

Summary

St. Louis Regional Office Market Q2 2021

July 2021

<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	13,945,307	2,124,648	15.2% ↑ 0.8%	(14.4%)	Class A - \$18.55 Class B - \$16.97
St. Louis City	3,067,390	273,464	8.9% ↑ 2.3%	(6.6%)	Class A - \$32.87 Class B - \$19.52
Clayton	8,316,280	895,270	10.8% ↓ 0.3%	(11.1%)	Class A - \$33.74 Class B - \$21.40
Olive-270/Westport	8,031,292	1,304,803	16.2% ↑ 3.9%	(12.3%)	Class A - \$27.28 Class B - \$19.13
West County	7,200,162	1,083,083	15.0% ↔	(15.0%)	Class A - \$26.89 Class B - \$21.52
South County	3,017,711	389,449	12.9% ↑ 0.5%	(12.4%)	Class A - \$23.68 Class B - \$20.84
North County	3,765,090	707,552	18.8% ↑ 0.5%	(18.3%)	Class A - \$20.07 Class B - \$16.00
St. Charles	2,451,264	218,822	8.9% ↓ 0.8%	(9.7%)	Class A - \$21.43 Class B - \$20.15
Illinois	3,340,799	397,380	11.9% ↓ 0.6%	(12.5%)	Class A - \$22.03 Class B - \$15.67
Total	53,135,295	7,394,471	13.9% ↑ 0.9%	(13.0%)	Class A - \$25.17 Class B - \$19.02 (\$25.01) (\$19.07)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of July 1, 2021.

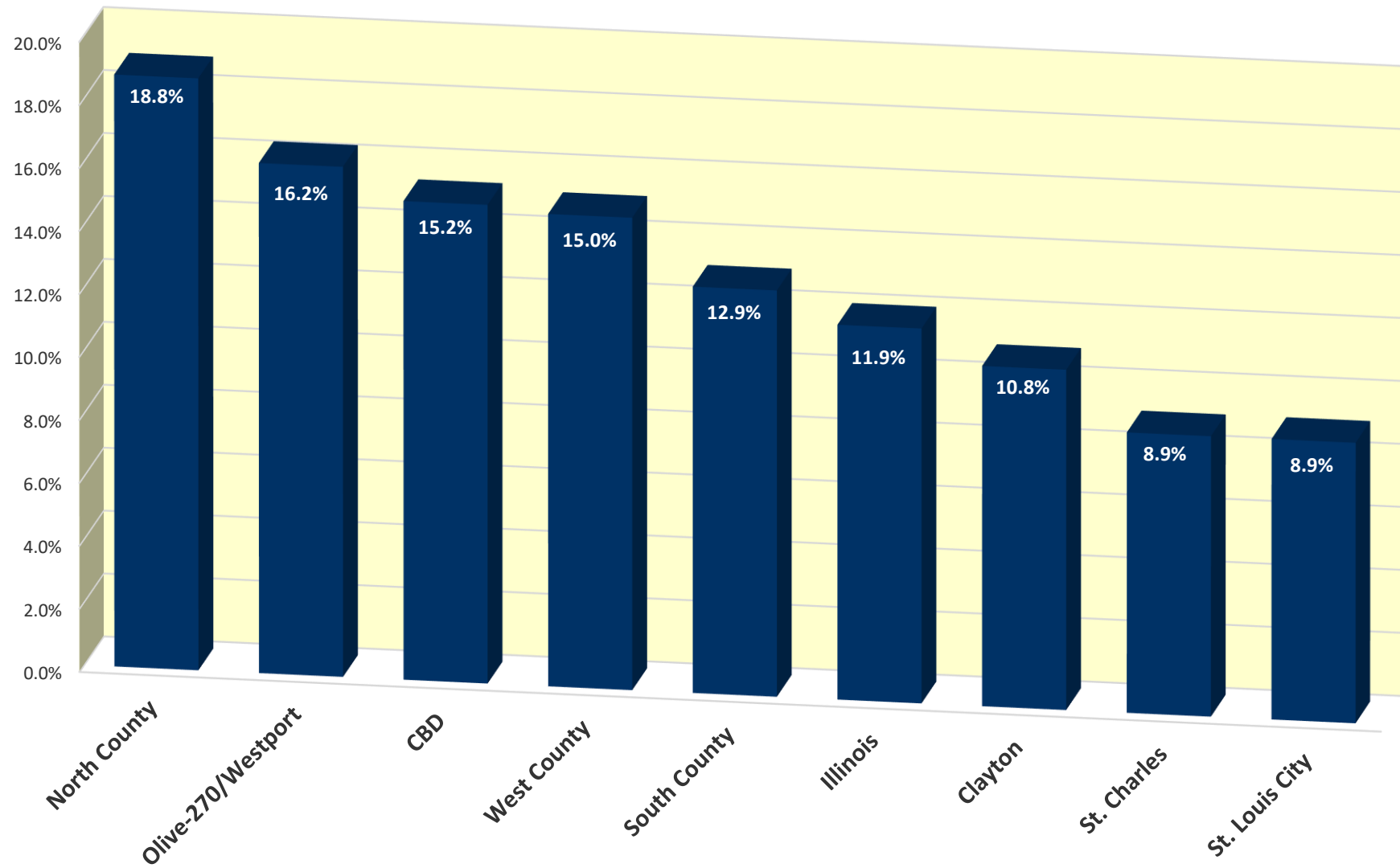
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.



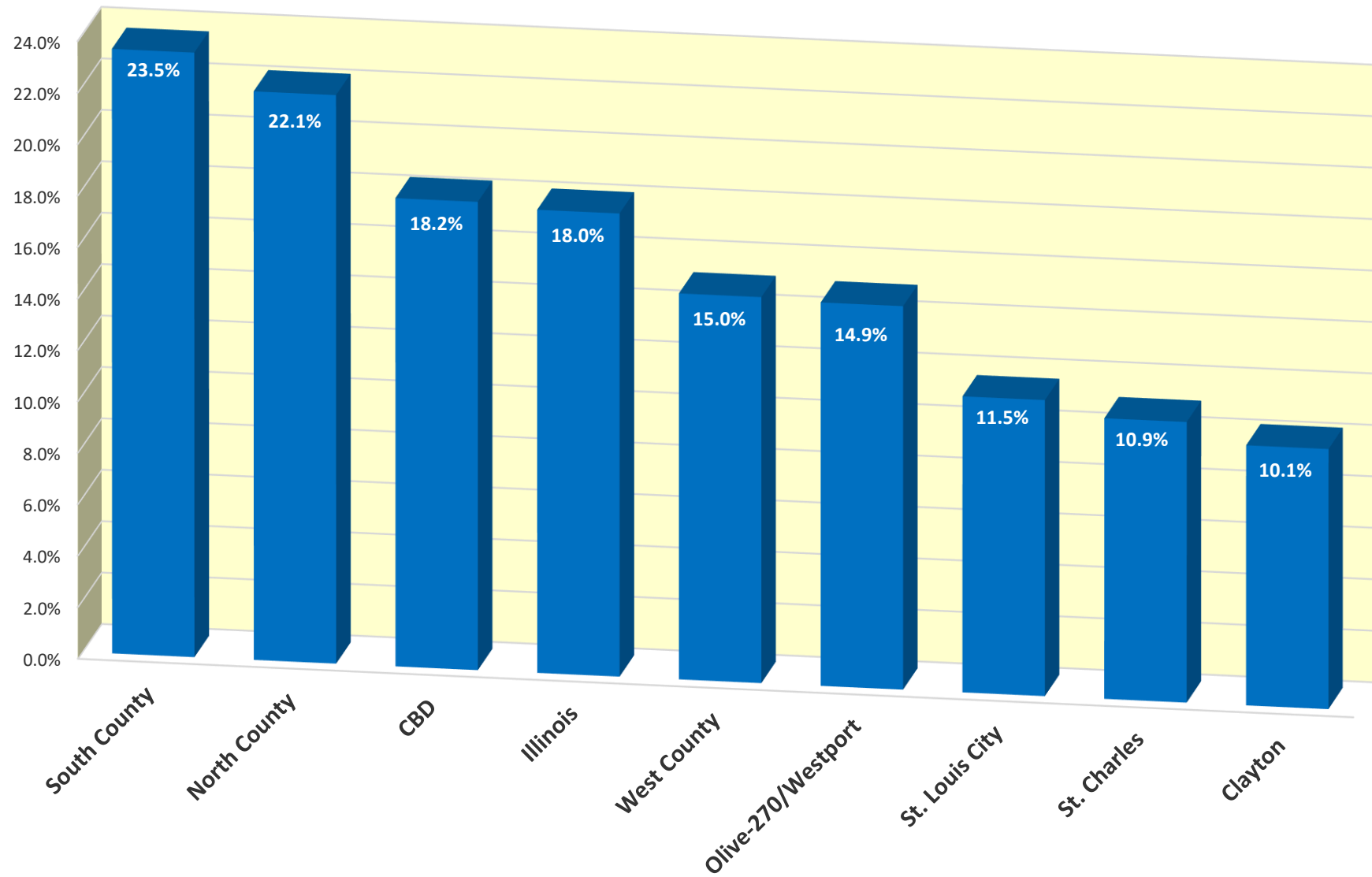
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
July 2021

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	33,039,138	4,707,609	253,949	14.25%
St. Louis City - Just A & B	13,848,967	2,165,492	97,742	15.64%
Total St. Louis Region - Just A & B	46,888,105	6,873,101	351,691	14.66%
Total St. Louis Region - Class A	27,993,638	4,263,524	341,585	15.23%
Total St. Louis Region - Class B	18,894,467	2,609,577	10,106	13.81%
St. Louis City	13,848,967	2,165,492	97,742	15.64%
Class A Space	9,238,952	1,598,111	90,983	17.30%
Class B Space	4,610,015	567,381	6,759	12.31%
Suburban St. Louis	33,039,138	4,707,609	253,949	14.25%
Class A Space	18,754,686	2,665,413	250,602	14.21%
Class B Space	14,284,452	2,042,196	3,347	14.30%

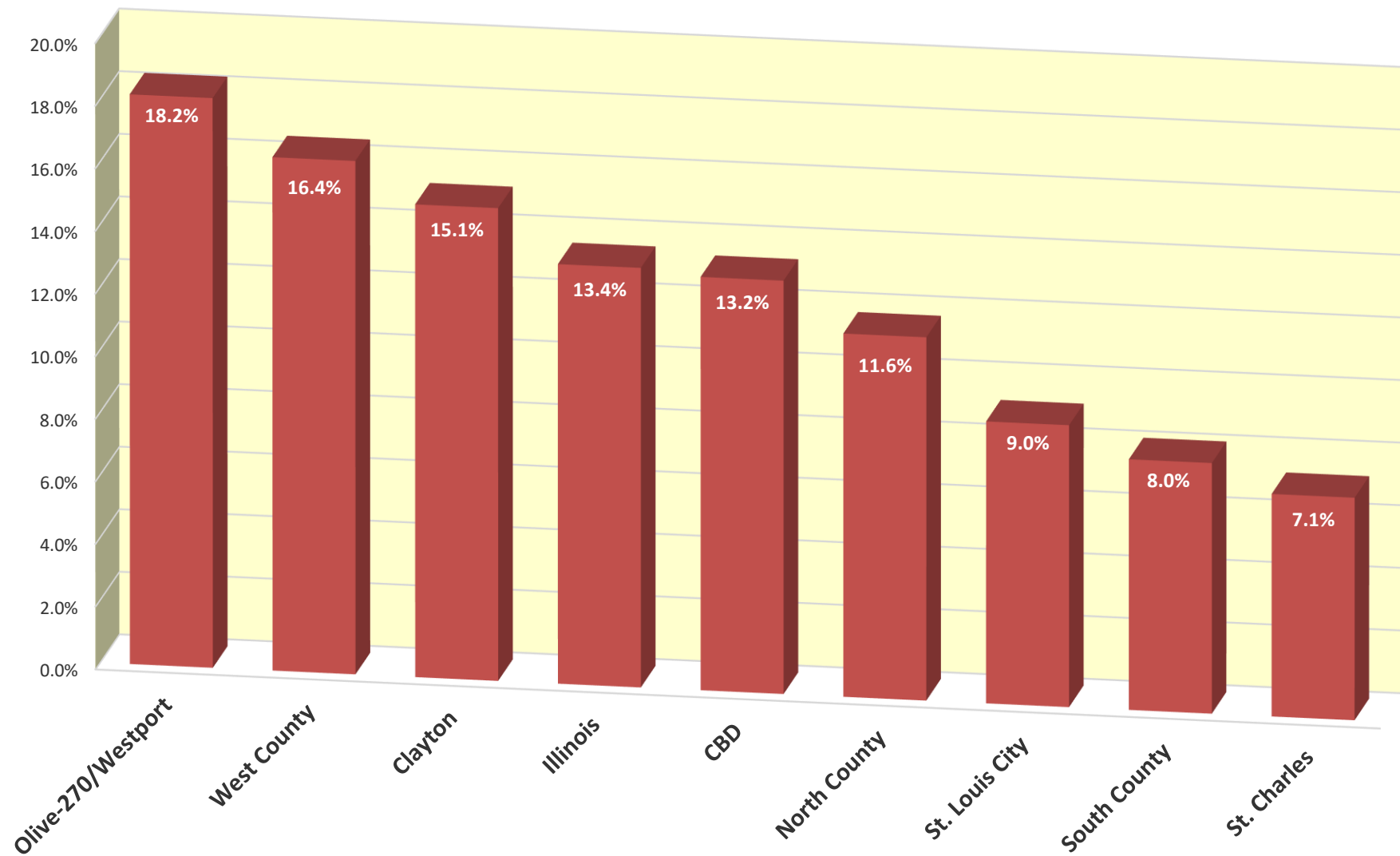
Office Vacancy Rate by Submarket July 2021



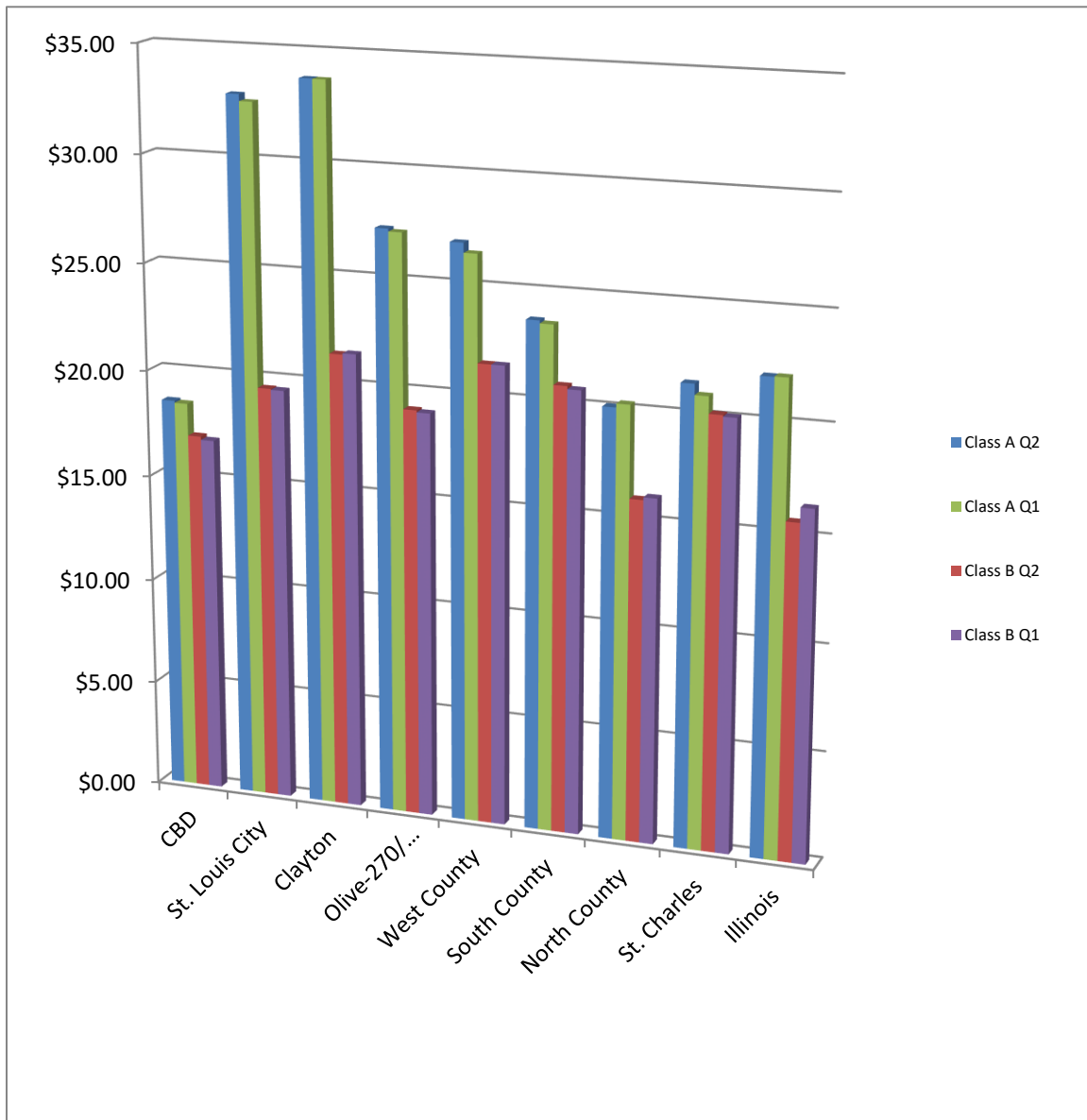
Class A Office Vacancy Rate by Submarket July 2021



Class B Office Vacancy Rate by Submarket July 2021

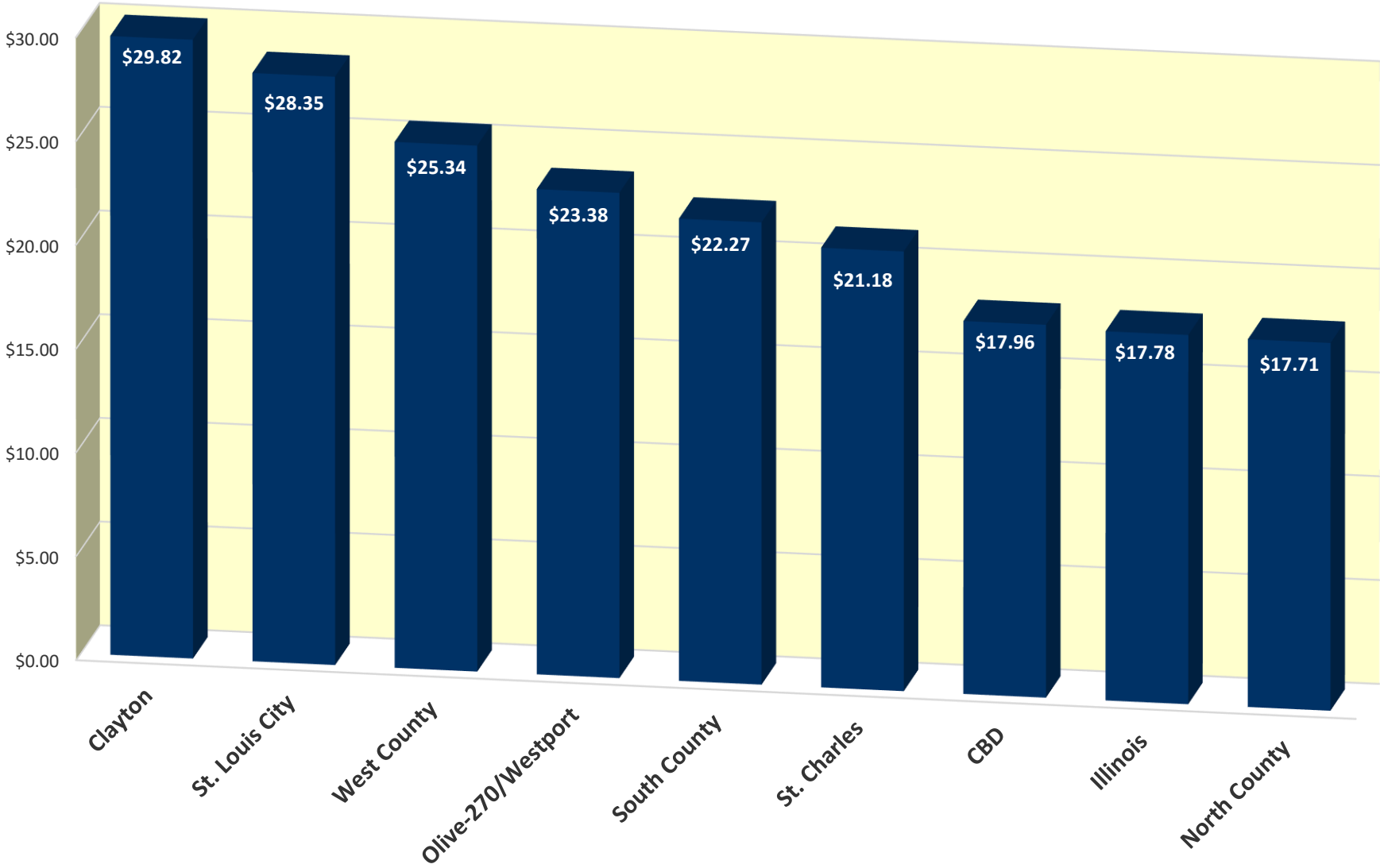


Class A & Class B Asking Rates by Submarket

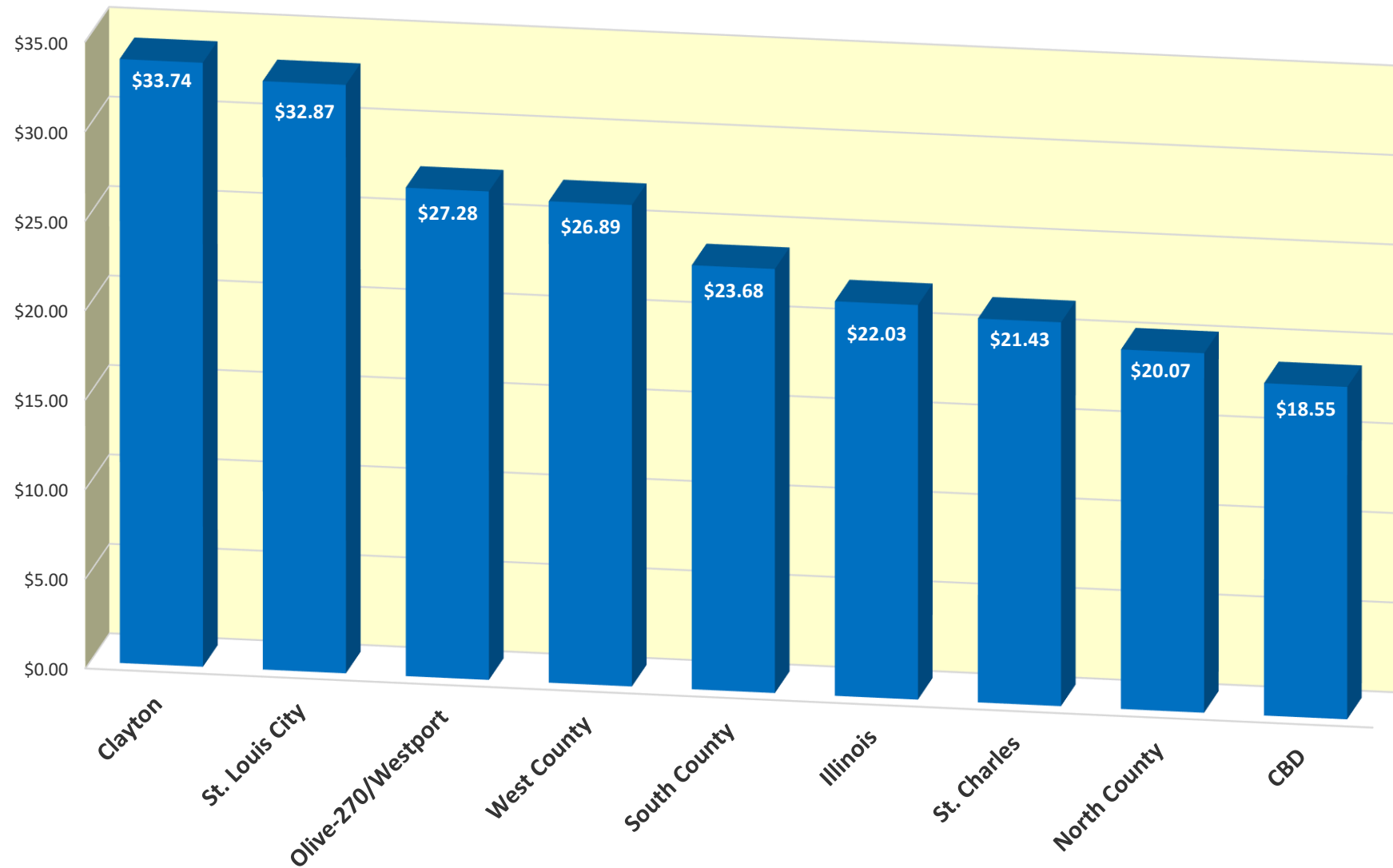


	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	\$18.55	\$18.46	\$16.97	\$16.82
St. Louis City	\$32.87	\$32.56	\$19.52	\$19.48
Clayton	\$33.74	\$33.73	\$21.40	\$21.46
Olive-270/ Westport	\$27.28	\$27.15	\$19.13	\$19.04
West County	\$26.89	\$26.44	\$21.52	\$21.52
South County	\$23.68	\$23.55	\$20.84	\$20.70
North County	\$20.07	\$20.25	\$16.00	\$16.13
St. Charles	\$21.43	\$20.93	\$20.15	\$20.08
Illinois	\$22.03	\$22.05	\$15.67	\$16.36
Average	\$25.17	\$25.01	\$19.02	\$19.07

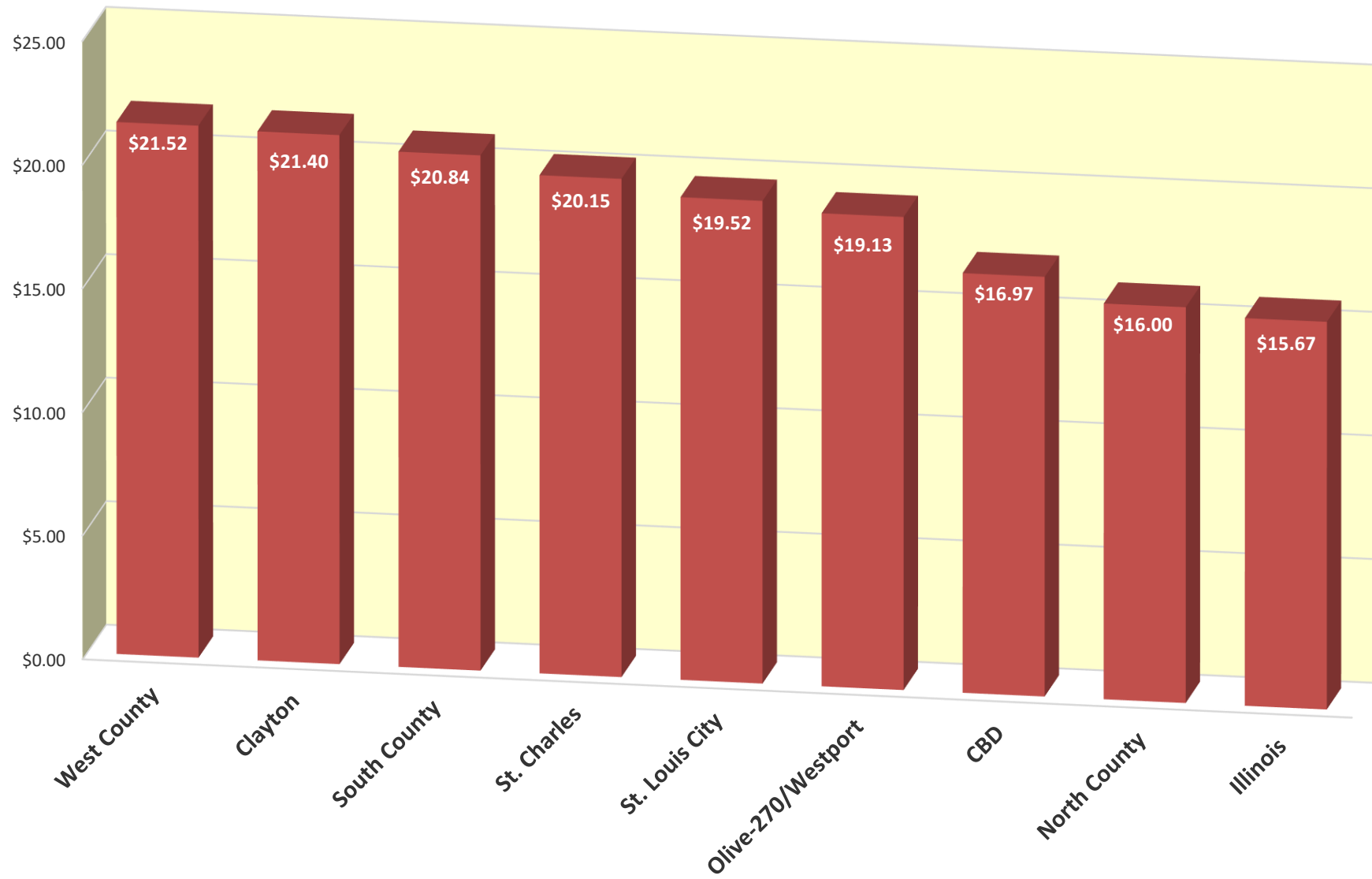
Office Rental Rate by Submarket
July 2021



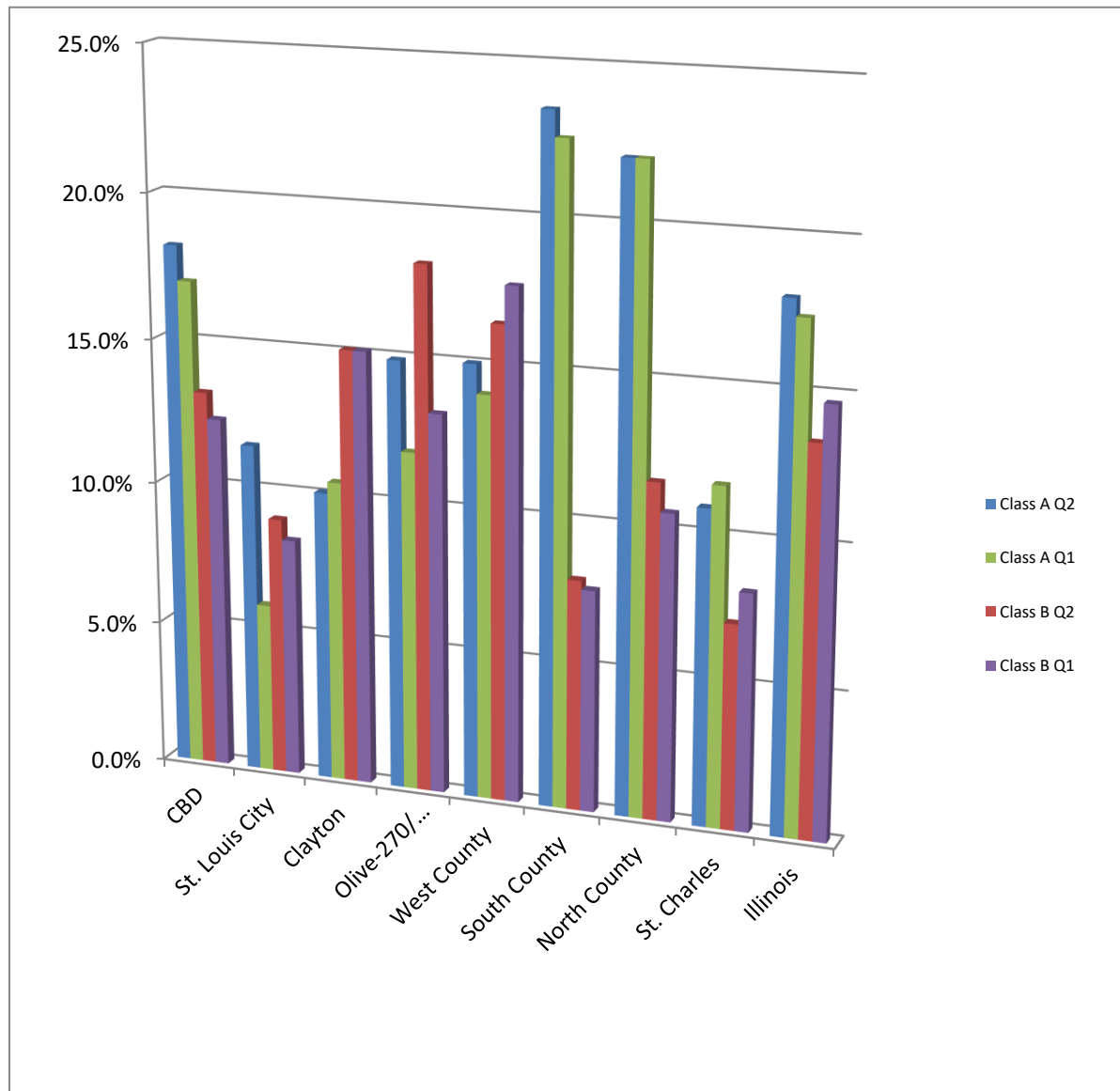
Class A Office Rental Rate by Submarket July 2021



Class B Office Rental Rate by Submarket July 2021



Class A & Class B Vacancy Rates by Submarket



	Class A Q2	Class A Q1	Class B Q2	Class B Q1
CBD	18.2%	17.0%	13.2%	12.3%
St. Louis City	11.5%	5.9%	9.0%	8.3%
Clayton	10.1%	10.5%	15.1%	15.1%
Olive-270/ Westport	14.9%	11.8%	18.2%	13.2%
West County	15.0%	14.0%	16.4%	17.7%
South County	23.5%	22.6%	8.0%	7.7%
North County	22.1%	22.1%	11.6%	10.6%
St. Charles	10.9%	11.7%	7.1%	8.2%
Illinois	18.0%	17.4%	13.4%	14.7%
Average	15.2%	14.2%	13.8%	12.8%

CBD

From Previous Qtr.

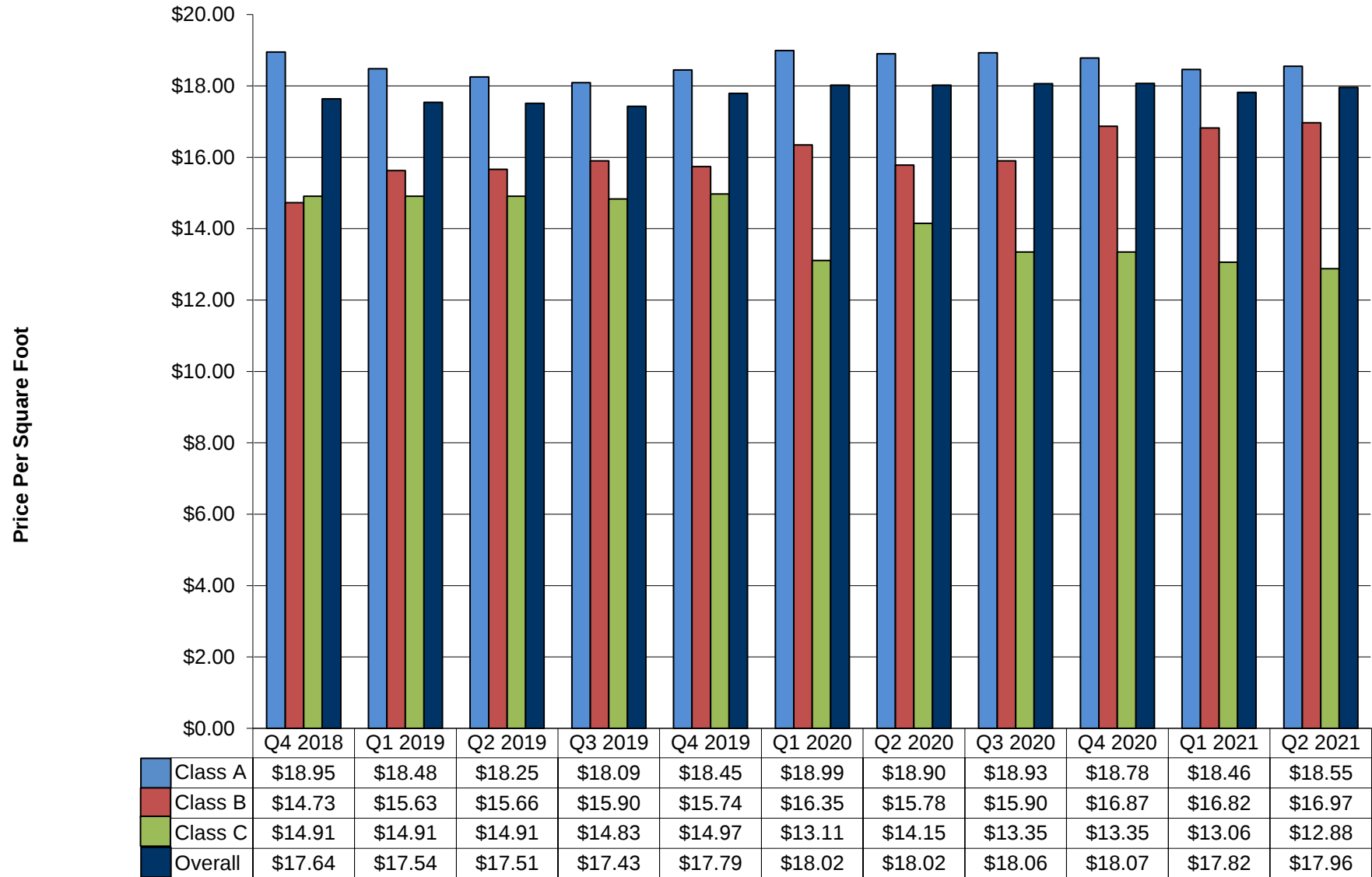
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	16.4%	17.4%	19.4%	19.8%	19.2%	18.4%	17.3%	17.7%	17.0%	17.0%	18.2%	1.2%
Class B	12.5%	8.6%	8.7%	9.3%	9.8%	10.5%	11.0%	10.5%	12.8%	12.3%	13.2%	0.9%
Class C	7.8%	7.6%	5.6%	7.5%	7.7%	8.2%	8.8%	9.0%	8.4%	8.8%	8.2%	-0.6%
Overall	13.9%	13.5%	14.3%	15.0%	14.9%	14.7%	14.3%	14.4%	14.5%	14.4%	15.2%	0.8%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	35,951	(81,930)	(156,185)	(33,400)	147,833	64,083	82,419	(30,639)	58,231	(440)	(93,725)	(93,285)
Class B	183,779	140,592	(2,015)	(22,261)	(20,289)	(25,867)	(18,000)	19,893	(85,794)	18,434	(30,541)	(48,975)
Class C	(37,390)	4,150	44,140	(42,796)	(4,881)	(11,685)	(11,654)	(5,185)	12,838	(9,530)	14,574	24,104
Overall	182,340	62,812	(114,060)	(98,457)	122,663	26,531	52,765	(15,931)	(14,725)	8,464	(109,692)	(118,156)

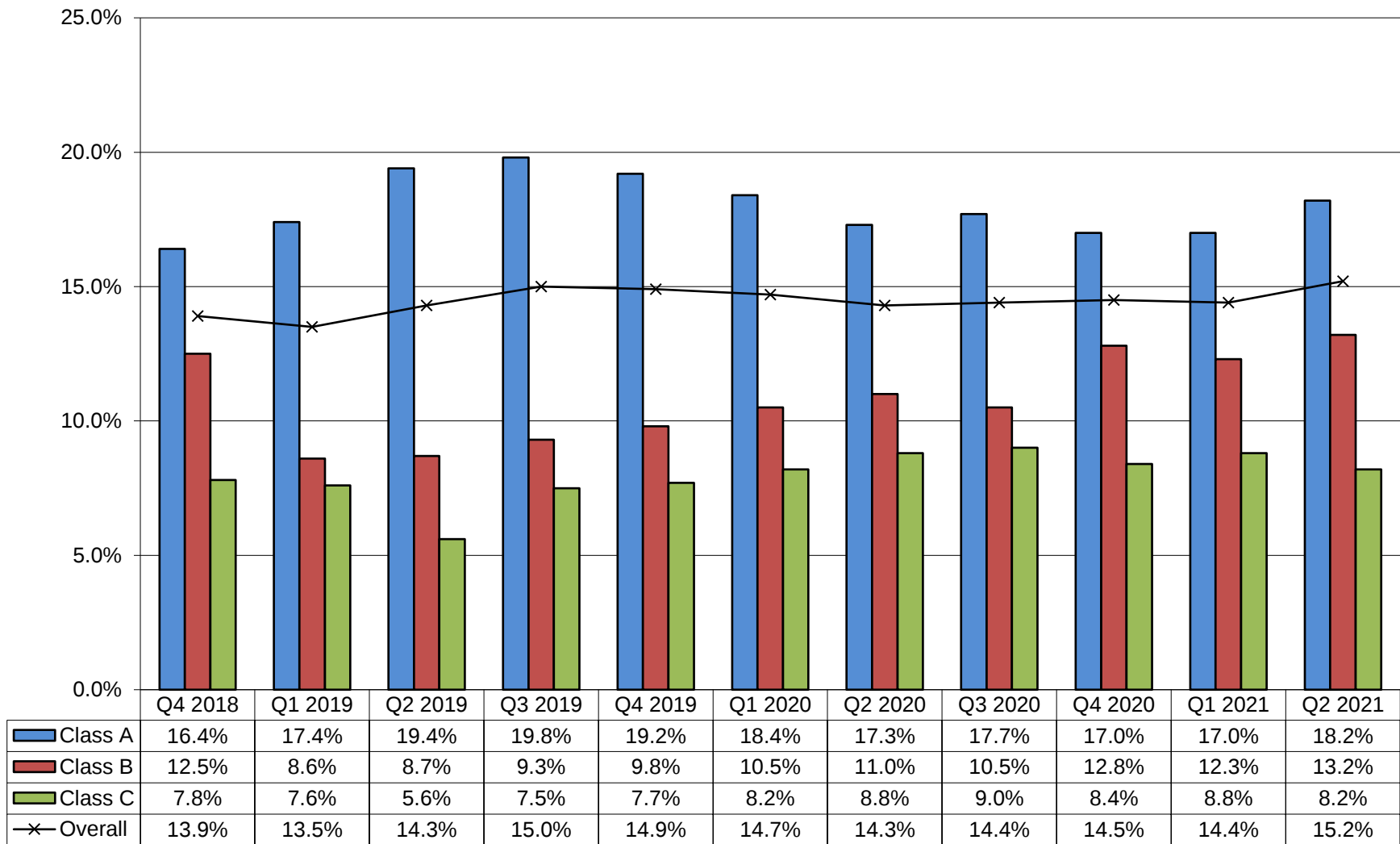
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$18.95	\$18.48	\$18.25	\$18.09	\$18.45	\$18.99	\$18.90	\$18.93	\$18.78	\$18.46	\$18.55	\$0.09
Class B	\$14.73	\$15.63	\$15.66	\$15.90	\$15.74	\$16.35	\$15.78	\$15.90	\$16.87	\$16.82	\$16.97	\$0.15
Class C	\$14.91	\$14.91	\$14.91	\$14.83	\$14.97	\$13.11	\$14.15	\$13.35	\$13.35	\$13.06	\$12.88	-\$0.18
Overall	\$17.64	\$17.54	\$17.51	\$17.43	\$17.79	\$18.02	\$18.02	\$18.06	\$18.07	\$17.82	\$17.96	\$0.14

Notes:

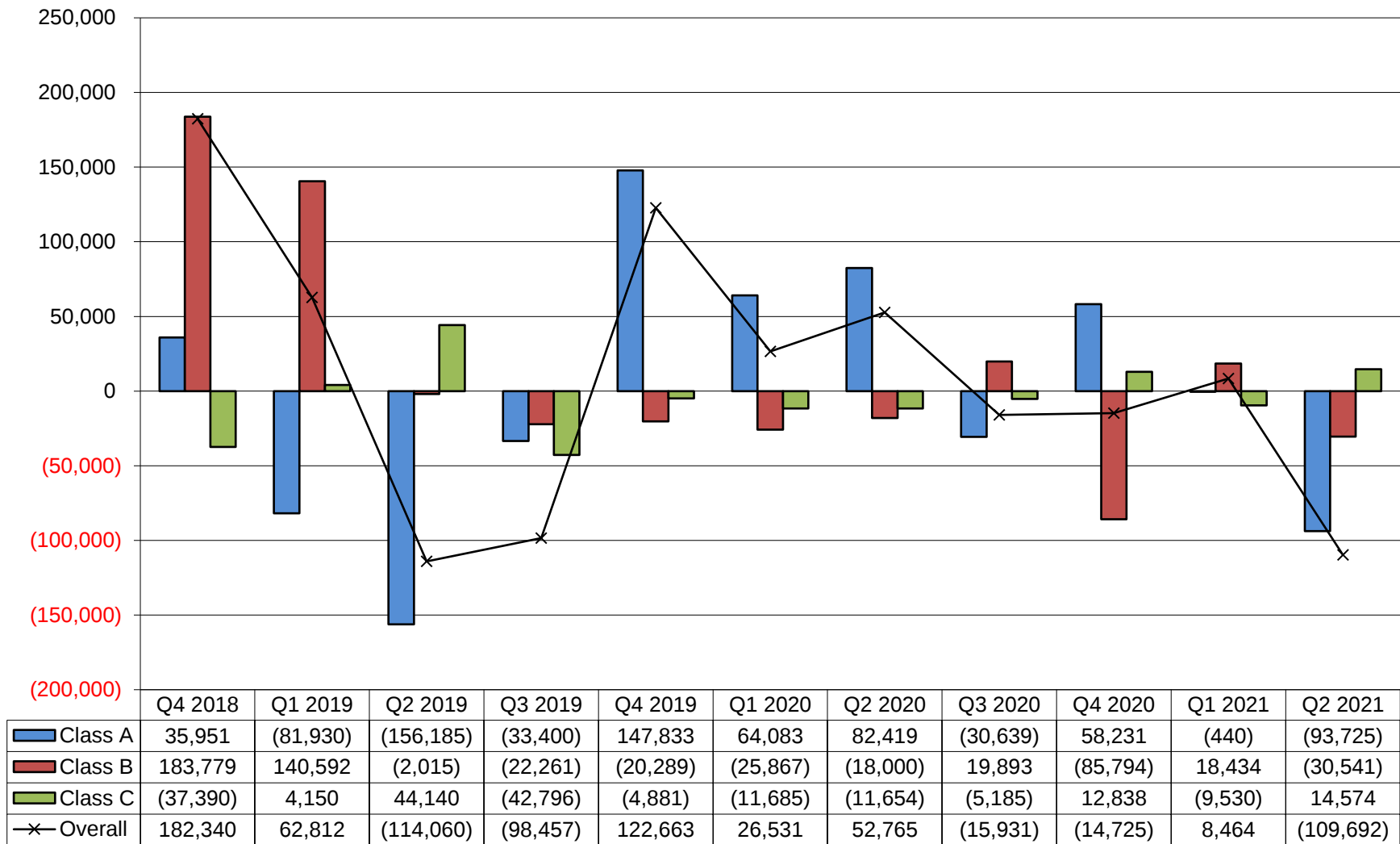
Average Asking Rates CBD Submarket



CBD Historic Vacancy Trends



CBD Historic Net Absorption Trends



CBD Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	58,251	22.3%	58,251	22.3%	85,332	58,251	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	62,168	6,733	10.8%	6,733	10.8%	6,733	6,733	0	4,088	\$17.00/fs
308 N 21st St	45,755	18,046	39.4%	18,046	39.4%	21,652	21,652	0	8,553	\$16.00/fs
100 N Broadway	510,202	248,779	48.8%	248,779	48.8%	247,578	247,578	0	180,769	\$18.00/fs
200 N Broadway	337,088	89,728	26.6%	89,728	26.6%	114,156	96,156	18,000	64,608	\$17.11/fs
211 N Broadway	1,171,595	126,461	10.8%	126,461	10.8%	150,961	126,461	0	56,000	\$21.34/fs
500 N Broadway	285,211	15,610	5.5%	72,370	25.4%	72,370	15,610	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	15,546	13.0%	15,546	13.0%	15,546	15,546	0	15,546	\$28.50/+elec
7 Cardinal Way	0	0	-	0	-	0	0	0	0	-
8 Cardinal Way	0	0	-	0	-	0	0	0	0	-
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%	11,000	11,000	0	11,000	\$22.50/fs
701 Market St	401,625	139,304	34.7%	139,304	34.7%	145,868	145,868	0	29,766	\$20.00/fs
800 Market St	749,857	92,677	12.4%	118,368	15.8%	225,611	75,280	150,331	52,485	\$19.26/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	56,743	67.3%	56,743	67.3%	56,743	56,743	0	56,743	\$14.00/nnn
1-99 S Memorial Dr	213,228	21,669	10.2%	21,669	10.2%	21,669	21,669	0	8,264	\$16.75/fs
720 Olive St	457,900	0	0.0%	0	0.0%	0	0	0	0	-
900-920 Spruce St	144,823	2,247	1.6%	2,247	1.6%	0	0	0	0	\$24.50/fs
210 N Tucker Blvd	400,000	24,905	6.2%	24,905	6.2%	24,905	24,905	0	10,499	\$19.00/fs
710 N Tucker Blvd	626,760	101,600	16.2%	101,600	16.2%	205,600	205,600	0	165,000	\$17.50/fs
600 Washington Ave	460,150	86,637	18.8%	86,637	18.8%	86,637	86,637	0	55,782	\$18.75/fs
Total (24 Bldgs)	8,015,409	1,375,894	17.2%	1,466,877	18.3%	1,868,238	1,583,034	255,704	180,769	\$18.57/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	14,222	14.5%	14,222	14.5%	14,222	14,222	0	11,168	\$16.00/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%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
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	7,964	39.8%	11,221	56.1%	12,981	9,724	3,257	6,000	\$10.00/mg
801-805 N 2nd St	46,250	0	0.0%	0	0.0%	0	0	0	0	-
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	33,789	22.9%	33,789	22.9%	33,789	33,789	0	11,414	\$13.57/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	4,473	20.1%	4,473	20.1%	4,473	4,473	0	2,523	\$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	20,000	27.0%	20,000	27.0%	20,000	20,000	0	11,500	\$18.00/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
333 S 18th St	39,648	0	0.0%	0	0.0%	14,230	14,230	0	9,550	\$17.00/fs
401 S 18th St	57,814	2,025	3.5%	2,025	3.5%	2,025	2,025	0	2,025	\$17.00/fs
326 S 21st St	43,391	0	0.0%	0	0.0%	0	0	0	0	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	104,479	32.5%	107,981	33.6%	107,981	104,479	3,502	29,191	\$13.88/fs
1432 Locust St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
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%	0	0	0	0	-
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	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	-
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	-
900 N Tucker Blvd	235,000	54,140	23.0%	54,140	23.0%	54,140	54,140	0	25,850	-
505 Washington Ave	80,000	60,000	75.0%	60,000	75.0%	60,000	60,000	0	20,000	\$22.50/fs
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	19,776	28.6%	19,776	28.6%	19,776	19,776	0	9,888	\$14.25/fs
1227 Washington Ave	126,328	0	0.0%	0	0.0%	70,000	0	70,000	70,000	-
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	13,377	49.5%	13,377	49.5%	4,362	4,362	0	3,962	\$8.35/fs

CBD 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
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (45 Bldgs)	3,663,640	475,292	13.0%	482,051	13.2%	610,365	536,006	76,759	70,000	\$17.60/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
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
719 N 17th St	85,000	2,000	2.4%	2,000	2.4%	2,000	2,000	0	2,000	-
1624 Delmar Blvd	30,000	30,000	100.0%	30,000	100.0%	30,000	30,000	0	30,000	\$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	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	12,360	23.0%	12,360	23.0%	10,007	10,007	0	5,128	\$17.33/mg
1101 Lucas Ave	38,500	11,000	28.6%	11,000	28.6%	14,000	14,000	0	11,000	\$20.00/fs
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	\$9.75/fs
1017 Olive St	120,000	39,500	32.9%	39,500	32.9%	39,500	39,500	0	24,000	\$10.00/mg
1105-1111 Olive St	35,493	0	0.0%	0	0.0%	33,493	33,493	0	33,493	-
1430 Olive St	90,836	20,000	22.0%	20,000	22.0%	20,000	20,000	0	18,000	\$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	-
900 Walnut St	112,266	31,860	28.4%	31,860	28.4%	35,263	35,263	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)	2,266,258	185,720	8.2%	185,720	8.2%	223,263	223,263	0	33,493	\$12.88/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
(95 Bldgs)	13,945,307	2,036,906	14.6%	2,134,648	15.3%	2,701,866	2,342,303	332,463	180,769	\$18.10/fs

St. Louis City

From Previous Qtr.

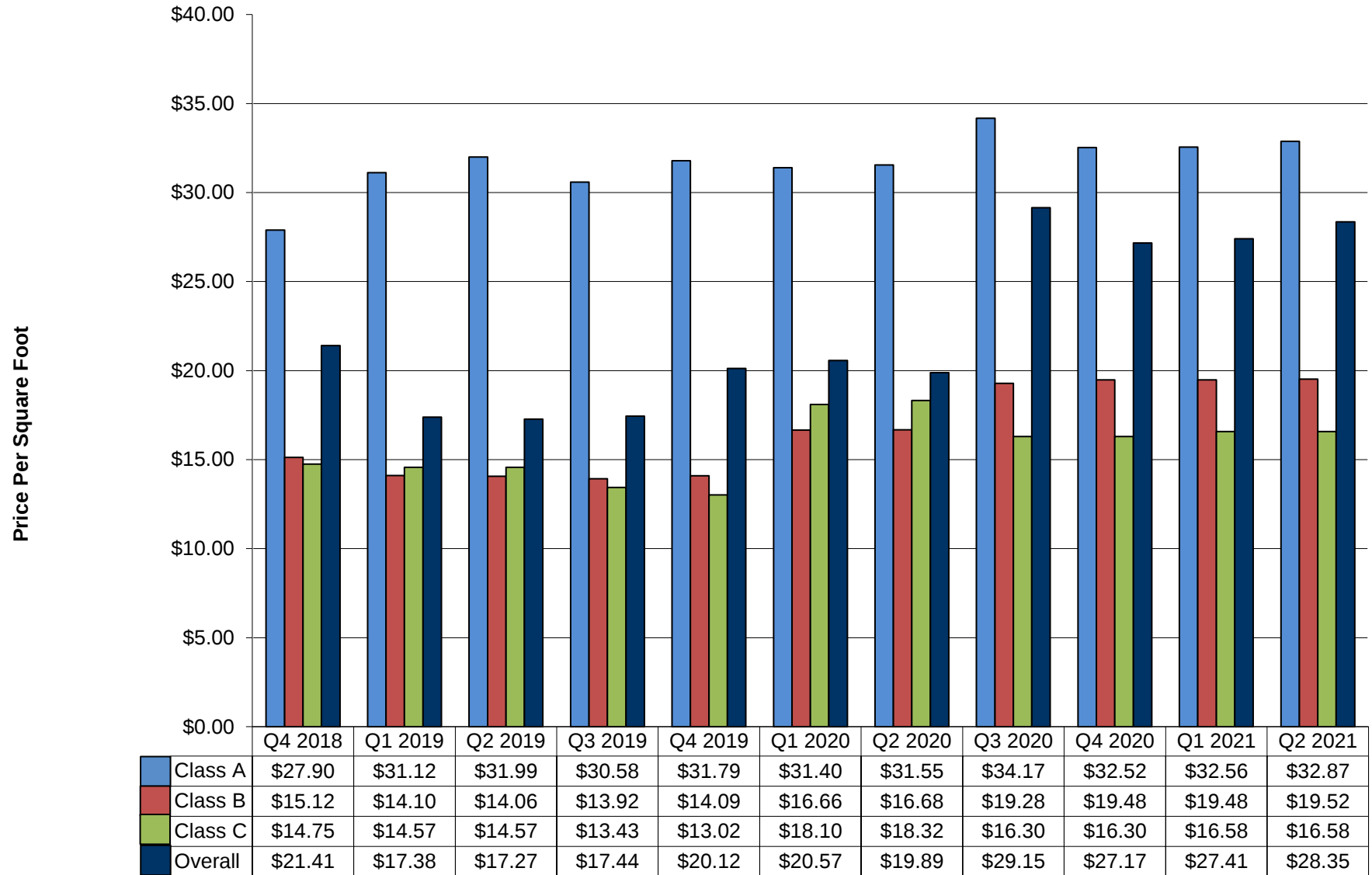
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	5.4%	5.0%	2.1%	1.8%	3.5%	3.6%	3.6%	15.1%	5.9%	5.9%	11.5%	5.6%
Class B	6.9%	3.5%	3.5%	3.8%	3.7%	4.1%	4.8%	4.8%	8.4%	8.3%	9.0%	0.7%
Class C	2.1%	1.1%	1.0%	2.0%	2.4%	4.0%	4.3%	3.5%	3.5%	5.9%	5.2%	-0.7%
Overall	4.9%	3.4%	2.2%	2.5%	3.2%	3.9%	4.2%	8.5%	6.0%	6.6%	8.9%	2.3%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	21,413	4,216	32,457	3,953	(19,208)	(1,463)	0	(37,586)	113,060	0	(69,166)	(69,166)
Class B	(11,290)	31,931	574	(3,000)	903	(4,407)	(6,114)	0	(33,916)	656	(6,800)	(7,456)
Class C	1,168	(2,891)	8,361	1,150	(9,000)	(3,700)	(14,100)	(2,400)	6,800	0	(21,417)	(21,417)
Overall	7,232	44,508	34,181	(8,047)	(22,005)	(19,970)	(8,514)	(30,786)	79,144	(20,761)	(70,049)	(49,288)

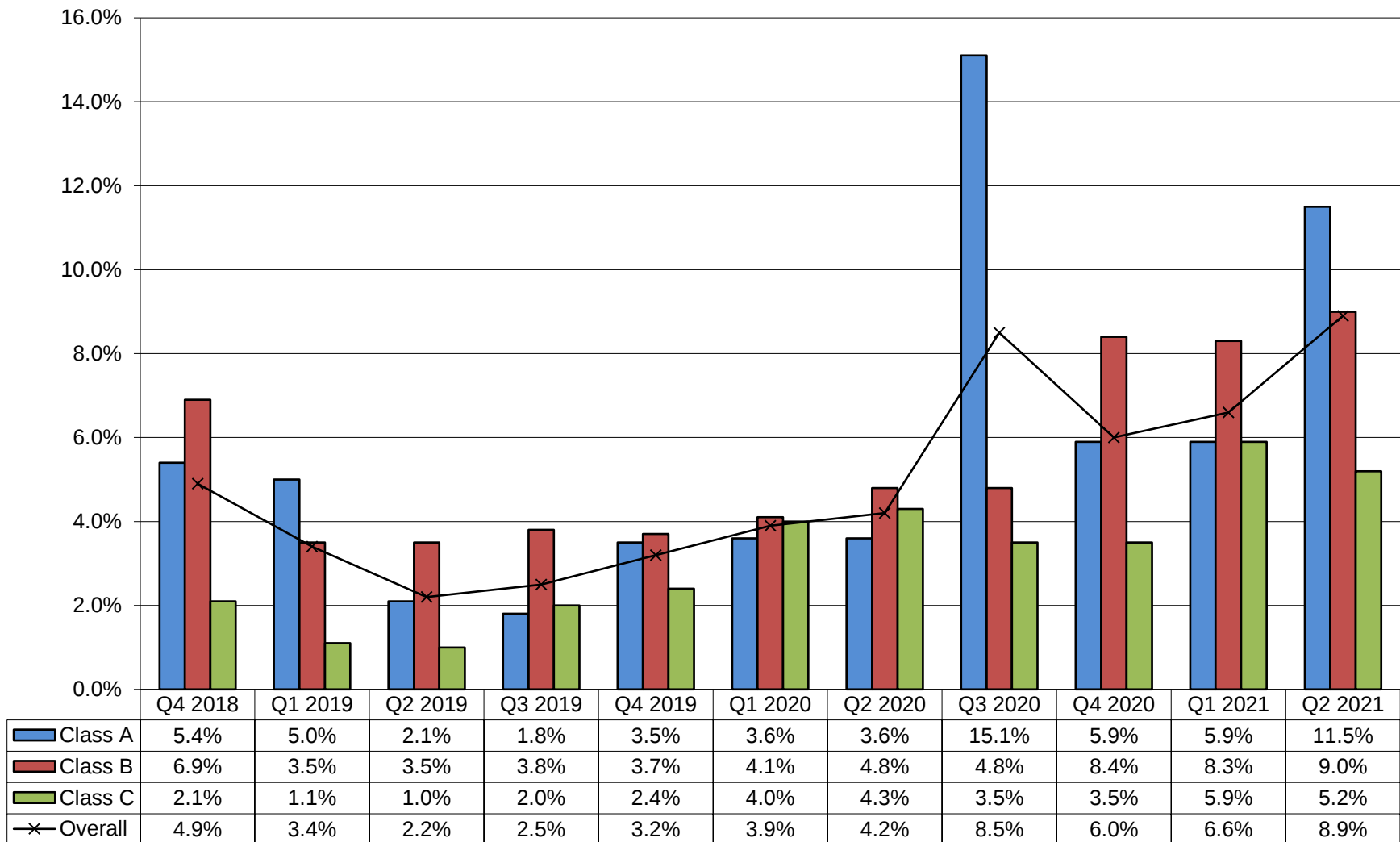
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$27.90	\$31.12	\$31.99	\$30.58	\$31.79	\$31.40	\$31.55	\$34.17	\$32.52	\$32.56	\$32.87	\$0.31
Class B	\$15.12	\$14.10	\$14.06	\$13.92	\$14.09	\$16.66	\$16.68	\$19.28	\$19.48	\$19.48	\$19.52	\$0.04
Class C	\$14.75	\$14.57	\$14.57	\$13.43	\$13.02	\$18.10	\$18.32	\$16.30	\$16.30	\$16.58	\$16.58	\$0.00
Overall	\$21.41	\$17.38	\$17.27	\$17.44	\$20.12	\$20.57	\$19.89	\$29.15	\$27.17	\$27.41	\$28.35	\$0.94

Notes: Class A vacancy change due to Cortex I adding 69,186 SF to market.

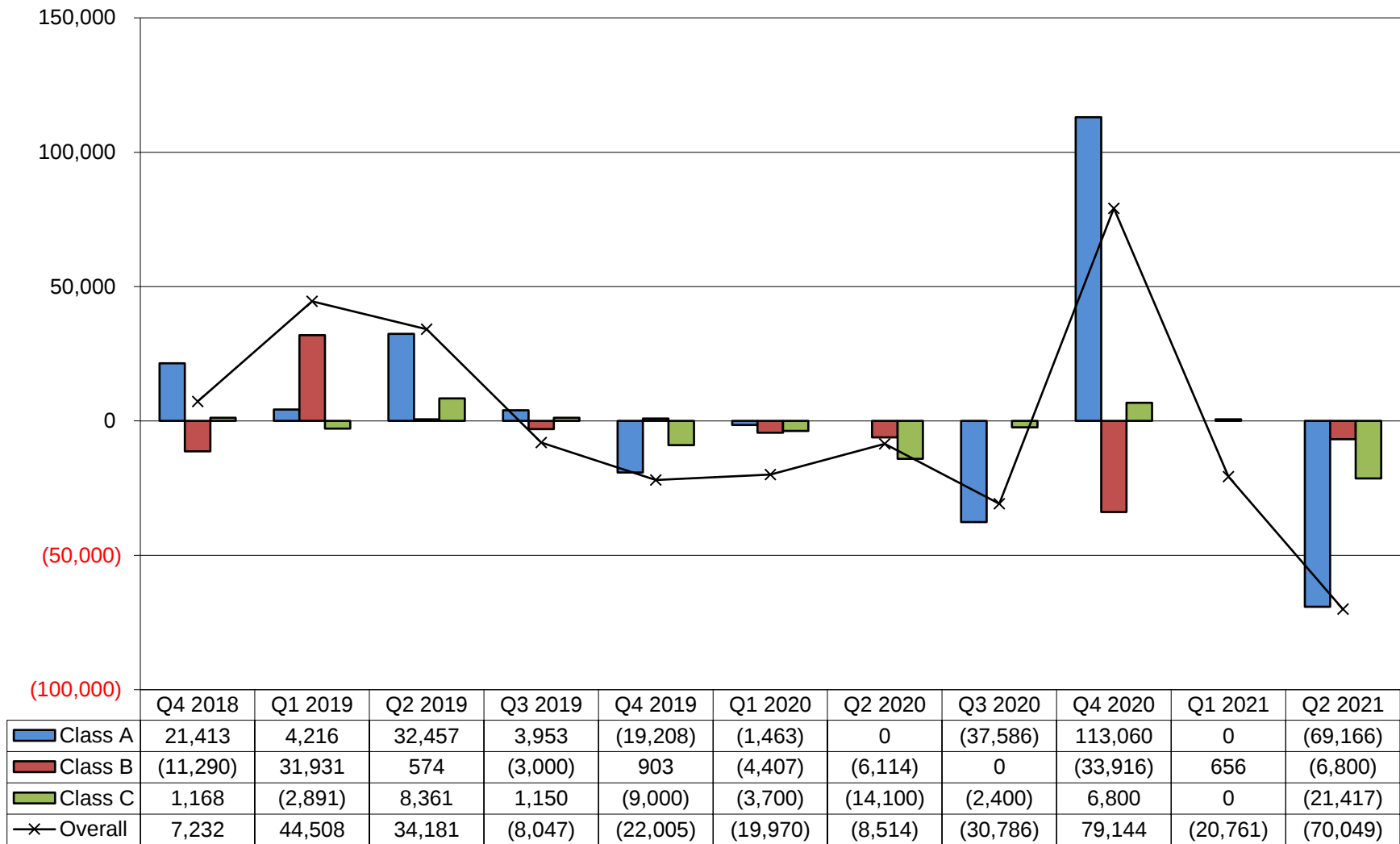
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



St Louis City Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4220 Duncan Ave	191,584	0	0.0%	0	0.0%	33,293	0	33,293	33,293	-
4240 Duncan Ave	197,527	17,332	8.8%	17,332	8.8%	17,332	17,332	0	17,332	\$25.00/nnn
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
3700 Forest Park Ave	107,000	5,000	4.7%	5,000	4.7%	5,000	5,000	0	5,000	\$27.00/mg
4260 Forest Park Ave	60,000	18,269	30.4%	18,269	30.4%	18,269	18,269	0	18,269	\$22.50/nnn
4320 Forest Park Ave	165,000	69,166	41.9%	69,166	41.9%	96,214	69,166	27,048	69,166	\$26.00/nnn
1001 Highlands Plaza Dr	144,593	0	0.0%	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/nnn
26-56 Maryland Plz	62,241	18,200	29.2%	18,200	29.2%	18,200	18,200	0	13,000	\$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	13,267	21.3%	13,267	21.3%	13,267	13,267	0	4,706	-
Total (12 Bldgs)	1,223,543	141,234	11.5%	141,234	11.5%	395,073	334,732	60,341	193,498	\$32.93/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	-
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	19,204	8.7%	19,204	8.7%	55,109	55,109	0	31,505	\$15.28/fs
4140 Park Ave	108,000	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	17,873	23.3%	17,873	23.3%	17,873	17,873	0	11,200	\$19.50/fs
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1238-1260 S Vandeventer Ave	36,856	25,650	69.6%	25,650	69.6%	25,650	25,650	0	6,350	\$18.00/nnn
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)	946,375	85,330	9.0%	85,330	9.0%	147,235	121,235	0	31,505	\$19.52/fs

St Louis City Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
904-908 S 4th St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1120 S 6th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1 Campbell Plz	89,853	0	0.0%	0	0.0%	0	0	0	0	-
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4030 Chouteau	55,000	7,500	13.6%	7,500	13.6%	30,000	30,000	0	7,500	\$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%	0	0	0	0	\$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	4,000	10.2%	4,000	10.2%	0	0	0	0	\$17.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
2400 S Jefferson Ave	52,632	22,000	41.8%	22,000	41.8%	22,000	22,000	0	19,000	\$10.00/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	-
4494 Lindell Blvd	33,000	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	-
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	0	0.0%	0	0.0%	0	0	0	0	-
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	897,472	46,900	5.2%	46,900	5.2%	52,000	52,000	0	19,000	\$16.86/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
(51 Bldgs)	3,067,390	273,464	8.9%	273,464	8.9%	594,308	507,967	60,341	193,498	\$28.46/fs

Clayton

From Previous Qtr.

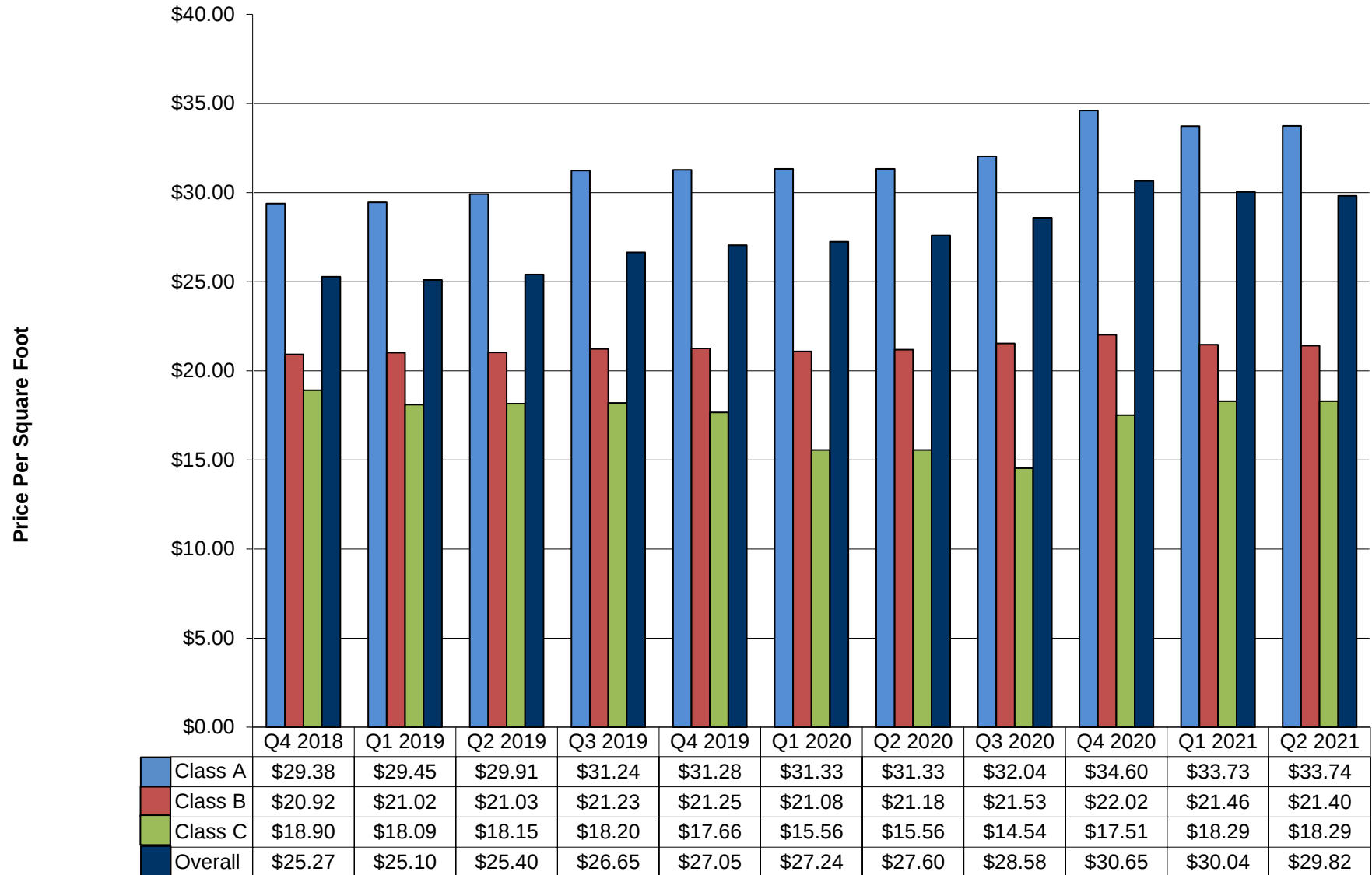
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	2.4%	3.2%	3.1%	3.5%	3.1%	3.6%	4.3%	5.9%	8.4%	10.5%	10.1%	-0.4%
Class B	13.1%	12.7%	10.5%	11.5%	10.4%	10.5%	11.3%	13.6%	15.1%	15.1%	15.1%	0.0%
Class C	2.6%	2.6%	2.4%	2.2%	2.1%	2.8%	2.9%	1.6%	0.1%	0.1%	0.1%	0.0%
Overall	5.2%	5.6%	5.0%	5.5%	4.8%	5.2%	5.9%	7.5%	9.6%	11.1%	10.8%	-0.3%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	24,437	(45,220)	6,521	(19,684)	663,155	(34,034)	(41,162)	(93,701)	(149,768)	(125,517)	27,027	152,544
Class B	(73,160)	(36,109)	41,642	(19,912)	21,713	(1,477)	(14,677)	(45,411)	(28,992)	193	(1,009)	(1,202)
Class C	39,858	(296)	1,150	584	370	(2,742)	(350)	5,546	6,058	0	0	0
Overall	(8,865)	(81,625)	49,313	(39,012)	685,238	(38,253)	(56,189)	(133,566)	(172,702)	(125,324)	26,018	151,342

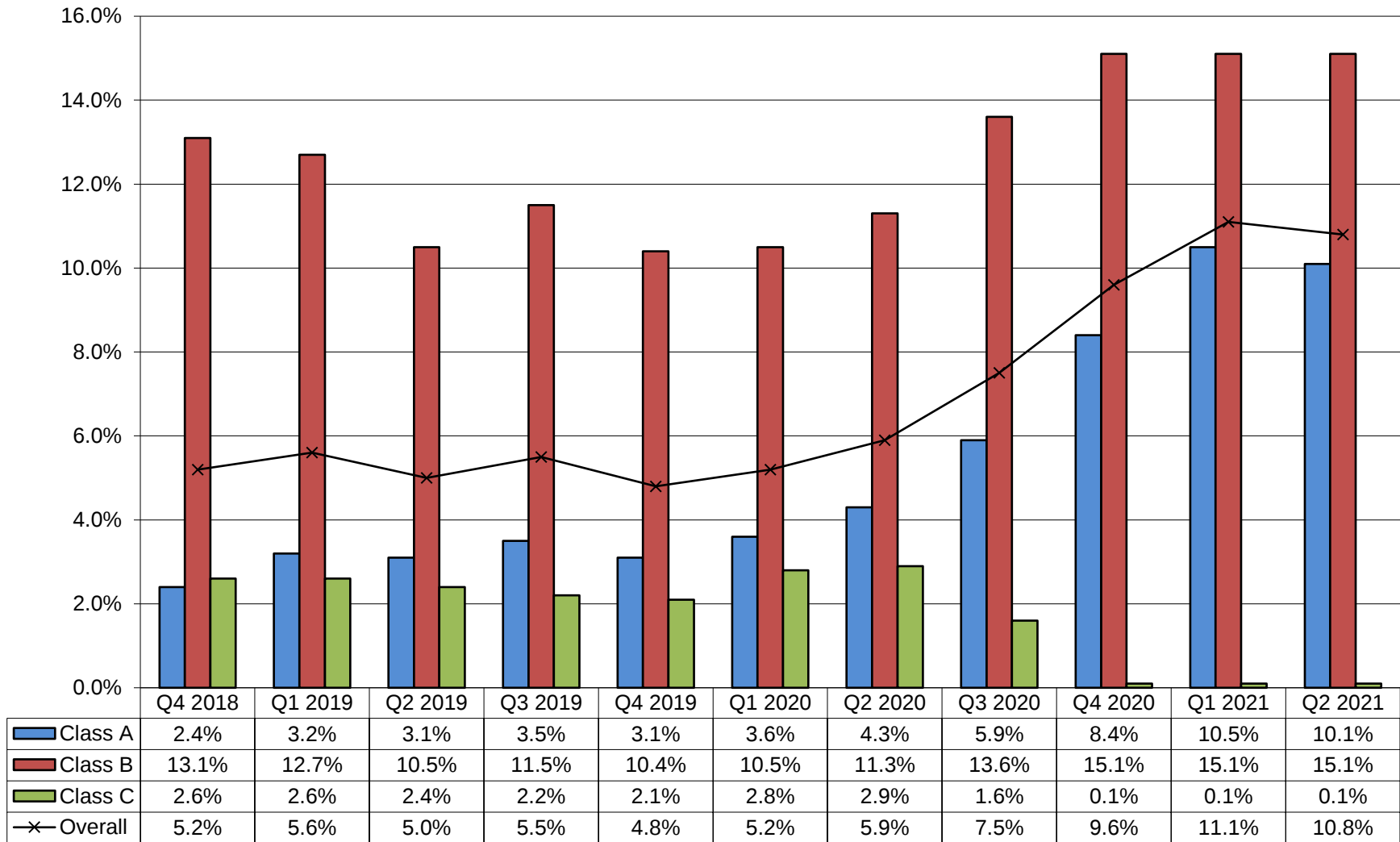
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$29.38	\$29.45	\$29.91	\$31.24	\$31.28	\$31.33	\$31.33	\$32.04	\$34.60	\$33.73	\$33.74	\$0.01
Class B	\$20.92	\$21.02	\$21.03	\$21.23	\$21.25	\$21.08	\$21.18	\$21.53	\$22.02	\$21.46	\$21.40	-\$0.06
Class C	\$18.90	\$18.09	\$18.15	\$18.20	\$17.66	\$15.56	\$15.56	\$14.54	\$17.51	\$18.29	\$18.29	\$0.00
Overall	\$25.27	\$25.10	\$25.40	\$26.65	\$27.05	\$27.24	\$27.60	\$28.58	\$30.65	\$30.04	\$29.82	-\$0.22

Notes:

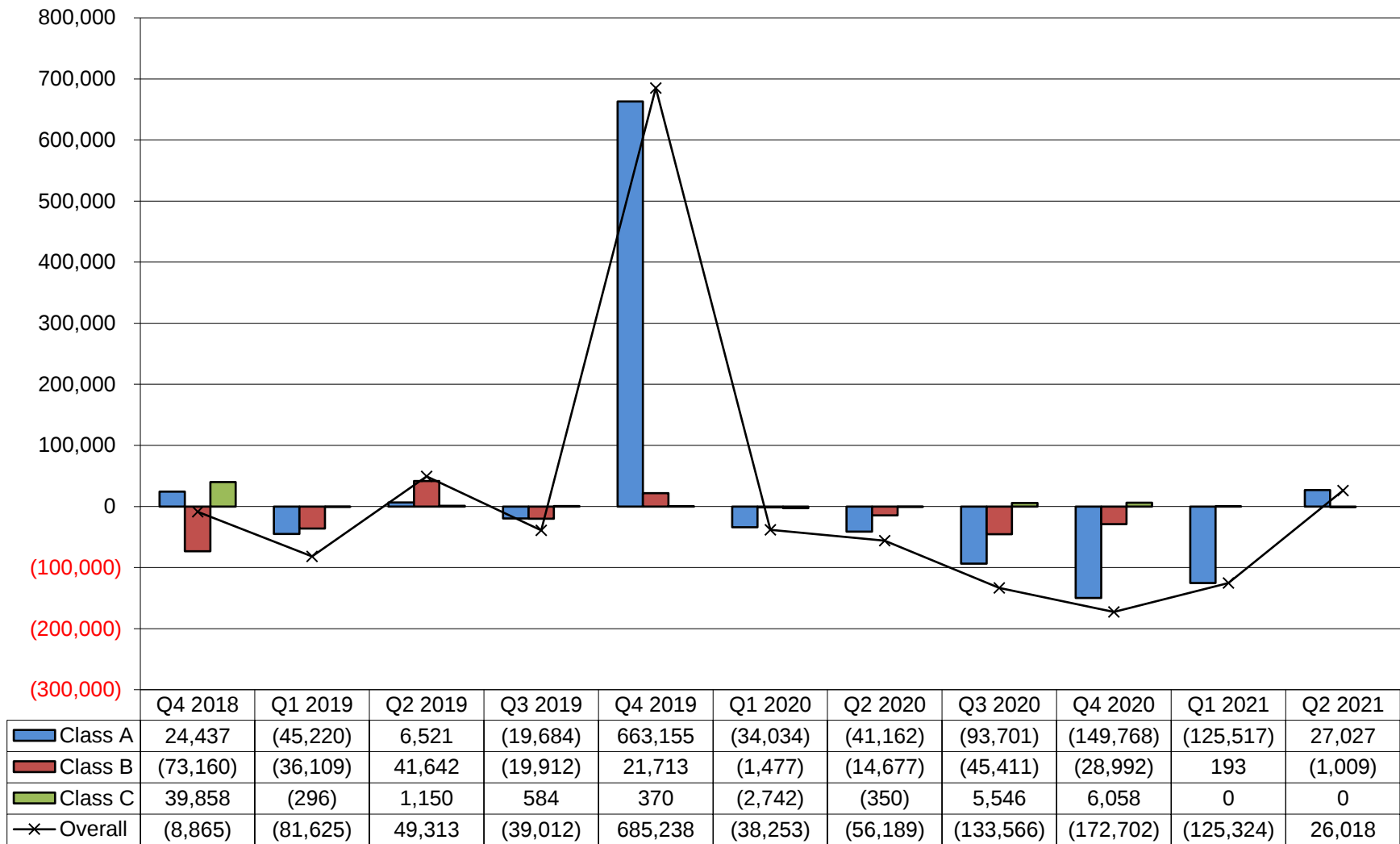
Average Asking Rates Clayton Submarket



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	174,241	15,420	8.8%	15,420	8.8%	17,925	17,925	0	13,970	\$29.11/fs
7700 Bonhomme Ave	182,185	2,397	1.3%	2,397	1.3%	0	0	0	0	\$30.00/fs
7777 Bonhomme Ave	200,782	17,366	8.6%	17,366	8.6%	69,911	44,296	20,615	12,353	\$27.36/fs
1 N Brentwood Blvd	274,272	8,119	3.0%	8,119	3.0%	8,119	8,119	0	8,119	-
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	40,438	15.4%	40,438	15.4%	50,426	50,426	0	15,170	\$25.60/fs
1401 S Brentwood Blvd	170,157	11,273	6.6%	12,792	7.5%	12,792	11,273	1,519	4,843	\$31.46/fs
1600 S Brentwood Blvd	105,000	2,998	2.9%	2,998	2.9%	2,998	2,998	0	2,998	\$29.50/fs
172-190 Carondelet Plz	325,172	38,961	12.0%	38,961	12.0%	38,961	38,961	0	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	68,816	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	2,276	7.3%	2,276	7.3%	12,408	12,408	0	6,204	\$25.00/nnn
8225-8235 Clayton Rd	20,245	0	0.0%	0	0.0%	0	0	0	0	\$24.00/mg
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	-
7676 Forsyth Blvd	662,500	177,280	26.8%	177,280	26.8%	177,280	177,280	0	146,989	\$42.50/fs
7700 Forsyth Blvd	500,000	2,684	0.5%	2,684	0.5%	2,684	2,684	0	2,684	-
7701 Forsyth Blvd	217,668	57,672	26.5%	57,672	26.5%	63,732	63,732	0	20,608	\$32.00/fs
7733 Forsyth Blvd	362,069	24,316	6.7%	31,929	8.8%	34,211	21,598	7,613	15,087	\$29.92/fs
7800 Forsyth Blvd	108,000	4,663	4.3%	7,907	7.3%	24,750	21,506	3,244	16,843	\$28.95/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	0	0	0	0	\$27.50/fs
8001 Forsyth Blvd	0	0	-	0	-	84,360	84,360	0	78,000	\$45.50/fs
8049 Forsyth Blvd	0	0	-	0	-	130,921	130,921	0	130,921	-
8235 Forsyth Blvd	217,564	40,307	18.5%	40,307	18.5%	62,404	62,404	0	32,523	\$33.52/fs
101 S Hanley Rd	360,505	40,421	11.2%	69,816	19.4%	93,346	44,671	48,675	19,280	\$29.28/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	18,748	9.4%	26,113	13.1%	50,148	42,783	7,365	14,000	\$29.27/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	22,000	0	0	15,000	\$32.00/fs
8182 Maryland Ave	337,082	28,026	8.3%	28,026	8.3%	42,631	42,631	0	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 (34 Bldgs)	5,938,917	566,081	9.5%	628,942	10.6%	1,053,143	918,387	102,756	146,989	\$33.66/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	12,128	15.6%	12,128	15.6%	12,128	12,128	0	3,768	-
230 S Bemiston Ave	131,190	11,019	8.4%	11,019	8.4%	19,437	13,649	5,788	5,788	\$20.72/fs
7711 Bonhomme Ave	82,473	24,358	29.5%	24,358	29.5%	24,358	24,358	0	9,150	\$24.00/fs
1750 S Brentwood Blvd	74,568	5,485	7.4%	5,485	7.4%	7,665	7,665	0	4,326	\$24.50/nnn
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	4,254	4,254	0	2,340	\$20.00/fs
7710 Carondelet Ave	52,350	14,278	27.3%	14,278	27.3%	14,278	14,278	0	7,826	\$18.95/fs
7730 Carondelet Ave	37,120	4,764	12.8%	4,764	12.8%	9,520	9,520	0	4,764	\$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	310	1.0%	310	1.0%	0	0	0	0	\$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	30,638	22.8%	30,638	22.8%	44,530	44,530	0	11,720	\$24.53/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	126,060	21,754	17.3%	21,754	17.3%	21,754	21,754	0	10,877	\$26.00/fs
6677-6683 Delmar Blvd	36,560	0	0.0%	0	0.0%	0	0	0	0	-
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	54,509	41.9%	54,509	41.9%	72,420	54,509	17,911	30,210	\$16.02/fs
1699 S Hanley Rd	57,825	8,455	14.6%	8,455	14.6%	53,465	53,465	0	26,738	\$24.50/fs
2001 S Hanley Rd	35,000	1,945	5.6%	1,945	5.6%	11,883	11,883	0	5,106	\$13.95/mg
2001 S Hanley Rd	35,000	0	0.0%	0	0.0%	5,106	5,106	0	5,106	\$14.60/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	7,720	9.8%	7,720	9.8%	7,720	7,720	0	5,675	\$21.50/fs
8820 Ladue Rd	38,364	5,176	13.5%	5,176	13.5%	7,261	7,261	0	5,176	\$23.50/fs
8860-8866 Ladue Rd	28,005	2,733	9.8%	2,733	9.8%	2,733	2,733	0	2,733	\$26.50/fs
8760-8798 Manchester Rd	40,000	2,357	5.9%	2,357	5.9%	2,357	2,357	0	1,672	\$15.75/fs
8251 Maryland Ave	55,165	13,338	24.2%	13,338	24.2%	13,338	13,338	0	8,743	\$15.33/fs
8301 Maryland Ave	50,400	2,098	4.2%	2,098	4.2%	2,098	2,098	0	2,098	\$22.50/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	5,493	26.4%	5,493	26.4%	5,493	5,493	0	4,436	\$18.50/fs
225 S Meramec Ave	102,600	10,771	10.5%	10,771	10.5%	33,411	33,411	0	5,051	\$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 (35 Bldgs)	1,954,841	295,222	15.1%	295,222	15.1%	435,348	411,649	23,699	30,210	\$21.45/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	0	0.0%	0	0.0%	1,467	1,467	0	1,467	\$19.00/fs
30-44 N Brentwood Blvd	34,200	568	1.7%	568	1.7%	568	568	0	568	\$14.00/fs
2500-2518 S Brentwood Blvd	63,008	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	-
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	-
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	-
2503 S Hanley Rd	29,308	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%	8,389	8,389	0	3,623	\$21.00/fs
1265-1314 Strassner Dr	34,000	0	0.0%	0	0.0%	19,569	0	19,569	19,569	\$12.00/nnn
Total (12 Bldgs)	422,522	568	0.1%	568	0.1%	29,993	10,424	19,569	19,569	\$19.13/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
(81 Bldgs)	8,316,280	861,871	10.4%	924,732	11.1%	1,518,484	1,340,460	146,024	146,989	\$29.70/fs

Olive-270/Westport

From Previous Qtr.

Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	4.5%	4.9%	5.7%	7.0%	6.9%	8.1%	8.4%	7.8%	8.9%	11.8%	14.9%	3.1%
Class B	14.4%	15.0%	14.4%	15.4%	14.7%	11.8%	11.4%	12.7%	13.5%	13.2%	18.2%	5.0%
Class C	0.0%	0.7%	0.7%	1.6%	1.6%	2.1%	2.1%	0.9%	5.6%	6.4%	5.5%	-0.9%
Overall	9.3%	9.8%	9.9%	11.0%	10.6%	9.7%	9.7%	10.1%	11.2%	12.3%	16.2%	3.9%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	17,747	(15,899)	(25,628)	(46,985)	2,609	(42,116)	(11,583)	21,455	(40,088)	(4,644)	(116,585)	(111,941)
Class B	21,826	(20,990)	21,854	(36,462)	24,228	114,453	156,587	(51,478)	(32,800)	10,478	(201,802)	(212,280)
Class C	0	(1,959)	0	(2,750)	0	(1,362)	0	3,321	(13,737)	(2,397)	2,750	5,147
Overall	39,573	(38,848)	(3,774)	(86,197)	26,837	70,975	145,004	(26,702)	(86,625)	3,437	(315,637)	(319,074)

Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$23.75	\$24.53	\$24.74	\$24.47	\$24.63	\$27.22	\$25.74	\$25.71	\$25.78	\$27.15	\$27.28	\$0.13
Class B	\$18.43	\$18.49	\$18.47	\$18.64	\$18.60	\$18.57	\$18.41	\$18.67	\$19.00	\$19.04	\$19.13	\$0.09
Class C	\$18.50	\$17.00	\$17.00	\$16.71	\$16.71	\$16.71	\$16.71	\$16.71	\$16.86	\$16.94	\$16.63	-\$0.31
Overall	\$19.80	\$20.44	\$20.73	\$20.70	\$20.70	\$21.94	\$21.48	\$21.56	\$21.68	\$22.84	\$23.38	\$0.54

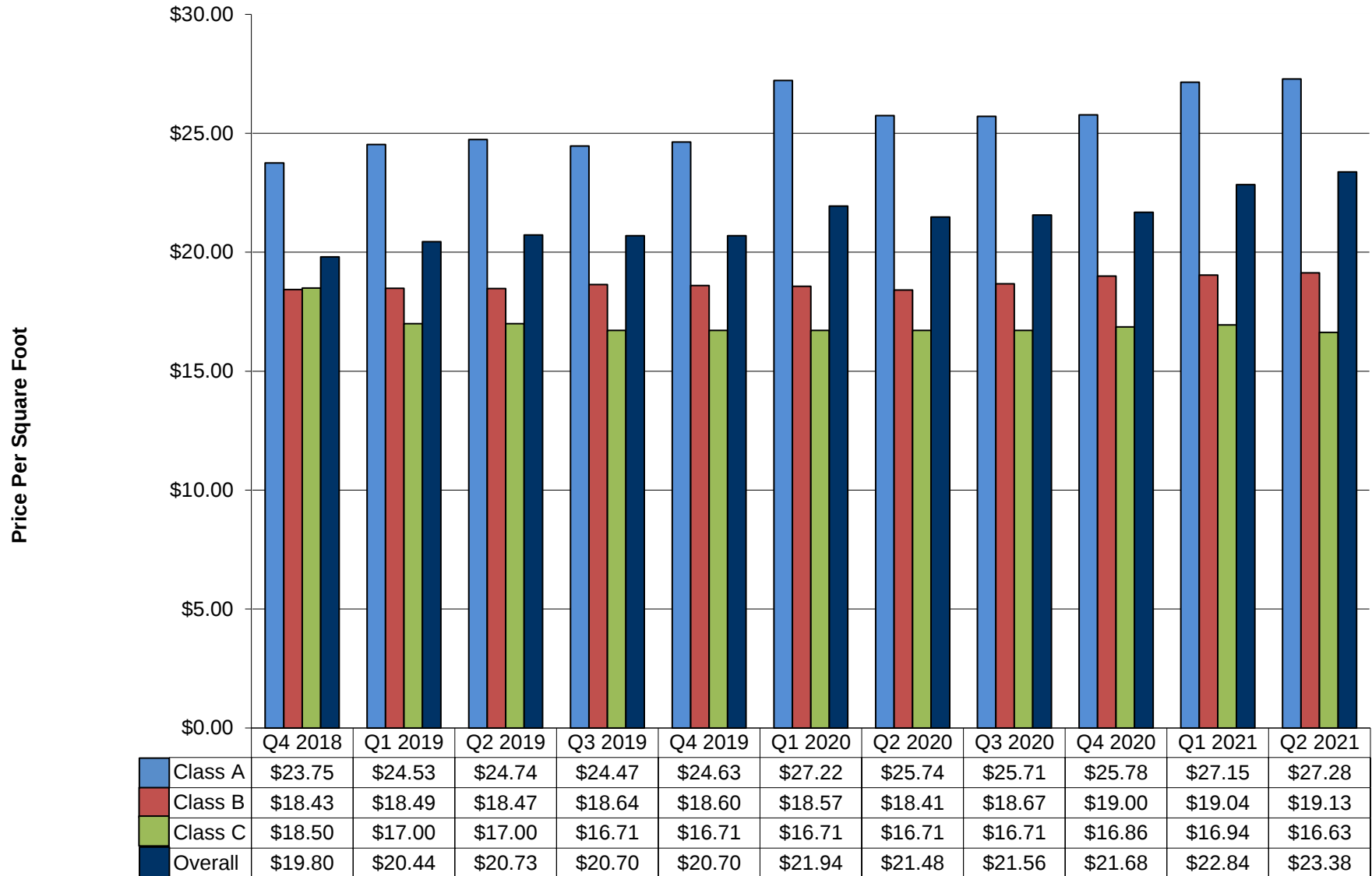
Notes: VACANCY CHANGES TO CLASS A:

Cityplace 6 added 20,000 SF
 600 Emerson added 10,000 SF
 701 Emerson added 35,000 SF
 12115 Lackland added 16,767 SF
 1807 Park 270 added 10,000 SF
 111 Westport - Gold Tower - added 15,000 SF

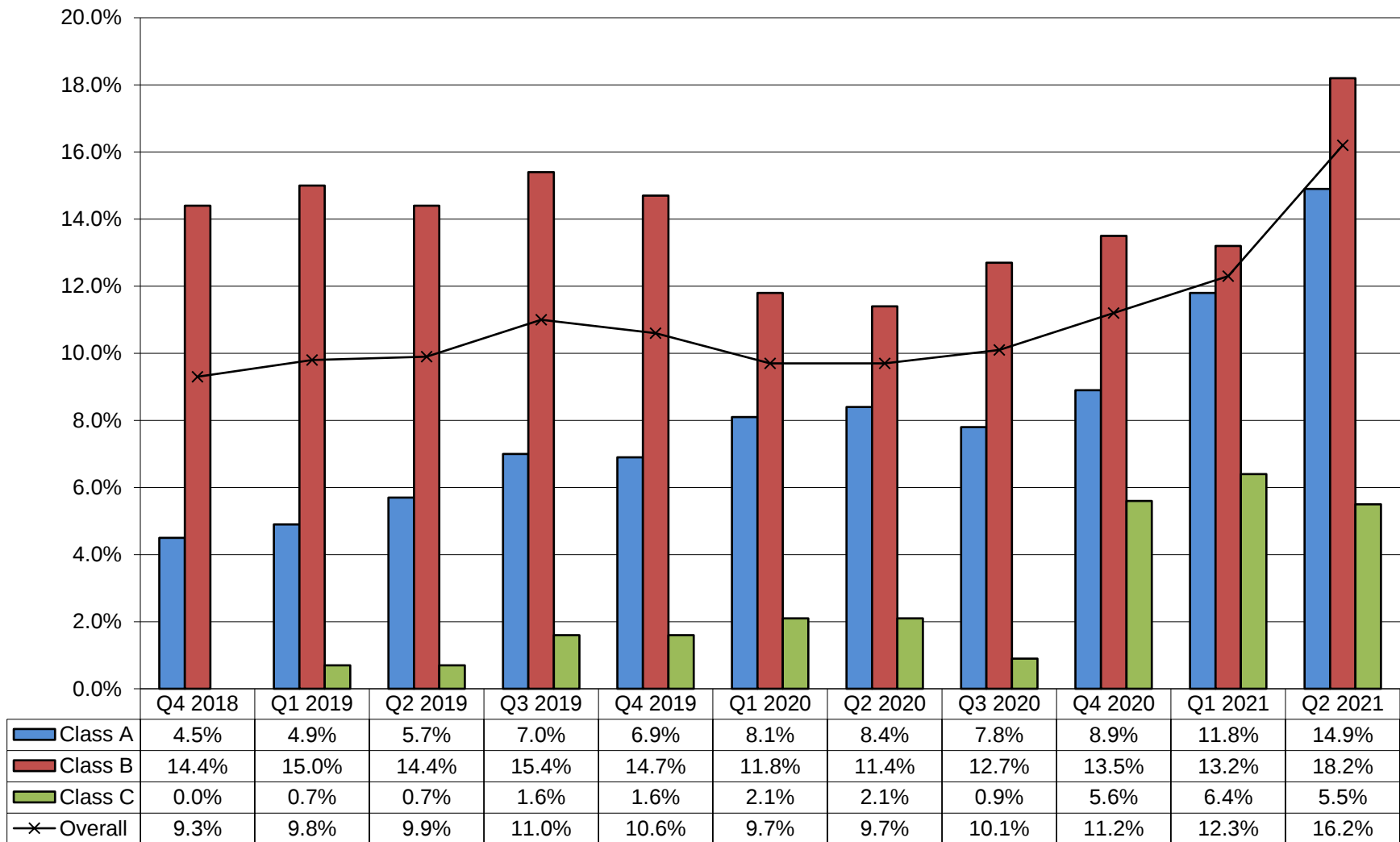
VACANCY CHANGES TO CLASS B:

10176 Corporate Sq Dr added 87,972 SF (100% vacant)
 717 Office Pkwy added 101,227 SF (100% vacant)
 11475 Olde Cabin added 14,000 SF

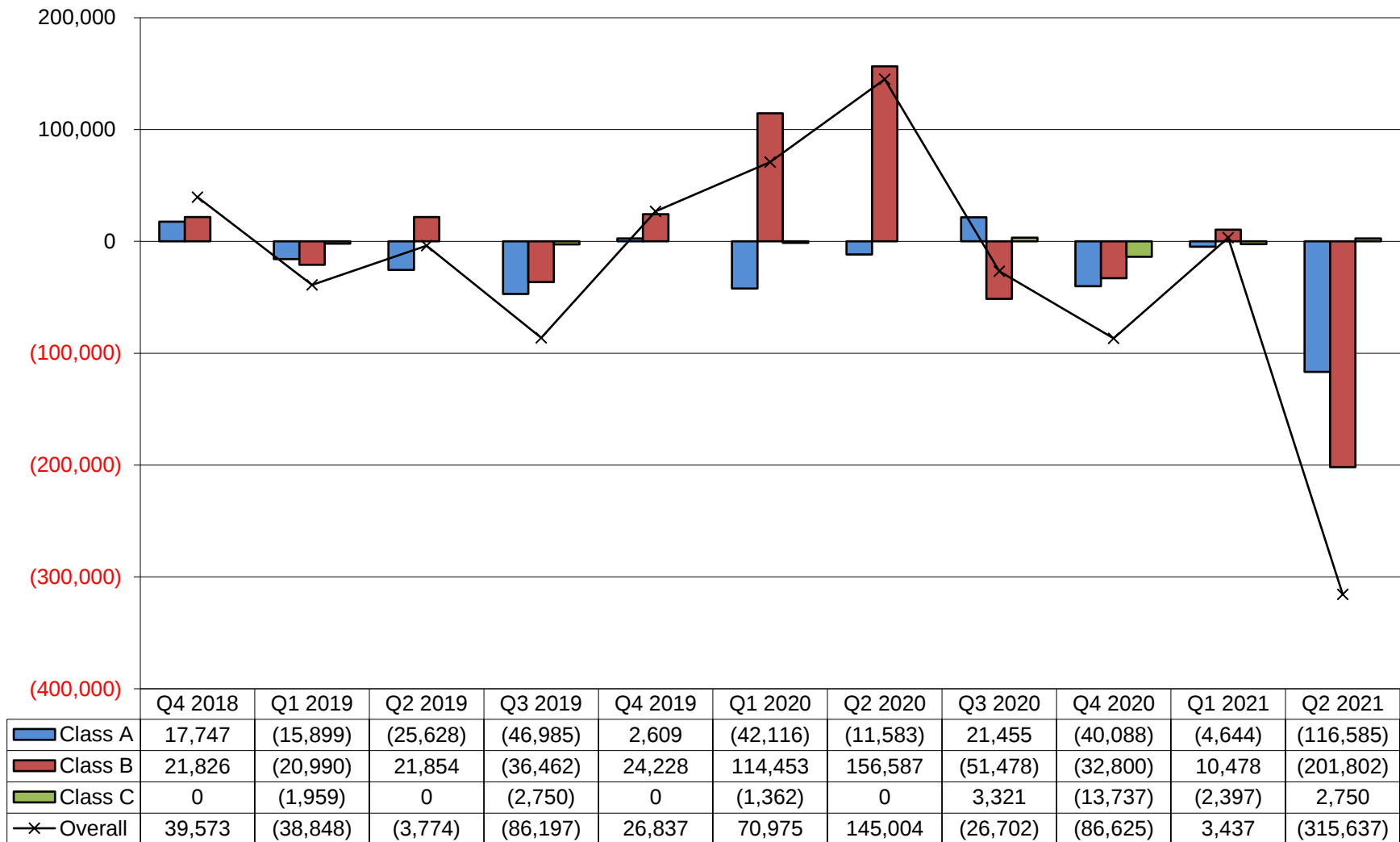
**Average Asking Rates
Olive-270/Westport Submarket**



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	21,058	7.3%	21,058	7.3%	63,758	34,977	28,781	28,781	\$26.19/fs
2 Cityplace Dr	117,605	18,090	15.4%	18,090	15.4%	32,422	27,422	0	8,413	\$28.00/fs
3 Cityplace Dr	293,184	14,264	4.9%	19,729	6.7%	33,130	27,665	5,465	12,221	\$28.68/fs
4 CityPlace Dr	103,034	1,116	1.1%	1,116	1.1%	39,096	12,045	27,051	27,051	\$25.23/fs
6 Cityplace Dr	223,000	60,610	27.2%	83,194	37.3%	129,280	106,696	22,584	69,129	\$28.13/fs
600 Emerson Rd	118,322	12,470	10.5%	12,470	10.5%	116,392	83,857	32,535	71,219	\$24.61/fs
622 Emerson Rd	210,039	34,640	16.5%	34,640	16.5%	45,319	45,319	0	13,662	\$27.50/fs
701 Emerson Rd	130,595	37,681	28.9%	37,681	28.9%	80,162	48,047	32,115	48,047	\$24.45/fs
721 Emerson Rd	154,820	33,144	21.4%	33,144	21.4%	112,866	112,866	0	112,866	\$25.50/fs
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	16,767	12.7%	16,767	12.7%	16,767	16,767	0	16,767	\$20.00/fs
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%	3,862	3.1%	6,274	2,412	3,862	3,862	\$24.65/fs
12400 Olive Blvd	115,460	15,383	13.3%	15,383	13.3%	29,977	26,331	3,646	12,252	\$22.57/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	108,750	84,683	77.9%	84,683	77.9%	70,188	65,188	0	65,188	\$37.75/fs
12647 Olive Blvd	134,544	13,508	10.0%	13,508	10.0%	24,757	24,757	0	11,249	\$25.50/fs
12655 Olive Blvd	121,406	7,100	5.8%	7,100	5.8%	7,100	7,100	0	7,100	\$25.50/fs
1801 Park 270 Dr	154,289	7,781	5.0%	7,781	5.0%	13,953	13,953	0	6,172	\$23.00/fs
1807 Park 270 Dr	122,297	24,022	19.6%	24,022	19.6%	41,878	41,878	0	27,199	\$23.00/fs
1005 N Warson Rd	118,412	24,971	21.1%	24,971	21.1%	30,716	30,716	0	16,879	\$38.55/nnn
55 Westport Plaza Dr	87,670	14,239	16.2%	20,064	22.9%	17,510	11,685	5,825	8,856	\$22.67/fs
77 Westport Plaza Dr	147,170	18,487	12.6%	20,387	13.9%	20,387	18,487	1,900	14,577	\$24.31/fs
111 Westport Plaza Dr	317,909	48,145	15.1%	48,145	15.1%	63,388	58,388	0	28,021	\$24.50/fs
Total (25 Bldgs)	3,665,186	508,159	13.9%	547,795	14.9%	995,320	816,556	163,764	112,866	\$27.07/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	1,323	6.6%	1,323	6.6%	1,323	1,323	0	789	\$17.81/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	61,017	74.8%	61,017	74.8%	0	0	0	0	\$16.95/nnn
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	\$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	87,972	87,972	100.0%	87,972	100.0%	87,972	87,972	0	87,972	\$18.14/fs
655 Craig Rd	55,000	14,464	26.3%	14,464	26.3%	17,450	17,450	0	3,257	\$17.00/fs
680 Craig Rd	52,500	2,651	5.0%	2,651	5.0%	7,844	7,844	0	5,193	\$17.50/fs
745 Craig Rd	21,373	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
1001 Craig Rd	77,000	2,550	3.3%	2,550	3.3%	14,919	11,537	3,382	5,161	\$20.09/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	10,496	10,496	0	5,981	\$17.00/fs
1820-1868 Craig Rd	30,000	1,345	4.5%	1,345	4.5%	1,345	1,345	0	739	\$16.50/fs
1850 Craigshire Rd	61,374	19,174	31.2%	19,174	31.2%	19,174	19,174	0	5,826	\$18.50/fs
2055 Craigshire Rd	35,701	15,737	44.1%	15,737	44.1%	9,094	9,094	0	7,583	\$17.17/fs
955 Executive Parkway Dr	34,955	5,771	16.5%	5,771	16.5%	11,212	11,212	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	11,982	20.1%	11,982	20.1%	11,982	11,982	0	4,236	\$18.50/fs
1000 Executive Parkway Dr	31,142	9,605	30.8%	9,605	30.8%	9,605	9,605	0	3,301	\$14.69/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	12,623	21.4%	12,623	21.4%	14,855	14,855	0	8,286	\$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	3,808	3.9%	3,808	3.9%	3,808	3,808	0	3,808	\$21.00/fs
2127 Innerbelt Business Center Dr	45,461	0	0.0%	0	0.0%	24,732	24,732	0	12,366	\$18.50/fs
2122 Kratky Rd	25,344	16,672	65.8%	16,672	65.8%	16,672	16,672	0	12,672	\$14.00/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
275 N Lindbergh Blvd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	78,252	0	0.0%	0	0.0%	7,487	7,487	0	4,843	\$22.50/fs
443-465 N New Ballas Rd	24,586	1,672	6.8%	1,672	6.8%	1,672	1,672	0	1,672	\$19.00/+elec
522 N New Ballas Rd	55,922	11,879	21.2%	13,316	23.8%	13,316	11,879	1,437	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	6,297	6.0%	6,297	6.0%	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	\$18.00/fs
717 Office Pky	101,227	101,227	100.0%	101,227	100.0%	101,227	101,227	0	101,227	\$14.00/nnn
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%	2,516	2,516	0	2,516	-
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 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	6,939	25.2%	6,939	25.2%	6,939	6,939	0	6,939	\$22.50/fs
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	3,245	3,245	0	2,140	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	21,048	25.0%	21,048	25.0%	23,634	23,634	0	13,226	\$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	10,202	30.9%	10,202	30.9%	6,530	6,530	0	1,894	\$17.46/fs
9666 Olive Blvd	148,000	13,484	9.1%	13,484	9.1%	14,444	13,484	960	8,427	\$17.43/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	\$20.00/fs
11500 Olive Blvd	36,897	8,120	22.0%	8,120	22.0%	11,327	11,327	0	2,706	\$16.07/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%	0	0	0	0	-
12747 Olive Blvd	72,699	1,432	2.0%	1,432	2.0%	40,155	40,155	0	24,126	\$18.00/fs
12755 Olive Blvd	71,805	36,106	50.3%	36,106	50.3%	36,106	36,106	0	36,106	\$17.75/fs
1155 Olivette Executive Pky	25,700	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	19,210	72.9%	19,210	72.9%	20,060	20,060	0	13,164	\$17.95/fs
2280 Schuetz Rd	26,360	0	0.0%	0	0.0%	0	0	0	0	\$17.25/fs
2388 Schuetz Rd	26,928	3,700	13.7%	3,700	13.7%	3,700	3,700	0	1,800	\$16.50/fs
1001 N Warson Rd	160,000	0	0.0%	0	0.0%	0	0	0	0	-
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	7,837	14.6%	7,837	14.6%	12,422	12,422	0	7,837	\$18.25/fs
11861-11865 Westline Industrial Dr	40,287	5,980	14.8%	5,980	14.8%	25,221	25,221	0	13,370	\$15.50/fs
11960 Westline Industrial Dr	91,011	14,218	15.6%	14,218	15.6%	14,218	14,218	0	5,777	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	52,340	43.3%	52,340	43.3%	27,631	27,631	0	27,631	\$18.50/fs
540-734 Westport Plaza Dr	30,434	2,452	8.1%	2,452	8.1%	15,814	15,814	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	4,777	12.2%	4,777	12.2%	4,777	4,777	0	1,955	\$17.95/mg
12140 Woodcrest Exec Dr	92,960	13,723	14.8%	13,723	14.8%	13,723	13,723	0	3,499	\$17.00/fs
12125 Woodcrest Executive Dr	64,815	10,226	15.8%	10,226	15.8%	13,639	13,639	0	8,309	\$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 (80 Bldgs)	4,071,042	742,217	18.2%	743,654	18.3%	818,635	812,856	5,779	101,227	\$19.09/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	0	0.0%	0	0.0%	0	0	0	0	-
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
9358-9362 Dielman Industrial Dr	28,864	13,737	47.6%	13,737	47.6%	6,664	6,664	0	6,664	-
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	2,397	11.9%	2,397	11.9%	2,397	2,397	0	2,397	\$19.00/fs
1183-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$13.00/+util
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 (10 Bldgs)	295,064	16,134	5.5%	16,134	5.5%	9,061	9,061	0	6,664	\$16.63/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)	8,031,292	1,266,510	15.8%	1,307,583	16.3%	1,823,016	1,638,473	169,543	112,866	\$23.26/fs

West County

From Previous Qtr.

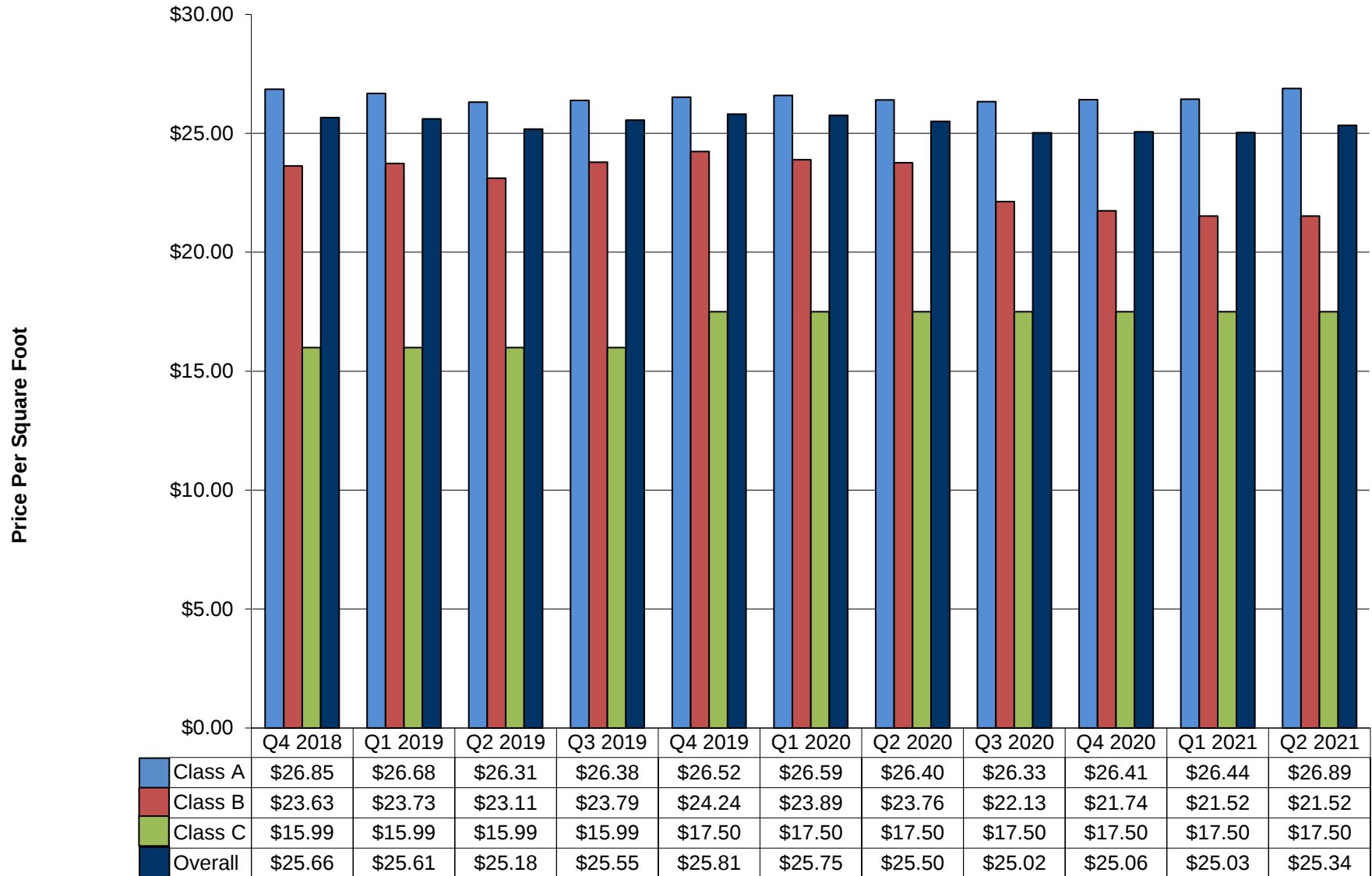
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	10.4%	9.7%	12.4%	12.1%	13.9%	14.2%	9.9%	11.0%	11.8%	14.0%	15.0%	1.0%
Class B	17.0%	16.8%	12.3%	11.4%	11.5%	11.5%	11.9%	17.8%	17.5%	17.7%	16.4%	-1.3%
Class C	5.0%	2.2%	2.2%	1.8%	1.2%	1.1%	0.0%	2.3%	5.9%	5.9%	1.8%	-4.1%
Overall	12.4%	11.8%	12.0%	11.6%	12.7%	12.9%	10.3%	13.0%	13.4%	15.0%	15.0%	0.0%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	(63,758)	33,011	(123,651)	11,242	(81,822)	(15,915)	200,252	(52,295)	(33,593)	(106,149)	(44,991)	61,158
Class B	(18,684)	3,647	105,244	20,423	(2,354)	1,614	(11,414)	(138,019)	8,859	(6,038)	31,766	37,804
Class C	344	6,514	0	850	1,214	248	2,553	(5,175)	(8,054)	0	9,088	9,088
Overall	(82,098)	43,172	(18,407)	32,515	(82,962)	(14,053)	191,391	(195,489)	(32,788)	(112,187)	(4,137)	108,050

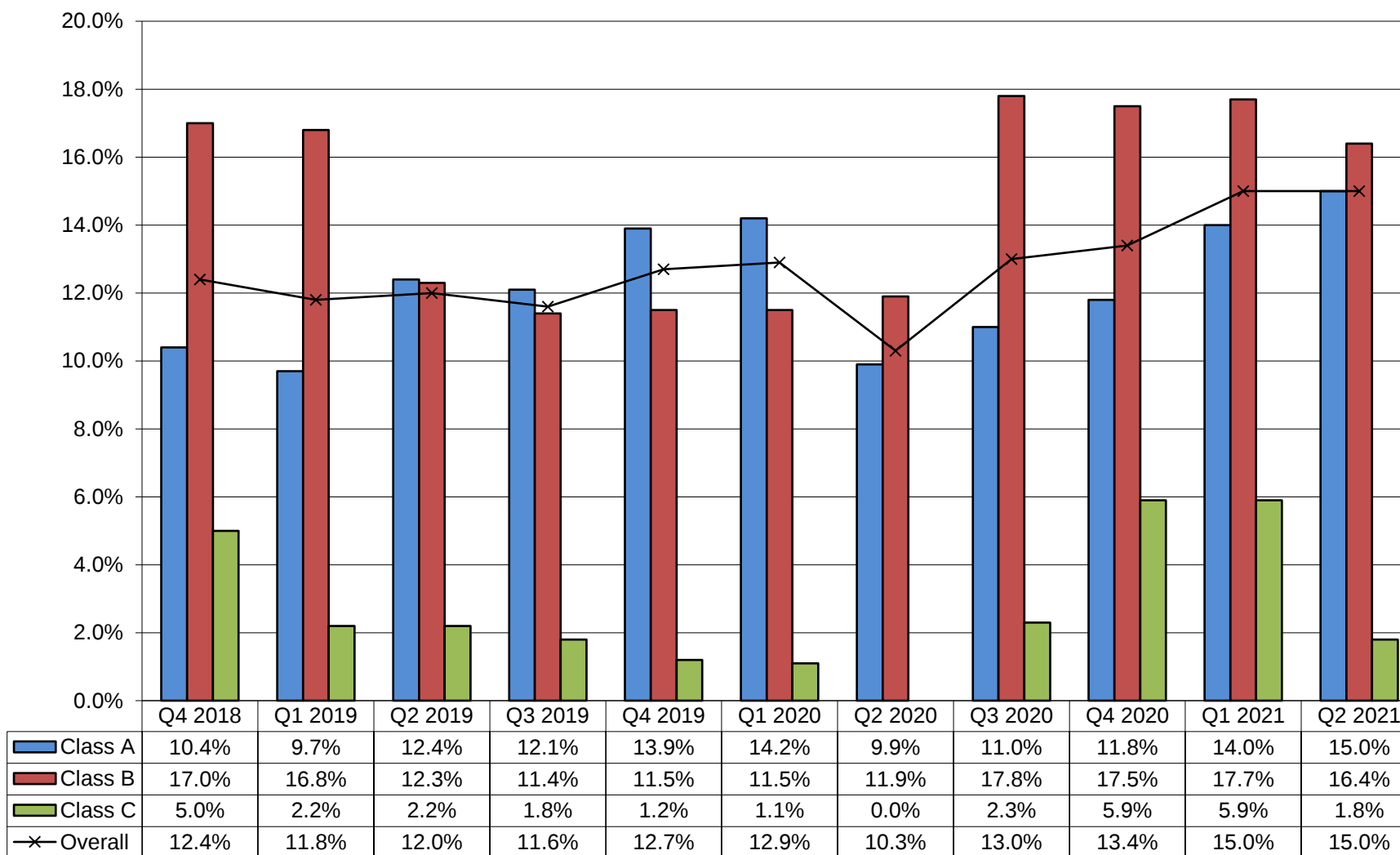
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$26.85	\$26.68	\$26.31	\$26.38	\$26.52	\$26.59	\$26.40	\$26.33	\$26.41	\$26.44	\$26.89	\$0.45
Class B	\$23.63	\$23.73	\$23.11	\$23.79	\$24.24	\$23.89	\$23.76	\$22.13	\$21.74	\$21.52	\$21.52	\$0.00
Class C	\$15.99	\$15.99	\$15.99	\$15.99	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$0.00
Overall	\$25.66	\$25.61	\$25.18	\$25.55	\$25.81	\$25.75	\$25.50	\$25.02	\$25.06	\$25.03	\$25.34	\$0.31

Notes: Class C vacancy change was due to 9,000 SF total leased, and only 226,099 SF in this group.

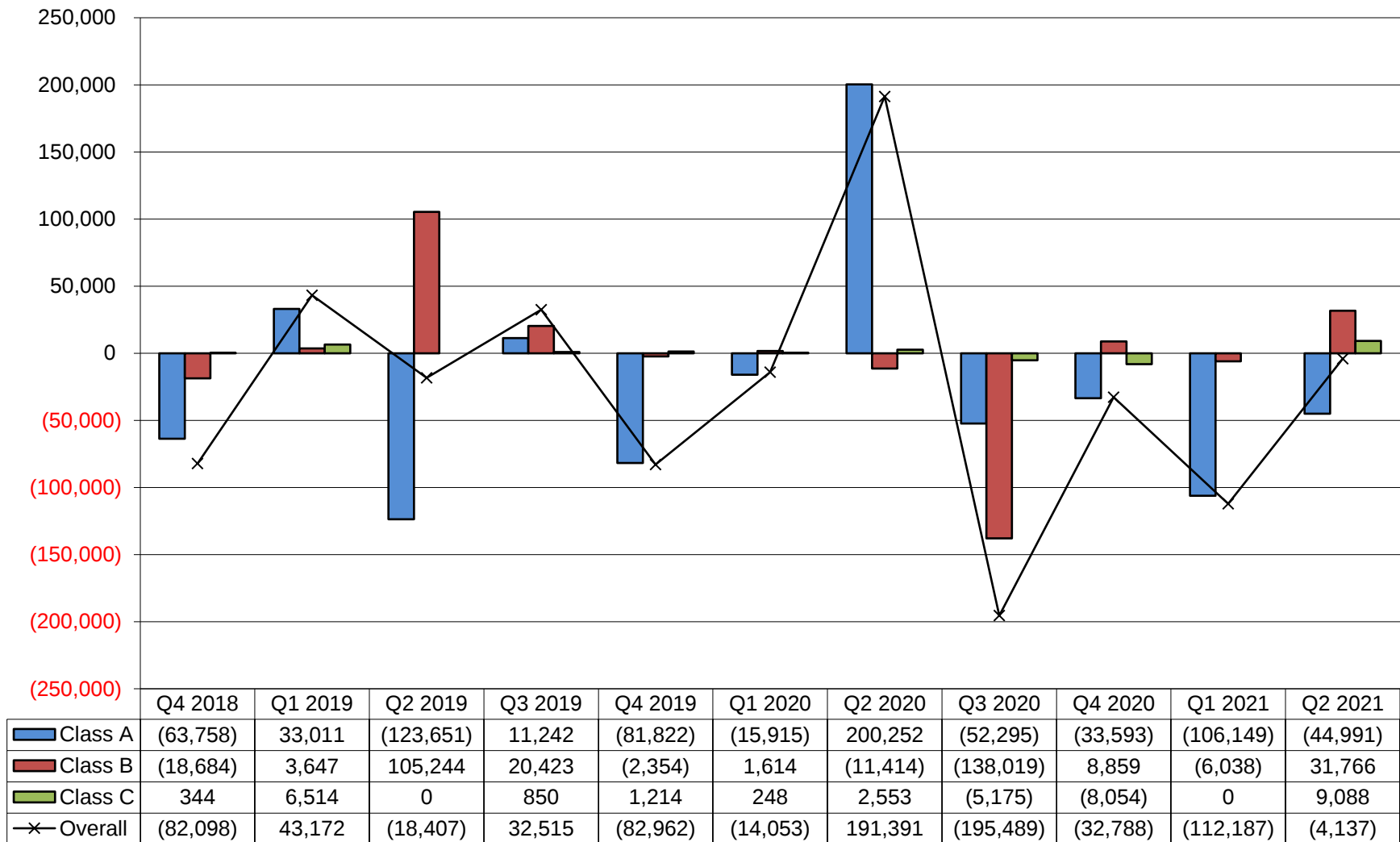
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



Availability and 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
12800 Corporate Hill Dr	179,000	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	25,229	26.1%	25,229	26.1%	36,576	36,576	0	10,081	\$23.14/fs
1630 Des Peres Rd	115,984	5,582	4.8%	7,182	6.2%	7,182	5,582	1,600	5,582	\$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	72,502	34,119	47.1%	34,119	47.1%	34,119	34,119	0	25,617	\$22.75/fs
16150 Main Circle Dr	95,585	5,930	6.2%	18,930	19.8%	18,930	5,930	13,000	13,000	\$26.47/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	0	0	0	0	-
13205 Manchester Rd	68,816	0	0.0%	0	0.0%	7,736	7,736	0	7,736	-
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	0	0.0%	22,559	19.5%	56,961	34,402	22,559	22,559	\$26.83/fs
530 Maryville Centre Dr	107,962	20,077	18.6%	20,077	18.6%	23,051	23,051	0	11,952	\$29.24/fs
540 Maryville Centre Dr	107,972	48,831	45.2%	48,831	45.2%	36,342	36,342	0	30,422	\$29.82/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	\$27.50/fs
625 Maryville Centre Dr	104,988	23,802	22.7%	36,755	35.0%	36,755	23,802	12,953	23,802	\$27.53/fs
635-645 Maryville Centre Dr	152,415	4,037	2.6%	27,067	17.8%	30,857	4,037	26,820	23,030	\$30.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	69,970	0	69,970	69,970	-
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%	22,389	10,864	11,525	9,773	\$30.82/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
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	\$30.50/fs
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	8,629	7.7%	8,629	7.7%	34,007	34,007	0	14,357	\$28.00/fs
15450 S Outer Forty	104,410	19,502	18.7%	19,502	18.7%	19,502	19,502	0	9,450	\$23.50/fs
12412 Powerscourt Dr	62,578	17,171	27.4%	17,171	27.4%	17,171	17,171	0	12,179	\$27.00/fs
12444 Powerscourt Dr	130,695	6,747	5.2%	6,747	5.2%	5,169	5,169	0	4,098	\$27.00/fs
16020 Swingley Ridge Rd	49,410	4,106	8.3%	4,106	8.3%	9,185	9,185	0	3,066	\$25.00/fs
16052 Swingley Ridge Rd	47,740	5,101	10.7%	5,101	10.7%	20,540	17,309	3,231	8,018	\$23.98/fs
16090 Swingley Ridge Rd	120,000	54,617	45.5%	54,617	45.5%	36,697	34,836	1,861	15,906	\$26.14/fs
16091 Swingley Ridge Rd	48,419	5,115	10.6%	5,115	10.6%	24,508	24,508	0	15,000	\$25.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	8,165	8,165	0	8,165	\$24.00/fs
16305 Swingley Ridge Rd	120,163	37,461	31.2%	37,461	31.2%	37,461	37,461	0	12,427	-
16401 Swingley Ridge Rd	134,245	35,863	26.7%	35,863	26.7%	58,278	35,863	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	15,299	12.9%	30,598	25.8%	58,576	43,277	15,299	26,428	\$21.65/fs
425 S Woods Mill Rd	79,566	27,605	34.7%	27,605	34.7%	29,662	29,662	0	10,121	\$25.50/fs

Availability and Vacancy Building List

Total (43 Bldgs)	4,647,286	562,270	12.1%	652,463	14.0%	915,360	707,473	207,887	99,403	\$26.39/fs
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Availability and 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	7,345	11.9%	7,345	11.9%	7,345	7,345	0	3,017	\$19.00/fs
500 Chesterfield Ctr	38,204	7,512	19.7%	7,512	19.7%	14,000	14,000	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	9,487	20.4%	9,487	20.4%	9,487	9,487	0	3,796	\$20.00/fs
16640 Chesterfield Grove Rd	33,909	1,236	3.6%	1,236	3.6%	1,236	1,236	0	1,236	-
16647 Chesterfield Grove Rd	30,567	3,909	12.8%	3,909	12.8%	3,909	3,909	0	3,909	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	3,392	9.7%	3,392	9.7%	8,184	8,184	0	4,792	-
1819 Clarkson Rd	38,800	26,095	67.3%	26,095	67.3%	26,095	26,095	0	13,455	\$18.50/fs
10403-10411 Clayton Rd	80,000	23,602	29.5%	23,602	29.5%	24,652	24,652	0	10,406	\$27.00/fs
15480 Clayton Rd	28,111	0	0.0%	0	0.0%	0	0	0	0	-
15455 Conway Rd	50,364	3,517	7.0%	5,427	10.8%	5,427	3,517	1,910	1,910	\$18.73/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	13,560	45.2%	13,560	45.2%	13,560	13,560	0	10,792	\$19.75/fs
1515 Des Peres Rd	45,324	0	0.0%	0	0.0%	0	0	0	0	-
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	43,196	9,357	21.7%	9,357	21.7%	11,339	11,339	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	9,421	22.0%	9,421	22.0%	13,181	13,181	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	5,237	22.9%	5,237	22.9%	5,237	5,237	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	14,188	37.3%	14,188	37.3%	14,188	14,188	0	9,291	\$24.00/fs
2021 S Lindbergh Blvd	36,000	5,009	13.9%	5,009	13.9%	5,009	5,009	0	5,009	-
13075 Manchester Rd	132,736	2,359	1.8%	2,359	1.8%	2,359	2,359	0	2,359	\$31.00/fs
13100 Manchester Rd	28,527	1,015	3.6%	1,015	3.6%	1,015	1,015	0	1,015	\$19.00/fs
13354 Manchester Rd	23,362	17,676	75.7%	17,676	75.7%	23,362	23,362	0	17,676	\$23.50/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	\$21.00/mg
2190 S Mason Rd	21,792	4,317	19.8%	4,317	19.8%	5,262	5,262	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	2,104	10.5%	2,104	10.5%	2,104	2,104	0	2,104	\$19.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	2,516	2,516	0	2,516	-
14515 N Outer Forty	82,460	10,556	12.8%	10,556	12.8%	10,556	10,556	0	3,698	\$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	0	0.0%	0	0.0%	0	0	0	0	\$21.11/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	30,079	35.2%	30,079	35.2%	30,079	30,079	0	12,458	\$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
410 Sovereign Ct	34,000	2,000	5.9%	2,000	5.9%	2,000	2,000	0	1,000	-
449-465 Sovereign Ct	28,000	0	0.0%	0	0.0%	0	0	0	0	\$8.95/mg
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	8,056	16.6%	8,056	16.6%	8,056	8,056	0	6,556	\$21.00/fs

Availability and 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
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	93,324	92.0%	93,324	92.0%	101,474	101,474	0	101,474	-
424 S Woods Mill Rd	102,300	72,088	70.5%	72,088	70.5%	50,587	50,587	0	50,587	-
Total (47 Bldgs)	2,275,799	405,581	17.8%	407,491	17.9%	443,566	441,656	1,910	101,474	\$21.51/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	7,105	11.4%	7,105	11.4%	7,105	7,105	0	1,930	-
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	6,124	20.4%	6,124	20.4%	6,124	6,124	0	1,931	\$17.50/fs
Total (5 Bldgs)	226,099	13,229	5.9%	13,229	5.9%	13,229	13,229	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
(95 Bldgs)	7,149,184	981,080	13.7%	1,073,183	15.0%	1,372,155	1,162,358	209,797	101,474	\$25.00/fs

South County

From Previous Qtr.

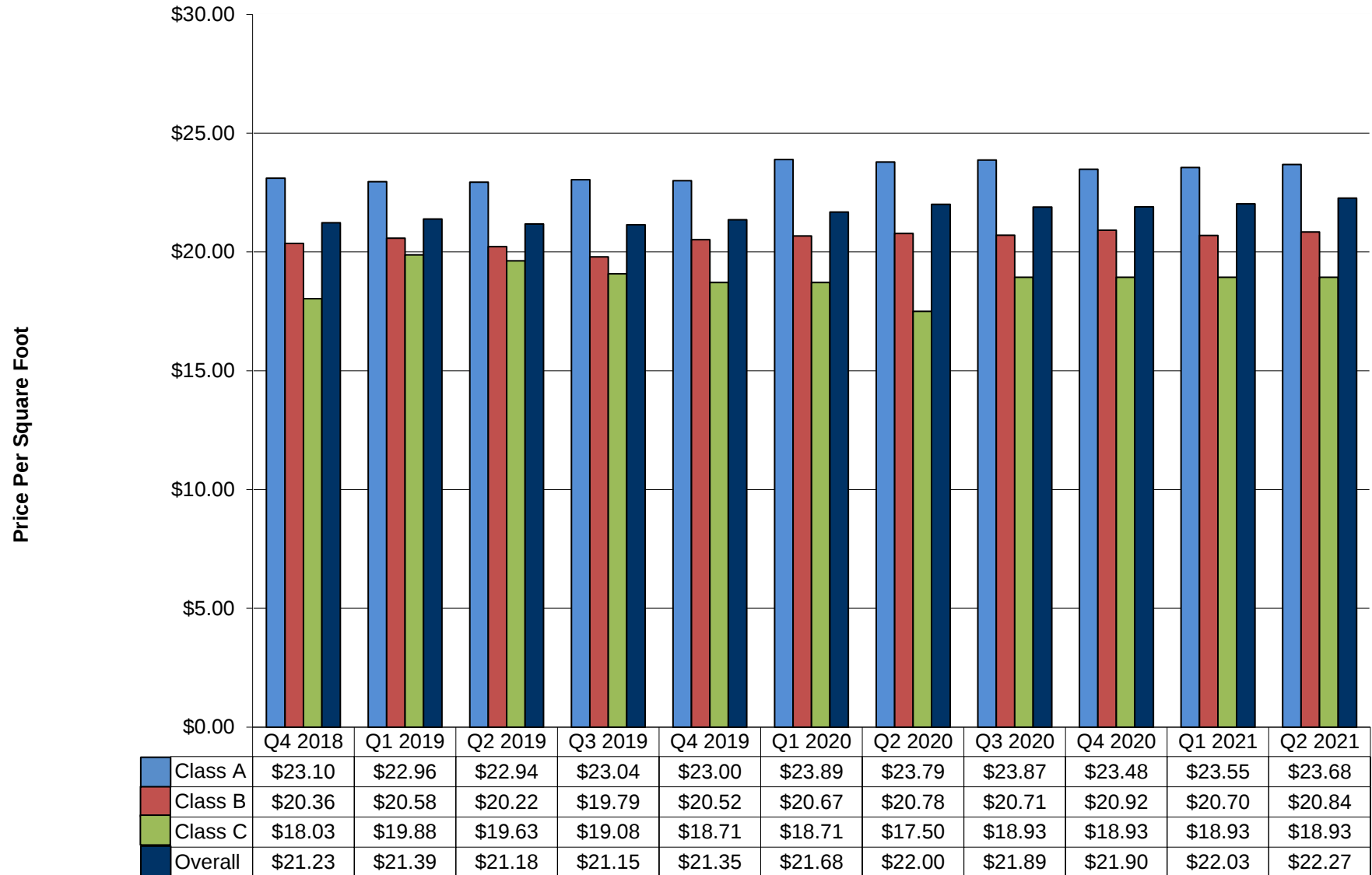
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	12.3%	12.7%	13.3%	18.8%	18.6%	18.9%	18.8%	18.6%	19.7%	22.6%	23.5%	0.9%
Class B	7.3%	8.0%	8.4%	8.2%	7.3%	8.8%	8.8%	11.8%	9.4%	7.7%	8.0%	0.3%
Class C	11.2%	13.7%	15.0%	0.0%	0.0%	0.9%	5.9%	5.9%	5.9%	5.9%	5.9%	0.0%
Overall	9.3%	10.0%	10.5%	11.0%	10.5%	11.5%	11.8%	13.5%	12.5%	12.4%	12.9%	0.5%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	0	(3,551)	(6,057)	(54,567)	1,977	(2,686)	978	2,610	(11,756)	(27,848)	(8,830)	19,018
Class B	35,317	(12,150)	(7,093)	3,598	14,891	(26,221)	28	(53,901)	43,392	31,047	(6,621)	(37,668)
Class C	(22,766)	(6,000)	(3,000)	36,027	0	(2,200)	(12,000)	0	0	0	0	0
Overall	12,551	(21,701)	(16,150)	(14,942)	16,868	(31,107)	(10,994)	(51,291)	31,636	3,199	(15,451)	(18,650)

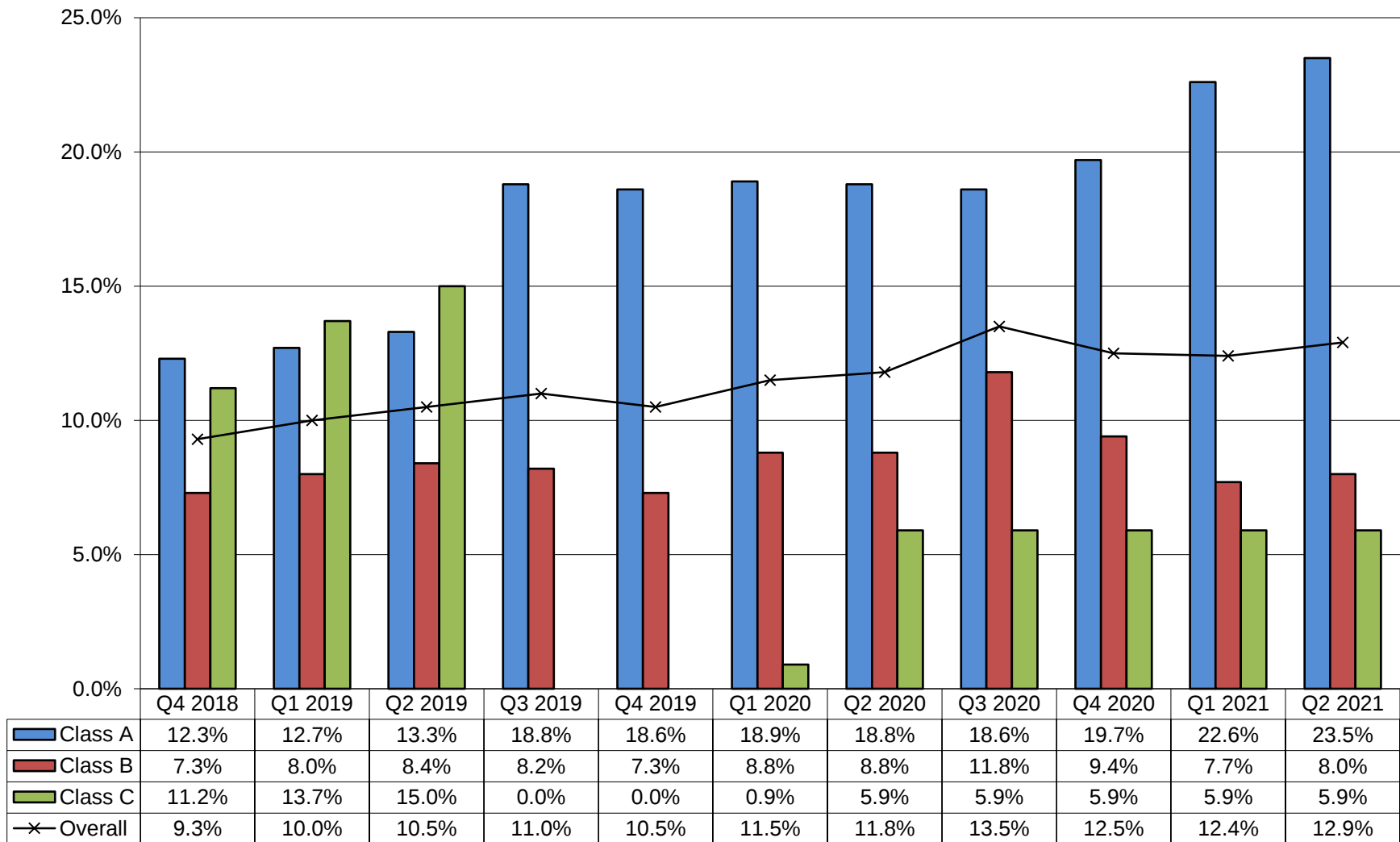
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$23.10	\$22.96	\$22.94	\$23.04	\$23.00	\$23.89	\$23.79	\$23.87	\$23.48	\$23.55	\$23.68	\$0.13
Class B	\$20.36	\$20.58	\$20.22	\$19.79	\$20.52	\$20.67	\$20.78	\$20.71	\$20.92	\$20.70	\$20.84	\$0.14
Class C	\$18.03	\$19.88	\$19.63	\$19.08	\$18.71	\$18.71	\$17.50	\$18.93	\$18.93	\$18.93	\$18.93	\$0.00
Overall	\$21.23	\$21.39	\$21.18	\$21.15	\$21.35	\$21.68	\$22.00	\$21.89	\$21.90	\$22.03	\$22.27	\$0.24

Notes:

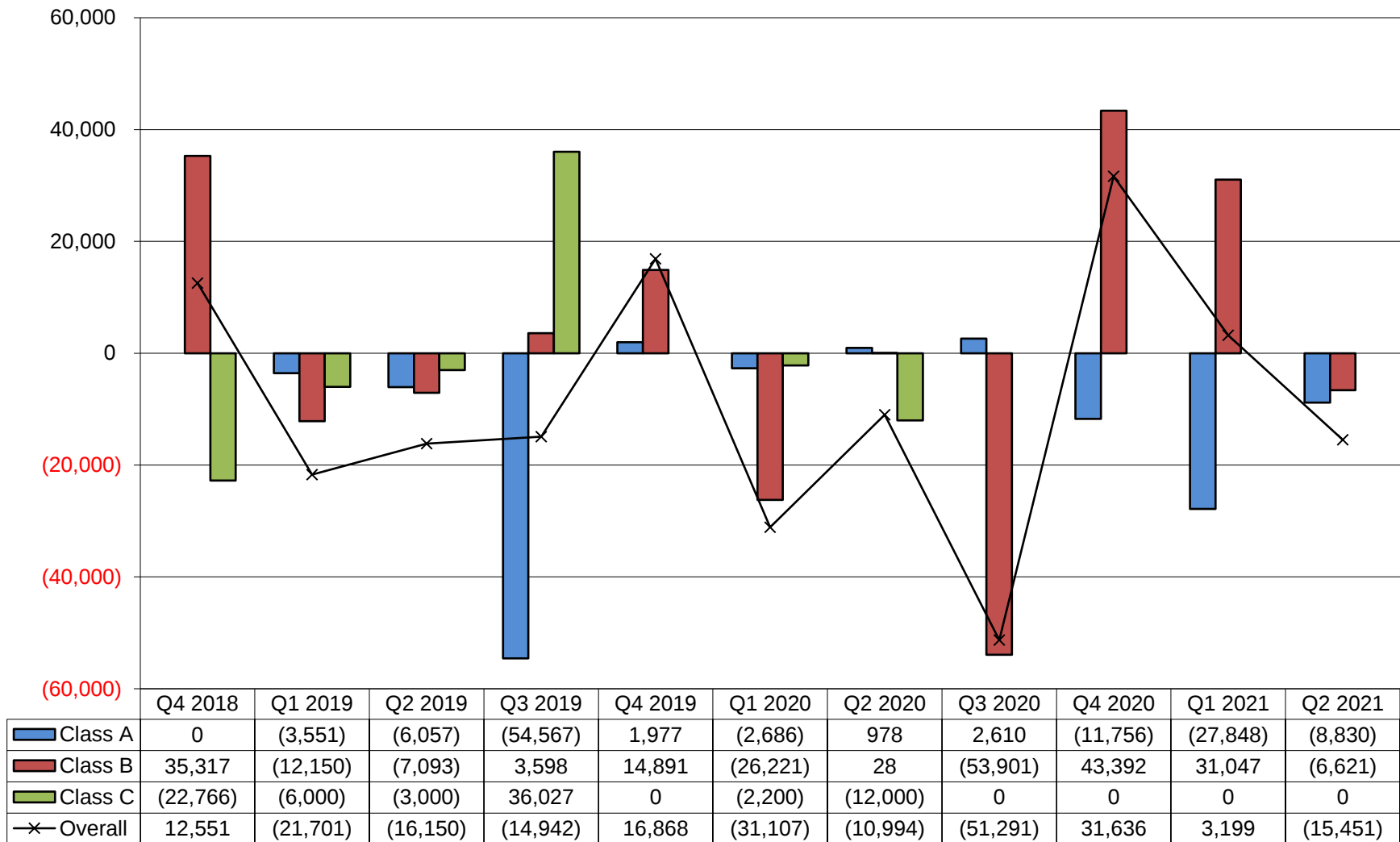
Average Asking Rates South County Submarket



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
1055 Bowles Ave	33,250	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	149,016	8,155	5.5%	8,155	5.5%	29,451	24,451	0	16,296	\$28.00/fs
3660 S Geyer Rd	51,843	0	0.0%	6,057	11.7%	9,576	3,519	6,057	6,057	\$16.50/fs
3668 S Geyer Rd	100,595	0	0.0%	0	0.0%	8,816	8,816	0	8,816	\$27.00/fs
1400 S Highway Dr	400,000	169,696	42.4%	169,696	42.4%	169,696	169,696	0	68,903	\$23.50/fs
2191 Lemay Ferry Rd	34,080	8,830	25.9%	8,830	25.9%	8,830	8,830	0	8,830	\$16.00/fs
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%	23,624	23,624	0	23,624	\$25.00/fs
12250 Weber Hill Rd	64,370	25,149	39.1%	38,956	60.5%	45,967	25,149	20,818	13,807	\$23.05/fs
Total (11 Bldgs)	987,567	211,830	21.4%	231,694	23.5%	295,960	264,085	26,875	68,903	\$23.68/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
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	16,822	26.2%	16,822	26.2%	15,022	15,022	0	12,198	\$20.50/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
10296 Big Bend Rd	25,556	3,425	13.4%	3,425	13.4%	0	0	0	0	\$25.95/fs
1859 Bowles Ave	65,320	12,002	18.4%	12,002	18.4%	12,002	12,002	0	6,245	\$22.00/fs
4173-4175 Crescent Dr	26,379	4,605	17.5%	4,605	17.5%	3,763	3,763	0	1,390	\$12.00/mg
4-68 Crestwood Executive Dr	42,845	8,053	18.8%	8,053	18.8%	8,053	8,053	0	3,344	\$16.50/fs
1000 Des Peres Rd	75,000	19,335	25.8%	19,335	25.8%	31,642	31,642	0	19,335	\$23.00/fs
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	2,669	2,669	0	2,669	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
10010 Kennerly Rd	84,168	0	0.0%	0	0.0%	0	0	0	0	-
9735 Landmark Parkway Dr	84,905	40,498	47.7%	40,498	47.7%	40,498	40,498	0	17,718	-
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%	0	0	0	0	\$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	5,501	19.5%	5,501	19.5%	5,501	5,501	0	5,501	\$24.50/fs
7321 S Lindbergh Blvd	38,738	17,486	45.1%	17,486	45.1%	15,944	15,944	0	6,464	\$17.94/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	\$18.50/fs
1099 Milwaukee St	34,820	4,653	13.4%	4,653	13.4%	4,653	4,653	0	2,131	\$20.56/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	1,988	3.8%	1,988	3.8%	5,445	5,445	0	3,109	\$22.00/fs
10805 Sunset Office Dr	75,839	8,335	11.0%	8,335	11.0%	10,466	10,466	0	3,140	\$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	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
4121 Union Rd	68,873	0	0.0%	0	0.0%	0	0	0	0	-
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	0	0	0	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (41 Bldgs)	1,789,565	167,041	9.3%	167,041	9.3%	185,766	185,766	0	19,335	\$20.97/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	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%	3,100	3,100	0	3,100	-
12900 Maurer Industrial Dr	30,290	0	0.0%	0	0.0%	30,290	30,290	0	30,290	\$19.50/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)	240,579	14,200	5.9%	14,200	5.9%	54,890	54,890	0	30,290	\$18.93/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)	3,017,711	393,071	13.0%	412,935	13.7%	536,616	504,741	26,875	68,903	\$22.38/fs

North County

From Previous Qtr.

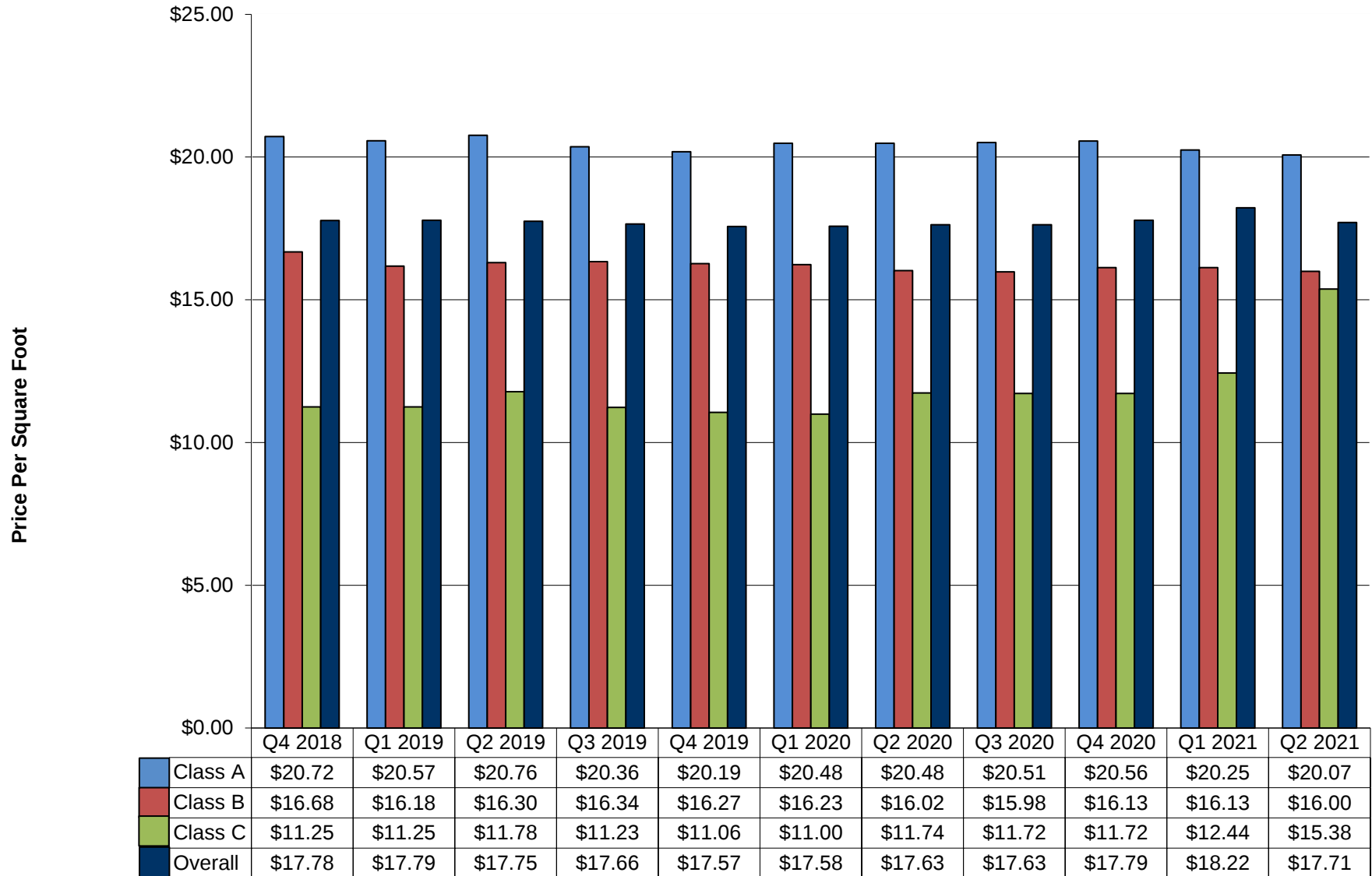
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	3.6%	12.0%	16.4%	16.6%	18.3%	20.8%	19.1%	18.6%	18.2%	22.1%	22.1%	0.0%
Class B	20.5%	21.2%	20.2%	16.1%	10.7%	10.6%	11.4%	10.6%	10.6%	10.6%	11.6%	1.0%
Class C	4.5%	3.9%	4.3%	4.2%	3.3%	3.5%	3.2%	3.3%	29.3%	29.3%	29.5%	0.2%
Overall	11.1%	14.6%	16.0%	14.2%	12.4%	13.4%	13.0%	12.5%	16.8%	18.3%	18.8%	0.5%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	17,907	(125,293)	(64,940)	(2,892)	(24,867)	(36,624)	25,413	6,511	5,753	(56,570)	(297)	56,273
Class B	37,175	(11,966)	17,340	67,518	88,230	1,888	(13,293)	13,293	(469)	479	(16,666)	(17,145)
Class C	(5,388)	4,200	(2,652)	880	5,776	(1,280)	1,650	(500)	(168,972)	0	(1,200)	(1,200)
Overall	49,694	(133,059)	(50,252)	65,506	69,139	(36,016)	13,770	19,304	(163,688)	(56,091)	(18,163)	37,928

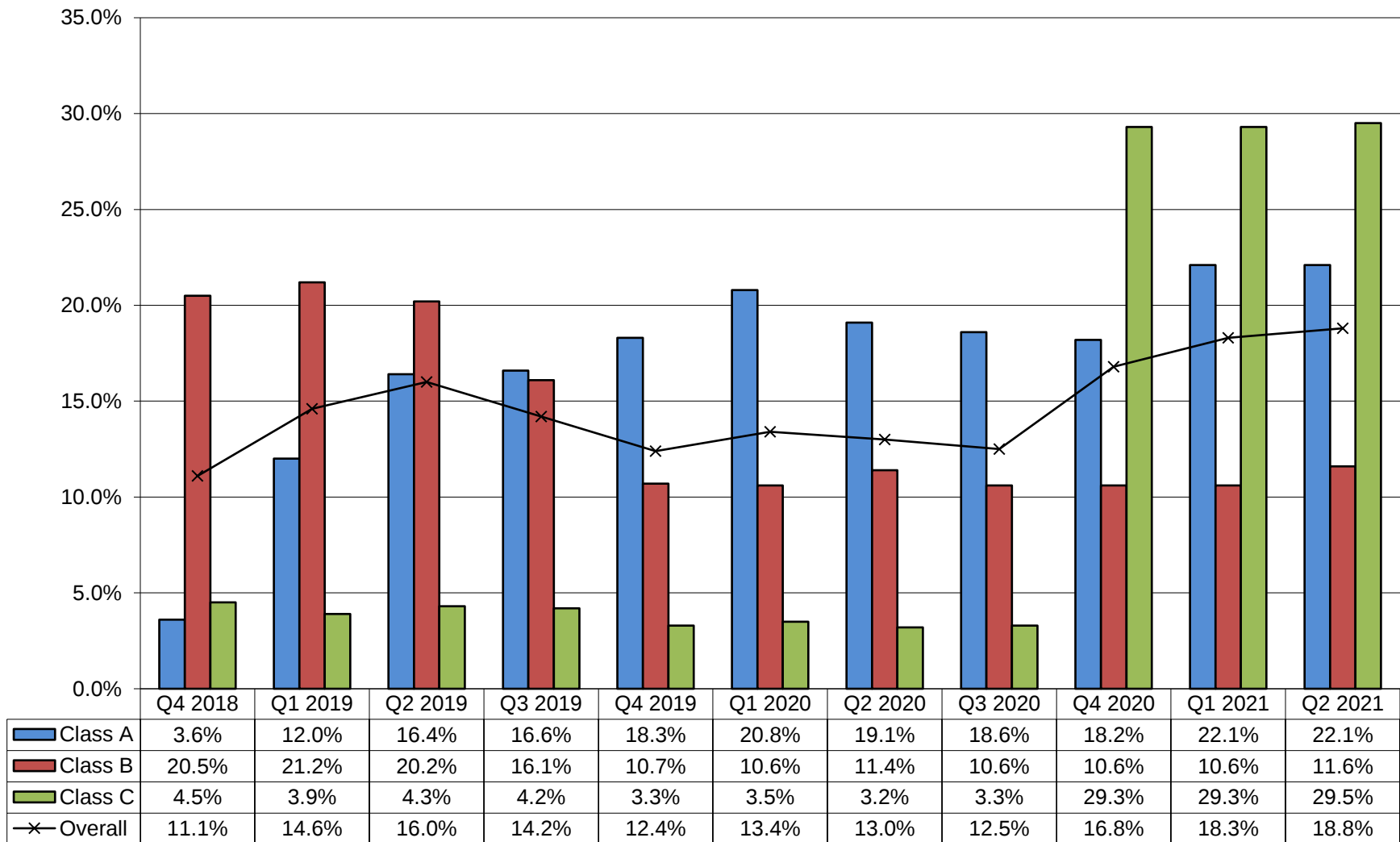
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$20.72	\$20.57	\$20.76	\$20.36	\$20.19	\$20.48	\$20.48	\$20.51	\$20.56	\$20.25	\$20.07	-\$0.18
Class B	\$16.68	\$16.18	\$16.30	\$16.34	\$16.27	\$16.23	\$16.02	\$15.98	\$16.13	\$16.13	\$16.00	-\$0.13
Class C	\$11.25	\$11.25	\$11.78	\$11.23	\$11.06	\$11.00	\$11.74	\$11.72	\$11.72	\$12.44	\$15.38	\$2.94
Overall	\$17.78	\$17.79	\$17.75	\$17.66	\$17.57	\$17.58	\$17.63	\$17.63	\$17.79	\$18.22	\$17.71	-\$0.51

Notes:

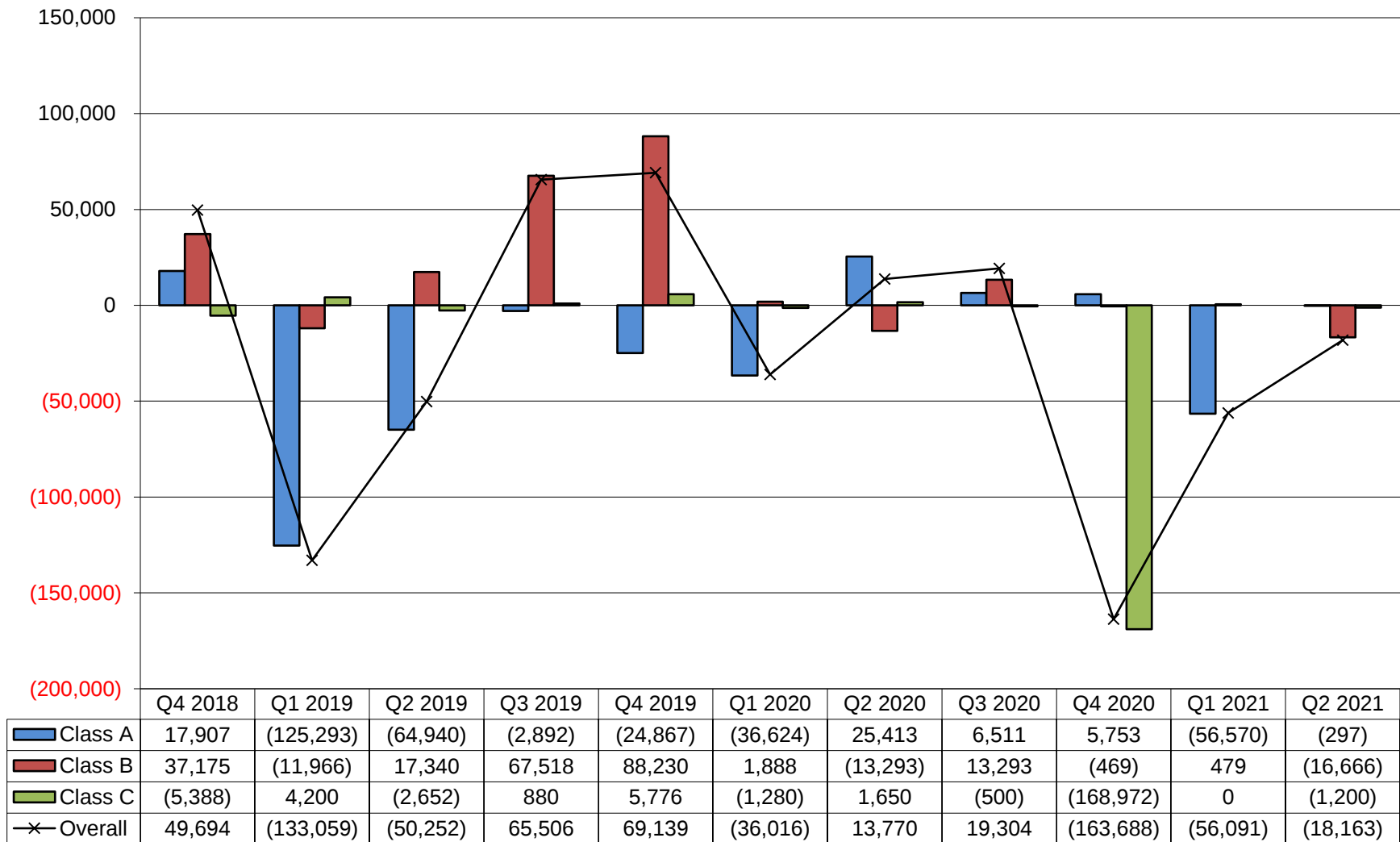
Average Asking Rates North County Submarket



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	220,844	0	0.0%	35,119	15.9%	159,947	141,427	18,520	36,417	\$18.75/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%	67,605	14,318	53,287	35,621	\$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	\$21.00/fs
13640-13690 Riverport Dr	121,316	35,029	28.9%	35,029	28.9%	113,389	113,389	0	43,556	\$19.77/fs
13723 Riverport Dr	118,557	52,562	44.3%	52,562	44.3%	52,562	52,562	0	29,890	\$18.00/fs
13736 Riverport Dr	332,323	92,412	27.8%	92,412	27.8%	92,412	92,412	0	92,412	\$23.50/fs
13801 Riverport Dr	100,521	22,278	22.2%	22,278	22.2%	31,610	31,610	0	14,054	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,478,331	291,436	19.7%	326,555	22.1%	592,362	520,555	71,807	92,412	\$20.05/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	0	0	0	0	-
3165 McKelvey Rd	51,067	0	0.0%	0	0.0%	21,108	21,108	0	11,836	\$18.00/fs
500 Northwest Plz	265,000	66,964	25.3%	66,964	25.3%	121,677	121,677	0	143,136	\$13.50/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%	0	0	0	0	-
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	2,452	8.1%	2,452	8.1%	15,814	15,814	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	1,768	8.8%	1,768	8.8%	8,138	8,138	0	4,488	\$14.50/fs
4477 Woodson Rd	29,666	29,666	100.0%	29,666	100.0%	29,666	29,666	0	14,833	\$14.00/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,636,146	189,297	11.6%	189,297	11.6%	330,192	330,192	0	143,136	\$15.24/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	-
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	0	0	0	0	-
201 Evans Ln	190,000	190,000	100.0%	190,000	100.0%	190,000	190,000	0	190,000	\$8.00/nnn
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	1,700	7.0%	1,700	7.0%	1,700	1,700	0	1,200	\$15.99/mg
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	0	0.0%	0	0.0%	0	0	0	0	-
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
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)	650,613	191,700	29.5%	191,700	29.5%	191,700	191,700	0	190,000	\$15.59/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)	3,765,090	672,433	17.9%	707,552	18.8%	1,114,254	1,042,447	71,807	190,000	\$17.62/fs

St. Charles

From Previous Qtr.

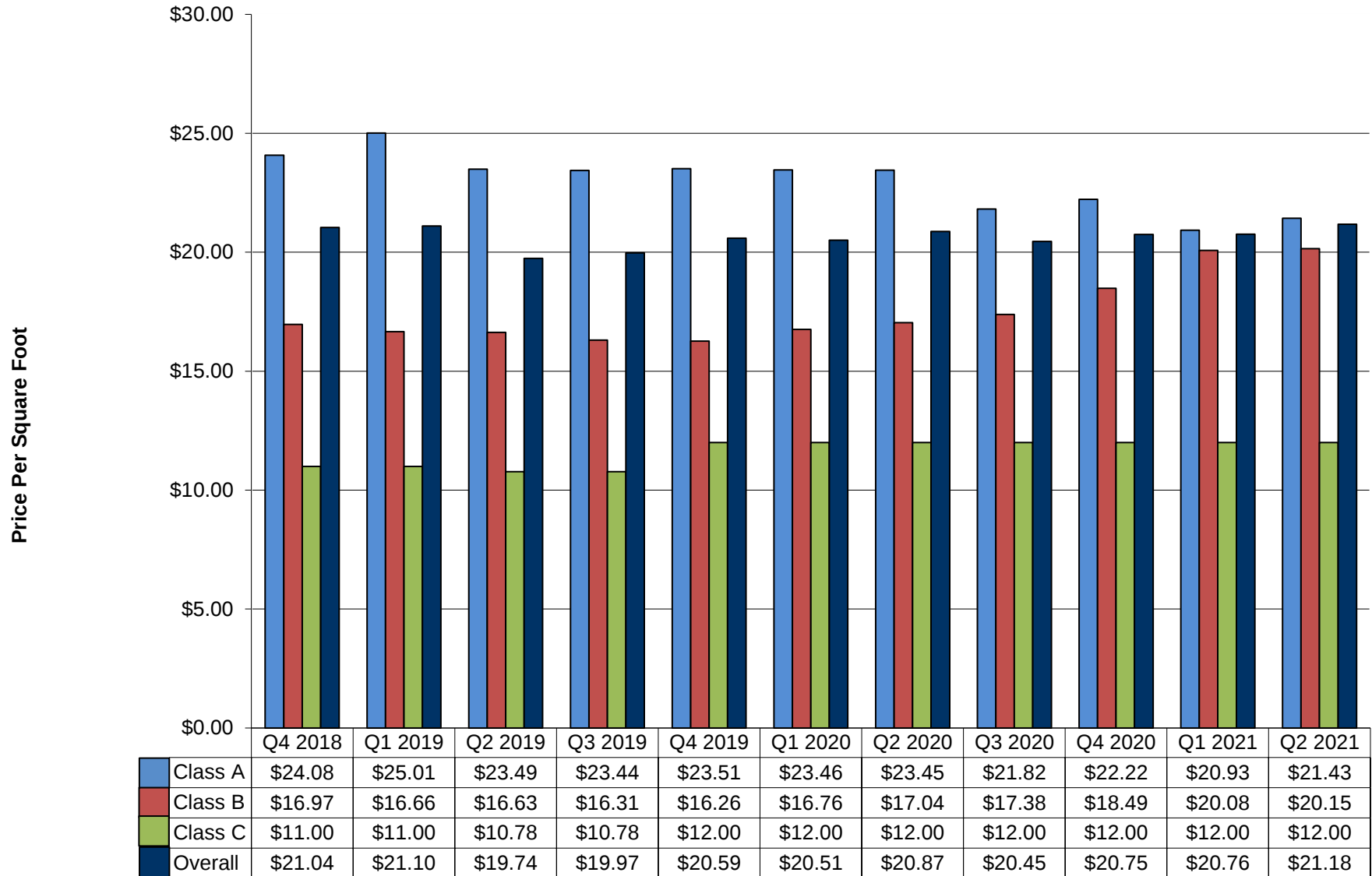
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	15.8%	12.5%	12.7%	11.8%	7.5%	9.9%	8.0%	12.0%	11.8%	11.7%	10.9%	-0.8%
Class B	13.2%	12.2%	11.9%	10.8%	11.3%	12.5%	7.5%	8.8%	8.2%	8.2%	7.1%	-1.1%
Class C	8.8%	11.6%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	3.1%	3.1%	3.1%	0.0%
Overall	14.2%	12.3%	11.7%	10.9%	8.4%	10.2%	7.7%	10.4%	9.8%	9.7%	8.9%	-0.8%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	69,089	47,653	(2,200)	13,193	64,000	(36,370)	28,447	(58,365)	2,624	1,224	11,834	10,610
Class B	6,941	6,625	2,121	7,567	(3,428)	(8,476)	34,576	(8,583)	3,839	(167)	7,570	7,737
Class C	(7,800)	(7,900)	15,100	0	0	0	0	0	9,152	0	0	0
Overall	68,230	46,378	15,021	20,760	60,572	(44,846)	63,023	(66,948)	15,615	1,057	19,404	18,347

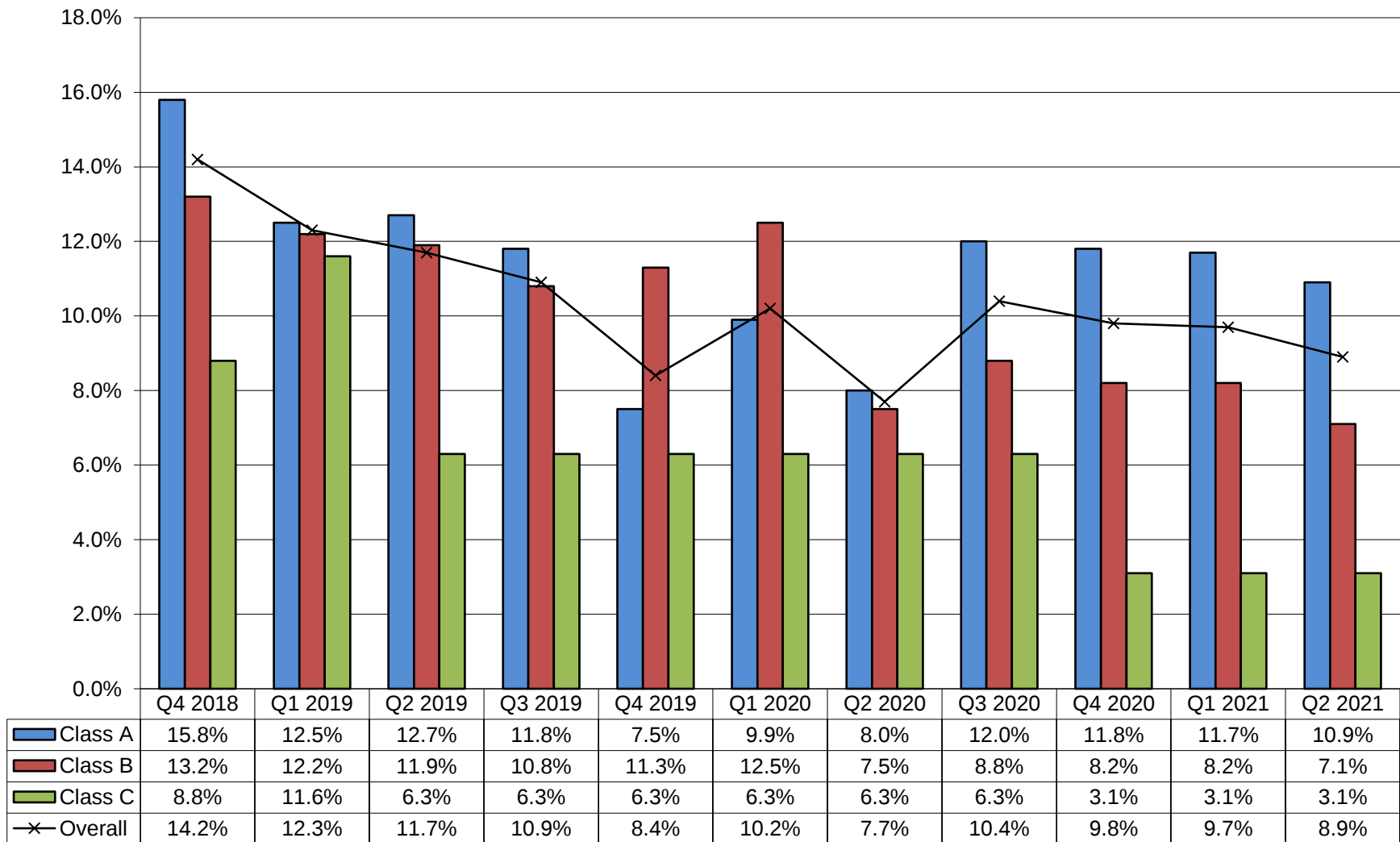
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$24.08	\$25.01	\$23.49	\$23.44	\$23.51	\$23.46	\$23.45	\$21.82	\$22.22	\$20.93	\$21.43	\$0.50
Class B	\$16.97	\$16.66	\$16.63	\$16.31	\$16.26	\$16.76	\$17.04	\$17.38	\$18.49	\$20.08	\$20.15	\$0.07
Class C	\$11.00	\$11.00	\$10.78	\$10.78	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$0.00
Overall	\$21.04	\$21.10	\$19.74	\$19.97	\$20.59	\$20.51	\$20.87	\$20.45	\$20.75	\$20.76	\$21.18	\$0.42

Notes:

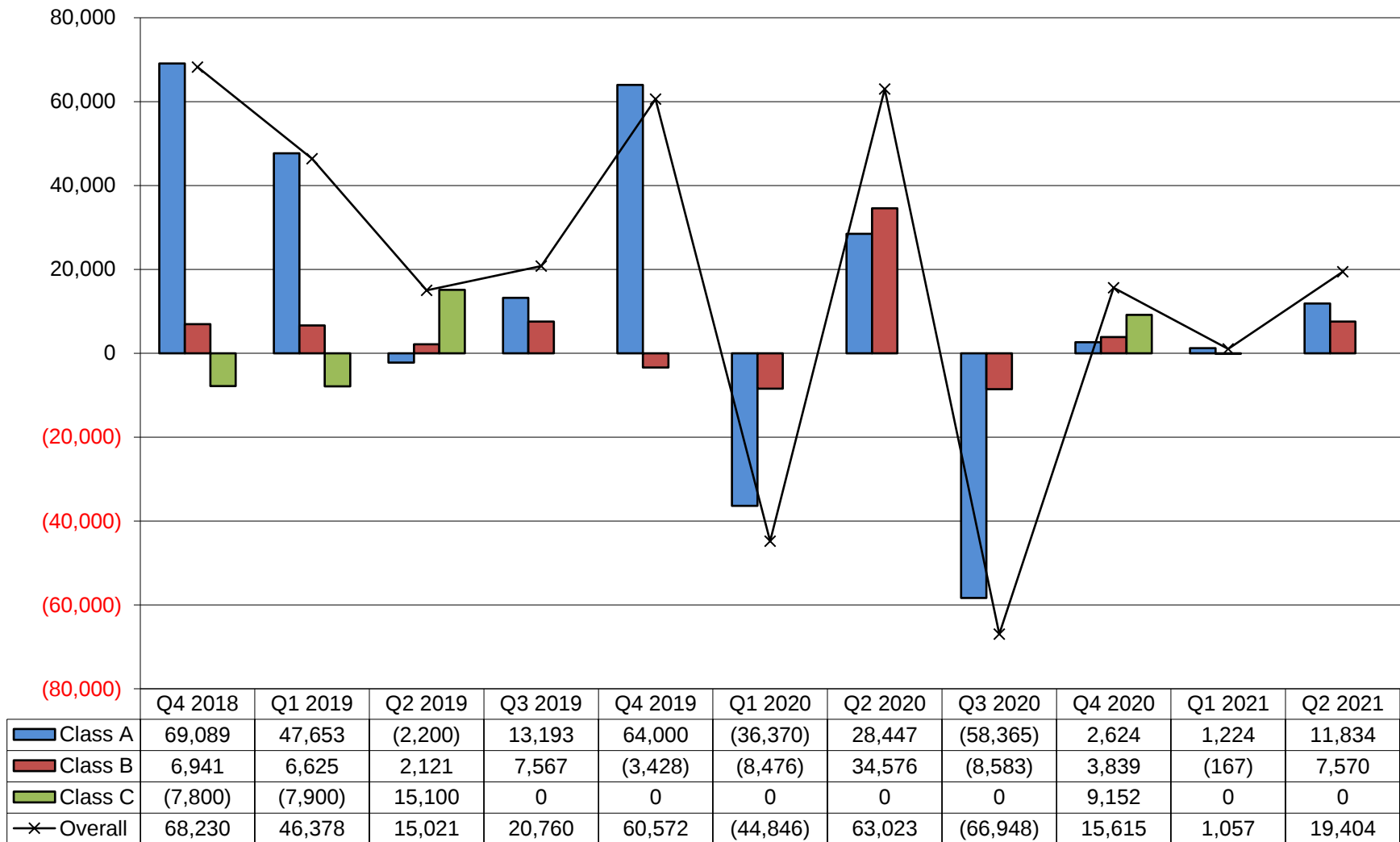
Average Asking Rates St. Charles Submarket



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	108,448	24,629	22.7%	24,629	22.7%	24,629	24,629	0	20,865	\$32.00/fs
1450 Beale St	60,000	4,767	7.9%	4,767	7.9%	4,767	4,767	0	4,767	\$34.00/fs
1001 Boardwalk Springs Pl	101,268	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
3050 W Clay St	34,200	0	0.0%	0	0.0%	11,053	11,053	0	11,053	\$18.00/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%	26,149	26,149	0	17,219	\$23.00/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%	2,623	2,623	0	2,623	\$15.50/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%	0	0	0	0	-
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	93,000	17.9%	93,000	17.9%	156,000	156,000	0	156,000	\$19.50/fs
2342 Technology Dr	72,381	0	0.0%	0	0.0%	16,838	16,838	0	9,632	\$20.50/fs
3401 Technology Dr	22,173	5,565	25.1%	5,565	25.1%	9,265	9,265	0	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,890	14,948	41.6%	14,948	41.6%	12,109	12,109	0	7,709	\$20.50/fs
Total (16 Bldgs)	1,478,095	161,053	10.9%	161,053	10.9%	281,577	281,577	0	156,000	\$21.44/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	-
1360 S 5th St	59,770	10,223	17.1%	10,223	17.1%	9,118	9,118	0	1,700	\$20.00/fs
820 S Main St	36,113	0	0.0%	0	0.0%	1,800	0	0	1,800	\$15.00/mg
1053 Cave Springs Rd	21,336	7,329	34.4%	7,329	34.4%	7,329	7,329	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	0	0.0%	0	0.0%	2,217	2,217	0	2,217	\$12.00/nnn
2070 Little Hills Expy	41,125	0	0.0%	0	0.0%	0	0	0	0	-
3000 Little Hills Expy	26,316	10,895	41.4%	10,895	41.4%	10,895	10,895	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%	9,440	9,440	0	2,840	\$21.42/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	0	0.0%	0	0.0%	0	0	0	0	\$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	14,596	31.5%	14,596	31.5%	22,845	14,596	8,249	14,596	\$23.67/fs
Total (20 Bldgs)	688,248	49,004	7.1%	49,004	7.1%	63,644	53,595	8,249	14,596	\$20.16/fs

St Charles Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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	0	0.0%	0	0.0%	0	0	0	0	\$13.00/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	8,765	3.1%	8,765	3.1%	8,765	8,765	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)	2,451,264	218,822	8.9%	218,822	8.9%	353,986	343,937	8,249	156,000	\$21.19/fs

Illinois

From Previous Qtr.

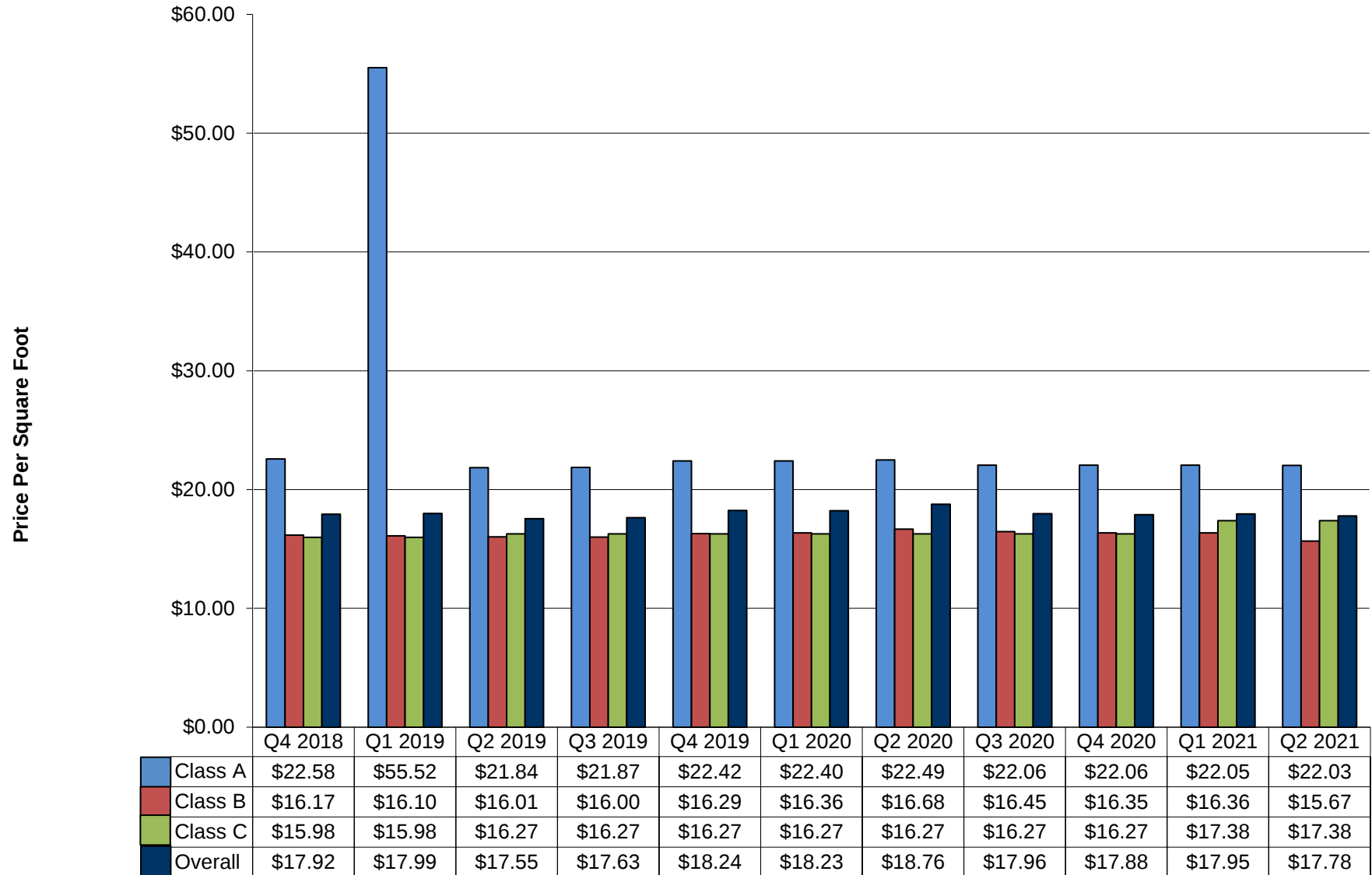
Vacancy Rate												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	14.6%	17.8%	17.7%	17.9%	16.8%	18.9%	18.4%	15.9%	16.4%	17.4%	18.0%	0.6%
Class B	9.8%	9.7%	9.6%	12.1%	13.4%	13.4%	12.6%	15.2%	14.9%	14.7%	13.4%	-1.3%
Class C	2.1%	2.5%	2.5%	2.5%	2.5%	5.0%	5.5%	5.5%	5.5%	5.5%	5.5%	0.0%
Overall	8.4%	9.0%	8.9%	10.3%	10.8%	11.9%	11.5%	12.5%	12.4%	12.5%	11.9%	-0.6%

Net Absorption												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	433	(18,546)	741	(1,023)	6,280	(11,998)	2,782	14,047	(2,915)	(5,306)	(3,481)	1,825
Class B	(6,858)	110	3,364	(45,333)	(24,690)	(240)	16,080	(47,002)	5,409	2,032	24,885	22,853
Class C	0	(3,600)	0	0	0	(24,878)	(4,731)	0	0	0	0	0
Overall	(6,425)	(22,036)	4,105	(46,356)	(18,410)	(37,116)	14,131	(32,955)	2,494	(3,274)	21,404	24,678

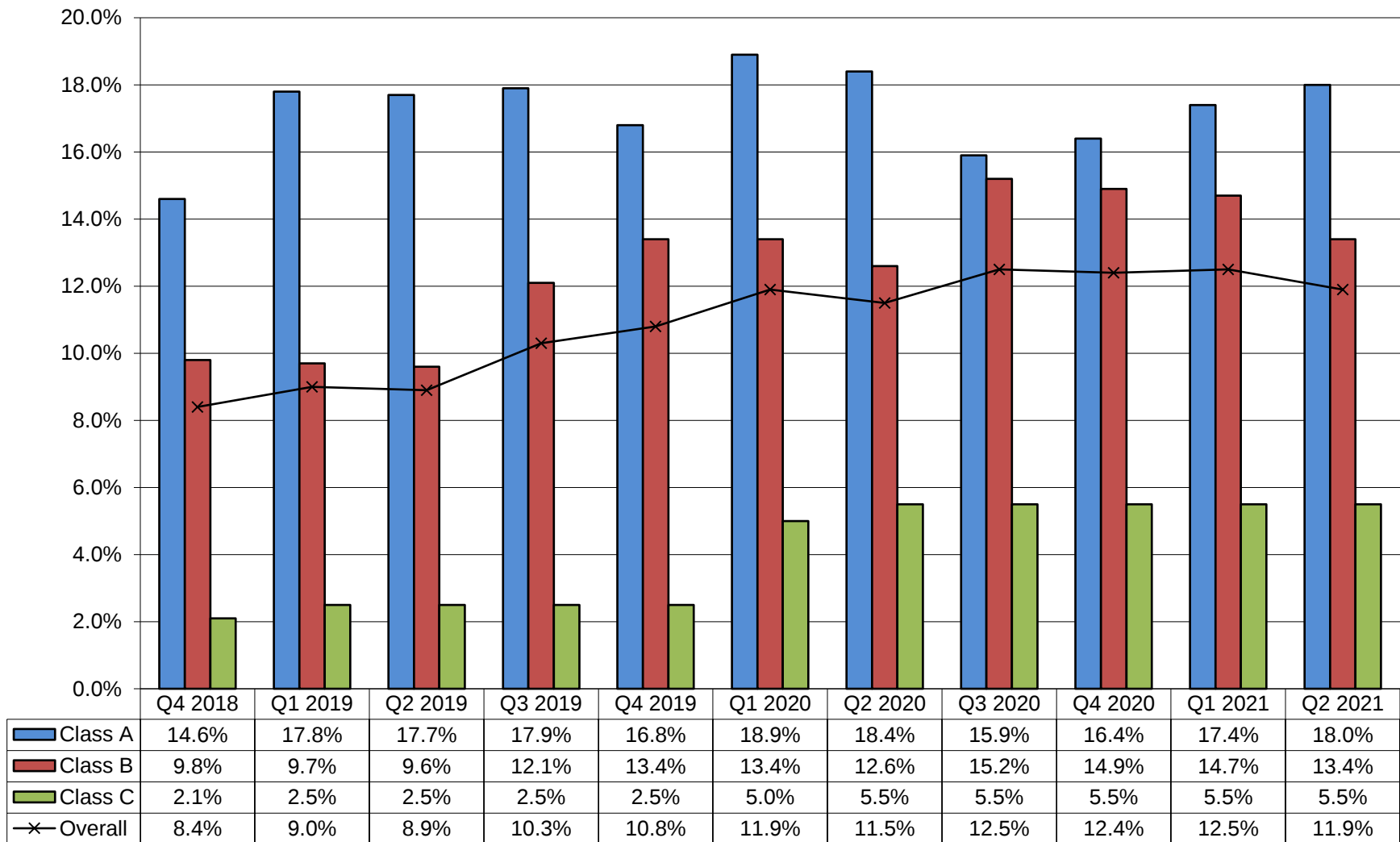
Asking Rates												
	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Difference
Class A	\$22.58	\$55.52	\$21.84	\$21.87	\$22.42	\$22.40	\$22.49	\$22.06	\$22.06	\$22.05	\$22.03	-\$0.02
Class B	\$16.17	\$16.10	\$16.01	\$16.00	\$16.29	\$16.36	\$16.68	\$16.45	\$16.35	\$16.36	\$15.67	-\$0.69
Class C	\$15.98	\$15.98	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$17.38	\$17.38	\$0.00
Overall	\$17.92	\$17.99	\$17.55	\$17.63	\$18.24	\$18.23	\$18.76	\$17.96	\$17.88	\$17.95	\$17.78	-\$0.17

Notes:

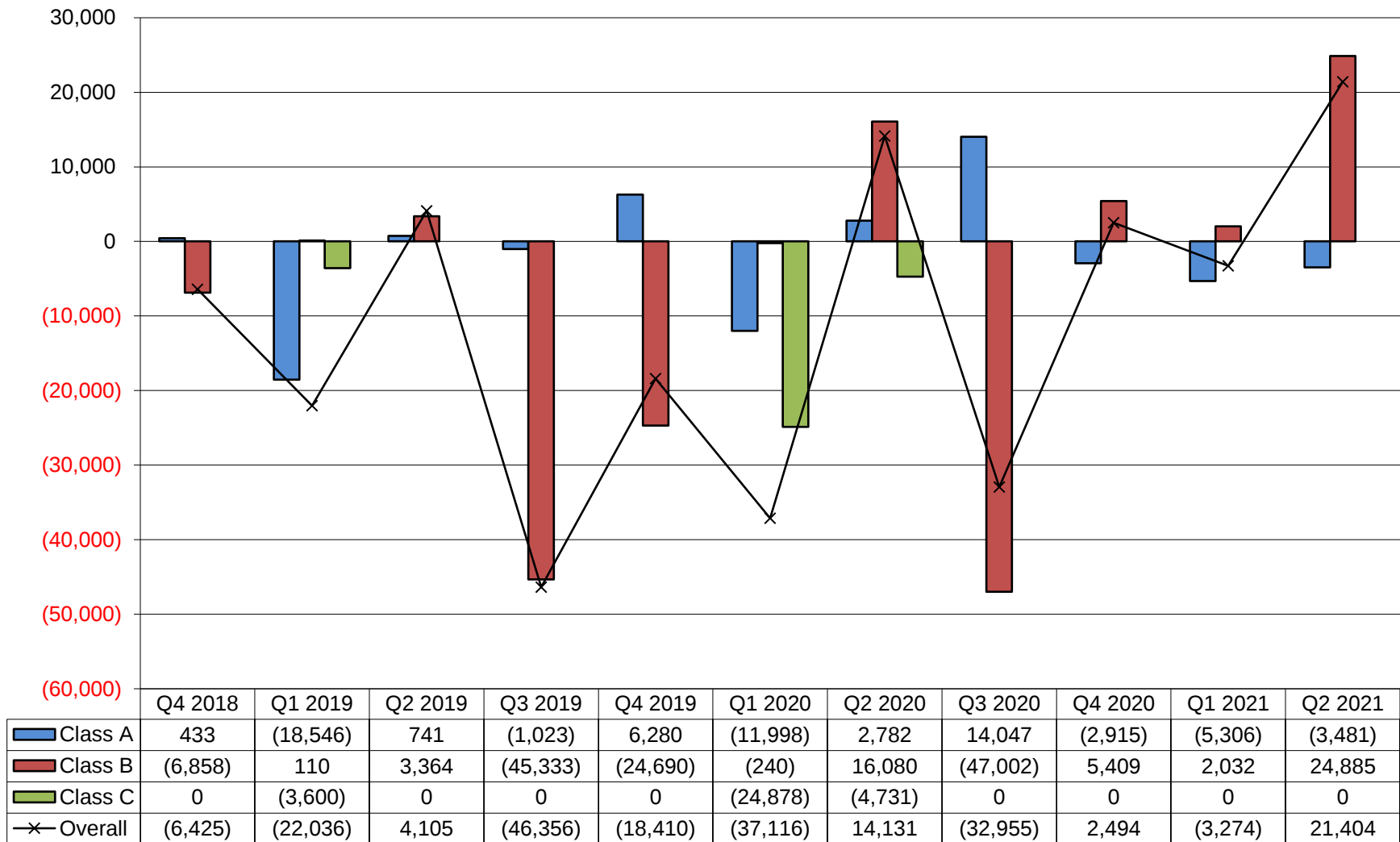
Average Asking Rates Illinois Submarket



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	22,757	53.4%	22,757	53.4%	21,470	21,470	0	6,616	\$21.90/fs
16 Executive Dr	51,063	11,932	23.4%	11,932	23.4%	11,932	11,932	0	5,966	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	\$28.00/fs
509 Hamacher St	26,368	7,297	27.7%	7,297	27.7%	7,297	7,297	0	4,865	-
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	1,182	2.3%	1,182	2.3%	1,182	1,182	0	1,182	\$26.95/fs
331 Salem Pl	31,121	17,804	57.2%	17,804	57.2%	18,708	18,708	0	4,787	\$21.90/fs
333 Salem Pl	30,942	6,667	21.5%	6,667	21.5%	10,912	10,912	0	4,903	\$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	102,619	18.0%	102,619	18.0%	107,687	107,687	0	13,000	\$22.05/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	-
1 Bronze Pointe Blvd	33,408	26,365	78.9%	26,365	78.9%	33,408	33,408	0	9,661	\$11.27/mg
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	\$8.39/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%	0	0.0%	0	0	0	0	-
11 Executive Dr	34,487	3,155	9.1%	3,155	9.1%	9,923	9,923	0	9,923	\$9.10/nnn
13 Executive Dr	41,593	10,022	24.1%	10,022	24.1%	17,151	17,151	0	6,744	\$10.10/nnn
15 Executive Dr	28,624	0	0.0%	0	0.0%	0	0	0	0	-
303 Fountains Pky	25,789	0	0.0%	0	0.0%	0	0	0	0	\$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/mg
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	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	81,486	49.7%	81,486	49.7%	84,894	84,894	0	34,934	\$15.06/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	0	0.0%	0	0.0%	0	0	0	0	\$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%	6,400	6,400	0	4,000	\$23.00/fs
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	21,567	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	0	0.0%	0	0.0%	0	0	0	0	-
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
12 Wolf Creek Dr	23,926	0	0.0%	0	0.0%	12,279	12,279	0	12,279	-
Total (41 Bldgs)	1,806,279	241,519	13.4%	241,519	13.4%	288,480	288,480	0	69,641	\$15.67/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	39,022	0	0.0%	0	0.0%	2,700	2,700	0	2,700	\$16.00/fs
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	-
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)	963,662	53,242	5.5%	53,242	5.5%	55,942	55,942	0	12,703	\$17.38/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
(77 Bldgs)	3,340,799	397,380	11.9%	397,380	11.9%	452,109	452,109	0	69,641	\$17.89/fs