



Q3 2013

Office Market Report

MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



NOTEWORTHY SALE



The 223,000 square foot office building at 6 CityPlace Drive was purchased by Metonic Real Estate Services in September.

NOTEWORTHY SALE



The 128,026 square foot Class B office building located at 9315 Olive Boulevard in Olivette sold for \$7,040,000. (\$54.99 PSF)

The office vacancy rate in the St. Louis market area decreased to 18.4% at the end of the third quarter 2013. The vacancy rate was 18.8% at the end of the second quarter 2013.

Office net absorption decreased in St. Louis for the third quarter 2013 with 158,950 square feet absorbed. In the second quarter 2013, net absorption was 200,644 square feet.

The average quoted asking rental rate in the St. Louis office market decreased over the previous quarter. Quoted rents ended the third quarter 2013 at \$18.93 per square foot per year. That compares to \$18.98 per square foot in the second quarter 2013.

There was no new construction in third quarter 2013.

TOTAL OFFICE MARKET STATISTICS

Submarket	Existing Inventory # Bldgs.	Total GLA	Direct SF	Vacancy Total SF	Vac %	Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
Clayton	75	7,506,943	910,381	958,882	12.8%	50,378	0	0	\$22.29
I-270/Manchester	28	1,638,795	178,585	178,585	10.9%	(4,578)	0	0	\$21.54
I-270/Olive	78	5,241,897	769,986	821,613	15.7%	70,723	0	0	\$19.97
North County	46	3,547,076	952,755	952,755	26.9%	(38,392)	0	0	\$16.38
South County	68	4,217,584	617,378	617,318	14.6%	(32,272)	0	0	\$20.07
St. Charles	38	1,654,059	341,907	341,907	20.7%	7,524	0	0	\$15.95
St. Louis City	123	15,707,987	3,578,787	3,601,097	22.9%	87,874	0	0	\$15.89
West County/ Chesterfield	79	5,856,653	678,306	771,103	13.2%	38,770	0	0	\$21.37
Westport	45	2,853,389	607,079	608,918	21.3%	(21,077)	0	0	\$16.91
Totals	580	48,224,383	8,635,164	8,852,178	18.4%	158,950	0	0	\$18.93

Source: CoStar Property®

Office market data used for this report consists of only multi-tenant office buildings over 20,000 square feet, excluding medical.



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
NISA	101 S. Hanley Road	57,690	Clayton
Anders CPAs	Bank of America Plaza	43,000	St. Louis City
Belden Inc.	Shaw Park Plaza	26,838	Clayton
Burns & McDonnell Engineering	425 S. Woods Mill Road	18,000	Chesterfield/West County
Mueller Prost PC	7733 Forsyth Boulevard	15,190	Clayton

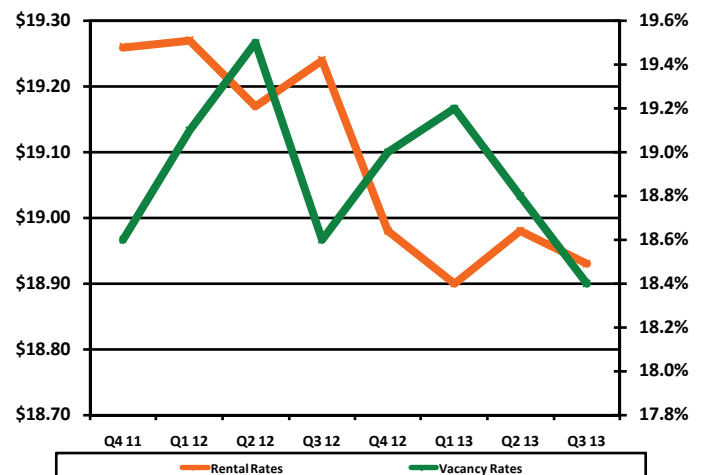
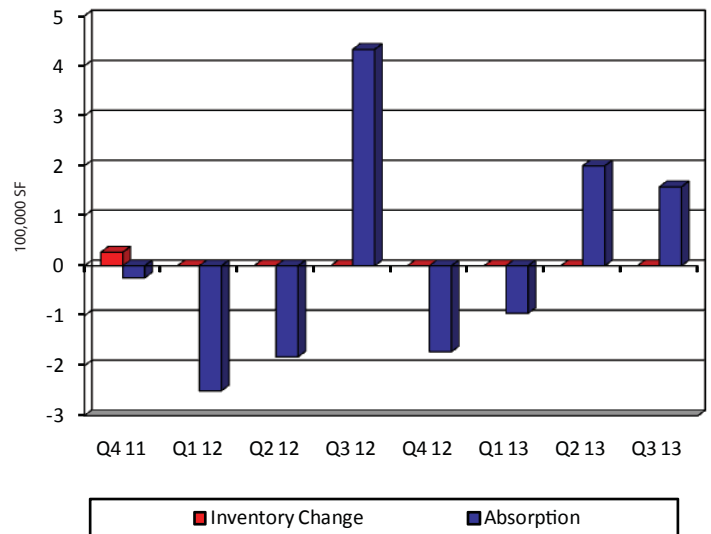
FEATURED PROPERTY

**Crestwood Executive Center**

50 Crestwood Executive Drive
Crestwood, MO 63126

- 535 SF - 3,355 SF Office Space Available
- Prime Location across from The District at Crestwood & Kohl's
- Highly Visible Corner of Watson Road & Sappington Rd.
- Recent Building Upgrades
- Well Maintained Interior & Exterior
- Ample Parking for Tenants & Visitors
- Lease Rate: \$16.50 PSF, FS

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*Disclaimer: All information is collected from CoStar Group at the end of 3rd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.