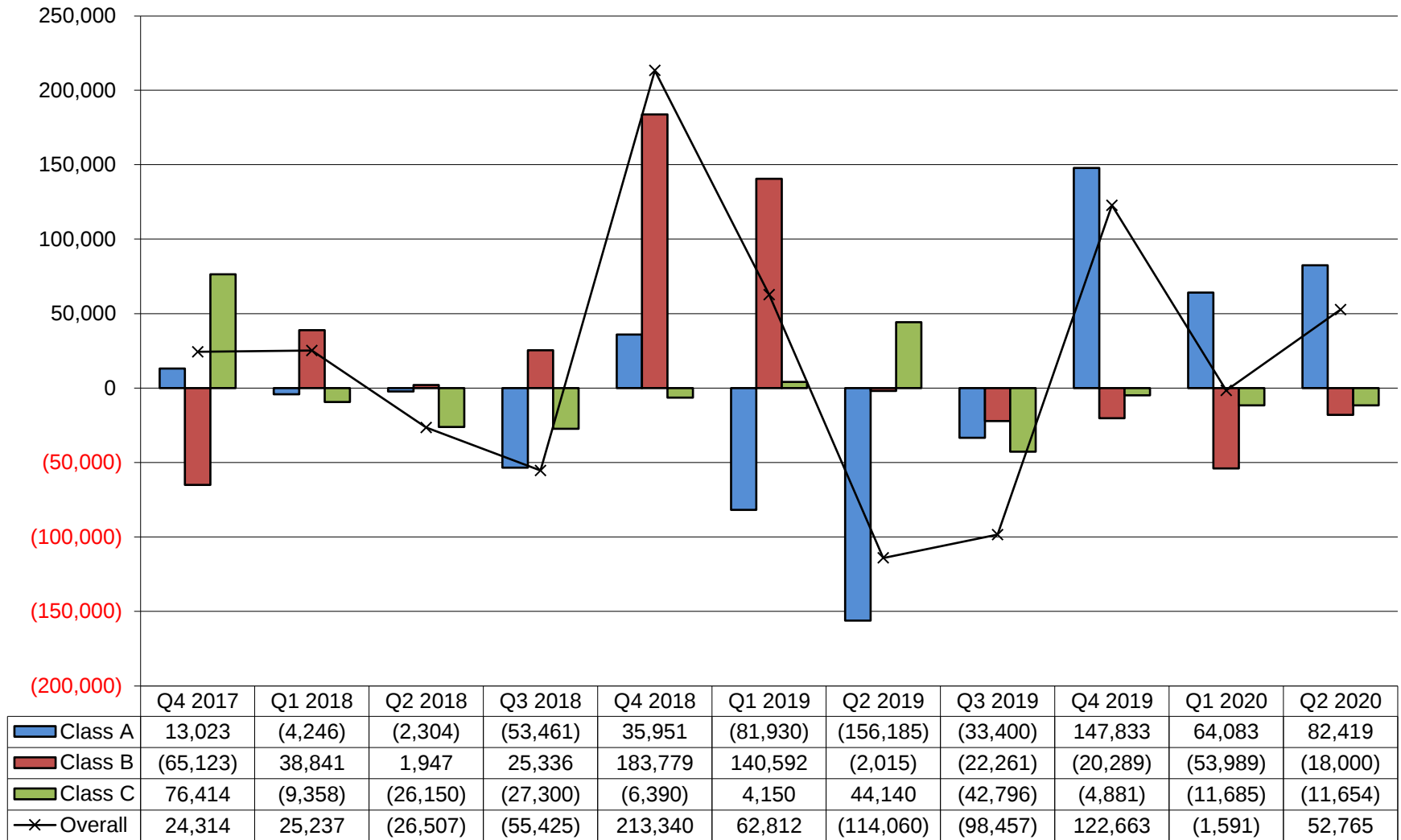
Average Asking Rates CBD Submarket



CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



CBD Vacancy 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	37,696	14.5%	37,696	14.5%	74,023	46,942	22,081	22,081	\$16.00/fs
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$20.00/fs
415 S 18TH St	67,784	6,140	9.1%	6,140	9.1%	6,140	6,140	0	3,495	\$17.00/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	21,652	21,652	0	8,553	\$16.00/fs
100 N Broadway	510,202	229,293	44.9%	229,293	44.9%	272,784	272,784	0	156,189	\$18.00/fs
200 N Broadway	337,088	51,854	15.4%	51,854	15.4%	81,800	81,800	0	37,883	\$17.50/fs
211 N Broadway	1,171,595	172,928	14.8%	172,928	14.8%	265,457	244,157	0	59,370	\$20.00/fs
500 N Broadway	285,211	11,885	4.2%	68,645	24.1%	72,644	15,884	56,760	18,920	\$17.50/fs
10 S Broadway	430,373	22,551	5.2%	31,083	7.2%	72,256	63,724	8,532	62,449	\$21.00/fs
6 Cardinal Way	120,000	47,000	39.2%	47,000	39.2%	47,000	47,000	0	47,000	\$28.50/+elec
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	104,666	0	0.0%	3,417	3.3%	3,417	0	3,417	3,417	\$22.00/fs
701 Market St	401,625	92,603	23.1%	92,603	23.1%	81,507	81,507	0	42,846	\$19.69/fs
800 Market St	749,857	92,677	12.4%	103,907	13.9%	107,249	92,677	14,572	72,876	\$19.25/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	225,526	225,526	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/nnn
1-99 S Memorial Dr	213,228	20,533	9.6%	20,533	9.6%	20,533	20,533	0	8,264	\$16.75/fs
720 Olive St	457,900	0	0.0%	1,512	0.3%	20,132	18,620	1,512	5,522	\$16.76/fs
900-920 Spruce St	144,823	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	400,000	24,905	6.2%	24,905	6.2%	29,284	24,905	4,379	10,499	\$19.00/fs
710 N Tucker Blvd	626,760	101,600	16.2%	101,600	16.2%	207,130	207,130	0	165,000	\$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 (22 Bldgs)	8,021,025	1,308,853	16.3%	1,390,304	17.3%	1,835,410	1,697,857	111,253	165,000	\$18.90/fs

CBD Vacancy 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	\$15.00/fs
612 N 2nd St	48,000	0	0.0%	0	0.0%	0	0	0	0	-
618-624 N 2nd St	64,773	0	0.0%	0	0.0%	23,575	23,575	0	9,126	\$14.16/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	15,123	15,123	0	5,504	\$13.96/fs
704-710 N 2nd St	50,850	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	84,120	21,377	25.4%	21,377	25.4%	35,883	35,883	0	14,020	\$16.00/fs
712 N 2nd St	20,000	1,964	9.8%	5,221	26.1%	12,981	9,724	3,257	6,000	\$10.00/mg
801-805 N 2nd St	46,250	0	0.0%	0	0.0%	24,990	24,990	0	7,284	\$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%	37,605	33,027	4,578	11,414	\$13.10/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	8,064	32.9%	8,064	32.9%	20,160	20,160	0	12,096	\$10.00/fs
215-217 N 10th St	22,240	0	0.0%	0	0.0%	0	0	0	0	-
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	\$12.00/nnn
133 S 11th St	48,180	2,000	4.2%	2,000	4.2%	5,533	5,533	0	3,533	\$18.50/fs
326 S 21st St	43,391	26,940	62.1%	26,940	62.1%	26,940	26,940	0	11,851	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	105,879	32.9%	109,381	34.0%	109,381	105,879	3,502	29,191	\$13.88/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	27,695	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	-
620 Market St	41,734	0	0.0%	0	0.0%	0	0	0	0	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,200	0	0.0%	0	0.0%	34,324	34,324	0	11,864	\$13.29/fs
900-914 Olive St	175,722	95,172	54.2%	95,172	54.2%	95,172	95,172	0	13,323	\$14.00/nnn
918-920 Olive St	51,205	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	-
1133 Pine St	28,122	28,122	100.0%	28,122	100.0%	28,122	28,122	0	28,122	-
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	-
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	11,939	30.1%	11,939	30.1%	11,939	11,939	0	9,550	\$17.00/fs
505 Washington Ave	80,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Washington Ave	160,000	13,500	8.4%	13,500	8.4%	13,500	13,500	0	10,000	-
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	41,871	60.5%	41,871	60.5%	41,871	41,871	0	17,081	\$16.50/fs
1409 Washington Ave	34,234	8,998	26.3%	8,998	26.3%	34,234	36,634	0	28,740	\$16.00/fs
1426-1432 Washington Ave	27,045	22,355	82.7%	22,355	82.7%	22,355	22,355	0	11,368	\$9.26/fs
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-

CBD Vacancy Building List

Total (44 Bldgs)	3,330,434	425,406	12.8%	432,165	13.0%	609,853	600,916	11,337	29,191	\$15.81/fs
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Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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	28,000	53.8%	28,000	53.8%	28,000	28,000	0	18,000	\$9.00/fs
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%	6,650	6,650	0	6,650	-
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	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	10,501	19.6%	10,501	19.6%	10,501	10,501	0	4,450	\$17.91/mg
1101 Lucas Ave	38,500	16,500	42.9%	16,500	42.9%	11,000	11,000	0	11,000	\$20.00/fs
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	32,502	24.6%	32,502	24.6%	32,502	32,502	0	32,502	\$9.75/fs
1017 Olive St	120,000	30,500	25.4%	30,500	25.4%	30,500	30,500	0	24,000	\$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	90,836	16,200	17.8%	16,200	17.8%	24,700	24,700	0	14,200	\$11.95/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	101,600	0	0.0%	0	0.0%	0	0	0	0	-
900 Walnut St	112,266	33,214	29.6%	33,214	29.6%	36,617	36,617	0	8,663	\$19.00/fs
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 (26 Bldgs)	2,282,858	198,417	8.7%	198,417	8.7%	246,963	246,963	0	33,493	\$13.21/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
(92 Bldgs)	13,634,317	1,932,676	14.2%	2,020,886	14.8%	2,692,226	2,545,736	122,590	165,000	\$18.00/fs

St. Louis City

From Previous Qtr.

Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	5.9%	5.9%	7.5%	7.4%	5.4%	5.1%	2.1%	1.8%	3.5%	3.6%	3.6%	0.0%
Class B	7.8%	6.3%	5.8%	5.9%	7.2%	3.7%	3.6%	3.9%	3.8%	4.3%	5.0%	0.7%
Class C	3.0%	3.7%	1.9%	1.7%	2.1%	1.1%	1.0%	2.0%	2.4%	4.0%	4.2%	0.2%
Overall	5.5%	5.3%	5.2%	5.2%	4.9%	3.4%	2.2%	2.5%	3.3%	4.0%	4.2%	0.2%

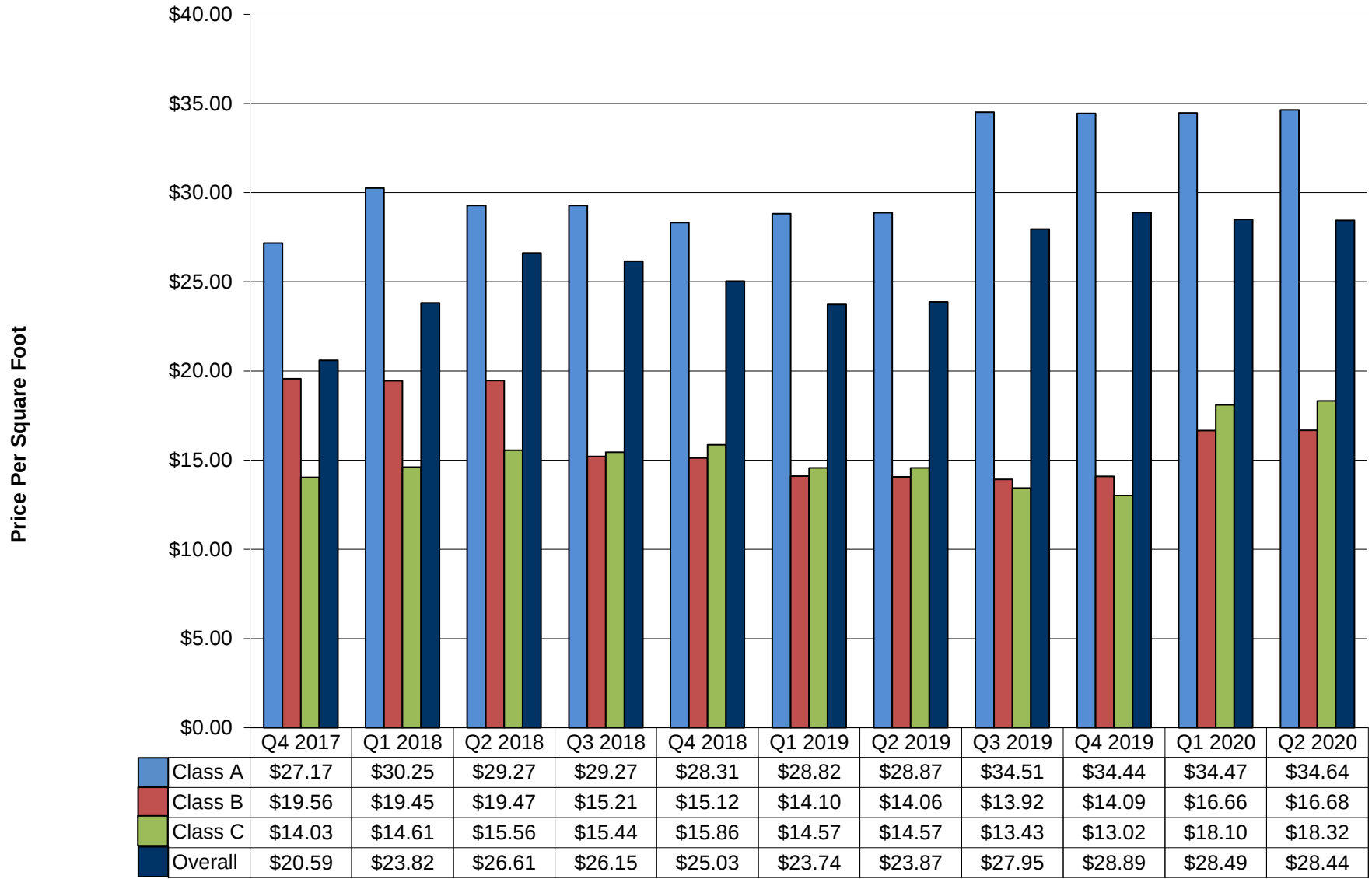
Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	12,557	0	153,330	1,395	21,413	4,216	32,457	3,953	(19,208)	(1,463)	0	1,463
Class B	(23,578)	13,033	5,262	(1,420)	(11,290)	31,931	574	(3,000)	903	(4,407)	(6,114)	(1,707)
Class C	(2,200)	(6,782)	16,600	1,168	(2,891)	8,361	1,150	(9,000)	(3,700)	(14,100)	(2,400)	11,700
Overall	(13,221)	6,251	175,192	1,143	7,232	44,508	34,181	(8,047)	(22,005)	(19,970)	(8,514)	11,456

Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$27.17	\$30.25	\$29.27	\$29.27	\$28.31	\$28.82	\$28.87	\$34.51	\$34.44	\$34.47	\$34.64	\$0.17
Class B	\$19.56	\$19.45	\$19.47	\$15.21	\$15.12	\$14.10	\$14.06	\$13.92	\$14.09	\$16.66	\$16.68	\$0.02
Class C	\$14.03	\$14.61	\$15.56	\$15.44	\$15.86	\$14.57	\$14.57	\$13.43	\$13.02	\$18.10	\$18.32	\$0.22
Overall	\$20.59	\$23.82	\$26.61	\$26.15	\$25.03	\$23.74	\$23.87	\$27.95	\$28.89	\$28.49	\$28.44	-\$0.05

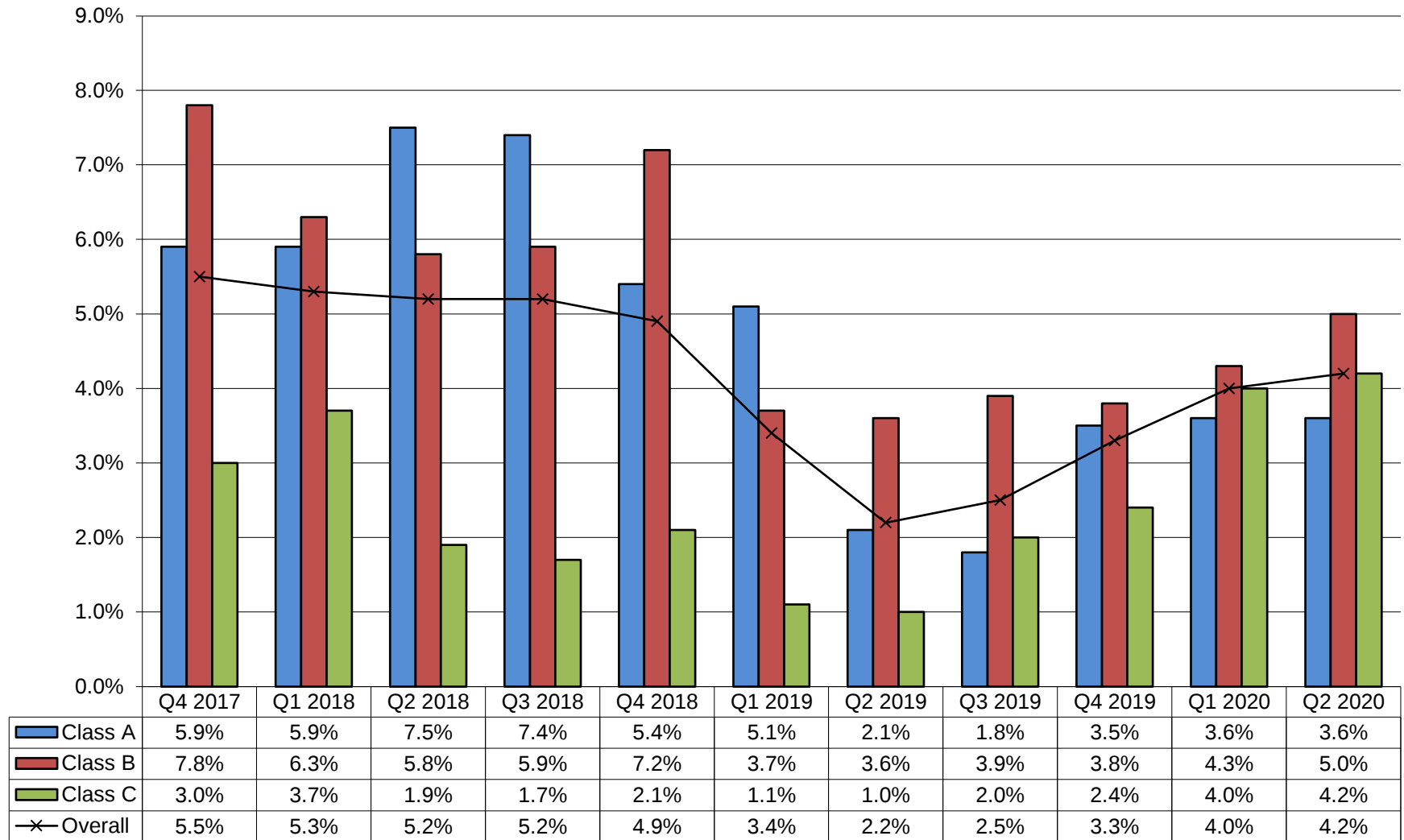
Notes:

Higher rates are due to conversion of NNN to PSF rates, primarily in the CORTEX District.
High asking rates in Class C are due to 3701-3715 Forest Park Ave being \$25.00 PSF, also why vacancy went up in Class C

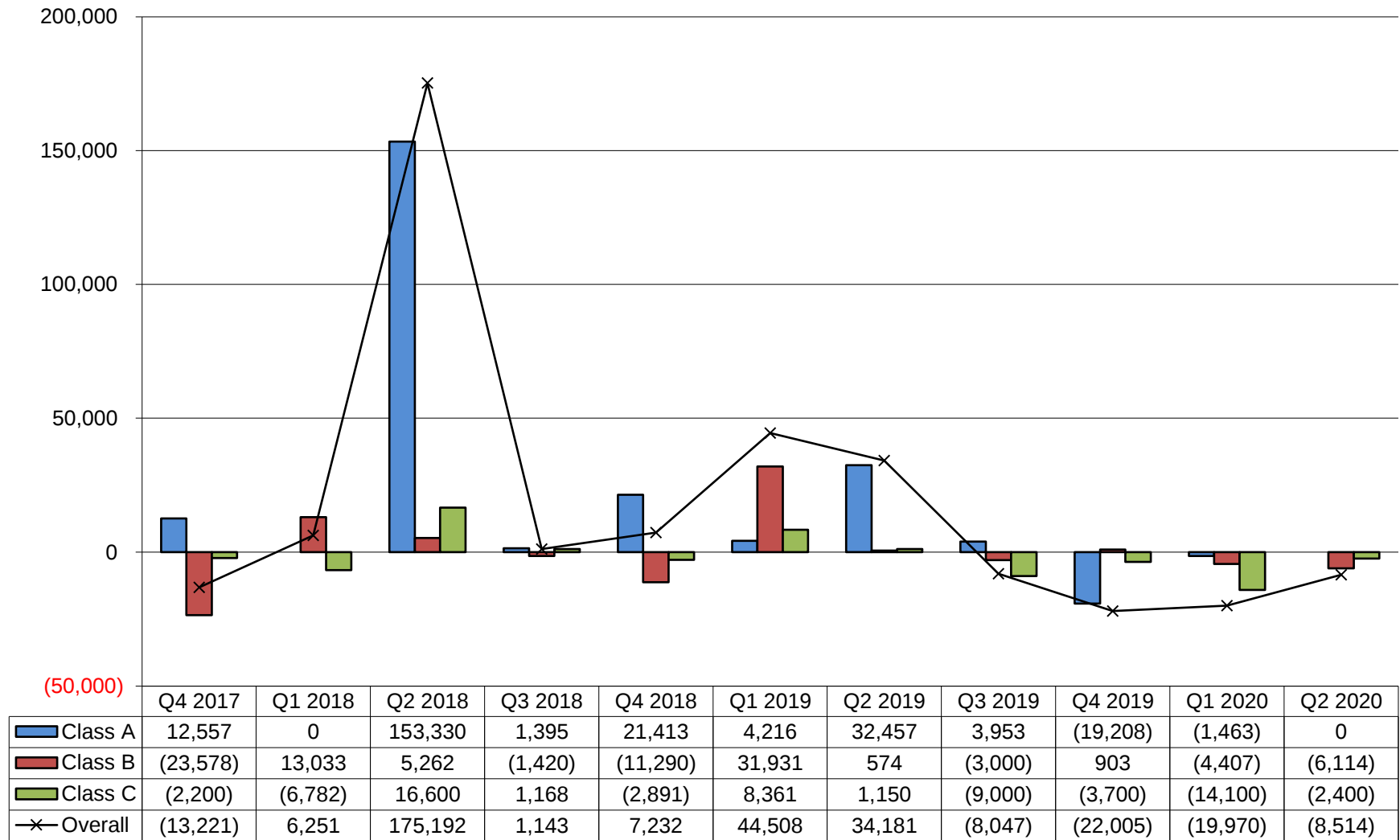
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



St Louis City Vacancy 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	-
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	-
4320 Forest Park Ave	165,000	20,671	12.5%	20,671	12.5%	20,671	20,671	0	13,112	\$25.50/nn
1001 Highlands Plaza Dr	144,458	0	0.0%	0	0.0%	0	0	0	0	-
1000 Jefferson Ave	0	0	-	0	-	0	0	0	0	-
3950 Laclede Ave	0	0	-	0	-	0	0	0	0	-
3676 Market St	0	0	-	0	-	193,498	193,498	0	193,498	\$27.00/nn
26-56 Maryland Plz	67,243	12,000	17.8%	12,000	17.8%	12,000	12,000	0	6,800	\$26.00/fs
645 S Newstead Ave	61,308	0	0.0%	0	0.0%	0	0	0	0	-
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 (12 Bldgs)	1,111,894	40,542	3.6%	40,542	3.6%	234,040	234,040	0	193,498	\$34.64/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	28,971	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	64,475	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
4625 Lindell Blvd	71,652	22,603	31.5%	22,603	31.5%	48,603	22,603	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	18,267	8.3%	18,267	8.3%	22,667	22,667	0	7,205	\$15.59/fs
4140 Park Ave	108,000	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	4,400	5.7%	4,400	5.7%	4,400	4,400	0	4,400	\$19.50/fs
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3830 Washington Ave	32,278	0	0.0%	0	0.0%	0	0	0	0	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (15 Bldgs)	909,519	45,270	5.0%	45,270	5.0%	75,670	49,670	0	26,000	\$19.28/fs

St Louis City Vacancy 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	\$7.81/mg
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	11,000	20.0%	11,000	20.0%	18,500	18,500	0	11,000	\$12.75/fs
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	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3701-3715 Forest Park Ave	71,872	13,400	18.6%	13,400	18.6%	13,400	13,400	0	13,400	\$25.00/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	-
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	0	0	0	-
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	-
4050 Lindell Blvd	101,974	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	-
5615-5617 Pershing Ave	27,200	5,800	21.3%	5,800	21.3%	5,800	5,800	0	3,850	\$11.01/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	900,472	38,200	4.2%	38,200	4.2%	52,200	52,200	0	13,400	\$18.32/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
(50 Bldgs)	2,921,885	124,012	4.2%	124,012	4.2%	361,910	335,910	0	193,498	\$30.31/fs

Clayton

From Previous Qtr.

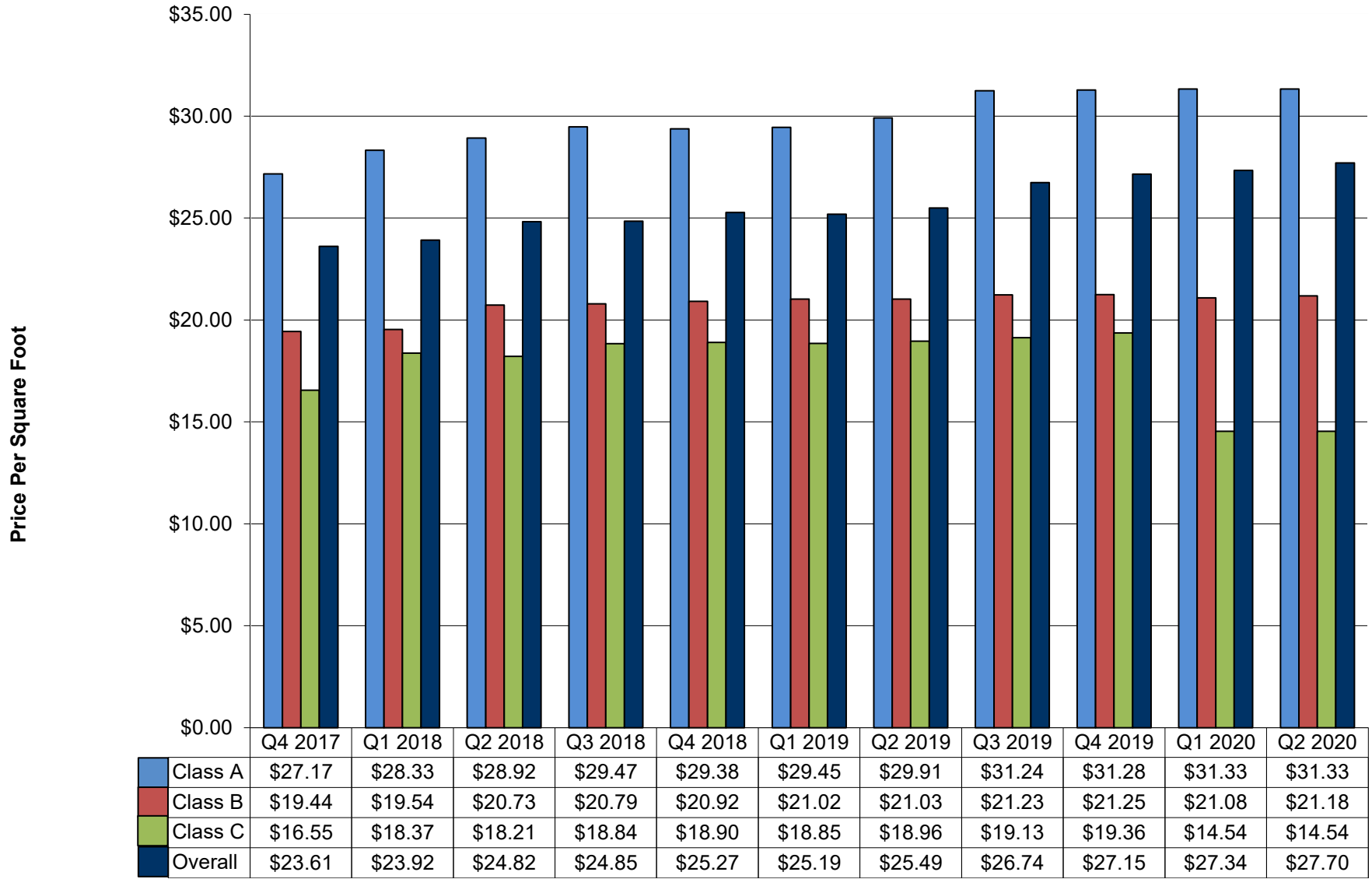
Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	3.9%	3.2%	2.6%	2.8%	2.4%	3.2%	3.1%	3.5%	3.5%	3.5%	4.3%	0.8%
Class B	9.0%	9.8%	9.9%	9.6%	13.3%	12.9%	10.7%	11.7%	10.6%	10.7%	10.9%	0.2%
Class C	2.9%	5.0%	5.2%	4.7%	3.0%	3.1%	2.8%	2.6%	2.5%	3.3%	3.4%	0.1%
Overall	5.1%	5.0%	4.6%	4.7%	5.2%	5.7%	5.0%	5.5%	5.2%	5.3%	6.0%	0.7%

Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	(12,988)	69,279	30,886	(12,607)	24,437	(45,220)	6,521	(19,684)	655	(3,743)	(41,162)	(37,419)
Class B	(34,586)	(15,395)	(1,937)	5,700	(73,160)	(36,109)	41,642	(19,912)	21,713	(1,477)	(4,912)	(3,435)
Class C	2,845	(7,672)	(791)	1,989	5,858	(296)	1,150	584	370	(2,742)	(350)	2,392
Overall	(44,729)	46,212	28,158	(4,918)	(42,865)	(81,625)	49,313	(39,012)	22,738	(7,962)	(46,424)	(38,462)

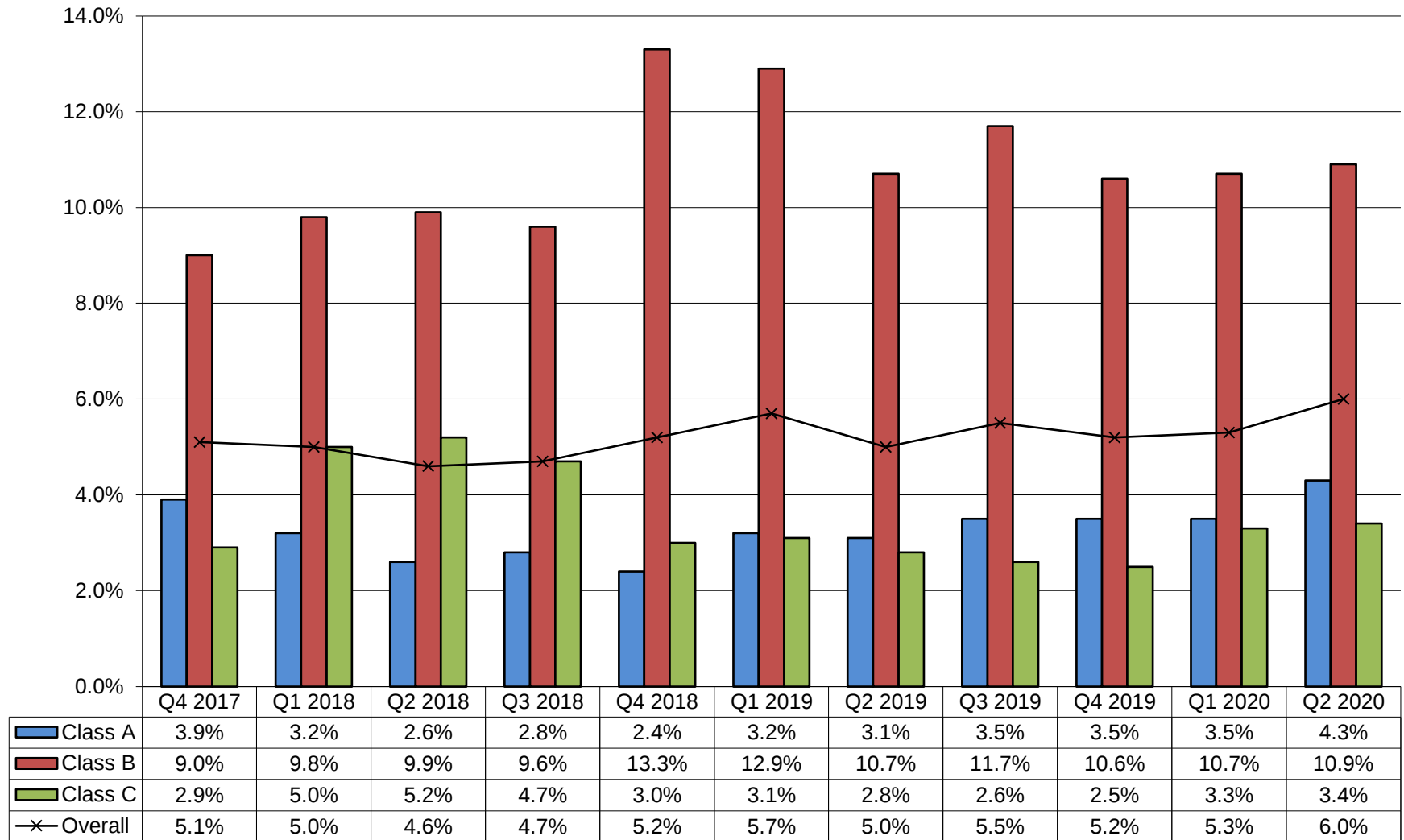
Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$27.17	\$28.33	\$28.92	\$29.47	\$29.38	\$29.45	\$29.91	\$31.24	\$31.28	\$31.33	\$31.33	\$0.00
Class B	\$19.44	\$19.54	\$20.73	\$20.79	\$20.92	\$21.02	\$21.03	\$21.23	\$21.25	\$21.08	\$21.18	\$0.10
Class C	\$16.55	\$18.37	\$18.21	\$18.84	\$18.90	\$18.85	\$18.96	\$19.13	\$19.36	\$14.54	\$14.54	\$0.00
Overall	\$23.61	\$23.92	\$24.82	\$24.85	\$25.27	\$25.19	\$25.49	\$26.74	\$27.15	\$27.34	\$27.70	\$0.36

Notes:

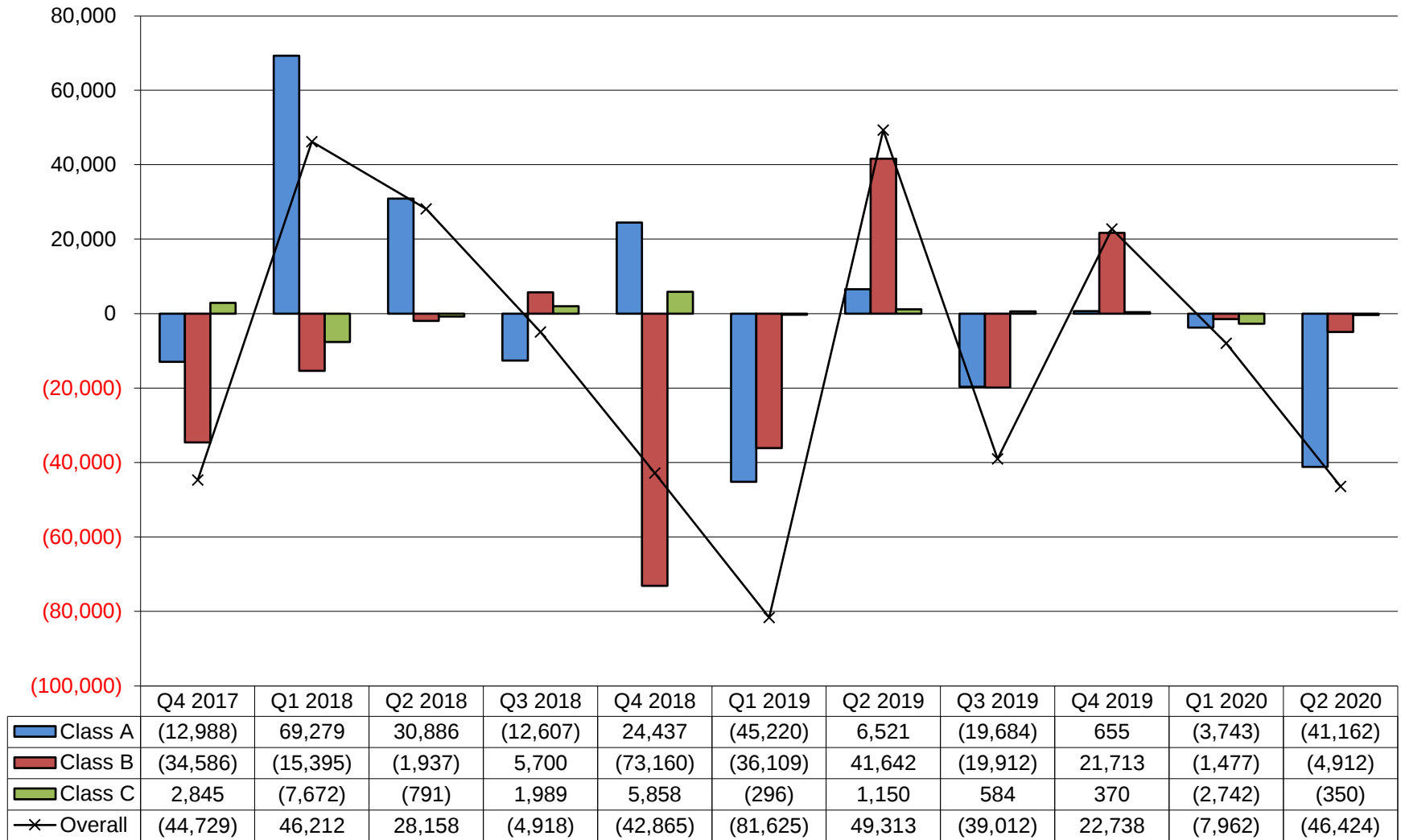
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Vacancy 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	17,201	9.9%	17,201	9.9%	24,733	24,733	0	13,970	\$29.03/fs
7700 Bonhomme Ave	182,185	7,679	4.2%	7,679	4.2%	10,650	10,650	0	7,679	\$30.00/fs
7777 Bonhomme Ave	197,311	18,519	9.4%	19,716	10.0%	38,235	32,038	1,197	12,353	\$29.50/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	23,002	8.8%	23,002	8.8%	31,946	31,946	0	5,184	\$28.88/fs
1401 S Brentwood Blvd	175,000	2,875	1.6%	2,875	1.6%	7,718	7,718	0	4,843	\$33.00/fs
1600 S Brentwood Blvd	105,000	34,782	33.1%	34,782	33.1%	34,782	34,782	0	13,636	\$27.50/fs
172-190 Carondelet Plz	325,172	15,054	4.6%	24,039	7.4%	52,079	38,961	13,118	32,171	\$36.00/fs
120 S Central Ave	299,176	32,716	10.9%	46,441	15.5%	46,441	32,716	13,725	13,725	\$27.05/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	-
8225-8235 Clayton Rd	20,245	675	3.3%	675	3.3%	675	675	0	675	\$24.00/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	-
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	18,594	8.8%	18,594	8.8%	39,202	39,202	0	20,608	\$32.00/fs
7733 Forsyth Blvd	369,722	2,718	0.7%	2,718	0.7%	41,825	32,046	4,779	15,087	\$32.00/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	2,720	4.7%	2,720	4.7%	2,720	2,720	0	2,720	\$27.00/fs
8049 Forsyth Blvd	0	0	-	0	-	94,830	94,830	0	94,830	-
8235 Forsyth Blvd	217,564	8,193	3.8%	8,193	3.8%	59,985	59,985	0	32,523	\$36.25/fs
101 S Hanley Rd	360,505	3,973	1.1%	3,973	1.1%	49,594	30,314	19,280	19,280	\$31.13/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	10,220	5.1%	10,220	5.1%	30,727	30,727	0	14,000	\$30.00/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	19,903	4,903	0	15,000	\$32.00/fs
8182 Maryland Ave	337,082	0	0.0%	0	0.0%	70,657	42,631	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	-
165 N Meramec Ave	66,716	0	0.0%	0	0.0%	0	0	0	0	\$28.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	4,695	4,695	0	4,695	\$28.00/fs
Total (32 Bldgs)	5,270,604	203,323	3.9%	227,230	4.3%	669,549	564,424	80,125	94,830	\$31.28/fs

Clayton Vacancy 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	10,855	13.9%	10,855	13.9%	10,855	10,855	0	3,768	-
230 S Bemiston Ave	131,190	2,218	1.7%	2,218	1.7%	7,584	7,584	0	2,064	\$22.23/fs
7711 Bonhomme Ave	82,473	19,144	23.2%	19,144	23.2%	19,144	19,144	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	2,015	2.7%	2,015	2.7%	3,601	3,601	0	1,699	\$19.54/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	8,759	8,759	0	7,109	\$20.00/fs
7710 Carondelet Ave	52,350	13,452	25.7%	13,452	25.7%	13,452	13,452	0	7,000	\$18.95/fs
7730 Carondelet Ave	37,120	4,106	11.1%	4,106	11.1%	4,106	4,106	0	4,106	\$18.95/fs
7745 Carondelet Ave	85,461	15,284	17.9%	15,284	17.9%	15,284	15,284	0	8,195	\$19.70/fs
7751 Carondelet Ave	49,505	13,289	26.8%	13,289	26.8%	13,289	13,289	0	4,196	\$19.65/fs
8008 Carondelet Ave	30,940	2,425	7.8%	2,425	7.8%	3,472	3,472	0	1,822	\$20.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	134,376	21,835	16.2%	29,962	22.3%	29,962	21,835	8,127	8,187	\$23.50/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	126,060	0	0.0%	0	0.0%	0	0	0	0	-
6677-6683 Delmar Blvd	36,560	5,433	14.9%	5,433	14.9%	5,433	5,433	0	5,433	-
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	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	26,736	20.6%	26,736	20.6%	55,348	55,348	0	30,210	\$18.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	18,283	18,283	0	18,283	\$24.50/fs
2001 S Hanley Rd	35,000	1,945	5.6%	1,945	5.6%	1,945	1,945	0	1,945	\$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	5,945	7.5%	5,945	7.5%	5,945	5,945	0	3,900	\$21.50/fs
8820 Ladue Rd	40,821	0	0.0%	0	0.0%	12,652	12,652	0	12,652	-
8860-8866 Ladue Rd	28,005	2,159	7.7%	2,159	7.7%	459	459	0	459	\$26.50/fs
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	6,300	6,300	0	4,500	\$15.43/fs
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	6,912	13.7%	6,912	13.7%	6,912	6,912	0	2,863	\$21.00/fs
135 N Meramec Ave	50,995	27,320	53.6%	27,320	53.6%	31,566	31,566	0	8,921	\$28.00/fs
222 S Meramec Ave	20,838	0	0.0%	0	0.0%	5,493	5,493	0	4,436	\$18.50/fs
225 S Meramec Ave	102,600	10,970	10.7%	10,970	10.7%	17,553	17,553	0	2,489	\$21.50/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
8780 Olive Blvd	0	0	-	0	-	0	0	0	0	-
Total (34 Bldgs)	1,921,760	202,111	10.5%	210,238	10.9%	307,465	299,338	8,127	30,210	\$21.13/fs

Clayton Vacancy 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	0	0.0%	0	0.0%	1,467	1,467	0	1,467	\$19.00/fs
30-44 N Brentwood Blvd	34,200	1,736	5.1%	1,736	5.1%	1,736	1,736	0	818	\$17.30/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	30,000	0	0.0%	0	0.0%	0	0	0	0	-
8400-8448 Delmar Blvd	44,980	4,890	10.9%	4,890	10.9%	4,890	4,890	0	1,425	\$11.35/fs
8328-8332 Eager Rd	26,985	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)	359,214	12,172	3.4%	12,172	3.4%	13,639	13,639	0	3,046	\$14.54/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)	7,551,578	417,606	5.5%	449,640	6.0%	990,653	877,401	88,252	94,830	\$27.63/fs

Olive-270/Westport

From Previous Qtr.

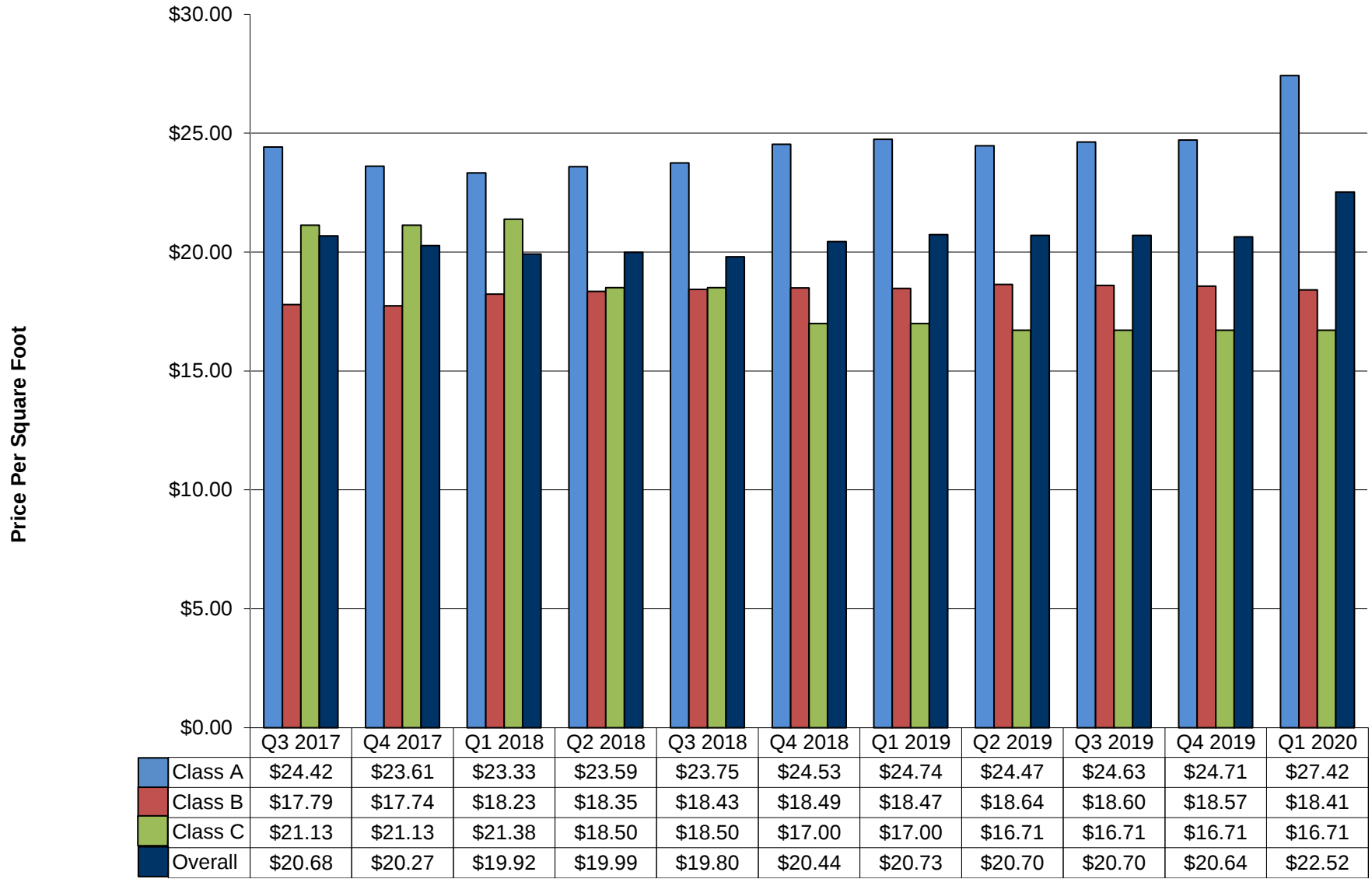
Vacancy Rate												
	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Difference
Class A	6.2%	6.5%	5.2%	4.9%	4.4%	4.9%	5.6%	6.9%	6.8%	8.0%	8.3%	0.3%
Class B	10.6%	12.0%	15.8%	15.2%	14.6%	15.2%	14.6%	15.5%	14.9%	11.9%	10.7%	-1.2%
Class C	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%	1.8%	1.8%	2.3%	2.3%	0.0%
Overall	8.2%	9.0%	10.3%	9.9%	9.4%	9.9%	9.9%	11.0%	10.7%	9.7%	9.3%	-0.4%

Net Absorption												
	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Difference
Class A	148,565	(12,498)	48,833	9,869	17,747	(15,899)	(25,628)	(46,985)	2,609	(42,116)	(11,583)	30,533
Class B	90,254	(55,160)	(145,363)	22,982	21,826	(20,990)	21,854	(36,462)	24,228	117,753	45,125	(72,628)
Class C	0	0	0	0	0	(1,959)	0	(2,750)	0	(1,362)	0	1,362
Overall	238,819	(67,658)	(96,530)	32,851	39,573	(38,848)	(3,774)	(86,197)	26,837	74,275	33,542	(40,733)

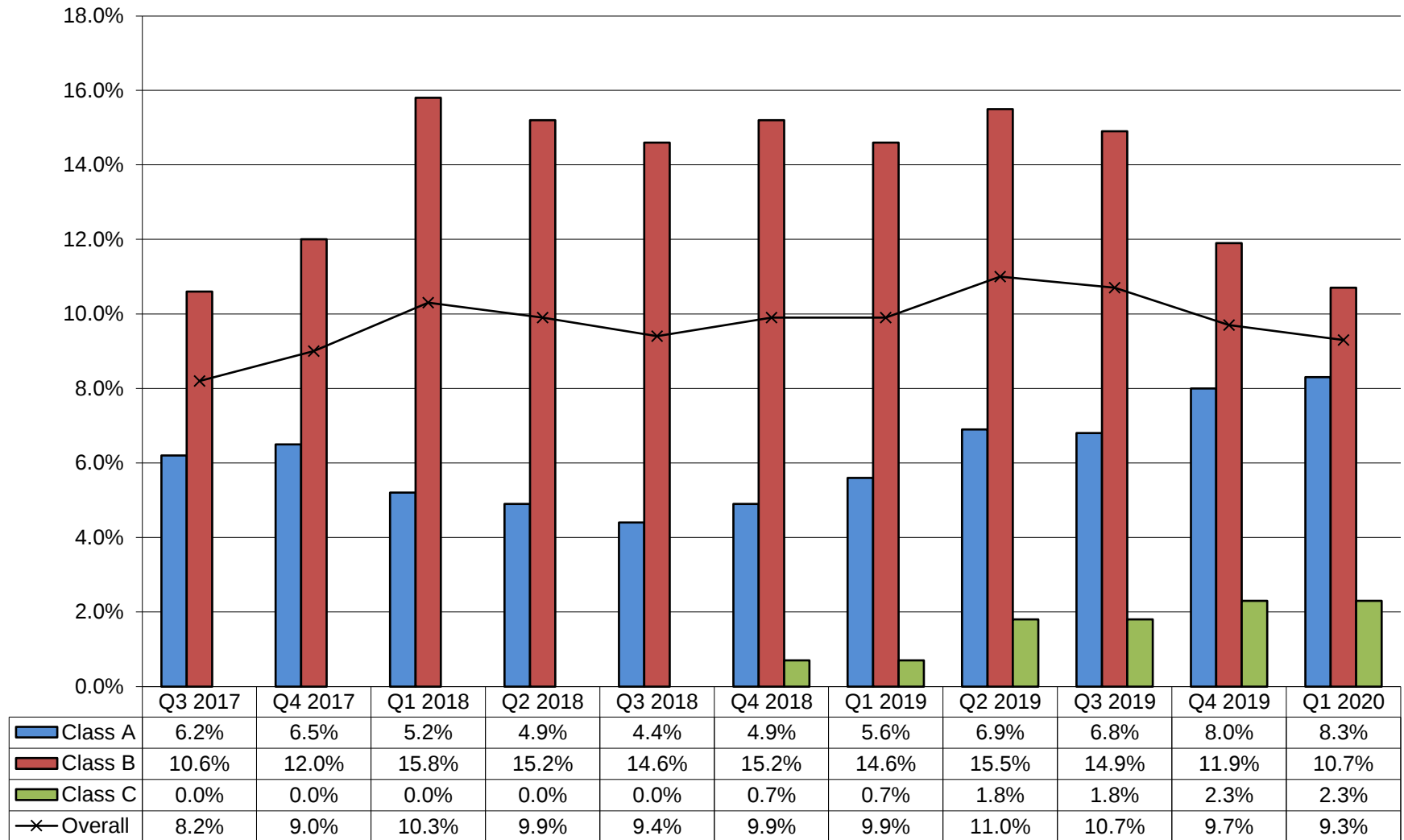
Asking Rates												
	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Difference
Class A	\$24.42	\$23.61	\$23.33	\$23.59	\$23.75	\$24.53	\$24.74	\$24.47	\$24.63	\$24.71	\$27.42	\$2.71
Class B	\$17.79	\$17.74	\$18.23	\$18.35	\$18.43	\$18.49	\$18.47	\$18.64	\$18.60	\$18.57	\$18.41	-\$0.16
Class C	\$21.13	\$21.13	\$21.38	\$18.50	\$18.50	\$17.00	\$17.00	\$16.71	\$16.71	\$16.71	\$16.71	\$0.00
Overall	\$20.68	\$20.27	\$19.92	\$19.99	\$19.80	\$20.44	\$20.73	\$20.70	\$20.70	\$20.64	\$22.52	\$1.88

Notes:

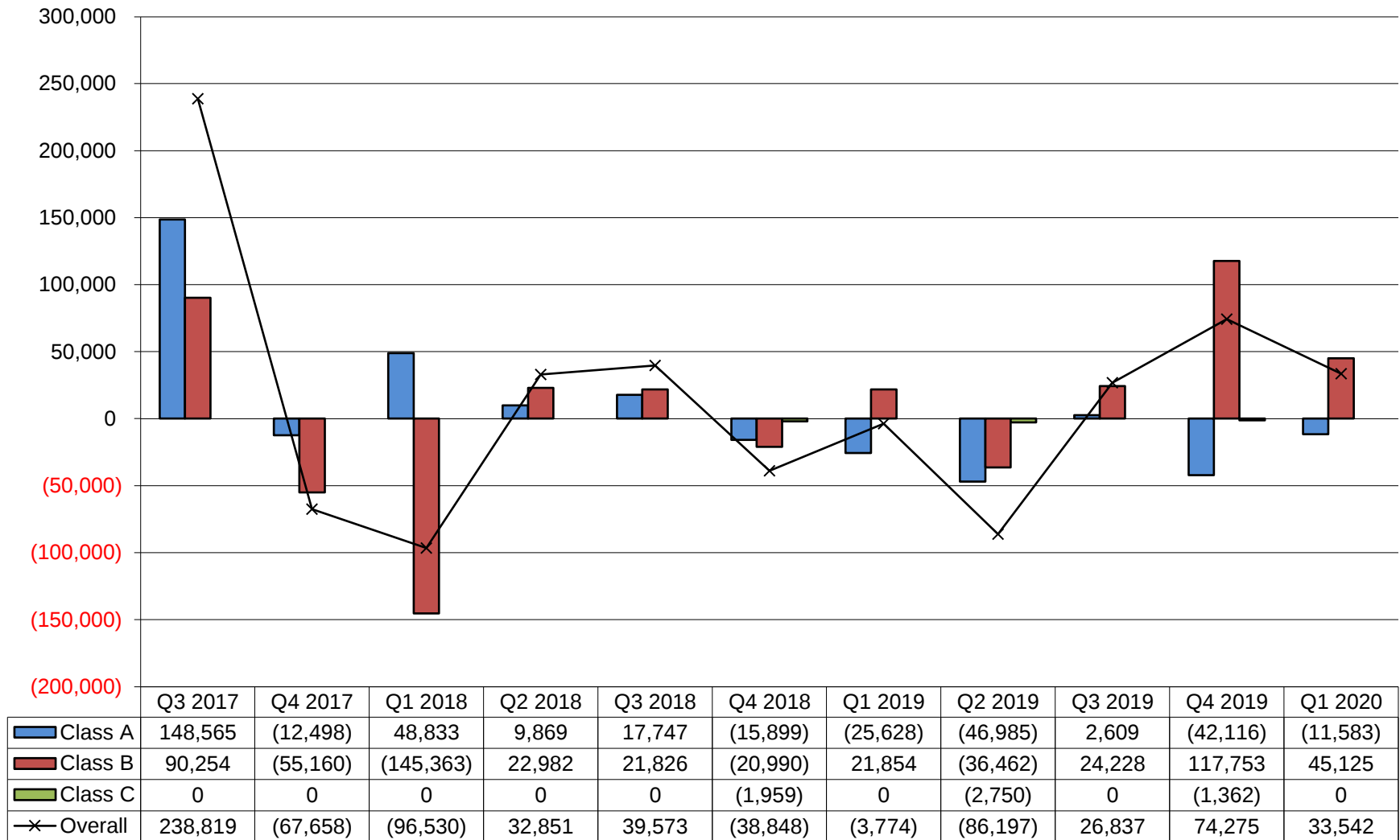
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive 270/Westport Vacancy 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	19,000	6.6%	19,000	6.6%	49,389	20,608	28,781	28,781	\$25.67/fs
2 CityPlace Dr	117,936	7,509	6.4%	7,509	6.4%	23,379	18,379	0	8,413	\$28.00/fs
3 CityPlace Dr	293,184	11,639	4.0%	11,639	4.0%	24,585	24,585	0	12,221	\$30.00/fs
4 CityPlace Dr	103,034	1,116	1.1%	1,116	1.1%	28,167	1,116	27,051	27,051	\$24.16/fs
6 Cityplace Dr	223,000	34,142	15.3%	56,726	25.4%	56,726	34,142	22,584	23,043	\$27.01/fs
600 Emerson Rd	118,322	1,864	1.6%	1,864	1.6%	43,579	1,864	41,715	32,535	\$21.14/fs
622 Emerson Rd	210,039	23,224	11.1%	23,224	11.1%	23,224	23,224	0	10,853	\$27.50/fs
701 Emerson Rd	107,265	5,896	5.5%	5,896	5.5%	14,634	14,634	0	6,314	\$25.50/fs
721 Emerson Rd	154,820	34,766	22.5%	34,766	22.5%	34,766	34,766	0	22,157	\$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	25,017	0	0.0%	0	0.0%	0	0	0	0	-
11410-11440 Olive Blvd	35,584	0	0.0%	0	0.0%	0	0	0	0	-
12312 Olive Blvd	126,000	0	0.0%	0	0.0%	9,199	9,199	0	9,199	\$26.50/fs
12400 Olive Blvd	115,460	22,163	19.2%	24,180	20.9%	30,834	28,817	2,017	10,000	\$22.74/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	0	0	-	0	-	83,923	83,923	0	83,923	\$37.75/fs
12647 Olive Blvd	134,544	10,688	7.9%	10,688	7.9%	28,800	15,365	13,435	13,435	\$22.70/fs
12655 Olive Blvd	121,406	7,520	6.2%	7,520	6.2%	8,805	8,805	0	7,100	\$25.50/fs
1801 Park 270 Dr	152,353	7,781	5.1%	7,781	5.1%	7,781	7,781	0	3,463	\$20.00/fs
1807 Park 270 Dr	122,297	9,458	7.7%	18,801	15.4%	18,801	9,458	9,343	9,343	\$17.01/fs
1005 N Warson Rd	110,000	4,434	4.0%	4,434	4.0%	30,631	30,631	0	11,134	\$35.00/nnn
55 Westport Plaza Dr	87,670	8,139	9.3%	13,964	15.9%	13,964	8,139	5,825	5,825	\$22.33/fs
77 Westport Plaza Dr	147,170	19,409	13.2%	19,409	13.2%	19,409	19,409	0	14,577	\$24.50/fs
111 Westport Plaza Dr	317,909	30,666	9.6%	30,666	9.6%	69,073	64,073	0	30,778	\$24.50/fs
Total (26 Bldgs)	3,617,095	259,414	7.2%	299,183	8.3%	619,669	458,918	150,751	83,923	\$27.45/fs

Olive 270/Westport Vacancy 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	2,935	14.7%	2,935	14.7%	2,935	2,935	0	941	\$19.00/fs
10426-10434 Baur Blvd	28,000	7,216	25.8%	7,216	25.8%	7,216	7,216	0	3,608	\$16.95/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	4,075	4,075	0	4,075	\$17.50/fs
11970 Borman Dr	25,989	7,752	29.8%	7,752	29.8%	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	100,000	5,773	5.8%	5,773	5.8%	16,392	16,392	0	16,392	\$16.13/fs
655 Craig Rd	55,000	14,606	26.6%	14,606	26.6%	18,884	18,884	0	3,257	\$17.00/fs
680 Craig Rd	52,500	3,167	6.0%	3,167	6.0%	13,213	13,213	0	4,727	\$17.92/fs
745 Craig Rd	21,575	1,580	7.3%	1,580	7.3%	1,580	1,580	0	602	\$18.00/mg
1001 Craig Rd	77,000	6,548	8.5%	10,084	13.1%	8,429	4,893	3,536	3,542	\$18.06/fs
1810 Craig Rd	25,000	5,906	23.6%	5,906	23.6%	5,906	5,906	0	3,884	\$17.34/fs
1820-1868 Craig Rd	30,000	2,429	8.1%	2,429	8.1%	2,429	2,429	0	2,429	\$16.50/fs
2055 Craigshire Dr	35,701	17,147	48.0%	17,147	48.0%	20,369	20,369	0	12,417	\$18.00/mg
1850 Craigshire Rd	61,374	13,348	21.7%	13,348	21.7%	19,174	19,174	0	5,826	\$18.50/fs
955 Executive Parkway Dr	34,955	5,771	16.5%	5,771	16.5%	7,686	7,686	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	12,436	20.8%	17,425	29.2%	17,938	12,949	4,989	5,320	\$18.15/fs
1000 Executive Parkway Dr	31,142	9,251	29.7%	9,251	29.7%	9,251	9,251	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	14,889	25.2%	14,889	25.2%	17,046	17,046	0	8,228	\$16.50/fs
1224 Fern Ridge Pky	50,374	10,999	21.8%	10,999	21.8%	10,999	10,999	0	6,048	\$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	-
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%	14,627	14,627	0	10,989	\$21.00/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%	36,162	36,162	0	19,988	\$22.50/fs
443-465 N New Ballas Rd	24,586	1,672	6.8%	1,672	6.8%	3,449	3,449	0	1,777	\$19.00/+elec
522 N New Ballas Rd	55,922	14,337	25.6%	14,337	25.6%	15,774	14,337	1,437	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	4,471	4.3%	4,471	4.3%	6,297	6,297	0	4,471	\$26.35/fs
634-680 Office Pky	26,462	1,079	4.1%	1,079	4.1%	3,691	3,691	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%	3,627	3,627	0	2,516	\$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	698	2.6%	698	2.6%	5,484	5,484	0	4,786	\$18.50/fs

Olive 270/Westport Vacancy 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	\$21.50/fs
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	0	0	0	0	\$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	5,791	17.5%	5,791	17.5%	5,791	5,791	0	2,640	\$19.00/fs
9666 Olive Blvd	148,000	14,392	9.7%	14,392	9.7%	14,392	14,392	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	47,825	28.0%	47,825	28.0%	47,825	47,825	0	29,640	-
11500 Olive Blvd	36,897	5,696	15.4%	5,696	15.4%	5,696	5,696	0	2,706	\$15.65/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%	27,388	27,388	0	24,126	\$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	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	18,640	70.7%	18,640	70.7%	18,640	18,640	0	12,594	\$16.81/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	5,255	5,255	0	5,255	\$17.25/fs
2388 Schuetz Rd	26,928	2,675	9.9%	2,675	9.9%	2,675	2,675	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%	0	0	0	0	-
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	0	0.0%	0	0.0%	4,585	4,585	0	4,585	\$18.25/fs
11861-11865 Westline Industrial Dr	40,287	5,980	14.8%	5,980	14.8%	11,851	11,851	0	8,748	\$15.27/fs
11960 Westline Industrial Dr	91,011	2,597	2.9%	2,597	2.9%	6,734	6,734	0	6,734	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	32,274	26.7%	32,274	26.7%	56,983	56,983	0	27,631	\$18.50/fs
540-734 Westport Plaza Dr	30,434	1,983	6.5%	1,983	6.5%	19,545	19,545	0	6,800	\$15.00/fs
940 Westport Plaza Dr	105,373	25,699	24.4%	25,699	24.4%	25,699	25,699	0	25,699	\$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	17,560	18.9%	17,560	18.9%	17,560	17,560	0	3,837	\$17.00/fs
12125 Woodcrest Executive Dr	54,815	1,530	2.8%	1,530	2.8%	6,488	6,488	0	3,239	\$18.75/fs
2043 Woodlands Pky	64,858	11,040	17.0%	11,040	17.0%	11,040	11,040	0	5,793	\$18.00/fs
Total (79 Bldgs)	3,866,225	405,209	10.5%	413,734	10.7%	663,086	653,124	9,962	36,106	\$18.35/fs

Olive 270/Westport Vacancy 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	3,321	10.8%	3,321	10.8%	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	-
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	2,750	9.2%	2,750	9.2%	2,750	2,750	0	2,750	\$14.00/fs
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,547	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	266,200	6,071	2.3%	6,071	2.3%	32,658	32,658	0	10,597	\$16.71/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(114 Bldgs)	7,749,520	670,694	8.7%	718,988	9.3%	1,315,413	1,144,700	160,713	83,923	\$22.54/fs

West County

From Previous Qtr.

Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	6.3%	6.5%	6.9%	8.7%	10.1%	9.4%	12.0%	11.7%	13.4%	13.8%	9.6%	-4.2%
Class B	12.5%	13.5%	16.6%	18.6%	19.4%	20.0%	15.7%	15.0%	15.1%	14.8%	11.9%	-2.9%
Class C	9.0%	4.5%	5.2%	5.2%	5.0%	2.2%	2.2%	1.8%	1.2%	1.1%	0.0%	-1.1%
Overall	8.4%	8.7%	10.0%	11.8%	12.9%	12.6%	12.9%	12.5%	13.6%	13.7%	10.1%	-3.6%

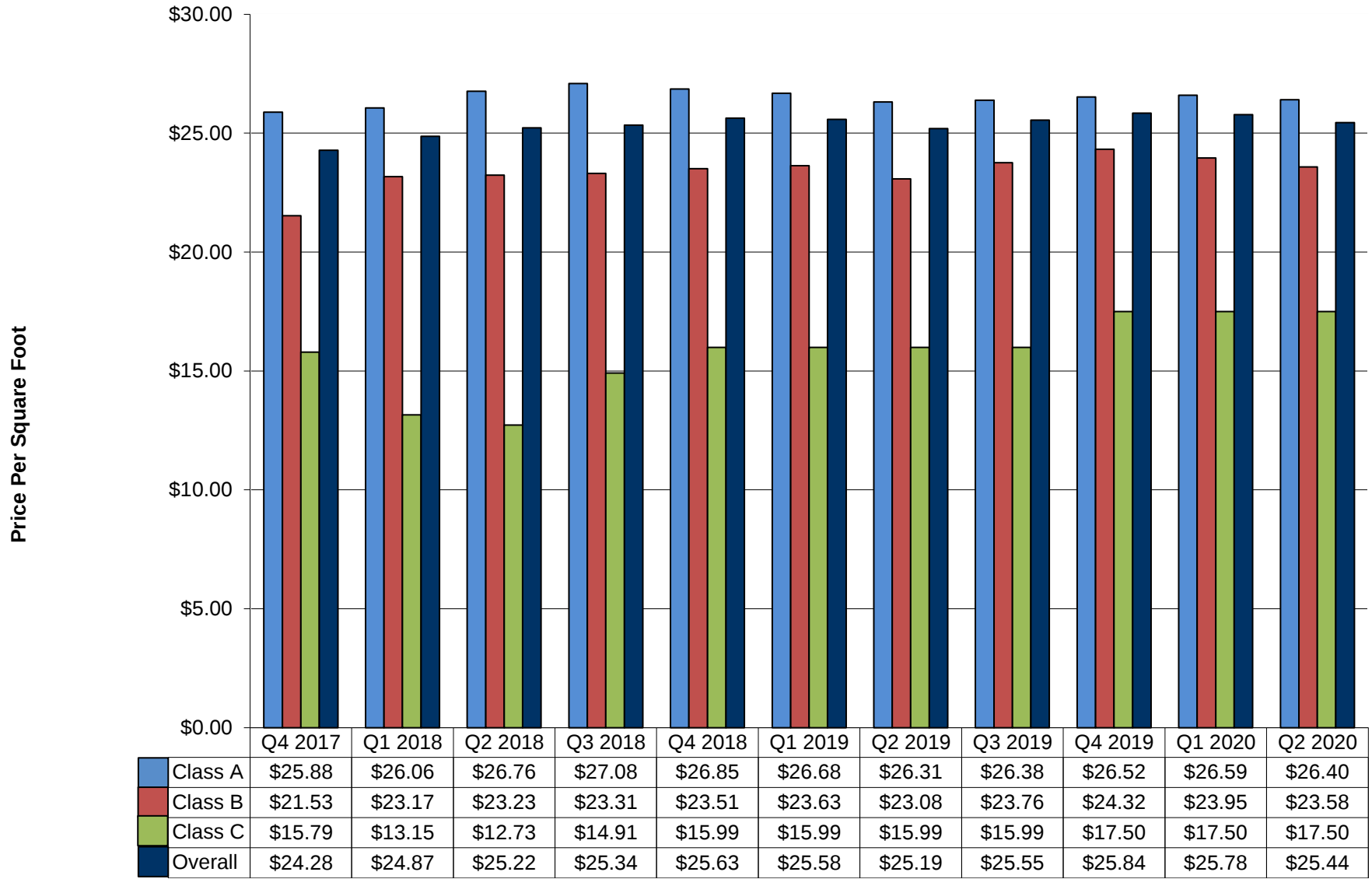
Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	23,044	(11,590)	(19,873)	(87,707)	(63,758)	33,011	(123,651)	11,242	(81,822)	(15,915)	200,252	216,167
Class B	14,334	(22,204)	(75,818)	(48,329)	(18,684)	(15,178)	103,574	16,803	(2,354)	6,725	70,285	63,560
Class C	17,361	10,259	(1,591)	0	344	6,514	0	850	1,214	248	2,553	2,305
Overall	54,739	(23,535)	(97,282)	(136,036)	(82,098)	24,347	(20,077)	28,895	(82,962)	(8,942)	273,090	282,032

Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$25.88	\$26.06	\$26.76	\$27.08	\$26.85	\$26.68	\$26.31	\$26.38	\$26.52	\$26.59	\$26.40	-\$0.19
Class B	\$21.53	\$23.17	\$23.23	\$23.31	\$23.51	\$23.63	\$23.08	\$23.76	\$24.32	\$23.95	\$23.58	-\$0.37
Class C	\$15.79	\$13.15	\$12.73	\$14.91	\$15.99	\$15.99	\$15.99	\$15.99	\$17.50	\$17.50	\$17.50	\$0.00
Overall	\$24.28	\$24.87	\$25.22	\$25.34	\$25.63	\$25.58	\$25.19	\$25.55	\$25.84	\$25.78	\$25.44	-\$0.34

Notes:

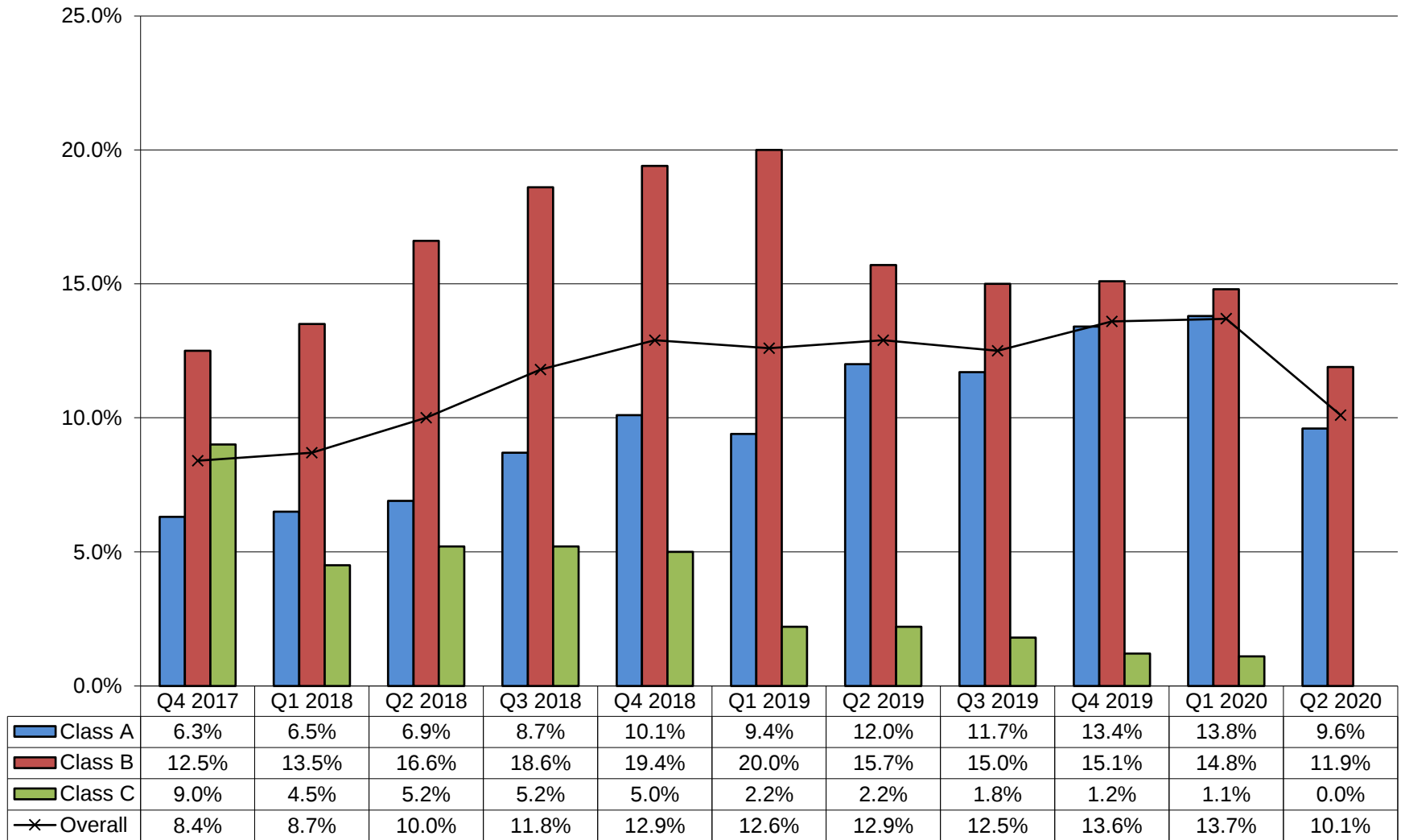
Corporate Hill IV - 174,965 SF Leased (97.7% vacant to 0%)
 520 Maryville Centre - 35,758 SF Leased (90.5% vacant to 59.5%)
 555 Maryville Centre - 13,903 SF Leased (12.3% vacant to 1.4%)

Average Asking Rates West County Submarket

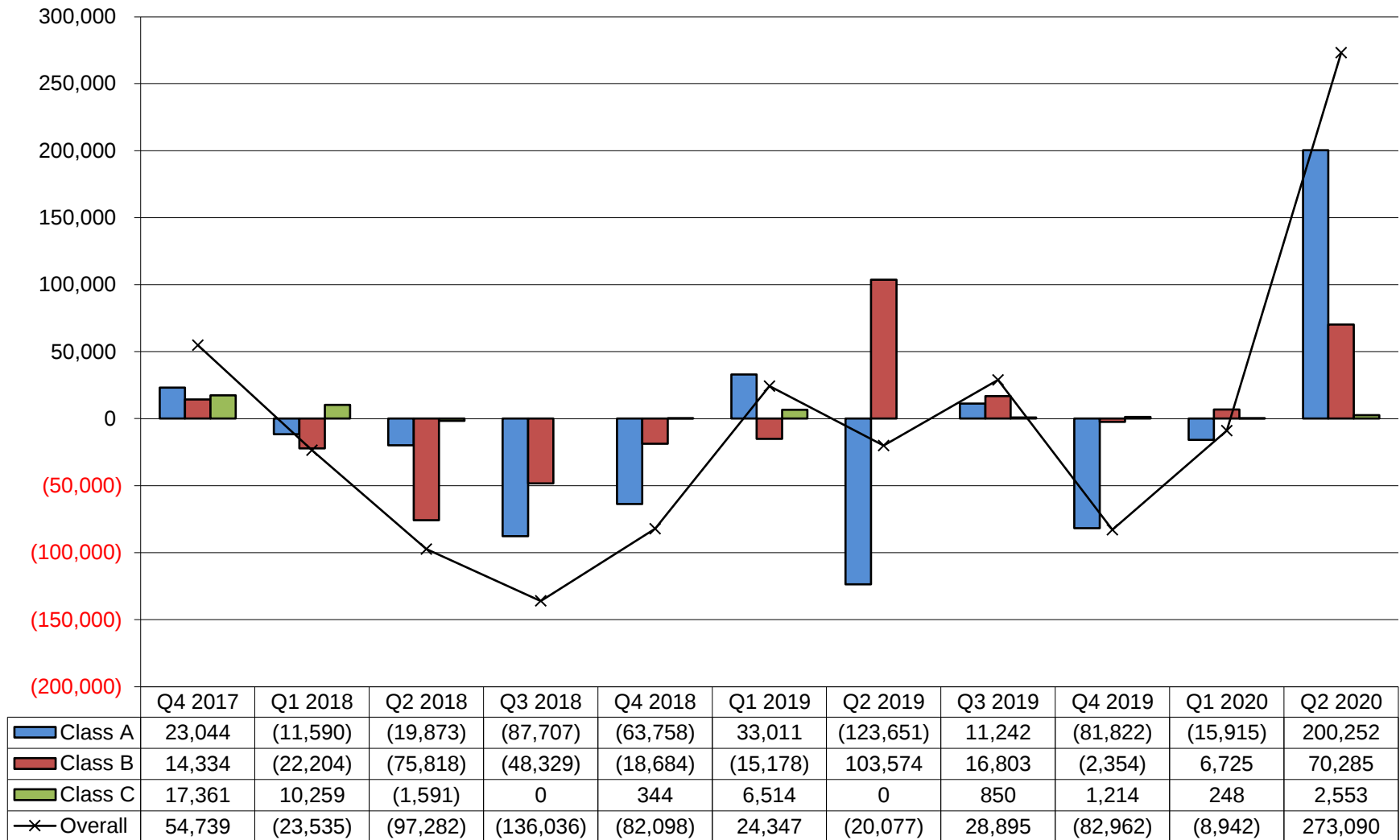


Source: Gershman Commercial Real Estate

West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Vacancy 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	87,863	0	0.0%	0	0.0%	4,360	4,360	0	4,360	\$25.00/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	179,000	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	10,355	10.7%	10,355	10.7%	31,783	21,702	10,081	20,162	\$23.05/fs
1630 Des Peres Rd	96,378	0	0.0%	1,600	1.7%	1,600	0	1,600	1,600	\$24.00/fs
1650 Des Peres Rd	96,258	13,037	13.5%	13,037	13.5%	19,691	13,037	6,654	6,654	\$23.49/fs
600 Kellwood Pky	76,851	29,692	38.6%	29,692	38.6%	29,692	29,692	0	25,617	\$23.75/fs
16150 Main Circle Dr	95,585	8,321	8.7%	21,321	22.3%	24,048	11,048	13,000	13,000	\$26.69/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	0	0	0	0	-
13205 Manchester Rd	68,816	11,133	16.2%	11,133	16.2%	11,133	11,133	0	8,947	-
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	0	0.0%	68,739	59.5%	80,051	34,402	45,649	23,090	\$26.83/fs
530 Maryville Centre Dr	107,962	17,853	16.5%	17,853	16.5%	20,827	20,827	0	11,952	\$29.22/fs
540 Maryville Centre Dr	107,972	18,568	17.2%	18,568	17.2%	48,831	48,831	0	48,831	\$29.77/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	104,988	31,538	30.0%	31,538	30.0%	23,802	23,802	0	23,802	\$30.00/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	4,037	2.6%	4,037	0	4,037	4,037	\$18.00/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%	1,752	1.4%	12,616	10,864	1,752	4,891	\$31.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
14755 N Outer 40 Rd	143,473	28,769	20.1%	28,769	20.1%	28,769	28,769	0	20,856	\$27.92/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	3,352	5.6%	3,352	5.6%	3,352	3,352	0	3,352	-
14528 S Outer 40 Rd	226,000	1,667	0.7%	1,667	0.7%	1,667	1,667	0	1,667	-
14567 N Outer Forty	111,874	8,141	7.3%	10,894	9.7%	10,894	8,141	2,753	4,199	\$23.65/fs
15450 S Outer Forty	104,410	5,303	5.1%	5,303	5.1%	5,303	5,303	0	5,303	\$23.50/fs
12412 Powerscourt Dr	62,578	0	0.0%	14,563	23.3%	14,563	0	14,563	12,179	\$22.36/fs
12444 Powerscourt Dr	130,989	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
16020 Swingley Ridge Rd	49,410	0	0.0%	2,500	5.1%	15,195	7,638	7,557	5,057	\$24.01/fs
16052 Swingley Ridge Rd	47,740	8,592	18.0%	8,592	18.0%	14,608	14,608	0	8,018	\$25.00/fs
16090 Swingley Ridge Rd	120,000	12,378	10.3%	12,378	10.3%	71,758	69,897	1,861	42,902	\$26.32/fs
16091 Swingley Ridge Rd	48,419	5,115	10.6%	5,115	10.6%	6,736	6,736	0	5,115	\$25.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	0	0	0	0	-
16305 Swingley Ridge Rd	120,163	6,235	5.2%	6,235	5.2%	14,612	6,235	8,377	8,377	\$20.50/fs
16401 Swingley Ridge Rd	134,245	4,275	3.2%	4,275	3.2%	58,262	35,847	22,415	22,415	\$25.46/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	117,306	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	10,167	8.7%	10,167	8.7%	10,167	10,167	0	10,167	\$28.00/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	118,768	0	0.0%	15,299	12.9%	18,583	3,284	15,299	15,299	\$16.59/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-



West County Vacancy Building List

Total (44 Bldgs)	4,788,576	334,946	7.0%	459,189	9.6%	694,505	538,907	155,598	99,403	\$26.33/fs
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West County Vacancy 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	16,955	27.4%	16,955	27.4%	14,279	14,279	0	3,674	\$19.00/fs
500 Chesterfield Ctr	38,204	8,253	21.6%	8,253	21.6%	13,132	13,132	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	46,521	9,863	21.2%	9,863	21.2%	11,226	11,226	0	3,796	\$20.00/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
16647 Chesterfield Grove Rd	30,567	4,364	14.3%	4,364	14.3%	4,364	4,364	0	4,364	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	6,989	20.0%	6,989	20.0%	6,989	6,989	0	2,846	-
1819 Clarkson Rd	38,800	7,326	18.9%	7,326	18.9%	7,326	7,326	0	6,204	\$18.50/fs
10403-10411 Clayton Rd	80,000	23,602	29.5%	23,602	29.5%	24,652	24,652	0	10,406	\$26.00/fs
15480 Clayton Rd	28,111	0	0.0%	0	0.0%	0	0	0	0	-
15933 Clayton Rd	126,546	0	0.0%	0	0.0%	8,032	8,032	0	8,032	\$18.75/mg
15455 Conway Rd	50,364	3,527	7.0%	3,527	7.0%	855	855	0	855	\$21.00/fs
1714 Deer Track Trl	39,442	1,483	3.8%	1,483	3.8%	1,483	1,483	0	1,483	\$24.00/fs
1715 Deer Track Trl	30,000	4,234	14.1%	4,234	14.1%	9,390	9,390	0	6,622	\$19.75/fs
1515 Des Peres Rd	45,324	0	0.0%	0	0.0%	0	0	0	0	\$25.95/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	43,196	8,073	18.7%	8,073	18.7%	8,073	8,073	0	3,202	\$20.00/fs
1422 Elbridge Payne	29,529	9,147	31.0%	9,147	31.0%	9,147	9,147	0	3,484	\$20.00/fs
1400 Elbridge Payne Rd	27,788	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%	10,830	10,830	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	1,359	5.8%	1,359	5.8%	1,359	1,359	0	1,359	\$19.75/fs
12825 Flushing Meadows Dr	22,831	3,528	15.5%	3,528	15.5%	3,528	3,528	0	2,523	\$19.75/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	48,951	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	13,142	13,142	0	8,245	\$22.50/fs
2021 S Lindbergh Blvd	36,000	10,910	30.3%	10,910	30.3%	5,009	5,009	0	5,009	-
13075 Manchester Rd	132,736	14,761	11.1%	14,761	11.1%	14,761	14,761	0	14,761	\$27.50/fs
13100 Manchester Rd	28,527	0	0.0%	0	0.0%	0	0	0	0	-
13354 Manchester Rd	23,362	17,676	75.7%	17,676	75.7%	17,676	17,676	0	10,386	-
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	2,000	2,000	0	2,000	\$21.00/mg
2190 S Mason Rd	21,792	4,988	22.9%	4,988	22.9%	5,933	5,933	0	3,169	\$18.95/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	3,829	19.1%	3,829	19.1%	8,120	8,120	0	4,893	\$19.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	3,627	3,627	0	2,516	\$22.00/nnn
14515 N Outer Forty	82,460	0	0.0%	2,301	2.8%	2,301	0	2,301	2,301	\$19.00/fs
12935 N Outer Forty Rd	42,334	1,846	4.4%	1,846	4.4%	1,846	1,846	0	1,846	\$21.95/fs
14323 S Outer Forty	81,000	18,008	22.2%	18,008	22.2%	19,439	19,439	0	6,265	\$21.19/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
14500 S Outer Forty Rd	85,509	15,760	18.4%	15,760	18.4%	15,760	15,760	0	5,076	\$20.50/fs
14522 S Outer Forty Rd	87,082	0	0.0%	0	0.0%	22,207	22,207	0	22,207	\$21.00/fs
300 Ozark Trail Dr	21,504	9,991	46.5%	9,991	46.5%	9,991	9,991	0	1,752	\$16.00/fs
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	\$8.95/mg



West County Vacancy 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
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	27,675	57.1%	27,675	57.1%	27,675	27,675	0	6,556	\$21.00/fs
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%	99,103	99,103	0	99,103	-
424 S Woods Mill Rd	102,300	11,834	11.6%	11,834	11.6%	41,613	41,613	0	41,613	\$23.50/fs
Total (49 Bldgs)	2,423,849	286,983	11.8%	289,284	11.9%	454,019	451,718	2,301	99,103	\$22.13/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
930 Kehrs Mill Rd	62,423	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	3,234	3,234	0	1,931	\$17.50/fs
Total (5 Bldgs)	226,099	0	0.0%	0	0.0%	3,234	3,234	0	1,931	\$17.50/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
(98 Bldgs)	7,438,524	621,929	8.4%	748,473	10.1%	1,151,758	993,859	157,899	99,403	\$25.01/fs

South County

From Previous Qtr.

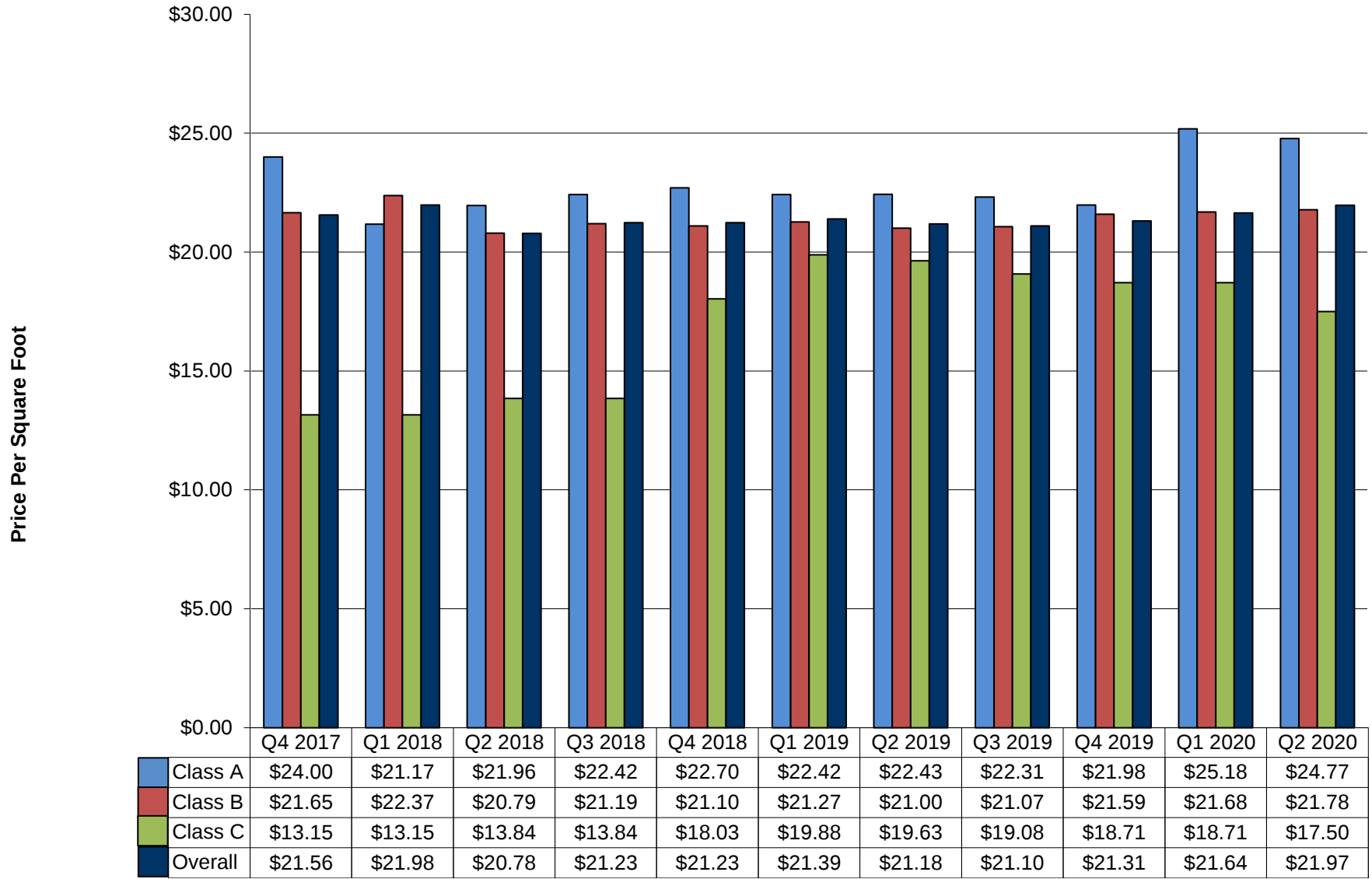
Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	4.7%	6.5%	6.7%	6.0%	6.0%	6.6%	7.7%	8.2%	7.9%	7.9%	7.7%	-0.2%
Class B	12.8%	13.6%	12.9%	12.0%	10.1%	11.3%	11.7%	14.3%	13.6%	14.9%	15.0%	0.1%
Class C	3.3%	0.0%	1.3%	1.8%	11.2%	13.7%	15.0%	0.0%	0.0%	0.9%	5.9%	5.0%
Overall	10.5%	11.2%	10.8%	10.0%	9.4%	10.6%	11.2%	12.0%	11.4%	12.5%	12.8%	0.3%

Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	(10,300)	(10,231)	(1,017)	4,129	0	(3,551)	(6,057)	(2,950)	1,977	0	978	978
Class B	15,845	(18,239)	15,458	18,767	40,917	(25,950)	(8,393)	(55,719)	14,991	(27,807)	(472)	27,335
Class C	0	7,940	(3,027)	(1,234)	(22,766)	(6,000)	(3,000)	36,027	0	(2,200)	(12,000)	(9,800)
Overall	5,545	(20,530)	11,414	21,662	18,151	(35,501)	(17,450)	(22,642)	16,968	(30,007)	(11,494)	18,513

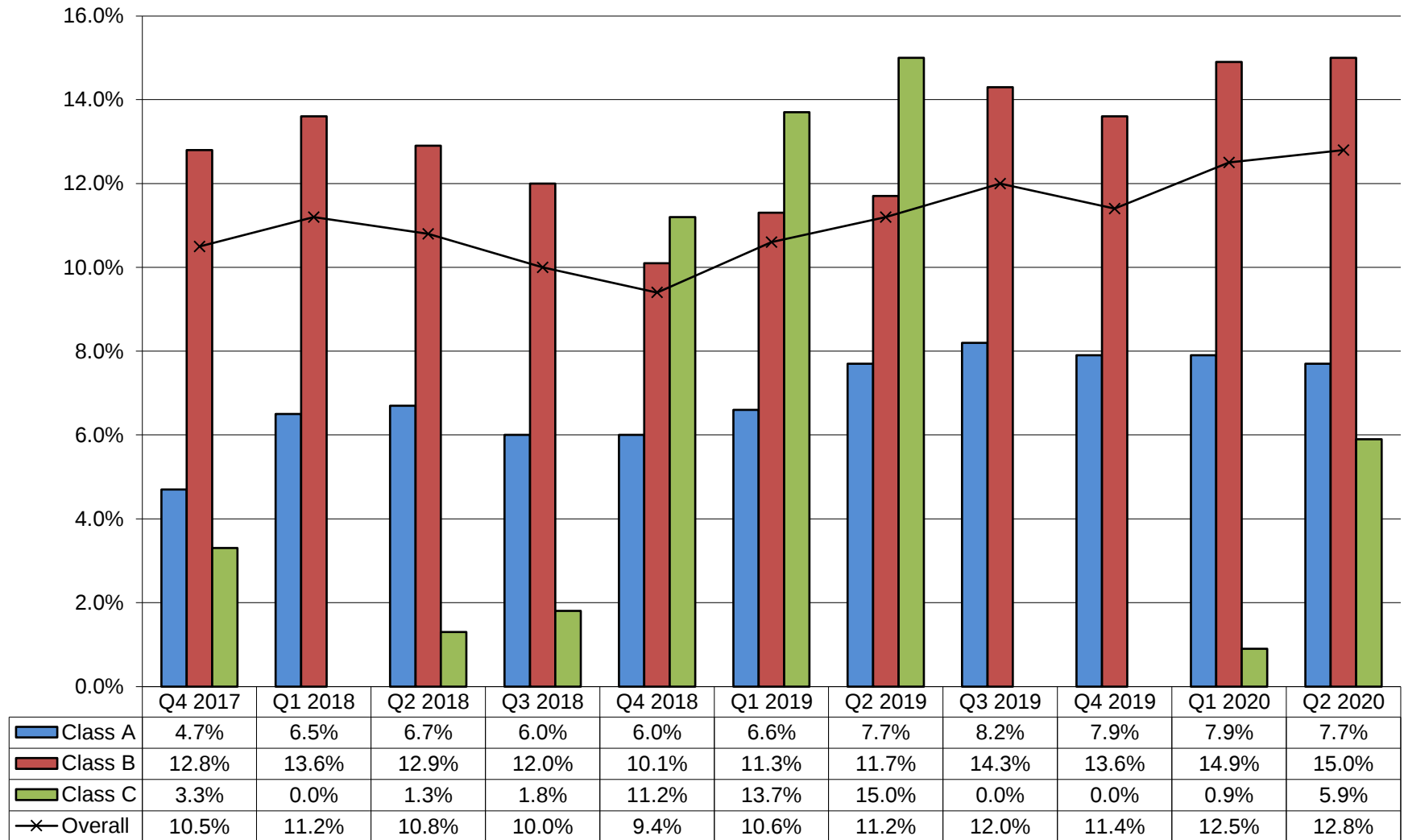
Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$24.00	\$21.17	\$21.96	\$22.42	\$22.70	\$22.42	\$22.43	\$22.31	\$21.98	\$25.18	\$24.77	-\$0.41
Class B	\$21.65	\$22.37	\$20.79	\$21.19	\$21.10	\$21.27	\$21.00	\$21.07	\$21.59	\$21.68	\$21.78	\$0.10
Class C	\$13.15	\$13.15	\$13.84	\$13.84	\$18.03	\$19.88	\$19.63	\$19.08	\$18.71	\$18.71	\$17.50	-\$1.21
Overall	\$21.56	\$21.98	\$20.78	\$21.23	\$21.23	\$21.39	\$21.18	\$21.10	\$21.31	\$21.64	\$21.97	\$0.33

Notes:

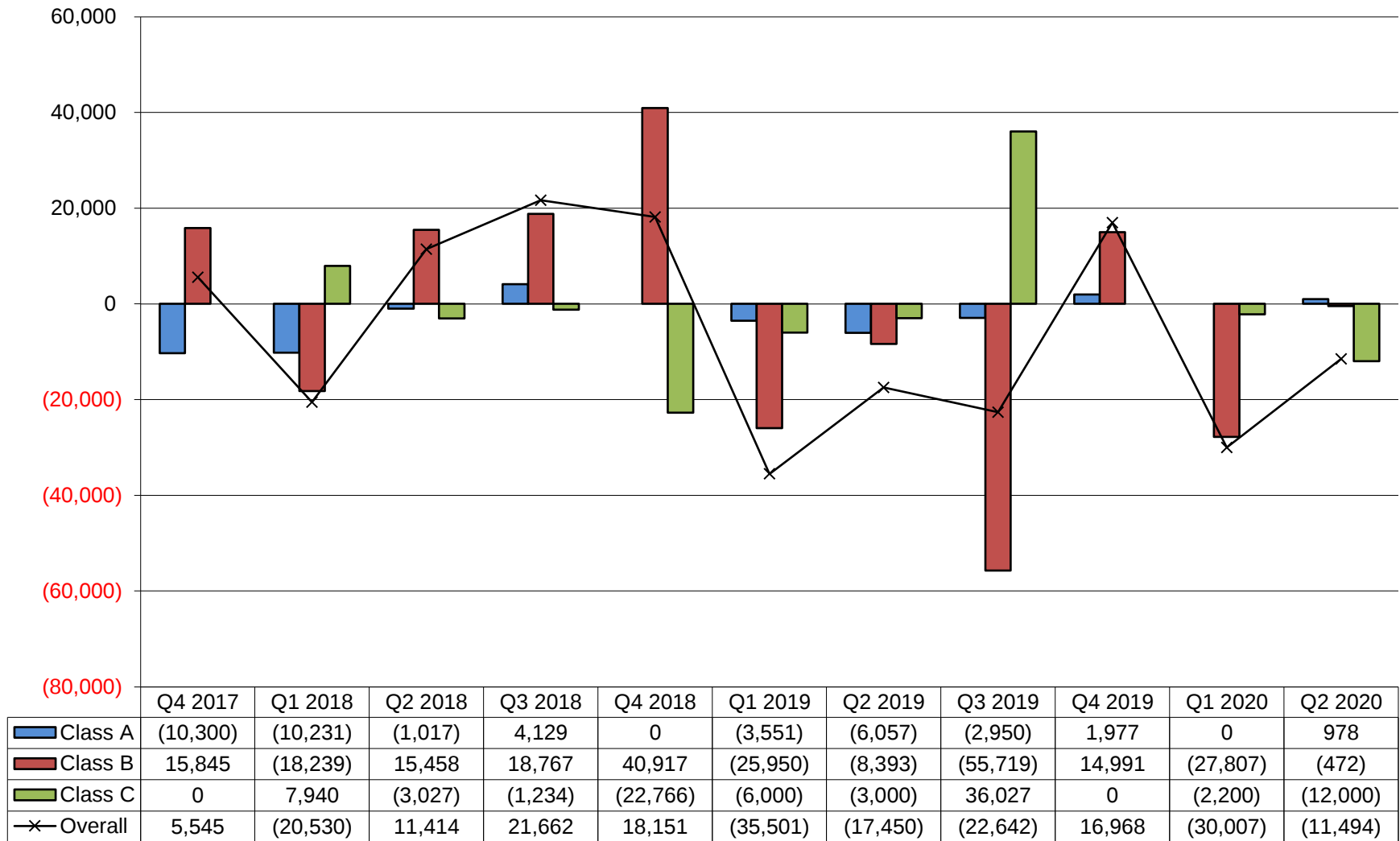
Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Historic Net Absorption Trends



South County Vacancy 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
1055 Bowles Ave	33,250	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	149,016	4,403	3.0%	4,403	3.0%	22,253	4,403	12,850	12,850	\$28.00/fs
3660 S Geyer Rd	51,843	7,278	14.0%	7,278	14.0%	7,278	7,278	0	3,759	\$23.50/fs
3668 S Geyer Rd	61,340	0	0.0%	3,112	5.1%	3,112	0	3,112	3,112	\$23.83/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	-
2-44 Soccer Park Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
12250 Weber Hill Rd	64,370	27,480	42.7%	27,480	42.7%	27,480	27,480	0	13,752	\$25.00/fs
Total (10 Bldgs)	548,312	39,161	7.1%	42,273	7.7%	60,123	39,161	15,962	13,752	\$24.77/fs

South County Vacancy 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	21,000	100.0%	21,000	100.0%	21,000	21,000	0	21,000	-
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,513	5,129	11.8%	5,129	11.8%	5,129	5,129	0	5,129	\$20.50/fs
13523 Barrett Parkway Dr	43,353	7,007	16.2%	7,007	16.2%	7,007	7,007	0	2,862	\$20.50/fs
13537 Barrett Parkway Dr	40,000	8,092	20.2%	8,092	20.2%	8,092	8,092	0	3,368	\$20.50/fs
13545 Barrett Parkway Dr	64,241	18,630	29.0%	18,630	29.0%	18,630	18,630	0	12,198	\$20.50/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	6,519	\$22.00/fs
4173-4175 Crescent Dr	26,379	2,405	9.1%	2,405	9.1%	2,405	2,405	0	1,385	\$11.00/mg
4-68 Crestwood Executive Dr	42,845	6,858	16.0%	6,858	16.0%	10,199	10,199	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	19,335	25.8%	19,335	25.8%	26,311	26,311	0	19,335	\$23.00/fs
2705 Dougherty Ferry Rd	27,000	2,251	8.3%	2,251	8.3%	6,763	6,763	0	2,595	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1400 S Highway Dr	400,000	143,597	35.9%	143,597	35.9%	143,597	143,597	0	68,903	\$23.50/fs
9735 Landmark Parkway Dr	84,905	33,572	39.5%	33,572	39.5%	57,685	57,685	0	36,333	\$21.00/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	0	0.0%	0	0.0%	3,871	3,871	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	0	0.0%	0	0.0%	0	0	0	0	\$17.00/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	85,449	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	7,327	23.3%	7,327	23.3%	19,817	19,817	0	9,925	\$20.07/fs
12300 Old Tesson Rd	44,000	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	-
15 Sunnen Dr	71,288	2,000	2.8%	2,000	2.8%	2,000	2,000	0	2,000	\$18.50/fs
10777 Sunset Office Dr	52,193	4,194	8.0%	4,194	8.0%	8,015	8,015	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	14,667	18.9%	14,667	18.9%	18,893	18,893	0	3,873	\$24.00/fs
10820 Sunset Office Dr	45,000	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
4111 Telegraph Rd	29,842	2,110	7.1%	2,110	7.1%	2,110	2,110	0	2,110	\$19.50/fs
11116 S Towne Sq	20,000	3,119	15.6%	3,119	15.6%	4,519	4,519	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	0	0.0%	0	0.0%	5,367	5,367	0	4,027	\$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	\$20.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (42 Bldgs)	2,121,983	317,569	15.0%	317,569	15.0%	416,592	416,592	0	68,903	\$21.81/fs

South County Vacancy Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	-
3117 S Big Bend Blvd	24,478	12,000	49.0%	12,000	49.0%	12,000	12,000	0	12,000	\$17.50/fs
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	21,452	2,200	10.3%	2,200	10.3%	9,500	9,500	0	7,300	\$14.18/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	0	0	0	-
12900 Maurer Industrial Dr	30,290	0	0.0%	0	0.0%	0	0	0	0	-
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	240,579	14,200	5.9%	14,200	5.9%	21,500	21,500	0	12,000	\$17.50/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)	2,910,874	370,930	12.7%	374,042	12.8%	498,215	477,253	15,962	68,903	\$22.00/fs

North County

From Previous Qtr.

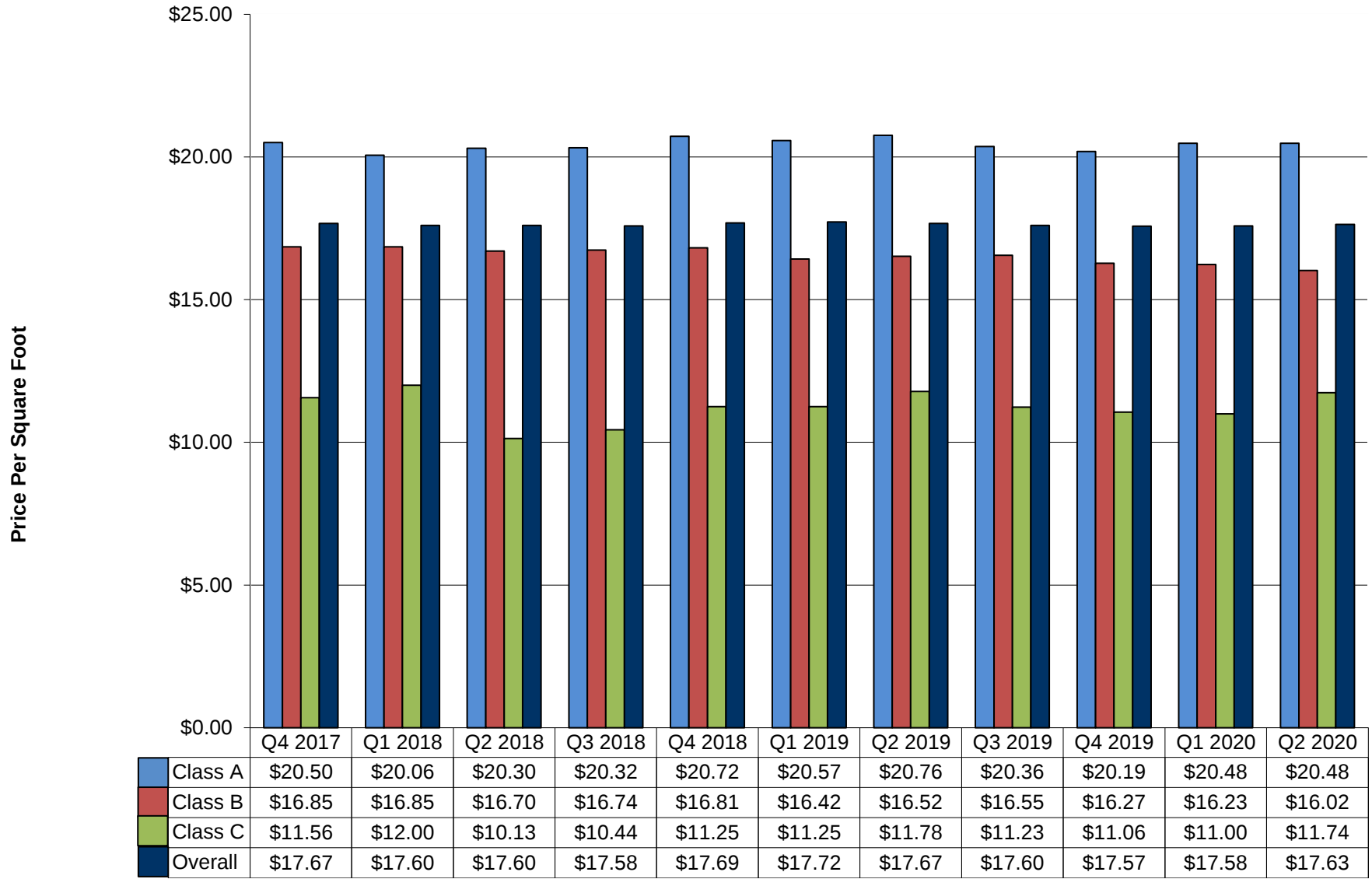
Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	6.4%	11.6%	5.9%	5.0%	3.8%	12.7%	17.3%	17.5%	19.3%	21.9%	20.1%	-1.8%
Class B	30.6%	29.5%	29.7%	28.9%	26.9%	27.5%	17.7%	13.9%	9.0%	8.9%	9.6%	0.7%
Class C	5.4%	6.9%	5.5%	5.3%	6.4%	6.4%	7.0%	7.6%	6.4%	6.7%	4.6%	-2.1%
Overall	18.1%	19.8%	17.5%	16.8%	15.4%	19.2%	16.2%	14.5%	12.6%	13.6%	13.0%	-0.6%

Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	146,208	(73,130)	79,034	12,850	17,907	(125,293)	(64,940)	(2,892)	(24,867)	(36,624)	25,413	62,037
Class B	(25,500)	18,209	(2,769)	13,783	37,175	(11,966)	176,912	67,518	88,230	1,888	(13,293)	(15,181)
Class C	1,576	(6,836)	6,396	1,141	(5,388)	0	(2,652)	(2,950)	5,776	(1,280)	9,680	10,960
Overall	122,284	(61,757)	82,661	27,774	49,694	(137,259)	109,320	61,676	69,139	(36,016)	21,800	57,816

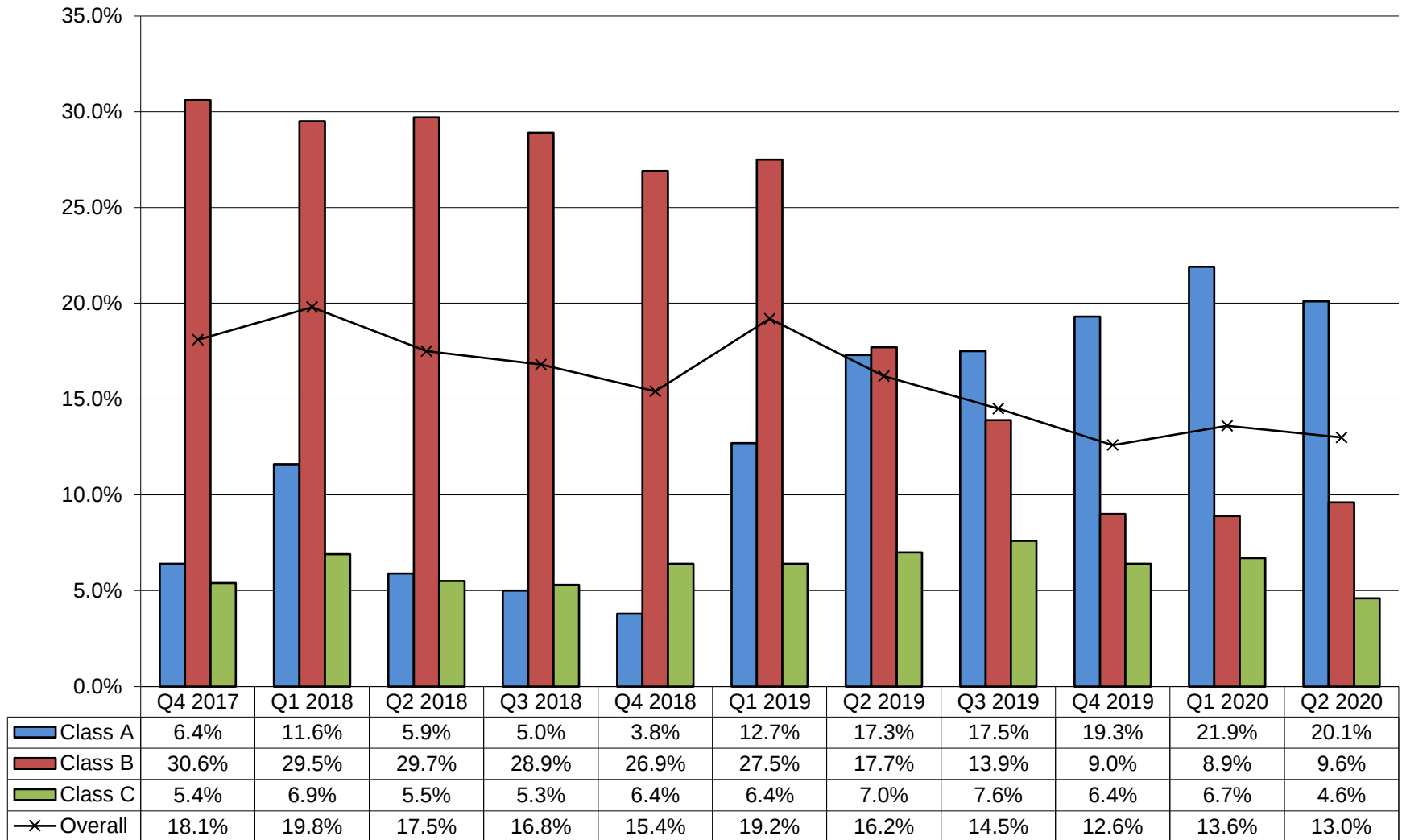
Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$20.50	\$20.06	\$20.30	\$20.32	\$20.72	\$20.57	\$20.76	\$20.36	\$20.19	\$20.48	\$20.48	\$0.00
Class B	\$16.85	\$16.85	\$16.70	\$16.74	\$16.81	\$16.42	\$16.52	\$16.55	\$16.27	\$16.23	\$16.02	-\$0.21
Class C	\$11.56	\$12.00	\$10.13	\$10.44	\$11.25	\$11.25	\$11.78	\$11.23	\$11.06	\$11.00	\$11.74	\$0.74
Overall	\$17.67	\$17.60	\$17.60	\$17.58	\$17.69	\$17.72	\$17.67	\$17.60	\$17.57	\$17.58	\$17.63	\$0.05

Notes:

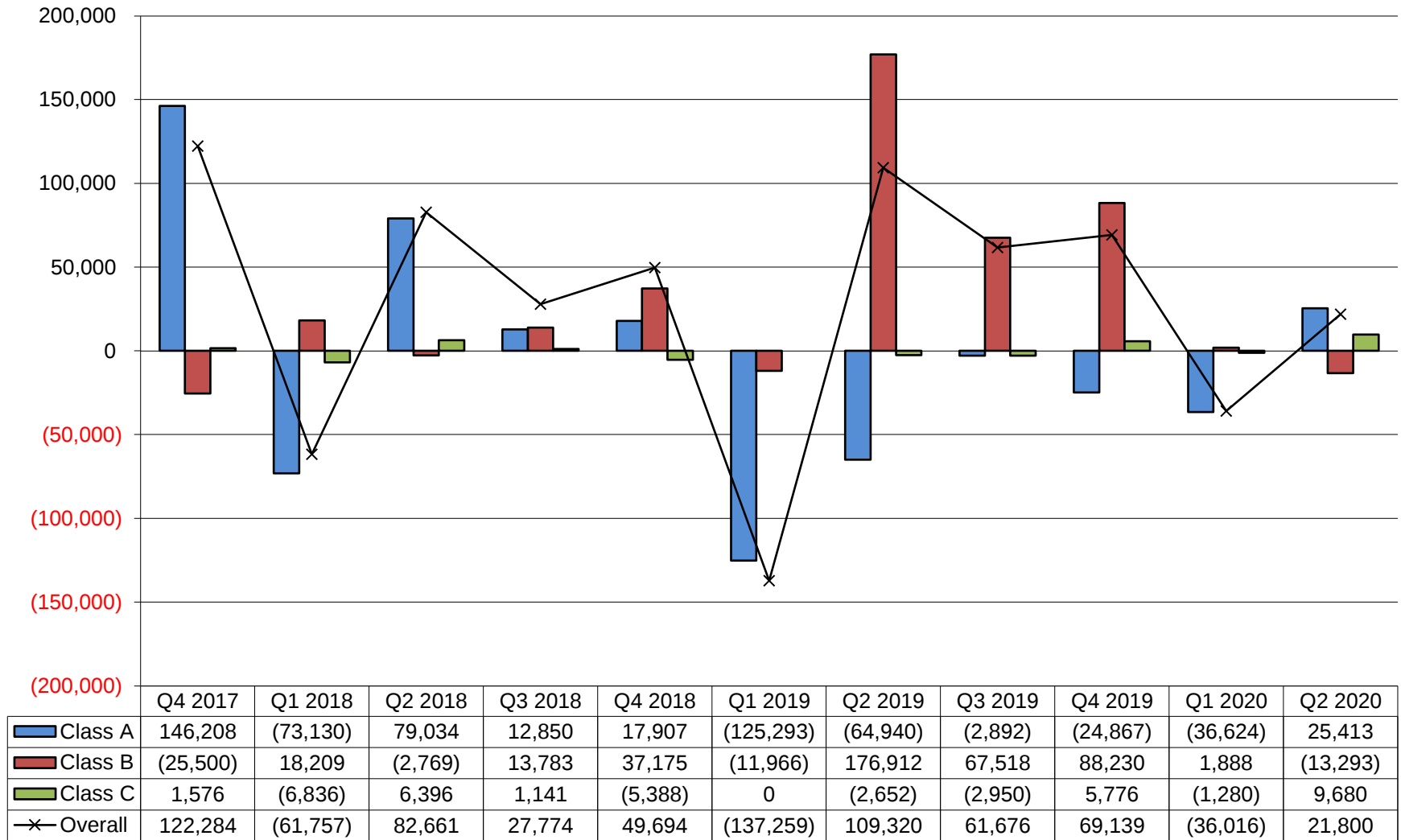
Average Asking Rates North County Submarket



North County Historic Vacancy Trends



North County Historic Net Absorption Trends



North County Vacancy 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%	18,520	0	18,520	18,520	\$13.00/fs
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	121,316	42,956	35.4%	42,956	35.4%	42,956	42,956	0	42,956	\$21.50/fs
13723 Riverport Dr	118,557	34,529	29.1%	34,529	29.1%	44,608	44,608	0	25,413	\$18.00/fs
13736 Riverport Dr	332,323	89,449	26.9%	89,449	26.9%	92,412	92,412	0	92,412	\$22.52/fs
13801 Riverport Dr	100,521	15,063	15.0%	25,863	25.7%	35,741	20,405	15,336	14,054	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,405,459	271,152	19.3%	281,952	20.1%	323,392	289,536	33,856	92,412	\$20.56/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	0	0.0%	0	0.0%	0	0	0	0	-
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	0	0	0	0	-
3165 McKelvey Rd	51,067	13,293	26.0%	13,293	26.0%	17,482	17,482	0	11,836	\$18.00/fs
400 Northwest Plz	159,572	0	0.0%	0	0.0%	0	0	0	0	-
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	10,095	19.9%	10,095	19.9%	24,393	24,393	0	8,508	\$14.00/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	26,553	30.7%	26,553	30.7%	26,553	26,553	0	15,198	\$17.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	115,777	0	0.0%	0	0.0%	0	0	0	0	-
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	-
540-734 Westport Plaza Dr	30,434	1,983	6.5%	1,983	6.5%	19,545	19,545	0	6,800	\$15.00/fs
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	12,075	12,075	0	12,075	\$14.50/fs
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	8,617	8,617	0	4,488	\$14.50/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 (23 Bldgs)	1,795,718	172,934	9.6%	172,934	9.6%	415,694	390,160	25,534	143,136	\$15.81/fs

North County Vacancy Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
320 Brookes Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
111-119 Church St	25,962	0	0.0%	0	0.0%	0	0	0	0	-
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
3145-3159 Fee Fee Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	-
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	0	0.0%	0	0.0%	0	0	0	0	\$9.95/fs
3553 S Rider Trl	23,446	0	0.0%	0	0.0%	0	0	0	0	-
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
10449 Saint Charles Rock Rd	24,980	21,028	84.2%	21,028	84.2%	21,028	21,028	0	10,433	\$12.44/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 (16 Bldgs)	460,613	21,028	4.6%	21,028	4.6%	21,028	21,028	0	10,433	\$11.72/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)	3,661,790	465,114	12.7%	475,914	13.0%	760,114	700,724	59,390	143,136	\$17.72/fs

St. Charles

From Previous Qtr.

Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	4.4%	17.0%	18.0%	18.1%	13.9%	11.1%	11.2%	10.4%	6.6%	8.8%	7.1%	-1.7%
Class B	14.8%	12.6%	13.5%	15.3%	14.4%	13.4%	13.0%	11.8%	12.4%	13.7%	8.2%	-5.5%
Class C	6.6%	6.6%	7.7%	6.1%	8.8%	11.6%	6.3%	6.3%	6.3%	6.3%	6.3%	0.0%
Overall	7.2%	14.8%	15.8%	16.1%	13.5%	11.7%	11.1%	10.3%	8.0%	9.7%	7.3%	-2.4%

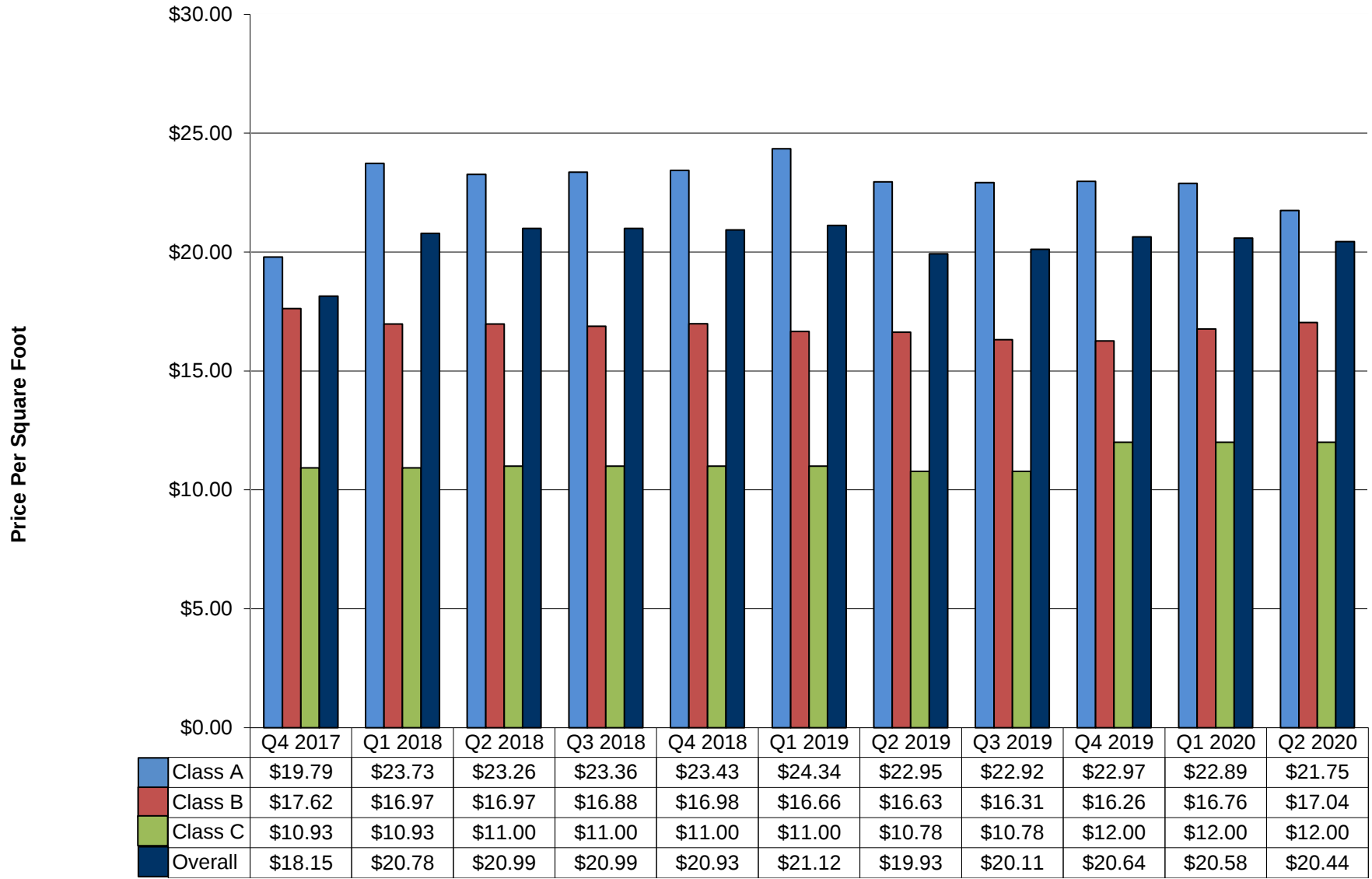
Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	(100)	(210,459)	(16,835)	(1,650)	69,089	47,653	(2,200)	13,193	64,000	(36,370)	28,447	64,817
Class B	1,889	14,227	(6,009)	(11,369)	5,640	6,625	2,121	7,567	(3,428)	(8,476)	34,576	43,052
Class C	0	0	(3,000)	4,515	(7,800)	(7,900)	15,100	0	0	0	0	0
Overall	1,789	(196,232)	(25,844)	(8,504)	66,929	46,378	15,021	20,760	60,572	(44,846)	63,023	107,869

Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$19.79	\$23.73	\$23.26	\$23.36	\$23.43	\$24.34	\$22.95	\$22.92	\$22.97	\$22.89	\$21.75	-\$1.14
Class B	\$17.62	\$16.97	\$16.97	\$16.88	\$16.98	\$16.66	\$16.63	\$16.31	\$16.26	\$16.76	\$17.04	\$0.28
Class C	\$10.93	\$10.93	\$11.00	\$11.00	\$11.00	\$11.00	\$10.78	\$10.78	\$12.00	\$12.00	\$12.00	\$0.00
Overall	\$18.15	\$20.78	\$20.99	\$20.99	\$20.93	\$21.12	\$19.93	\$20.11	\$20.64	\$20.58	\$20.44	-\$0.14

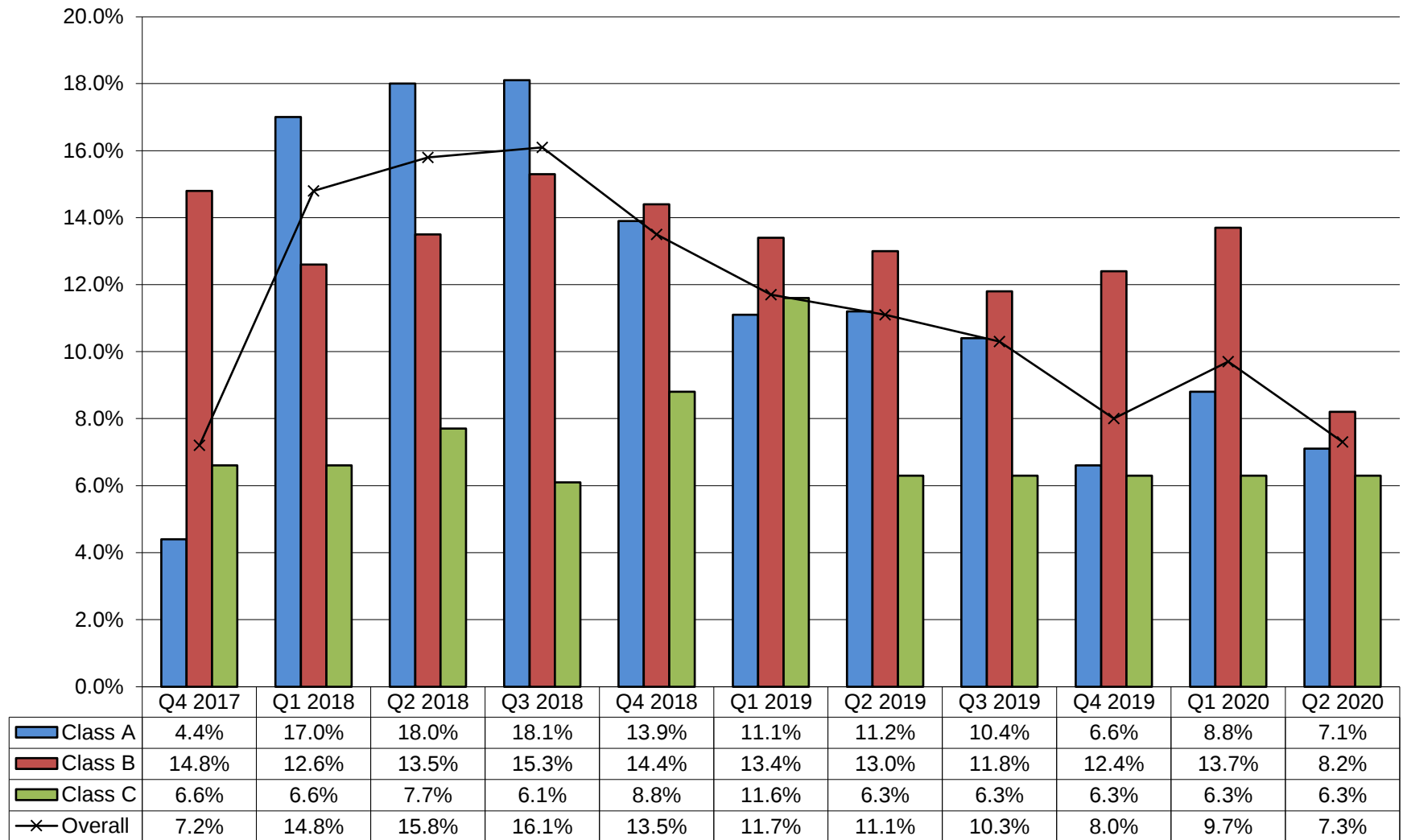
Notes:

500 Technology Dr: 40,000 SF Leased (went from 31.3% to 0% vacant)
 1360 S 5th St (Three Flags Business Center) leased 8,000 SF (went from 13.3% to 0% vacant)
 2070 Little Hills Expressway: leased 41,125 SF (now 100% occupied by 1 tenant)

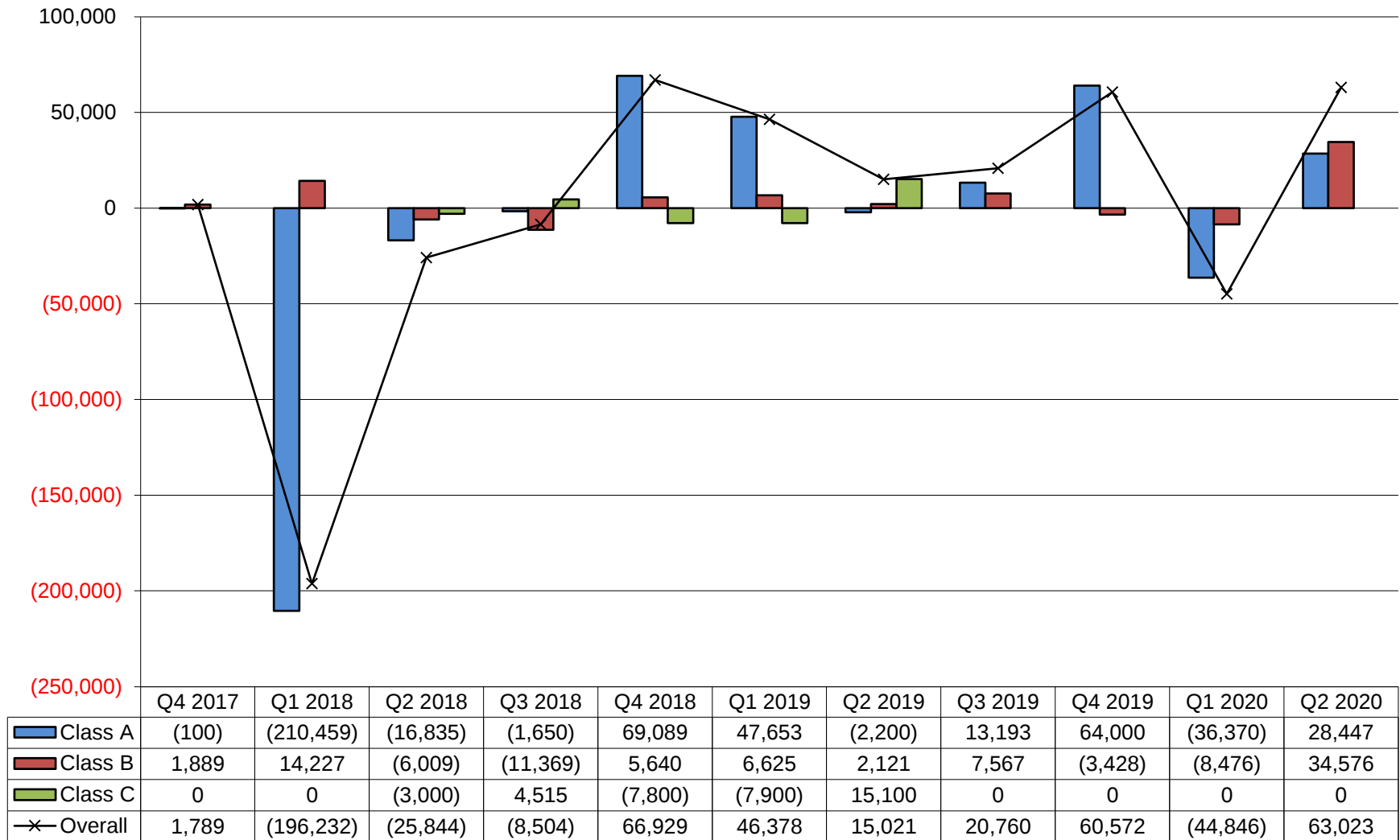
Average Asking Rates St. Charles Submarket



St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



St. Charles Vacancy 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	108,448	25,772	23.8%	25,772	23.8%	25,772	25,772	0	20,865	\$32.00/fs
1450 Beale St	60,000	16,729	27.9%	16,729	27.9%	16,729	16,729	0	12,220	\$34.00/fs
1001 Boardwalk Springs Pl	101,268	0	0.0%	0	0.0%	10,285	10,285	0	10,285	\$23.50/fs
3050 W Clay St	34,200	10,259	30.0%	10,259	30.0%	5,624	5,624	0	3,000	\$18.00/fs
801 Corporate Centre Dr	193,185	0	0.0%	0	0.0%	193,185	193,185	0	100,000	\$19.50/fs
800 Friedens Rd	25,939	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	-
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	-
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%	0	0	0	0	\$19.95/fs
500 Technology Dr	52,000	18,144	34.9%	18,144	34.9%	18,144	18,144	0	18,144	\$20.95/fs
1000 Technology Dr	518,601	30,000	5.8%	30,000	5.8%	30,000	30,000	0	30,000	-
2342 Technology Dr	72,381	0	0.0%	0	0.0%	72,381	72,381	0	72,381	\$23.00/fs
3401 Technology Dr	22,173	6,918	31.2%	6,918	31.2%	11,818	11,818	0	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,890	10,548	29.4%	10,548	29.4%	10,548	10,548	0	7,709	\$20.50/fs
Total (17 Bldgs)	1,671,280	118,370	7.1%	118,370	7.1%	394,486	394,486	0	100,000	\$21.75/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
1360 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$16.00/fs
820 S Main St	36,113	3,440	9.5%	3,440	9.5%	3,600	3,600	0	1,800	\$14.00/mg
1053 Cave Springs Rd	21,336	8,457	39.6%	8,457	39.6%	8,457	8,457	0	3,013	\$15.50/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
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	7,570	36.0%	7,570	36.0%	12,570	12,570	0	7,570	\$12.75/nnn
2070 Little Hills Expy	41,125	0	0.0%	0	0.0%	0	0	0	0	\$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	26,600	0	0.0%	0	0.0%	0	0	0	0	-
5650 Mexico Rd	31,848	0	0.0%	0	0.0%	0	0	0	0	-
1 Mid Rivers Mall Dr	57,831	5,961	10.3%	5,961	10.3%	10,217	10,217	0	2,840	\$21.38/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	4,475	9.5%	4,475	9.5%	4,475	4,475	0	4,475	\$19.50/fs
255 Spencer Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
300 St. Peters Centre Blvd	29,878	0	0.0%	0	0.0%	0	0	0	0	-
2299 Technology Dr	46,380	0	0.0%	0	0.0%	14,596	0	14,596	14,596	-
Total (19 Bldgs)	628,478	51,663	8.2%	51,663	8.2%	75,675	61,079	14,596	14,596	\$17.04/fs

St. Charles Vacancy 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
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 (6 Bldgs)	284,921	17,917	6.3%	17,917	6.3%	17,917	17,917	0	8,765	-

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
(42 Bldgs)	2,584,679	187,950	7.3%	187,950	7.3%	488,078	473,482	14,596	100,000	\$20.44/fs

Illinois

From Previous Qtr.

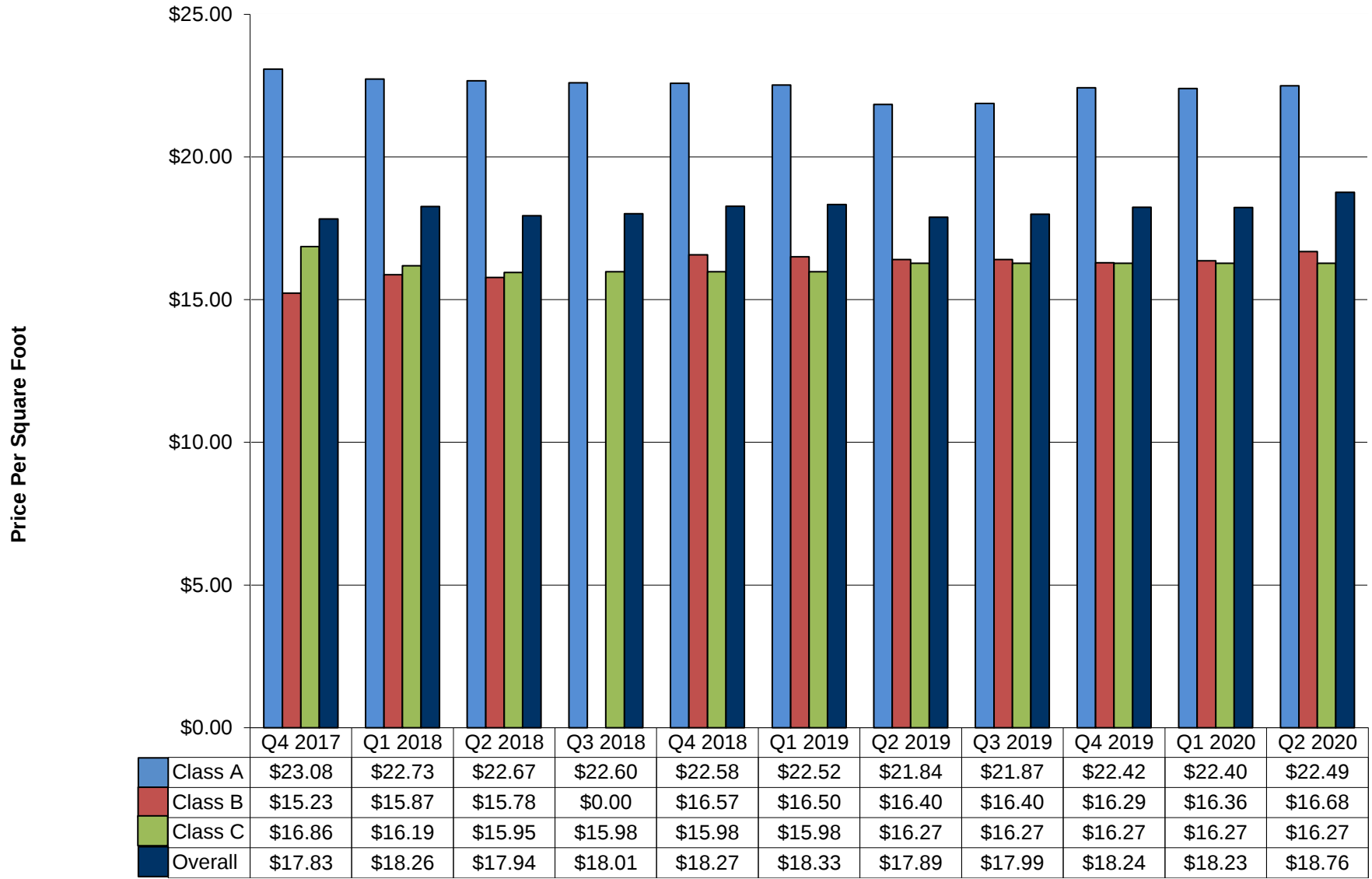
Vacancy Rate												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	14.7%	16.0%	13.8%	14.7%	14.6%	17.8%	17.7%	17.9%	16.8%	18.9%	18.4%	-0.5%
Class B	8.6%	8.8%	9.3%	9.1%	9.5%	9.5%	9.3%	11.8%	13.2%	13.2%	11.9%	-1.3%
Class C	0.4%	2.1%	2.0%	2.1%	2.1%	2.5%	2.5%	2.5%	2.5%	5.1%	5.6%	0.5%
Overall	7.3%	8.1%	8.0%	8.0%	8.2%	8.9%	8.7%	10.1%	10.7%	11.8%	11.2%	-0.6%

Net Absorption												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	11,432	(7,284)	12,552	(4,732)	433	(18,546)	741	(1,023)	6,280	(11,998)	2,782	14,780
Class B	27,914	(2,657)	(9,374)	4,571	(6,858)	110	3,364	(45,333)	(24,690)	(240)	24,172	24,412
Class C	14,623	(15,846)	1,268	(1,200)	0	(3,600)	0	0	0	(24,878)	(4,731)	20,147
Overall	53,969	(25,787)	4,446	(1,361)	(6,425)	(22,036)	4,105	(46,356)	(18,410)	(37,116)	22,223	59,339

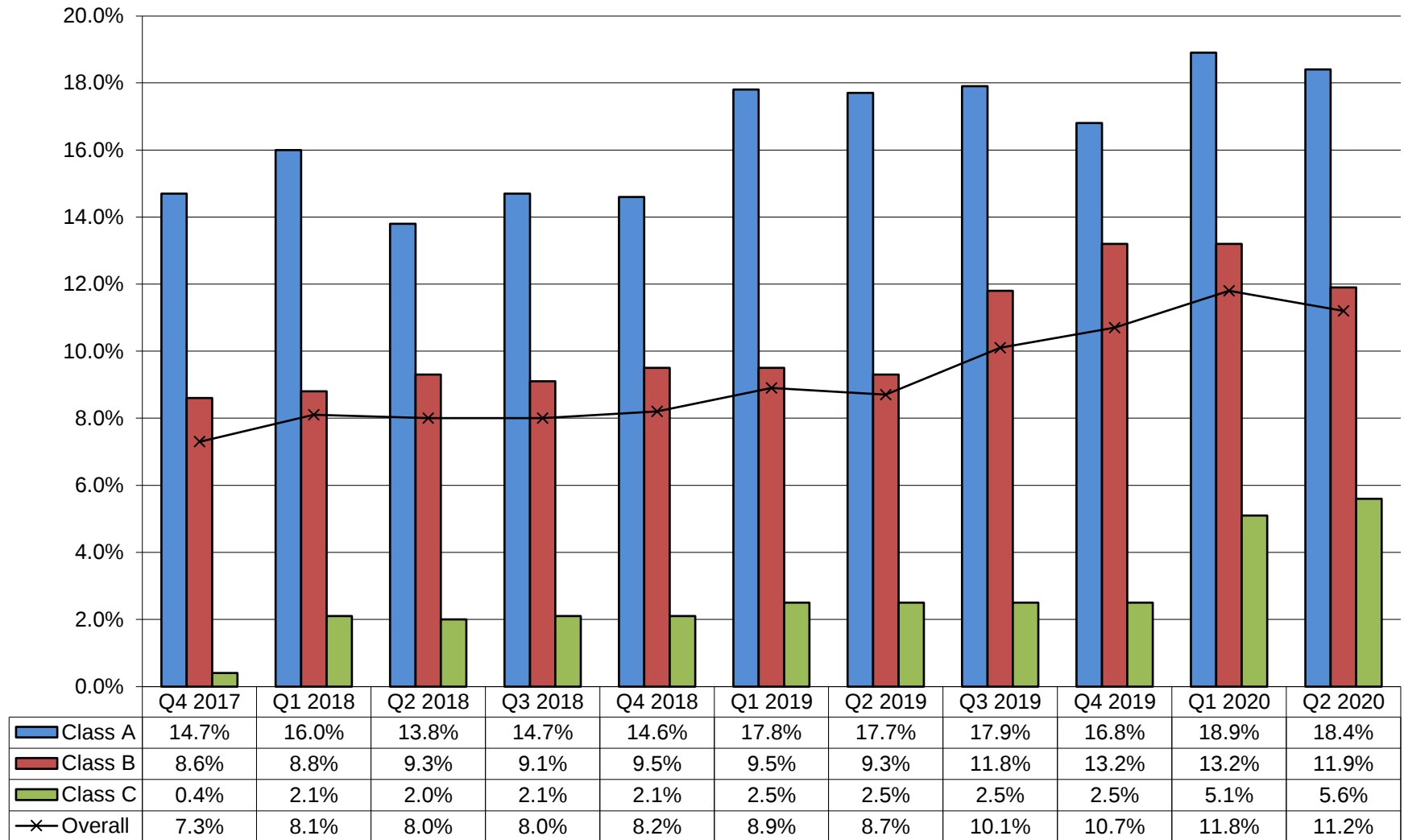
Asking Rates												
	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Difference
Class A	\$23.08	\$22.73	\$22.67	\$22.60	\$22.58	\$22.52	\$21.84	\$21.87	\$22.42	\$22.40	\$22.49	\$0.09
Class B	\$15.23	\$15.87	\$15.78	\$16.11/	\$16.57	\$16.50	\$16.40	\$16.40	\$16.29	\$16.36	\$16.68	\$0.32
Class C	\$16.86	\$16.19	\$15.95	\$15.98	\$15.98	\$15.98	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$0.00
Overall	\$17.83	\$18.26	\$17.94	\$18.01	\$18.27	\$18.33	\$17.89	\$17.99	\$18.24	\$18.23	\$18.76	\$0.53

Notes:

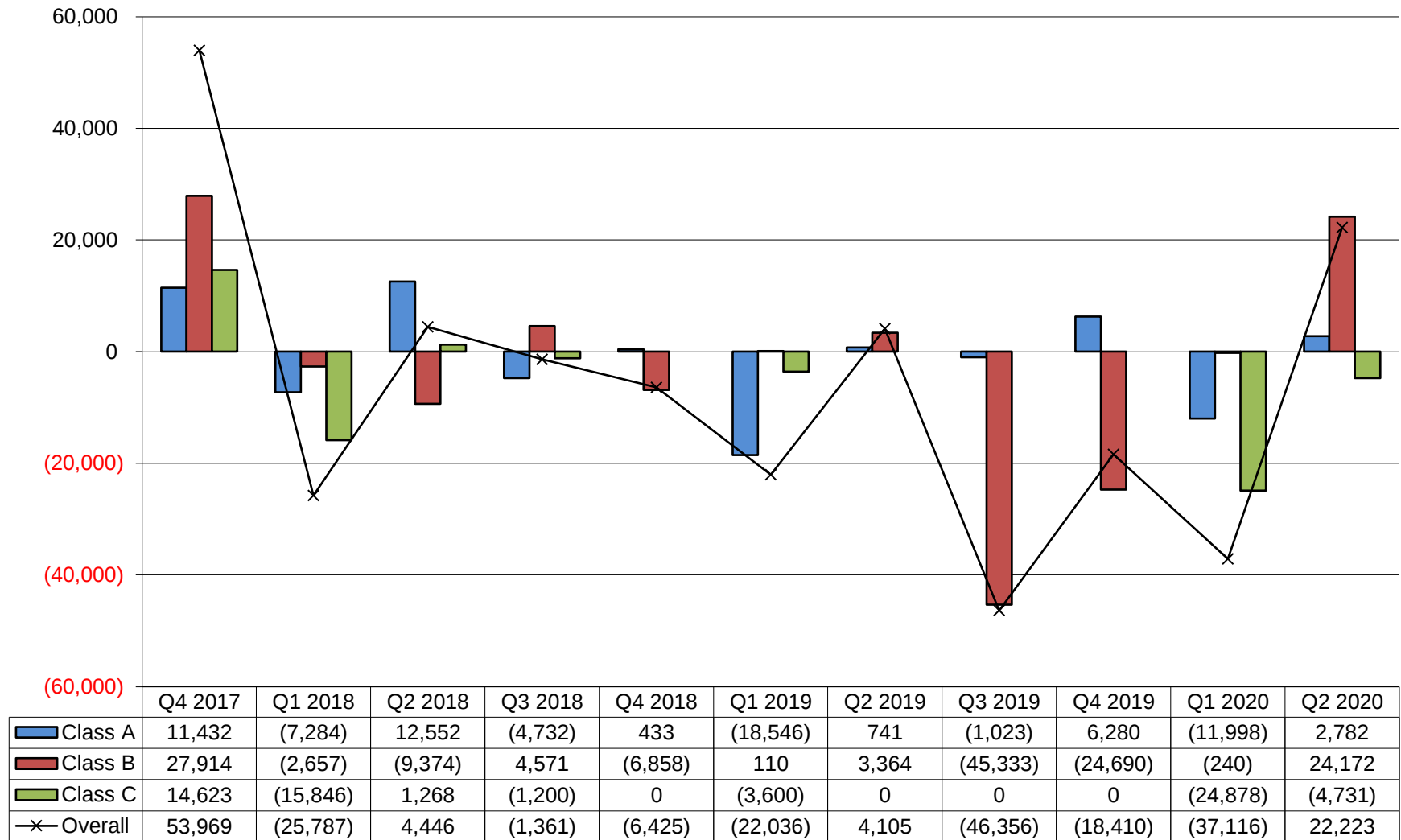
Average Asking Rates Illinois Submarket



Illinois Historic Vacancy Trends



Illinois Historic Net Absorption Trends



Illinois Vacancy 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	21,911	51.4%	21,911	51.4%	21,911	21,911	0	6,166	\$21.90/fs
16 Executive Dr	51,063	12,466	24.4%	12,466	24.4%	12,466	12,466	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	1,950	3.3%	1,950	3.3%	1,950	1,950	0	1,950	\$28.00/fs
509 Hamacher St	26,368	0	0.0%	0	0.0%	3,730	3,730	0	3,730	-
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	\$20.00/fs
475 Regency Park Dr	52,000	11,998	23.1%	11,998	23.1%	11,998	11,998	0	11,998	\$26.50/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	5,927	19.2%	5,927	19.2%	8,364	8,364	0	4,904	\$21.90/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia 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	5,331	13.1%	5,331	13.1%	5,331	5,331	0	2,686	\$22.90/fs
Total (13 Bldgs)	570,858	101,495	17.8%	104,964	18.4%	113,241	109,772	3,469	13,000	\$22.51/fs

Illinois Vacancy 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	11,798	25.9%	11,798	25.9%	11,798	11,798	0	7,179	\$10.52/fs
100-130 Commerce Ln	69,641	69,641	100.0%	69,641	100.0%	69,641	69,641	0	69,641	-
2421 Corporate Center Dr	25,000	4,200	16.8%	4,200	16.8%	5,502	5,502	0	2,500	\$12.74/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	10,022	24.1%	10,022	24.1%	13,212	13,212	0	6,604	\$8.22/nnn
15 Executive Dr	28,624	0	0.0%	0	0.0%	0	0	0	0	-
303 Fountains Pky	25,789	5,986	23.2%	5,986	23.2%	5,986	5,986	0	1,946	\$21.00/fs
343 Fountains Pky	24,300	2,082	8.6%	2,082	8.6%	2,082	2,082	0	2,082	\$16.50/nnn
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,825	54.8%	20,825	54.8%	20,825	20,825	0	17,000	\$10.50/nnn
7645 Magna Dr	150,000	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	10,036	27.9%	10,036	27.9%	12,668	12,668	0	9,006	\$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	26,354	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	-
12860 Troxler Ave	63,229	0	0.0%	0	0.0%	0	0	0	0	-
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
405-415 Veterans Dr	20,000	3,200	16.0%	3,200	16.0%	7,796	7,796	0	4,596	-
784 Wall St	22,016	120	0.5%	120	0.5%	560	360	0	200	\$33.72/fs
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
12 Wolf Creek Dr	23,926	0	0.0%	0	0.0%	4,430	4,430	0	4,430	\$15.00/nnn
Total (40 Bldgs)	1,771,304	203,504	11.5%	210,139	11.9%	252,667	245,832	6,635	69,641	\$16.73/fs

Illinois Vacancy 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	-
1640 W 7th St	29,609	29,609	100.0%	29,609	100.0%	29,609	29,609	0	12,703	\$9.00/mg
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/nnn
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
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	-
210 W Sand Bank Rd	21,083	0	0.0%	0	0.0%	0	0	0	0	-
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	958,979	53,242	5.6%	53,242	5.6%	53,242	53,242	0	12,703	\$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
(76 Bldgs)	3,301,141	358,241	10.9%	368,345	11.2%	419,150	408,846	10,104	69,641	\$18.76/fs