

Summary

St. Louis Regional Office Market Q3 2021

October 2021

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q2 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	13,869,538	1,955,825	14.1	↓ 0.8% (14.9%)	Class A - \$18.63 Class B - \$16.75
St. Louis City	3,068,617	289,698	9.4%	↑ .05% (8.9%)	Class A - \$30.04 Class B - \$19.52
Clayton	8,293,634	913,915	11.0%	↑ .03% (10.7%)	Class A - \$33.97 Class B - \$22.16
Olive-270/Westport	8,024,972	1,269,627	15.8%	↓ 0.5% (16.3%)	Class A - \$26.90 Class B - \$19.13
West County	7,375,249	1,068,700	14.5%	↓ 0.3% (14.8%)	Class A - \$26.66 Class B - \$21.45
South County	3,017,201	435,726	14.4%	↑ 1.5% (12.9%)	Class A - \$23.68 Class B - \$21.30
North County	3,737,680	714,429	19.1%	↑ 0.2% (18.9%)	Class A - \$20.05 Class B - \$15.32
St. Charles	2,609,411	360,954	13.8%	↑ 3.0% (10.8%)	Class A - \$21.44 Class B - \$19.81
Illinois	3,336,856	361,692	10.8%	↓ 1.1% (11.9%)	Class A - \$22.19 Class B - \$15.83
Total	53,333,158	7,370,566	13.8%	↓ 0.1% (13.9%)	Class A - \$24.84 Class B - \$19.03 (\$24.84) (\$18.89)

Source: Gershman Commercial Real Estate

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

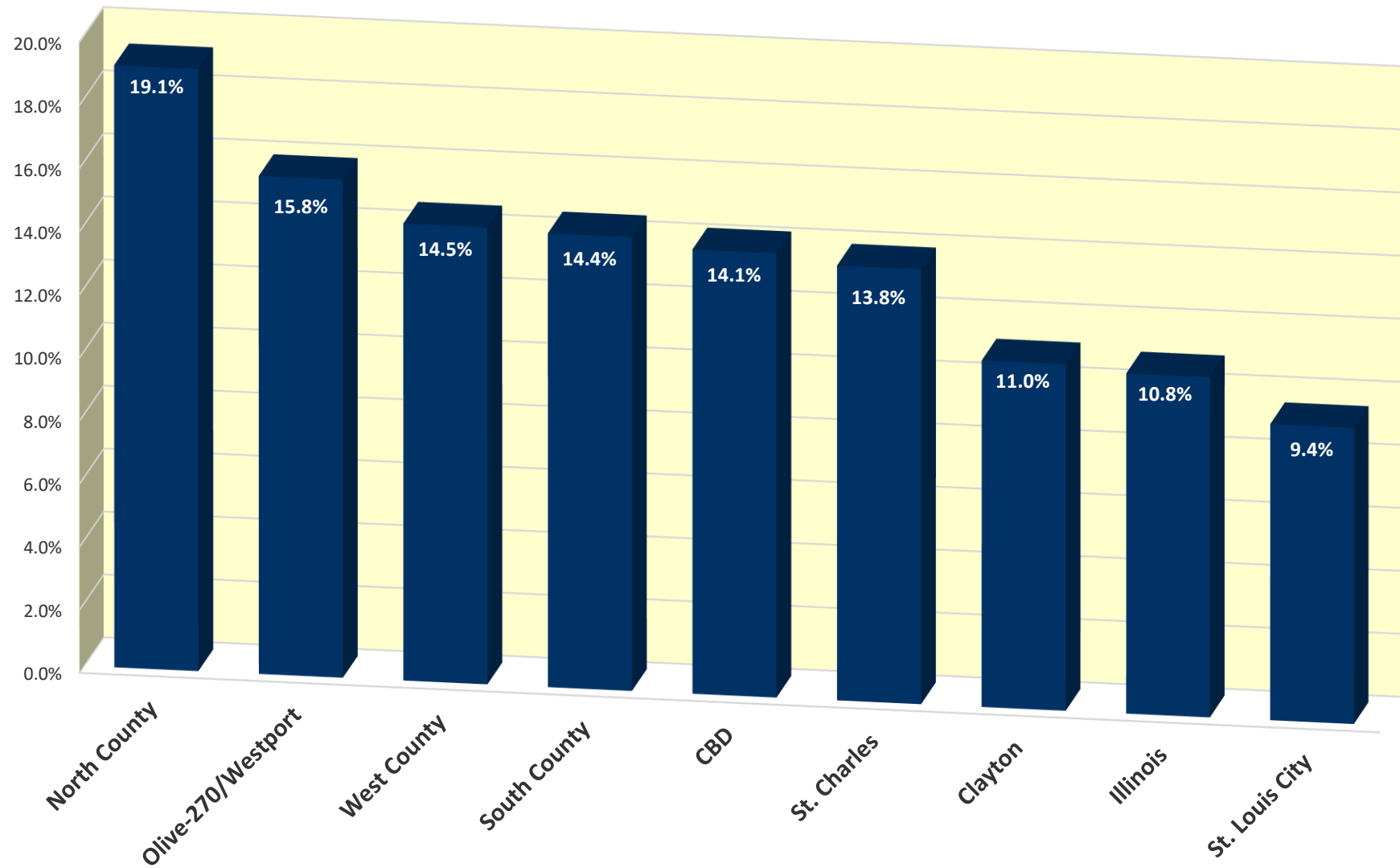
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.



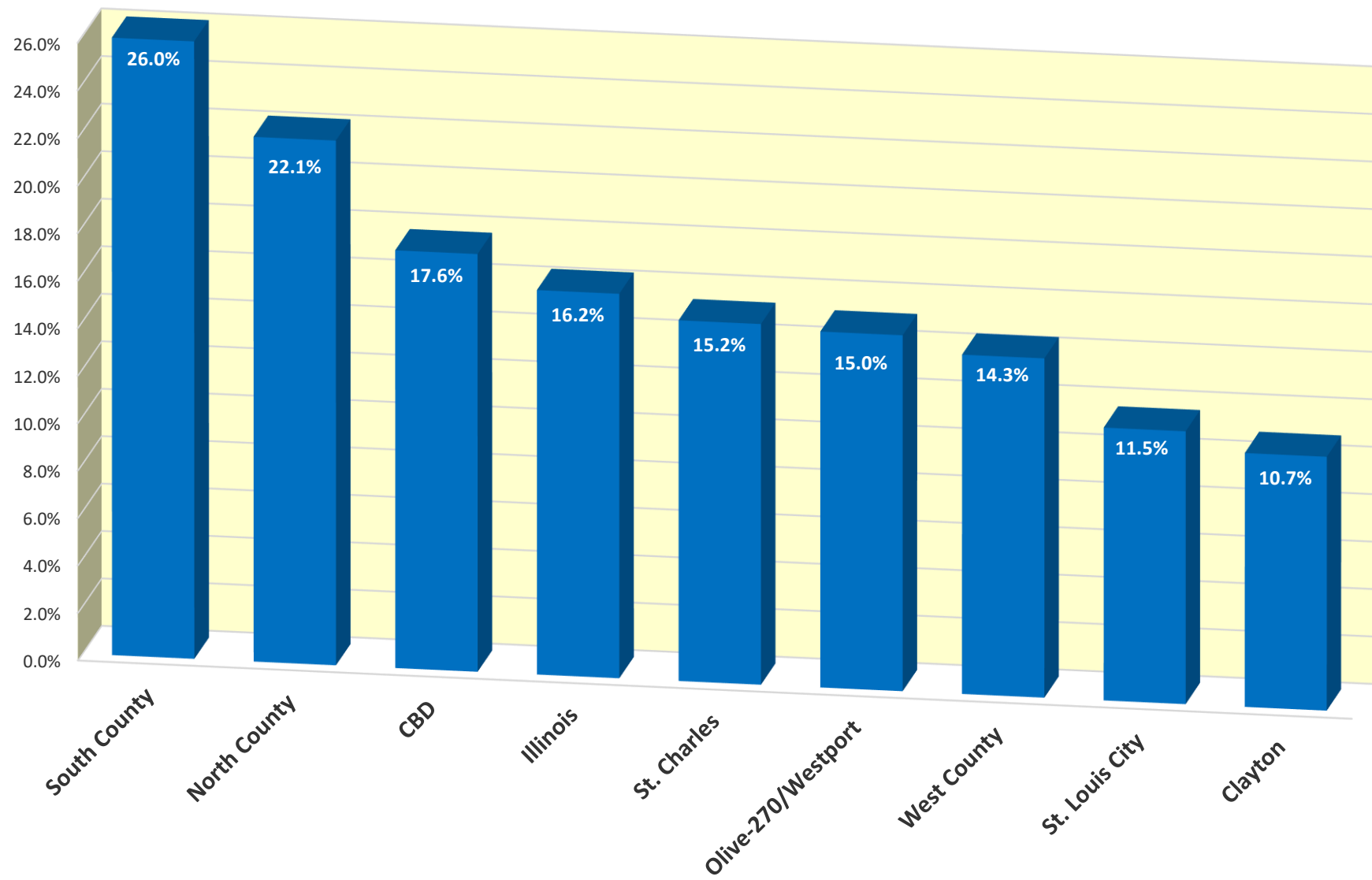
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
October 2021

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	33,182,578	4,761,063	252,692	14.35%
St. Louis City - Just A & B	13,773,198	1,999,022	97,742	14.51%
Total St. Louis Region - Just A & B	46,955,776	6,760,085	350,434	14.40%
Total St. Louis Region - Class A	28,055,185	4,312,677	340,328	15.37%
Total St. Louis Region - Class B	18,900,591	2,447,408	10,106	12.95%
St. Louis City	13,773,198	1,999,022	97,742	14.51%
Class A Space	9,238,952	1,549,908	90,983	16.78%
Class B Space	4,534,246	449,114	6,759	9.90%
Suburban St. Louis	33,182,578	4,761,063	252,692	14.35%
Class A Space	18,816,233	2,762,769	249,345	14.68%
Class B Space	14,366,345	1,998,294	3,347	13.91%

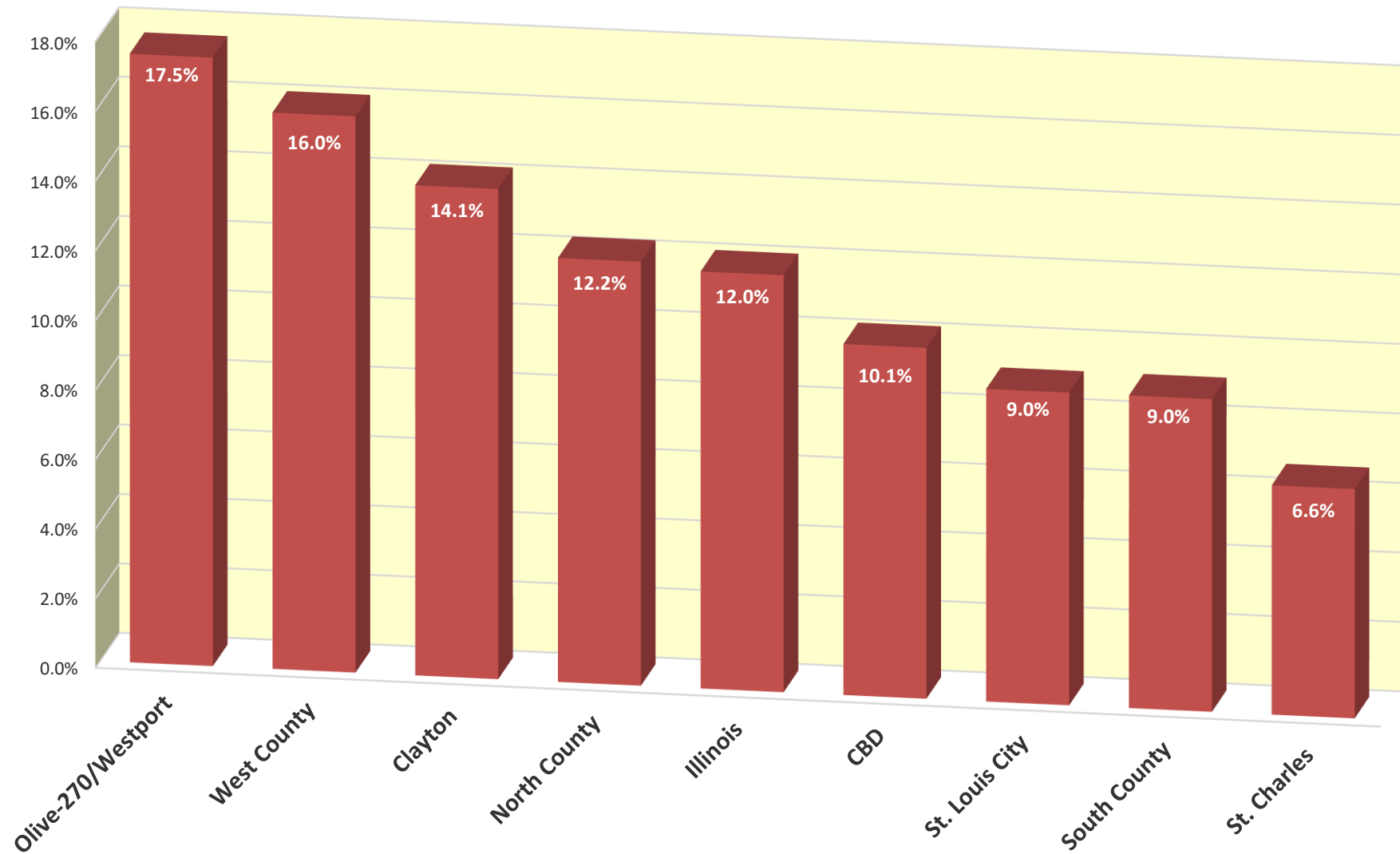
Office Vacancy Rate by Submarket October 2021



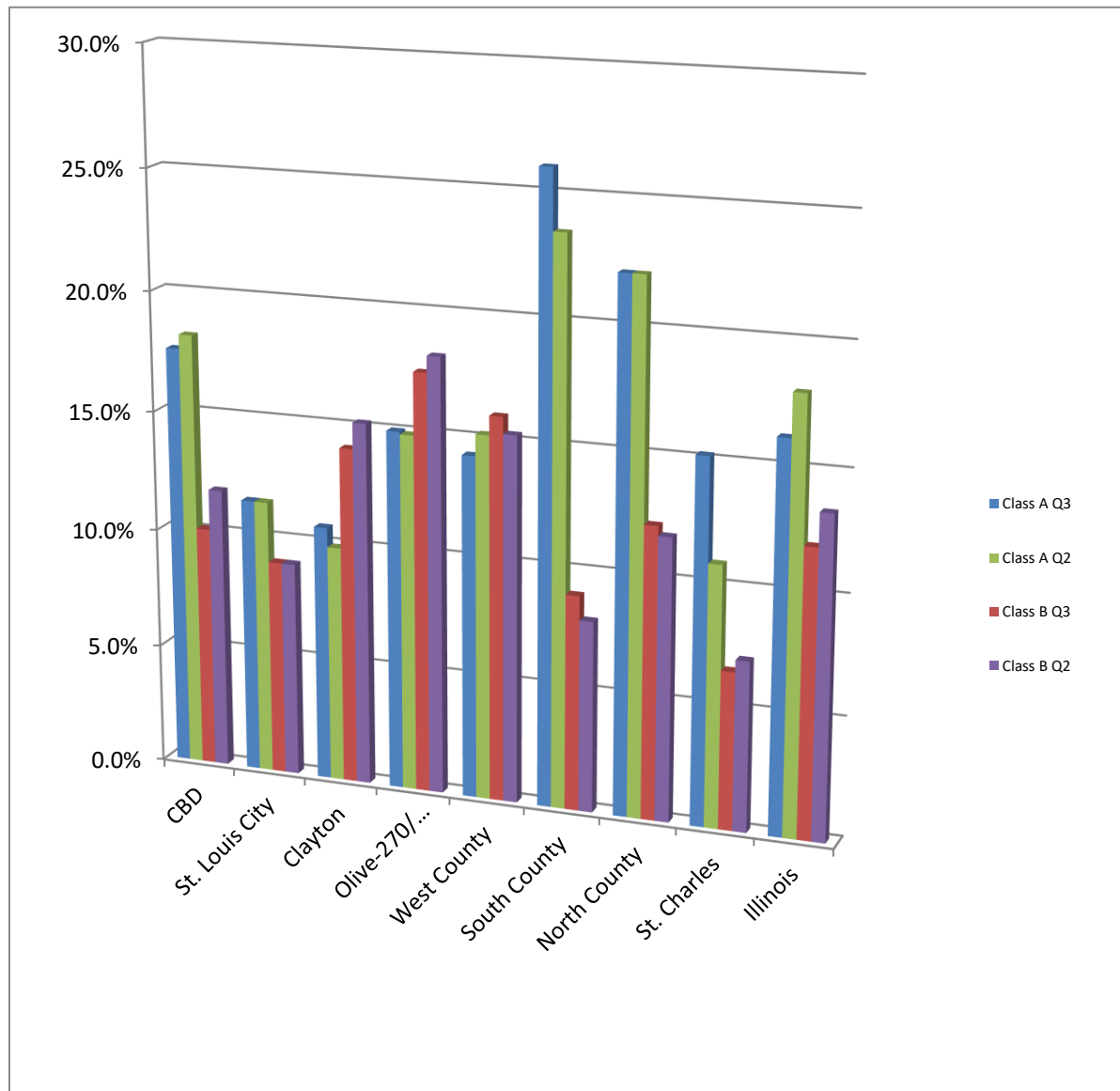
Class A Office Vacancy Rate by Submarket October 2021



Class B Office Vacancy Rate by Submarket October 2021

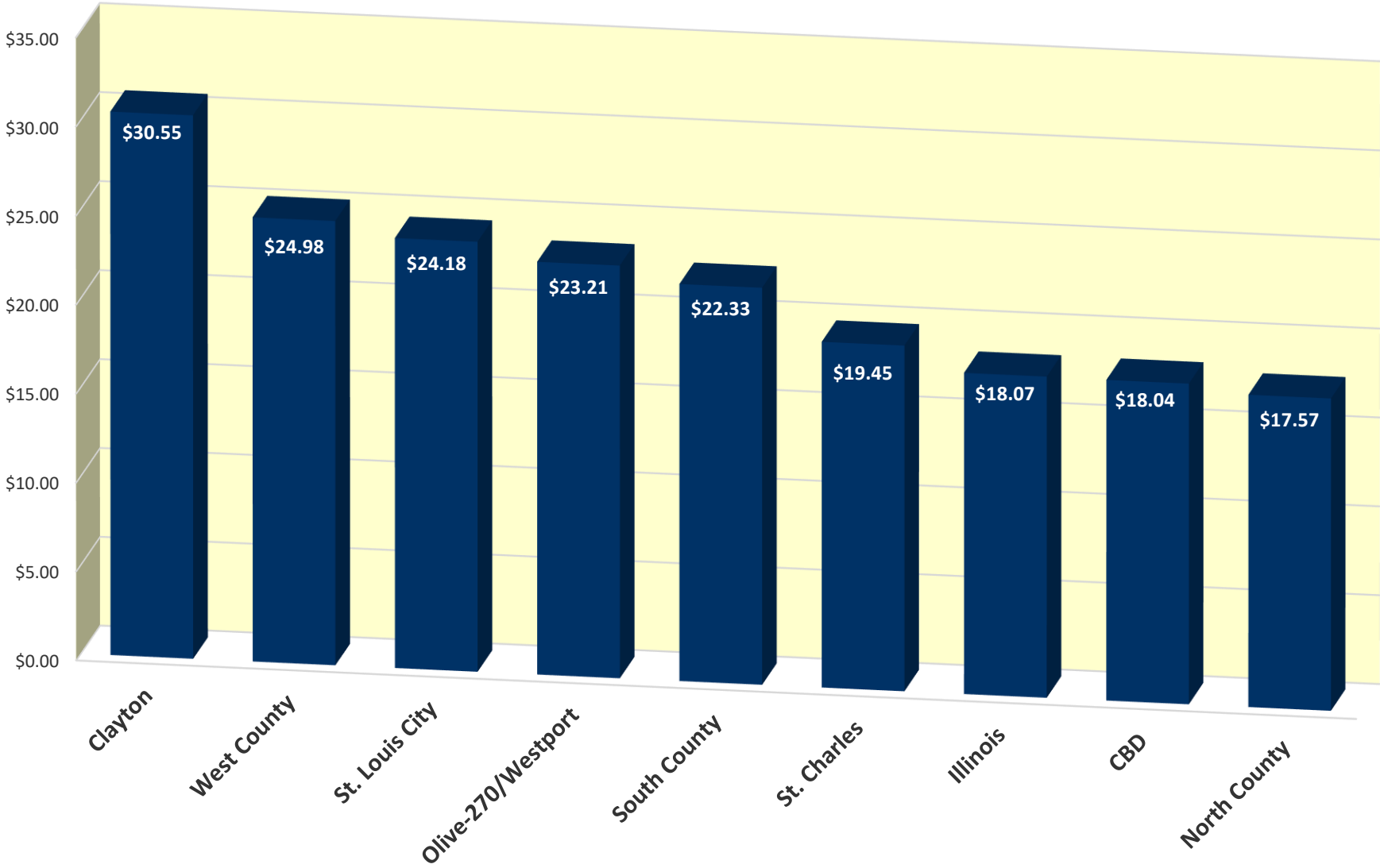


Class A & Class B Vacancy Rates by Submarket

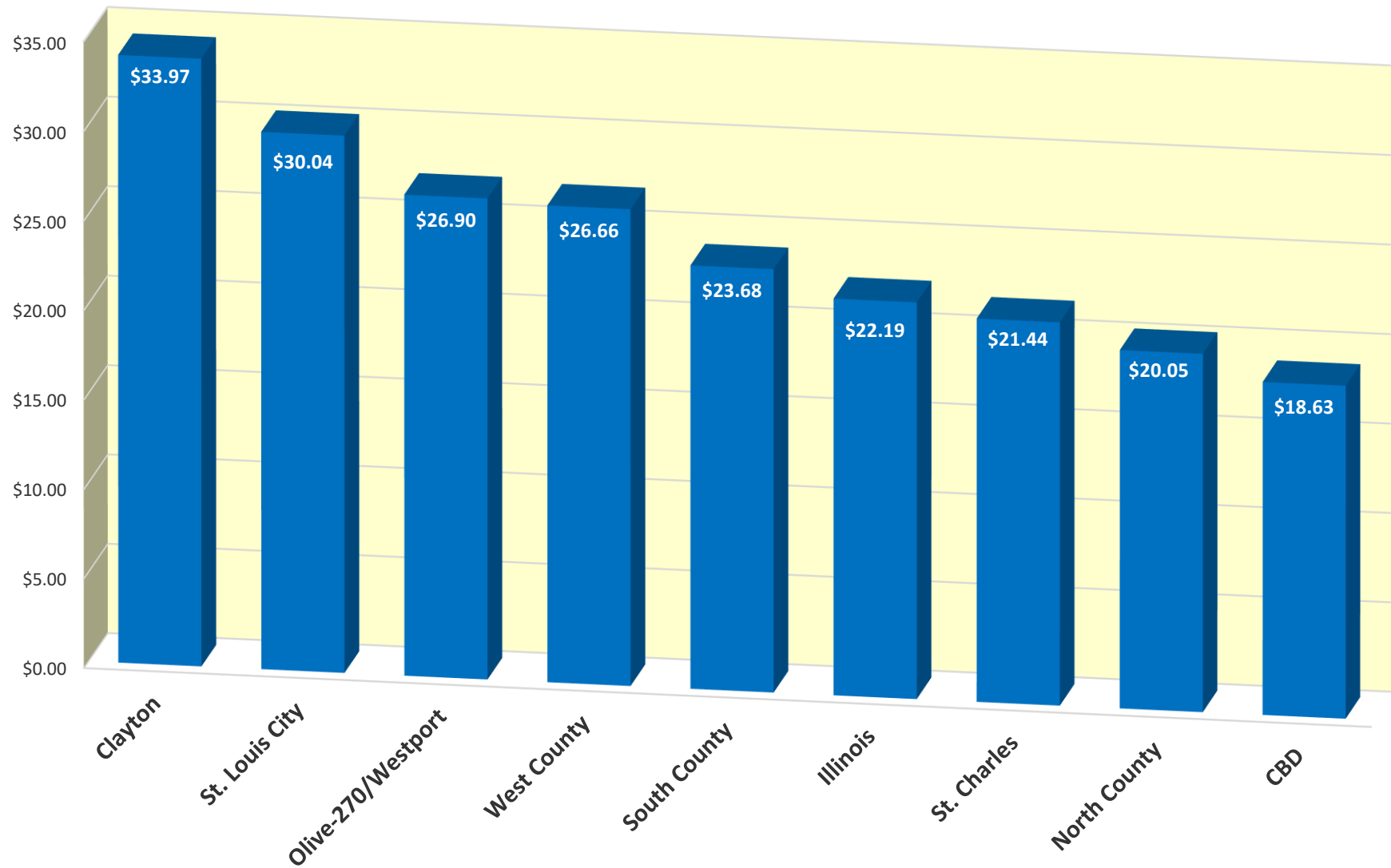


	Class A Q3	Class A Q2	Class B Q3	Class B Q2
CBD	17.6%	18.2%	10.1%	11.8%
St. Louis City	11.5%	11.5%	9.0%	9.0%
Clayton	10.7%	9.9%	14.1%	15.2%
Olive-270/ Westport	15.0%	14.9%	17.5%	18.2%
West County	14.3%	15.2%	16.0%	15.3%
South County	26.0%	23.5%	9.0%	8.0%
North County	22.1%	22.1%	12.2%	11.8%
St. Charles	15.2%	10.9%	6.6%	7.1%
Illinois	16.2%	18.0%	12.0%	13.4%
Average	16.5%	16.0%	11.8%	12.2%

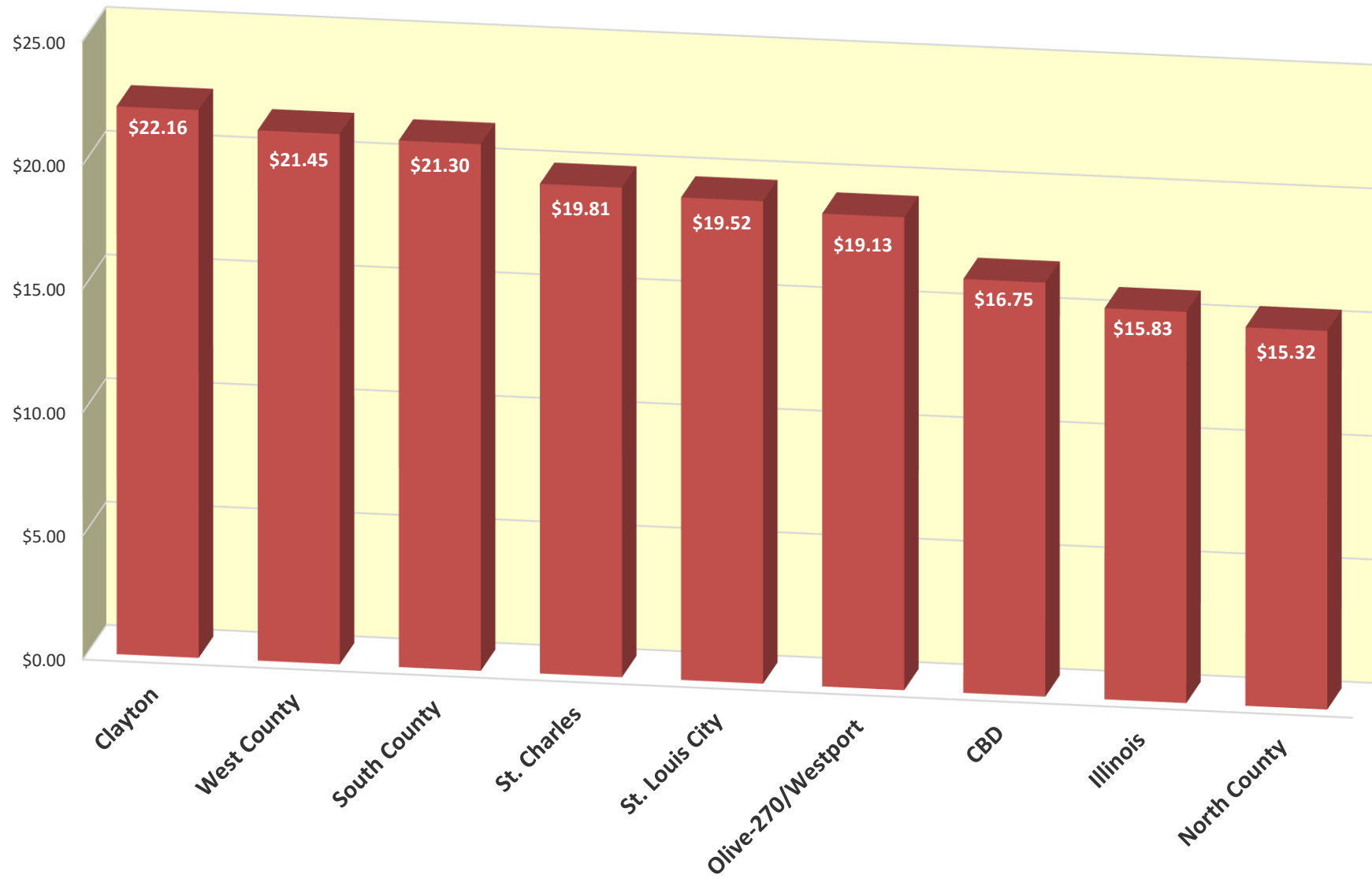
Office Rental Rate by Submarket
October 2021



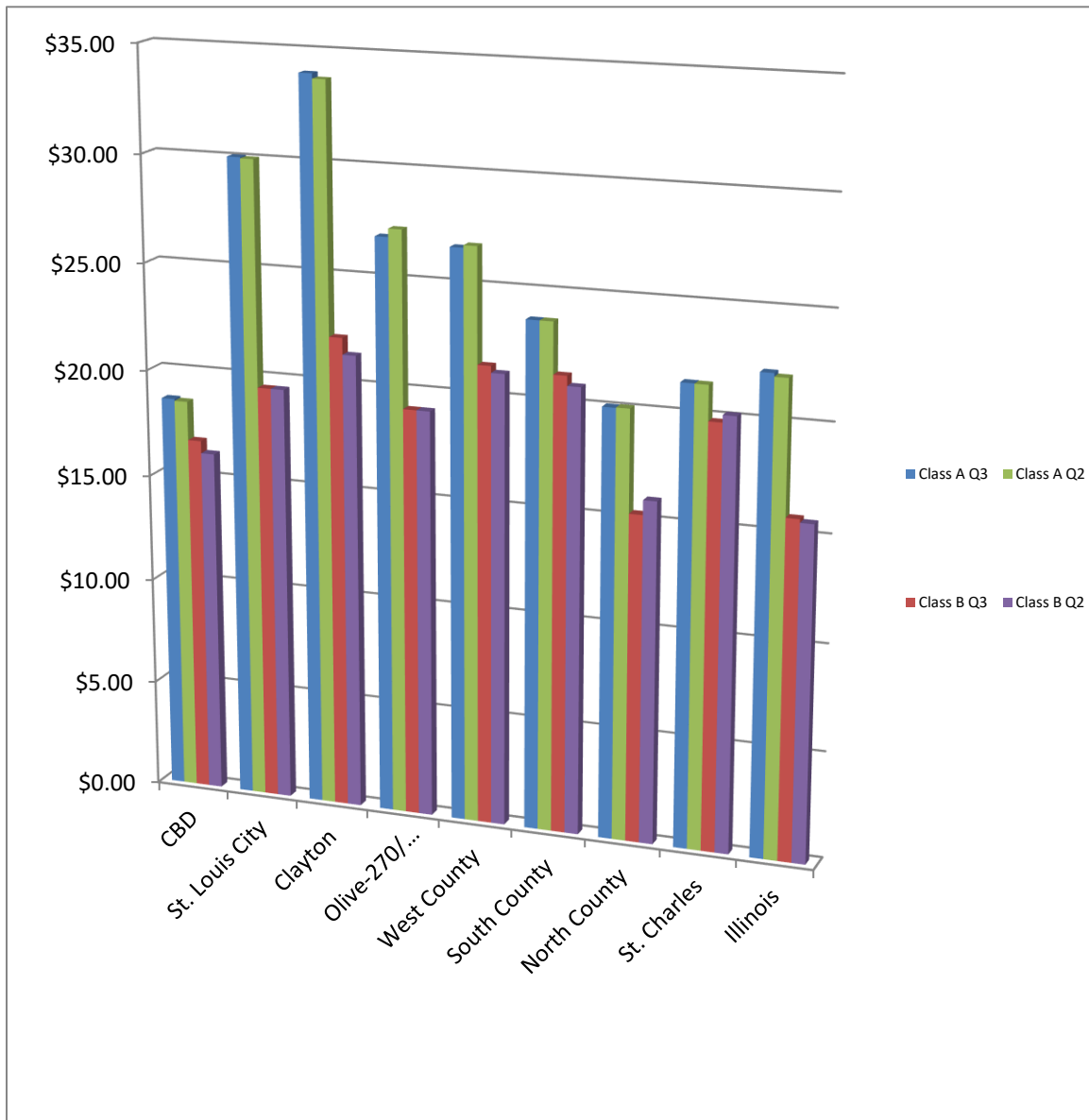
Class A Office Rental Rate by Submarket October 2021



Class B Office Rental Rate by Submarket October 2021



Class A & Class B Asking Rates by Submarket



	Class A Q3	Class A Q2	Class B Q3	Class B Q2
CBD	\$18.63	\$18.55	\$16.75	\$16.18
St. Louis City	\$30.04	\$29.99	\$19.52	\$19.52
Clayton	\$33.97	\$33.74	\$22.16	\$21.39
Olive-270/ Westport	\$26.90	\$27.28	\$19.13	\$19.13
West County	\$26.66	\$26.78	\$21.45	\$21.14
South County	\$23.68	\$23.68	\$21.30	\$20.84
North County	\$20.05	\$20.07	\$15.32	\$16.00
St. Charles	\$21.44	\$21.43	\$19.81	\$20.15
Illinois	\$22.19	\$22.03	\$15.83	\$15.67
Average	\$24.84	\$24.84	\$19.03	\$18.89

CBD

From Previous Qtr.

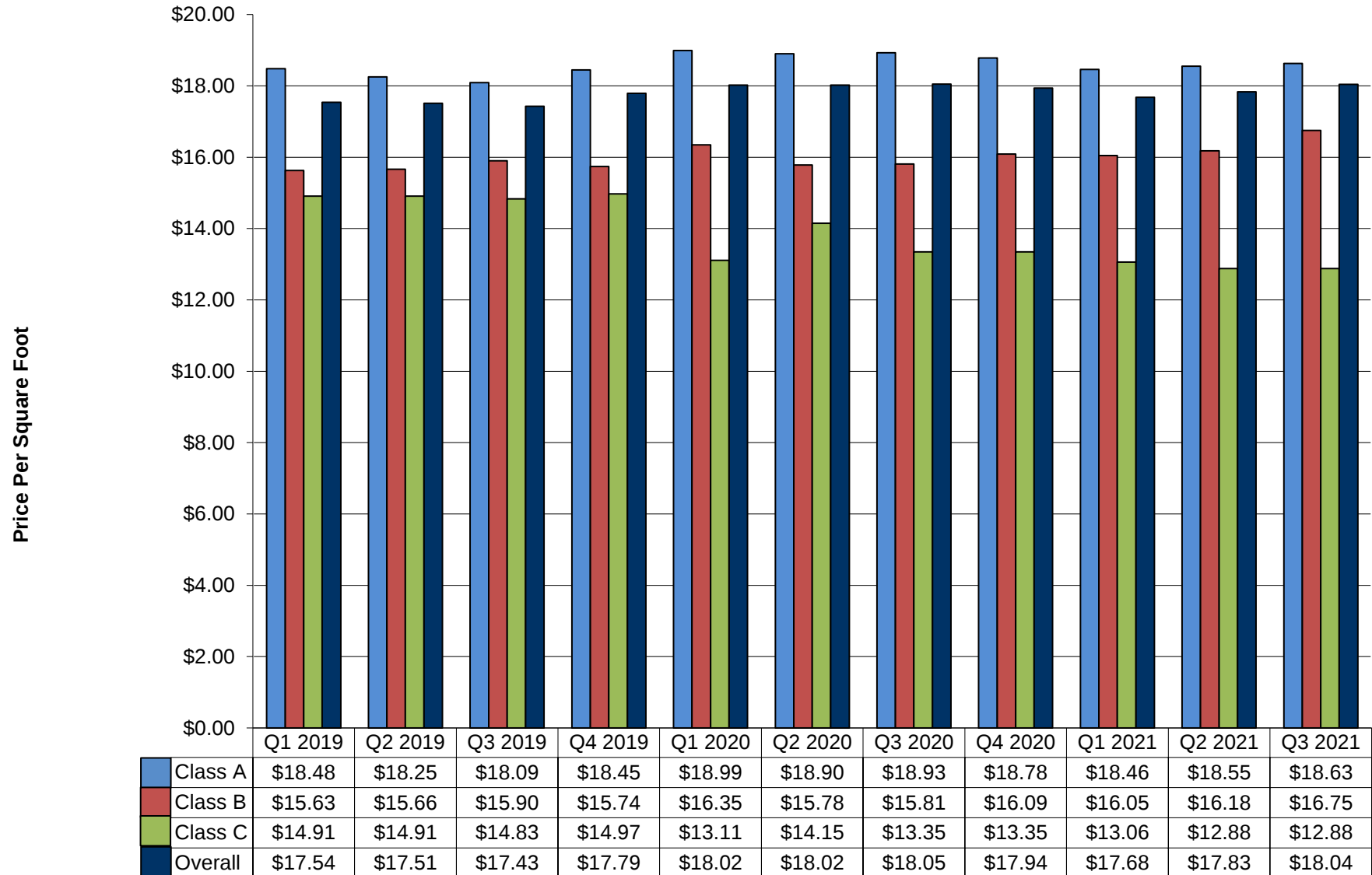
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	17.4%	19.4%	19.8%	19.2%	18.4%	17.3%	17.7%	17.0%	17.0%	18.2%	17.6%	-0.6%
Class B	8.8%	8.9%	9.5%	10.0%	10.8%	11.3%	10.5%	11.4%	10.9%	11.8%	10.1%	-1.7%
Class C	7.6%	5.6%	7.5%	7.7%	8.2%	8.8%	9.0%	8.4%	8.8%	8.2%	8.1%	-0.1%
Overall	13.5%	14.4%	15.1%	14.9%	14.7%	14.4%	14.4%	14.2%	14.1%	14.9%	14.1%	-0.8%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(81,930)	(156,185)	(33,400)	147,833	64,083	82,419	(30,639)	58,231	(440)	(93,725)	48,203	141,928
Class B	140,592	(2,015)	(22,261)	(20,289)	(25,867)	(18,000)	25,893	(31,794)	18,434	(30,541)	58,267	88,808
Class C	4,150	44,140	(42,796)	(4,881)	(11,685)	(11,654)	(5,185)	12,838	(9,530)	14,574	2,353	(12,221)
Overall	62,812	(114,060)	(98,457)	122,663	26,531	52,765	(9,931)	39,275	8,464	(109,692)	108,823	218,515

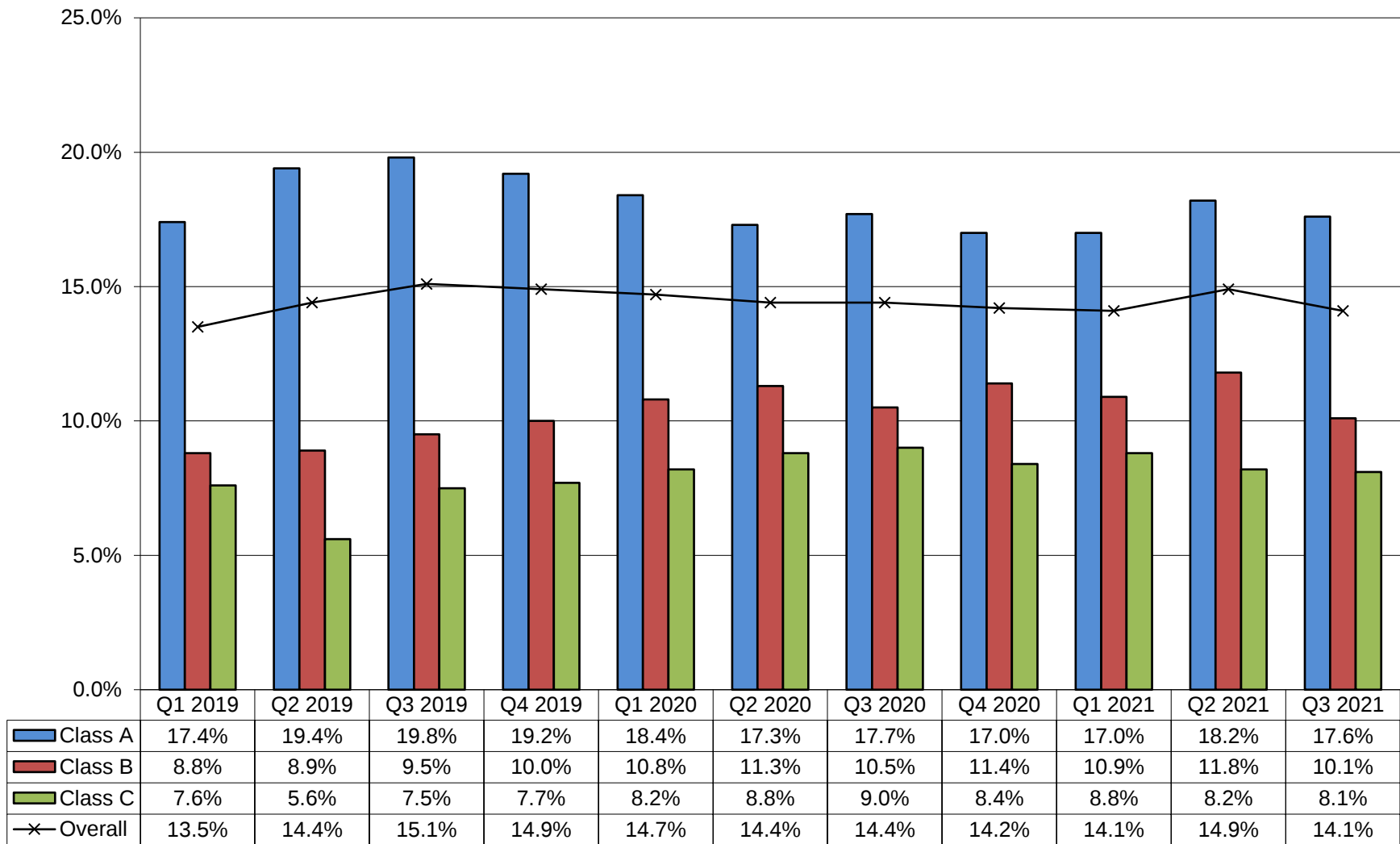
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$18.48	\$18.25	\$18.09	\$18.45	\$18.99	\$18.90	\$18.93	\$18.78	\$18.46	\$18.55	\$18.63	\$0.08
Class B	\$15.63	\$15.66	\$15.90	\$15.74	\$16.35	\$15.78	\$15.81	\$16.09	\$16.05	\$16.18	\$16.75	\$0.57
Class C	\$14.91	\$14.91	\$14.83	\$14.97	\$13.11	\$14.15	\$13.35	\$13.35	\$13.06	\$12.88	\$12.88	\$0.00
Overall	\$17.54	\$17.51	\$17.43	\$17.79	\$18.02	\$18.02	\$18.05	\$17.94	\$17.68	\$17.83	\$18.04	\$0.21

Notes:

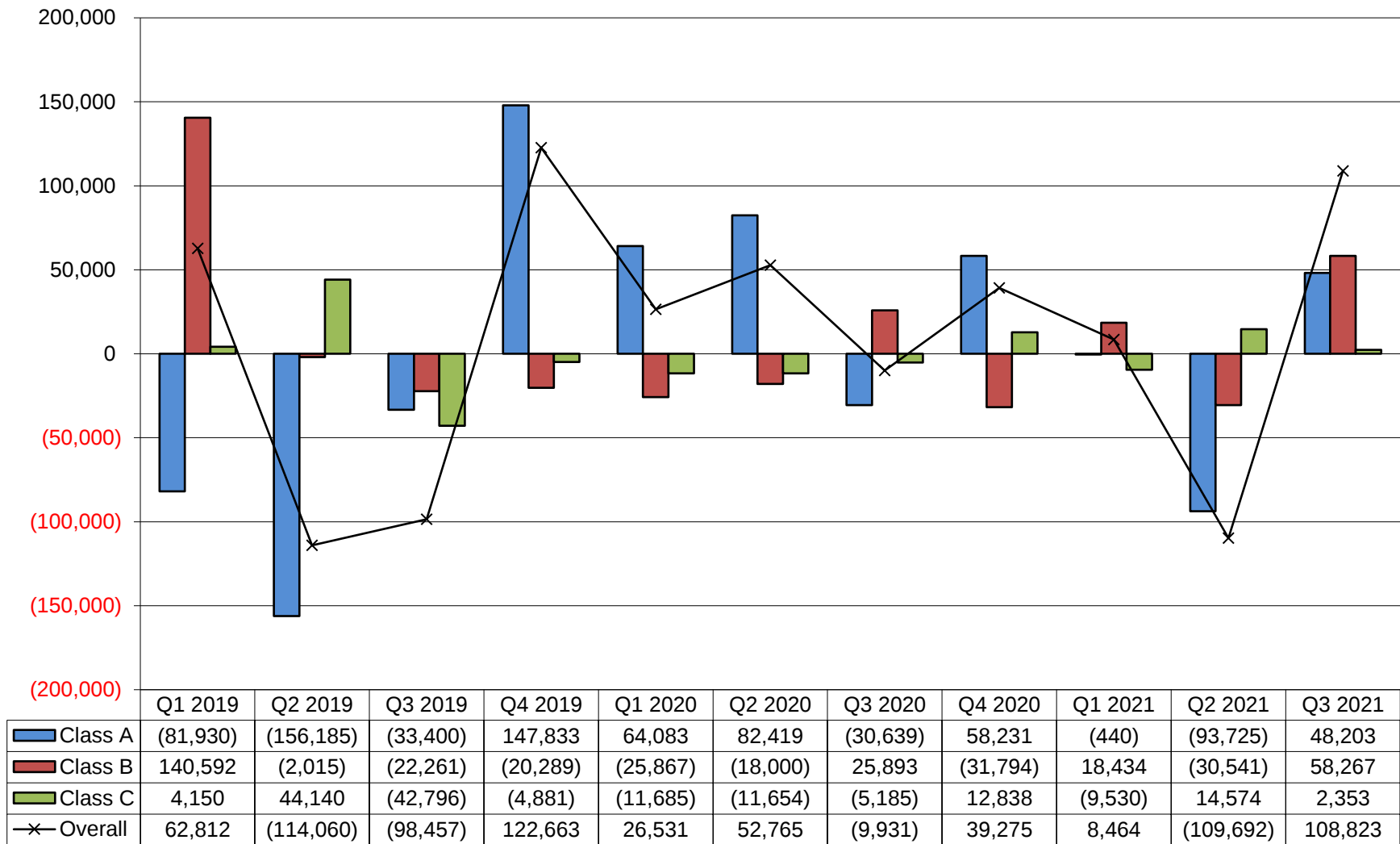
Average Asking Rates CBD Submarket



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	\$18.07/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	211,462	41.4%	211,462	41.4%	247,578	247,578	0	180,769	\$18.50/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%	45,546	15,546	0	30,000	\$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	138,062	34.4%	138,062	34.4%	145,868	145,868	0	29,766	\$20.00/fs
800 Market St	749,857	75,280	10.0%	100,971	13.5%	245,164	94,833	150,331	196,421	\$18.61/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	0	0.0%	0	0.0%	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	1,317,691	16.4%	1,408,674	17.6%	1,917,791	1,602,587	255,704	196,421	\$18.63/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	0	0.0%	0	0.0%	0	0	0	0	\$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	29,276	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	31,500	28,850	91.6%	28,850	91.6%	28,850	28,850	0	28,850	-
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	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	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%	46,666	0	46,666	46,666	-
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	400	1.5%	400	1.5%	400	400	0	400	\$8.35/fs
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-

CBD Building List

Total (44 Bldgs)	3,587,871	357,025	10.0%	363,784	10.1%	477,779	426,754	53,425	46,666	\$16.75/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
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	10,007	18.6%	10,007	18.6%	5,128	5,128	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	183,367	8.1%	183,367	8.1%	218,384	218,384	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
(94 Bldgs)	13,869,538	1,858,083	13.4%	1,955,825	14.1%	2,613,954	2,247,725	309,129	196,421	\$18.04/fs

St. Louis City

From Previous Qtr.

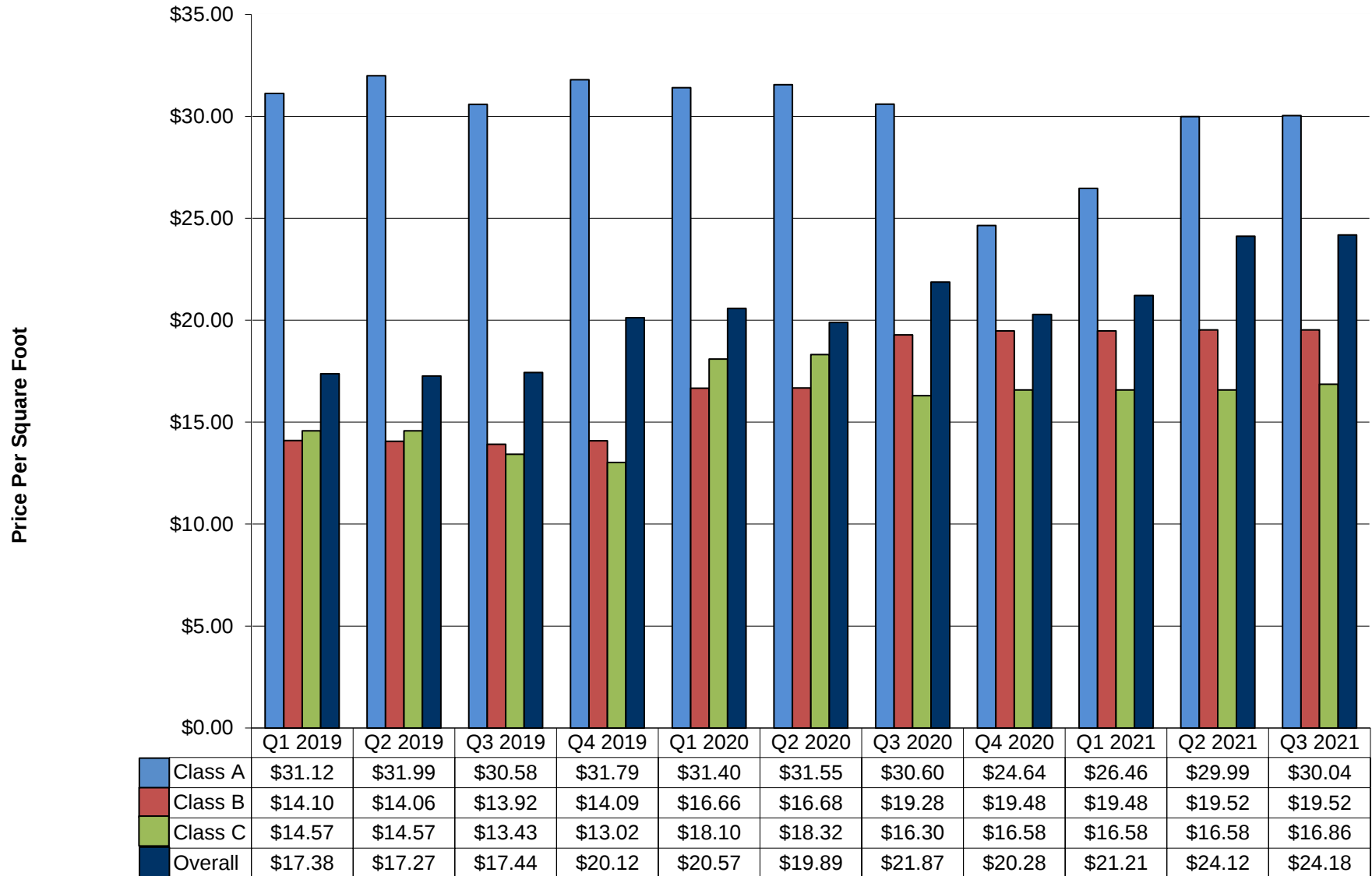
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	5.0%	2.1%	1.8%	3.5%	3.6%	3.6%	15.1%	5.9%	5.9%	11.5%	11.5%	0.0%
Class B	3.5%	3.5%	3.8%	3.7%	4.1%	4.8%	4.8%	8.4%	8.3%	9.0%	9.0%	0.0%
Class C	1.2%	1.0%	2.1%	2.5%	4.1%	4.4%	3.6%	3.6%	6.1%	5.4%	7.2%	1.8%
Overall	3.4%	2.2%	2.5%	3.2%	3.9%	4.2%	8.5%	6.0%	6.6%	8.9%	9.4%	0.5%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	4,216	32,457	3,953	(19,208)	(1,463)	0	(37,586)	113,060	0	(69,166)	0	69,166
Class B	31,931	574	(3,000)	903	(4,407)	(6,114)	0	(33,916)	656	(6,800)	0	6,800
Class C	8,361	1,150	(9,000)	(3,700)	(14,100)	(2,400)	6,800	0	(21,417)	5,917	(16,234)	(22,151)
Overall	44,508	34,181	(8,047)	(22,005)	(19,970)	(8,514)	(30,786)	79,144	(20,761)	(70,049)	(16,234)	53,815

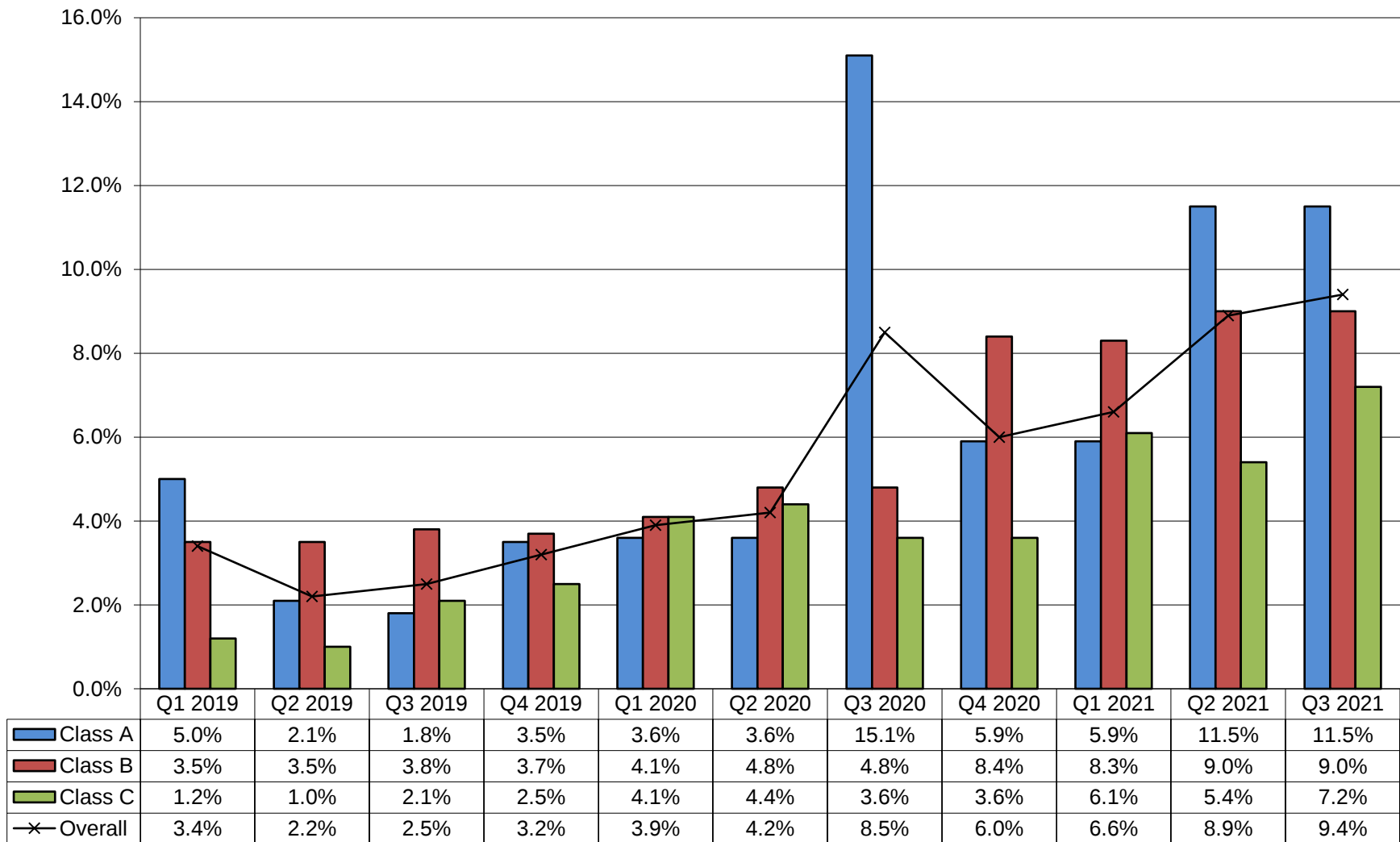
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$31.12	\$31.99	\$30.58	\$31.79	\$31.40	\$31.55	\$30.60	\$24.64	\$26.46	\$29.99	\$30.04	\$0.05
Class B	\$14.10	\$14.06	\$13.92	\$14.09	\$16.66	\$16.68	\$19.28	\$19.48	\$19.48	\$19.52	\$19.52	\$0.00
Class C	\$14.57	\$14.57	\$13.43	\$13.02	\$18.10	\$18.32	\$16.30	\$16.58	\$16.58	\$16.58	\$16.86	\$0.28
Overall	\$17.38	\$17.27	\$17.44	\$20.12	\$20.57	\$19.89	\$21.87	\$20.28	\$21.21	\$24.12	\$24.18	\$0.06

Notes:

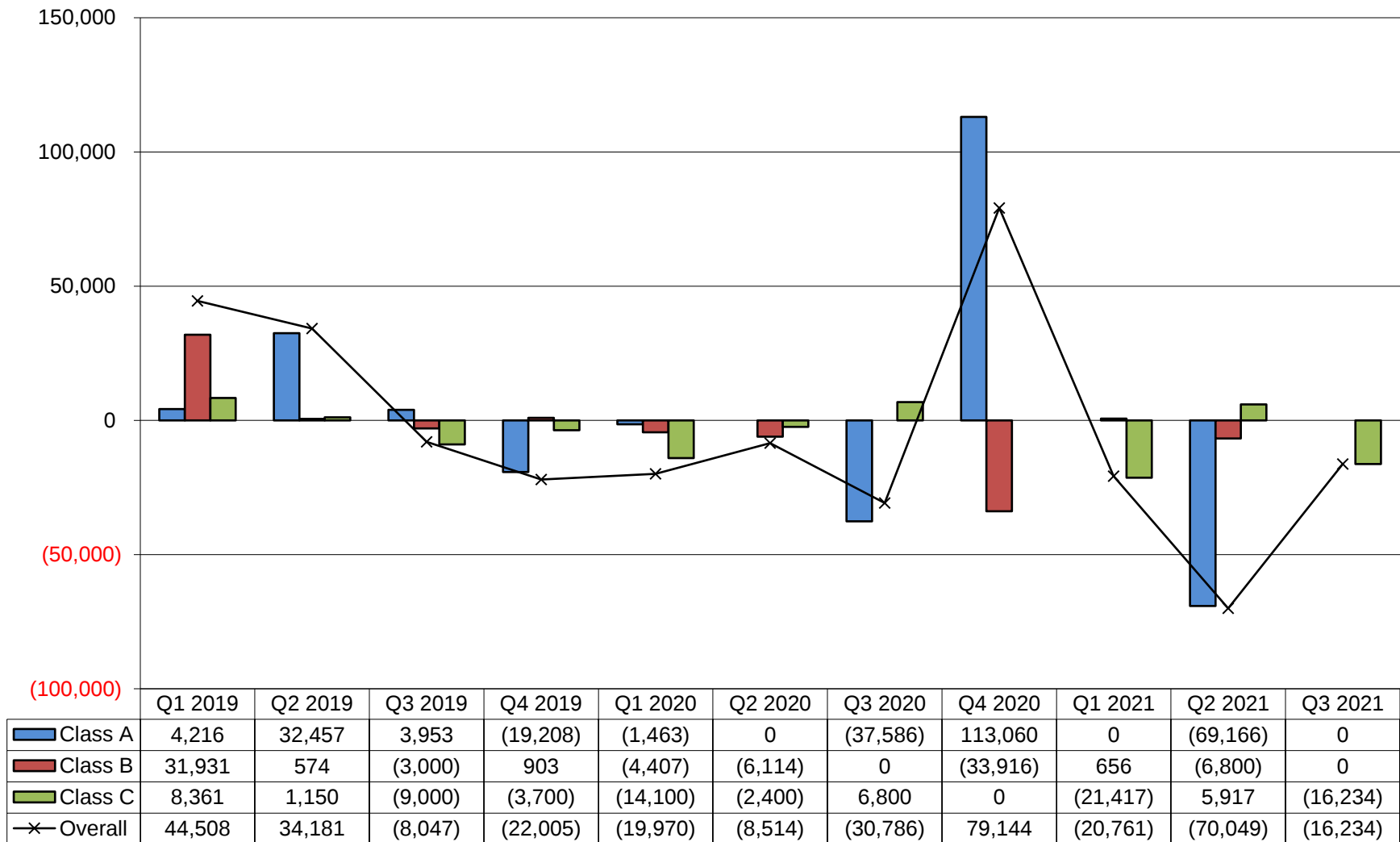
Average Asking Rates St. Louis City Submarket



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



St Louis City Building List

Building Class:

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
2710 Lafayette Ave	27,500	0	0.0%	0	0.0%	27,500	27,500	0	27,500	-
Total (1 Bldg)	27,500	0	0.0%	0	0.0%	27,500	27,500	0	27,500	-

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	-
26-56 Maryland Plz	62,241	18,200	29.2%	18,200	29.2%	5,200	5,200	0	5,200	\$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 (10 Bldgs)	1,223,543	141,234	11.5%	141,234	11.5%	188,575	128,234	60,341	69,166	\$30.04/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%	13,486	13,486	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%	142,848	116,848	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	33,634	91.6%	33,634	91.6%	33,634	33,634	0	33,634	-
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	0	0.0%	0	0.0%	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	0	0.0%	0	0.0%	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	-
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 (22 Bldgs)	871,199	63,134	7.2%	63,134	7.2%	85,634	85,634	0	33,634	\$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
(49 Bldgs)	3,068,617	289,698	9.4%	289,698	9.4%	444,557	358,216	60,341	69,166	\$24.18/fs

Clayton

From Previous Qtr.

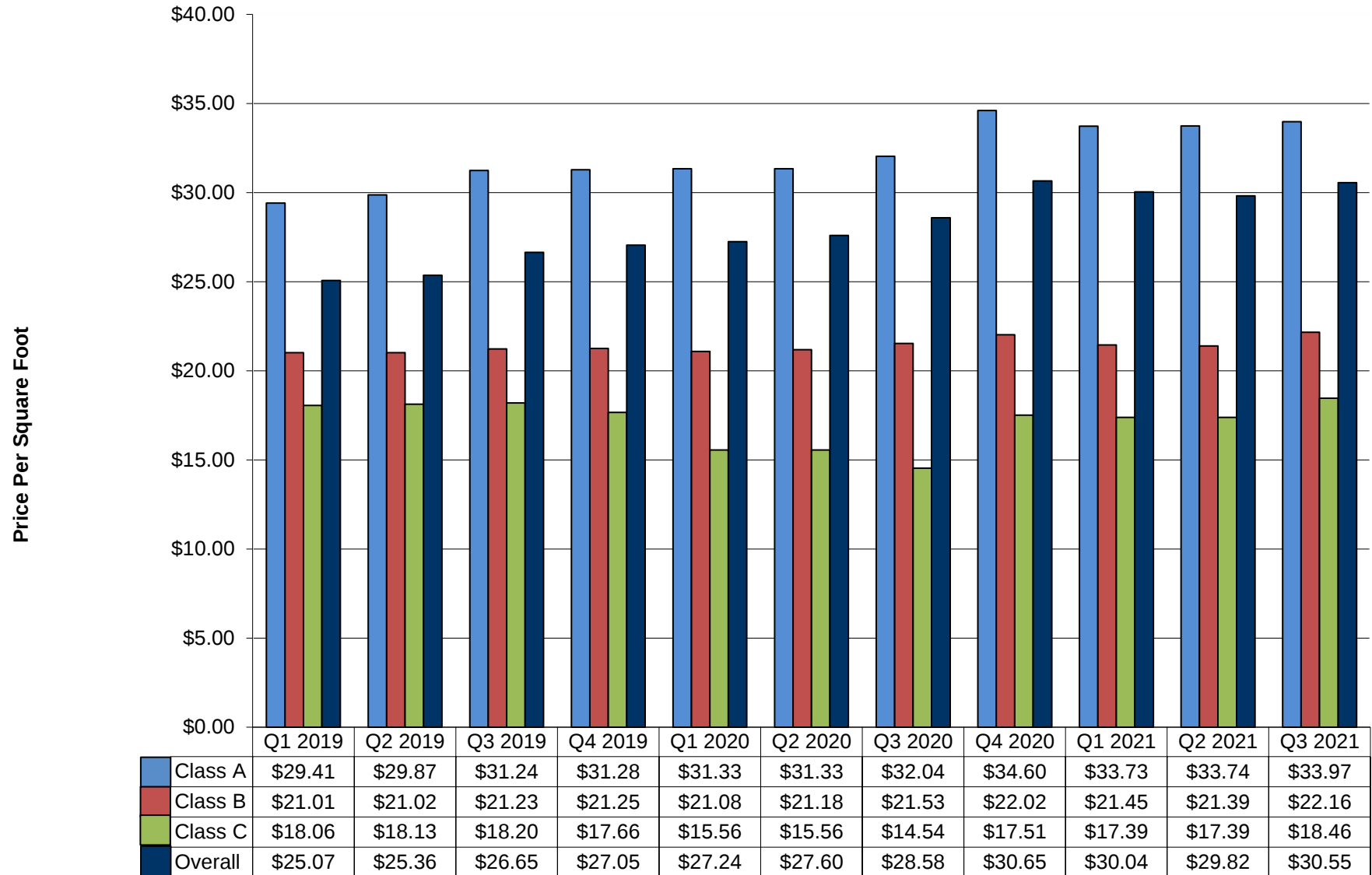
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	3.2%	3.1%	3.5%	3.1%	3.6%	4.3%	5.9%	8.3%	10.4%	9.9%	10.7%	0.8%
Class B	12.7%	10.6%	11.6%	10.5%	10.5%	11.3%	13.6%	15.1%	15.1%	15.2%	14.1%	-1.1%
Class C	2.8%	2.5%	2.4%	2.3%	3.0%	3.1%	1.7%	0.1%	0.1%	0.1%	0.1%	0.0%
Overall	5.6%	5.0%	5.5%	4.8%	5.2%	5.9%	7.5%	9.5%	11.0%	10.7%	11.0%	0.3%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(45,220)	6,521	(19,684)	663,155	(34,034)	(41,162)	(93,701)	(141,649)	(125,517)	27,027	(47,229)	(74,256)
Class B	(36,109)	41,642	(19,912)	21,713	(1,477)	(14,677)	(45,411)	(28,992)	193	(1,009)	20,465	21,474
Class C	(296)	1,150	584	370	(2,742)	(350)	5,546	6,058	0	0	0	0
Overall	(81,625)	49,313	(39,012)	685,238	(38,253)	(56,189)	(133,566)	(164,583)	(125,324)	26,018	(26,764)	(52,782)

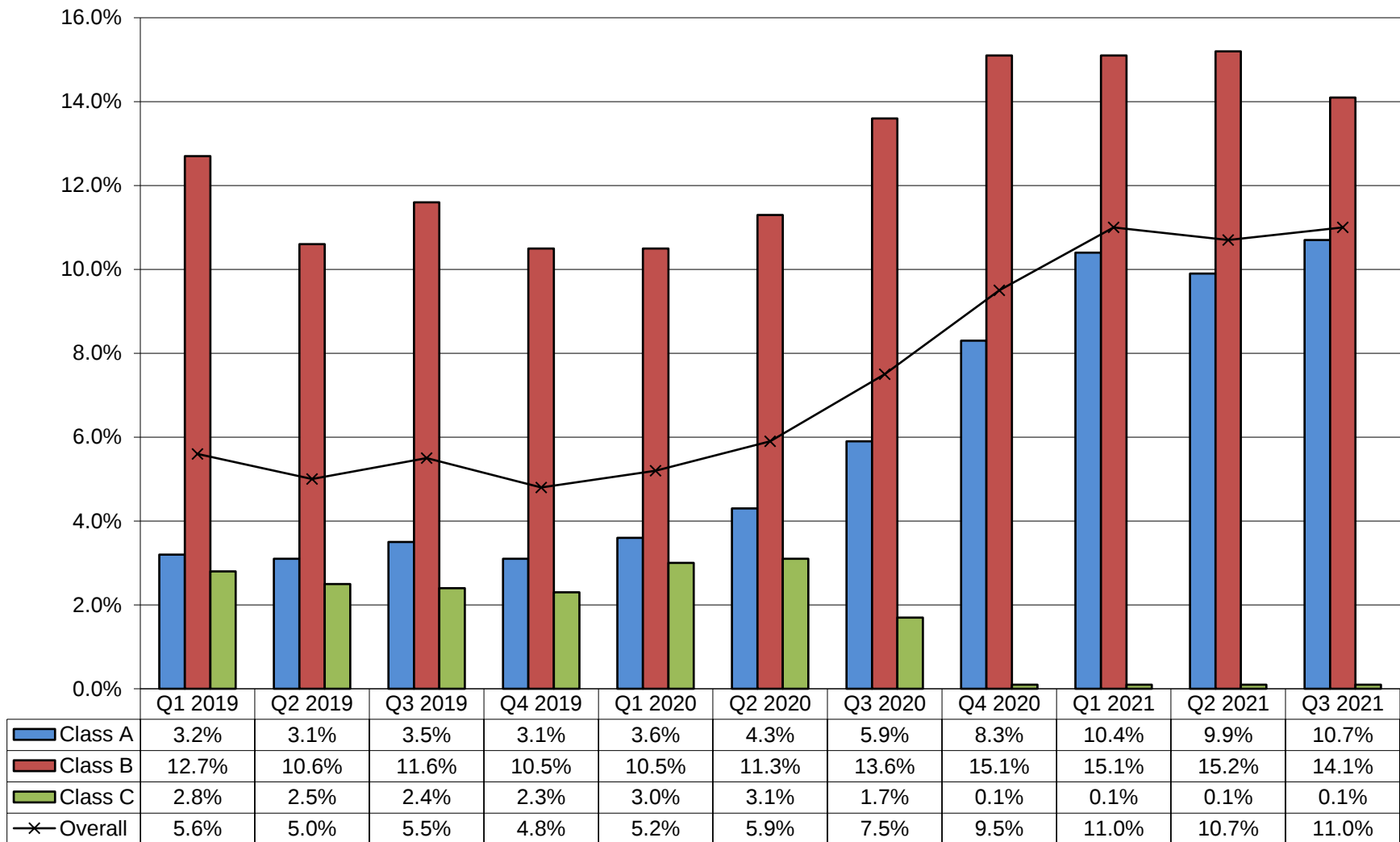
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$29.41	\$29.87	\$31.24	\$31.28	\$31.33	\$31.33	\$32.04	\$34.60	\$33.73	\$33.74	\$33.97	\$0.23
Class B	\$21.01	\$21.02	\$21.23	\$21.25	\$21.08	\$21.18	\$21.53	\$22.02	\$21.45	\$21.39	\$22.16	\$0.77
Class C	\$18.06	\$18.13	\$18.20	\$17.66	\$15.56	\$15.56	\$14.54	\$17.51	\$17.39	\$17.39	\$18.46	\$1.07
Overall	\$25.07	\$25.36	\$26.65	\$27.05	\$27.24	\$27.60	\$28.58	\$30.65	\$30.04	\$29.82	\$30.55	\$0.73

Notes:

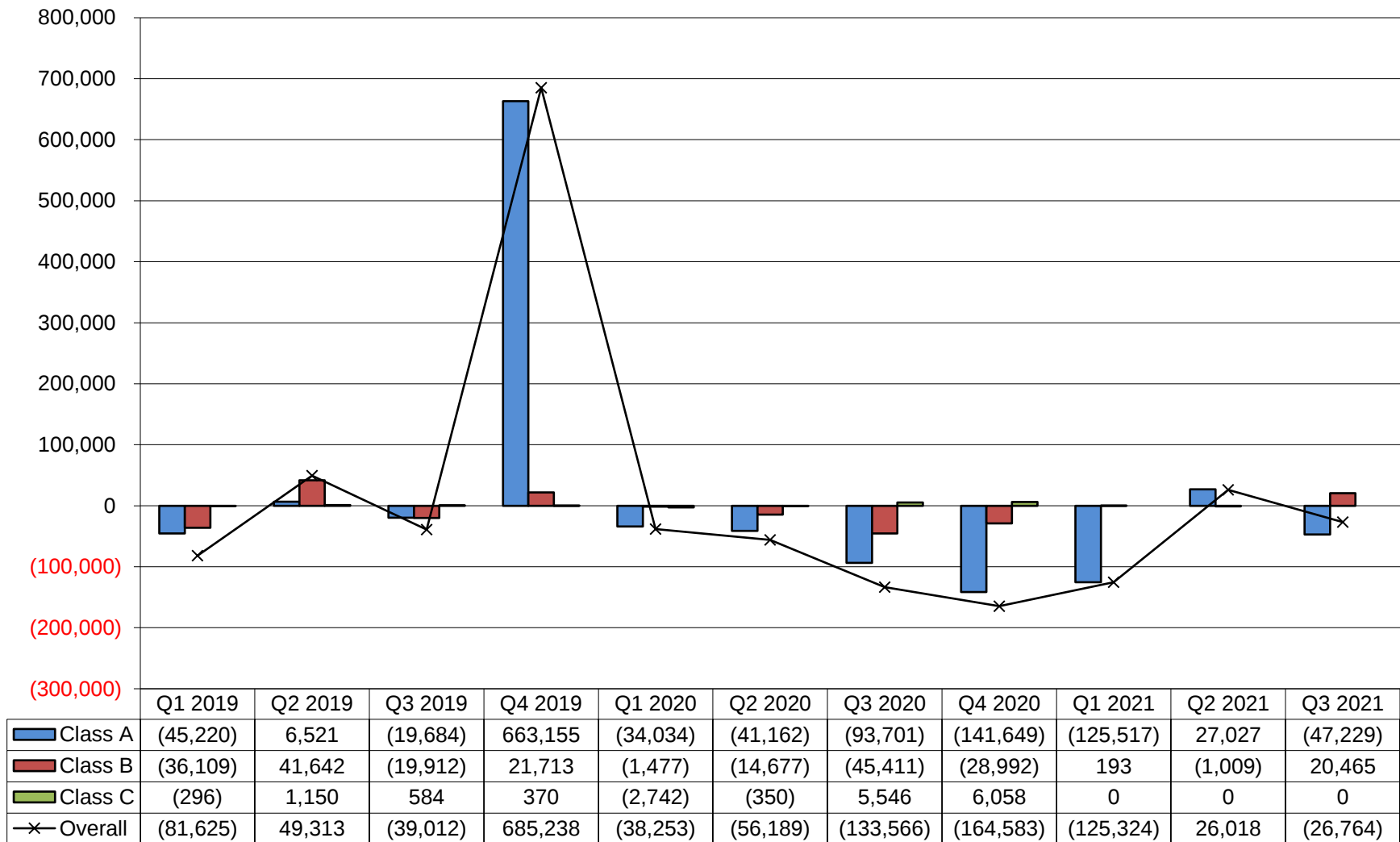
Average Asking Rates Clayton Submarket



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%	15,420	15,420	0	13,970	\$29.05/fs
7700 Bonhomme Ave	182,185	0	0.0%	0	0.0%	0	0	0	0	\$30.00/fs
7777 Bonhomme Ave	200,782	17,366	8.6%	17,366	8.6%	73,027	47,412	20,615	12,353	\$27.90/fs
1 N Brentwood Blvd	281,562	0	0.0%	0	0.0%	136,179	136,179	0	121,287	\$35.50/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	37,180	14.2%	37,180	14.2%	49,190	44,833	4,357	15,170	\$25.67/fs
1401 S Brentwood Blvd	170,157	7,718	4.5%	9,237	5.4%	7,718	7,718	0	4,843	\$31.91/fs
1600 S Brentwood Blvd	105,000	2,998	2.9%	2,998	2.9%	11,840	11,840	0	8,842	\$29.50/fs
190 Carondelet Plz	325,172	38,961	12.0%	38,961	12.0%	210,495	210,495	0	198,419	\$36.00/fs
120 S Central Ave	299,176	81,578	27.3%	81,578	27.3%	81,578	81,578	0	27,997	\$28.18/fs
7980 Clayton Rd	68,816	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	\$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	63,732	29.3%	63,732	29.3%	63,732	63,732	0	20,608	\$32.00/fs
7733 Forsyth Blvd	362,069	21,598	6.0%	29,211	8.1%	29,211	21,598	7,613	15,087	\$29.92/fs
7800 Forsyth Blvd	108,000	4,663	4.3%	4,663	4.3%	4,663	4,663	0	2,863	\$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	-	84,580	84,580	0	78,000	\$45.50/fs
8027 Forsyth Blvd	0	0	-	0	-	128,906	128,906	0	118,964	-
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	12,766	6.4%	20,131	10.1%	32,312	26,892	5,420	6,355	\$29.16/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	59,524	0	0.0%	0	0.0%	8,839	4,695	4,144	4,695	\$24.01/fs
Total (34 Bldgs)	5,947,232	592,698	10.0%	638,590	10.7%	1,338,035	1,220,211	90,824	198,419	\$33.97/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	15,375	19.7%	15,375	19.7%	15,843	15,843	0	3,768	\$22.50/fs
230 S Bemiston Ave	131,190	11,019	8.4%	11,019	8.4%	14,491	13,649	842	4,470	\$20.75/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	10,545	14.1%	10,545	14.1%	14,466	14,466	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	0	0.0%	0	0.0%	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	91,805	0	0.0%	0	0.0%	91,805	91,805	0	34,399	\$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	9,575	16.6%	9,575	16.6%	55,577	55,577	0	28,850	\$24.50/fs
2001 S Hanley Rd	35,000	0	0.0%	0	0.0%	5,106	5,106	0	5,106	\$14.60/mg
2001 S Hanley Rd	35,000	0	0.0%	0	0.0%	0	0	0	0	\$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	7,720	9.8%	7,720	9.8%	7,720	7,720	0	5,675	\$21.50/fs
8820 Ladue Rd	38,364	0	0.0%	0	0.0%	2,085	2,085	0	2,085	\$25.00/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
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	8,389	8,389	0	3,623	\$21.00/fs
8760-8798 Manchester Rd	40,000	2,642	6.6%	2,642	6.6%	5,842	5,842	0	3,200	\$15.75/fs
8251 Maryland Ave	58,459	13,338	22.8%	13,338	22.8%	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	9,779	9.5%	9,779	9.5%	22,661	22,661	0	3,811	\$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 (36 Bldgs)	1,948,381	274,757	14.1%	274,757	14.1%	497,146	478,393	18,753	34,399	\$22.16/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%	1,942	1,942	0	806	\$17.74/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	-
1265-1314 Strassner Dr	34,000	0	0.0%	0	0.0%	19,569	0	19,569	19,569	\$12.00/nnn
Total (11 Bldgs)	398,021	568	0.1%	568	0.1%	22,978	3,409	19,569	19,569	\$18.46/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)	8,293,634	868,023	10.5%	913,915	11.0%	1,858,159	1,702,013	129,146	198,419	\$30.55/fs

Olive-270/Westport

From Previous Qtr.

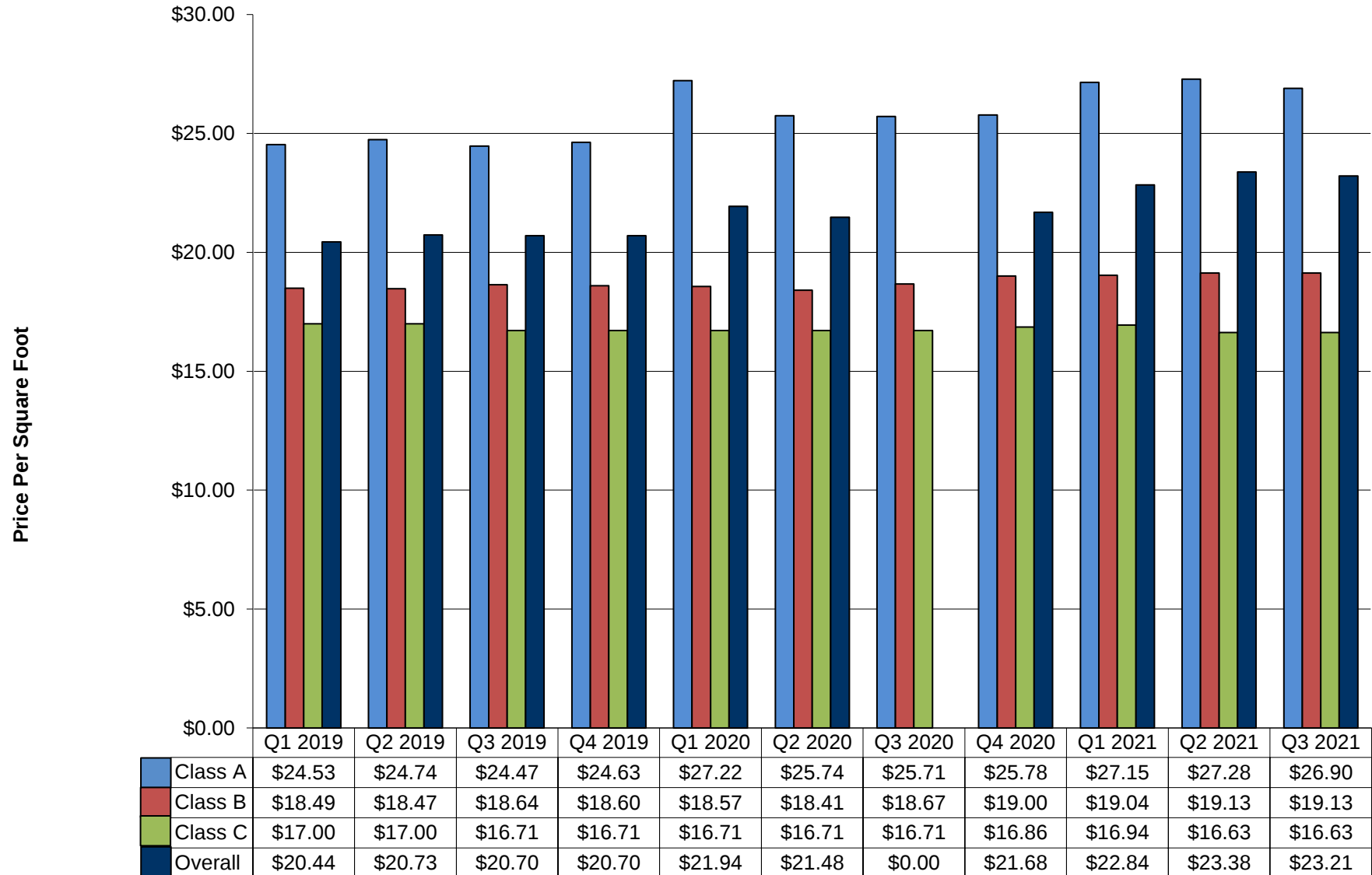
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	4.9%	5.7%	7.0%	6.9%	8.1%	8.4%	7.8%	8.9%	11.8%	14.9%	15.0%	0.1%
Class B	15.0%	14.5%	15.4%	14.8%	11.8%	11.5%	12.7%	13.5%	13.3%	18.2%	17.5%	-0.7%
Class C	0.7%	0.7%	1.6%	1.6%	2.1%	2.1%	0.9%	5.6%	6.4%	5.5%	2.3%	-3.2%
Overall	9.8%	9.9%	11.0%	10.7%	9.7%	9.7%	10.1%	11.2%	12.3%	16.3%	15.8%	-0.5%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(15,899)	(25,628)	(46,985)	2,609	(42,116)	(11,583)	21,455	(40,088)	(2,633)	(116,585)	(4,014)	112,571
Class B	(20,990)	21,854	(36,462)	24,228	114,453	156,587	(51,478)	(32,800)	10,478	(201,802)	29,720	231,522
Class C	(1,959)	0	(2,750)	0	(1,362)	0	3,321	(13,737)	(2,397)	2,750	9,470	6,720
Overall	(38,848)	(3,774)	(86,197)	26,837	70,975	145,004	(26,702)	(86,625)	5,448	(315,637)	35,176	350,813

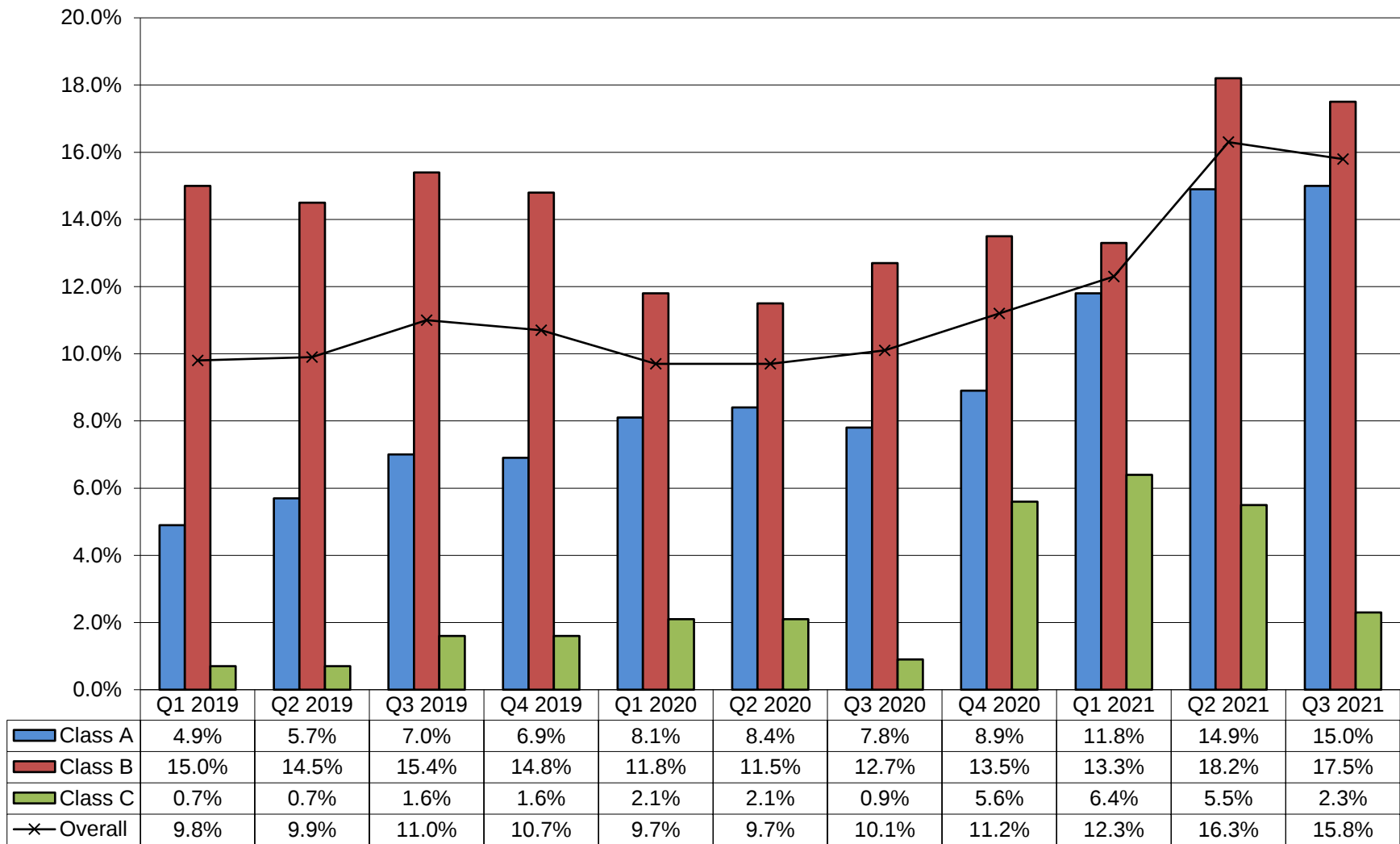
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$24.53	\$24.74	\$24.47	\$24.63	\$27.22	\$25.74	\$25.71	\$25.78	\$27.15	\$27.28	\$26.90	-\$0.38
Class B	\$18.49	\$18.47	\$18.64	\$18.60	\$18.57	\$18.41	\$18.67	\$19.00	\$19.04	\$19.13	\$19.13	\$0.00
Class C	\$17.00	\$17.00	\$16.71	\$16.71	\$16.71	\$16.71	\$16.71	\$16.86	\$16.94	\$16.63	\$16.63	\$0.00
Overall	\$20.44	\$20.73	\$20.70	\$20.70	\$21.94	\$21.48	\$21.56s	\$21.68	\$22.84	\$23.38	\$23.21	-\$0.17

Notes:

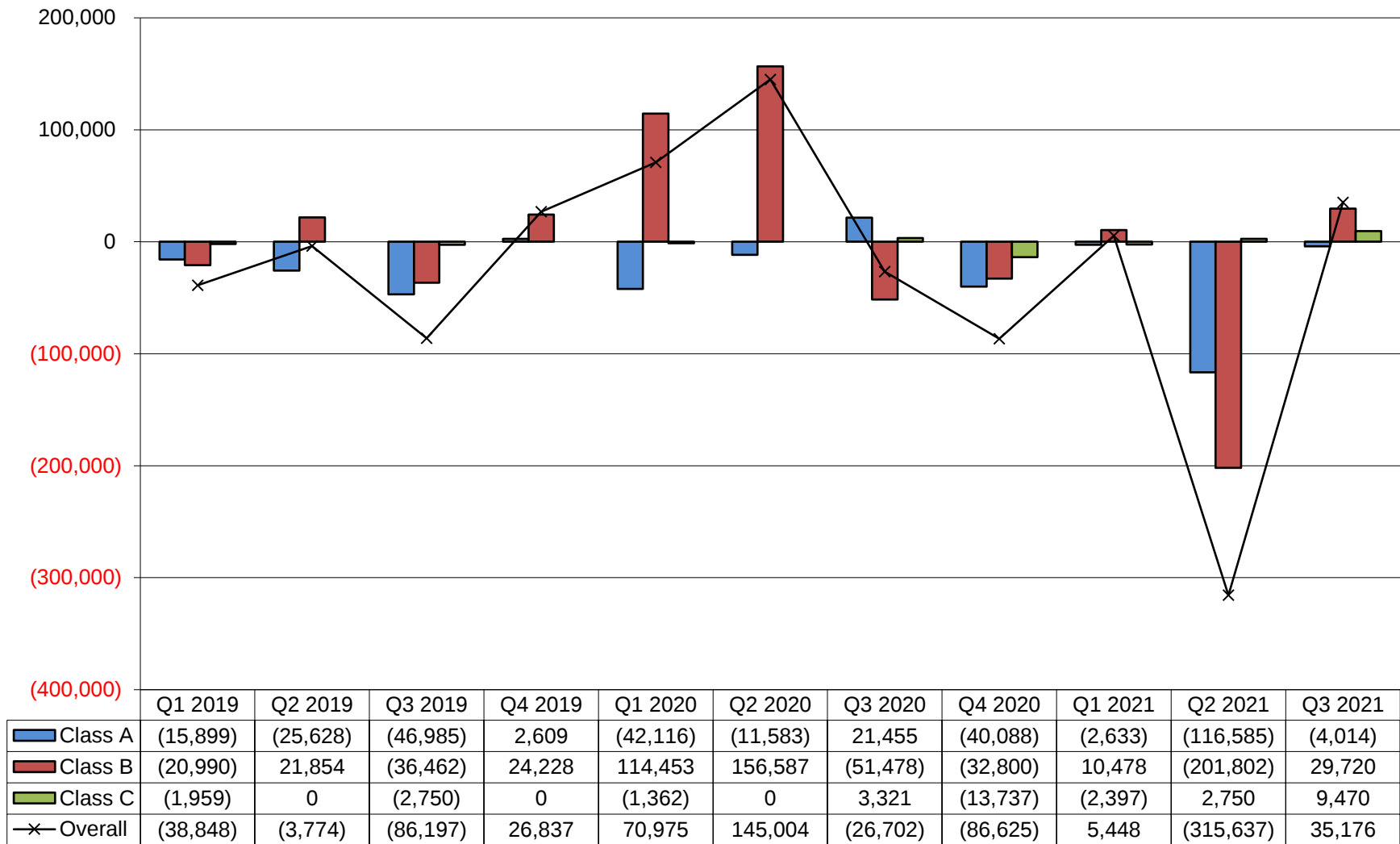
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive-270/Westport Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 Cityplace Dr	287,000	21,058	7.3%	21,058	7.3%	69,286	40,505	28,781	28,781	\$26.34/fs
2 Cityplace Dr	117,605	24,965	21.2%	24,965	21.2%	32,422	27,422	0	8,413	\$28.00/fs
3 Cityplace Dr	293,184	15,461	5.3%	20,926	7.1%	31,933	26,468	5,465	12,221	\$28.68/fs
4 CityPlace Dr	103,034	3,198	3.1%	3,198	3.1%	39,096	12,045	27,051	27,051	\$25.23/fs
6 Cityplace Dr	223,000	56,610	25.4%	79,194	35.5%	117,014	94,430	22,584	46,086	\$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	30,849	14.7%	30,849	14.7%	43,678	43,678	0	15,812	\$27.50/fs
701 Emerson Rd	130,595	36,409	27.9%	36,409	27.9%	76,906	44,791	32,115	44,791	\$24.38/fs
721 Emerson Rd	154,820	55,155	35.6%	55,155	35.6%	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	19,677	17.0%	19,677	17.0%	53,176	49,530	3,646	19,653	\$22.76/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	110,761	58,201	52.5%	58,201	52.5%	29,535	22,740	0	14,846	\$37.75/fs
12647 Olive Blvd	134,544	24,757	18.4%	24,757	18.4%	24,757	24,757	0	11,249	\$25.50/fs
12655 Olive Blvd	121,406	5,815	4.8%	5,815	4.8%	5,815	5,815	0	5,815	\$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%	45,004	45,004	0	27,199	\$22.77/fs
1005 N Warson Rd	118,412	23,418	19.8%	23,418	19.8%	29,163	29,163	0	16,879	\$38.58/nnn
55 Westport Plaza Dr	87,670	11,685	13.3%	17,510	20.0%	12,200	6,375	5,825	5,825	\$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	45,388	14.3%	45,388	14.3%	63,388	58,388	0	28,021	\$24.50/fs
Total (25 Bldgs)	3,667,197	512,173	14.0%	551,809	15.0%	960,012	779,453	163,764	112,866	\$26.90/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	1,367	6.8%	1,367	6.8%	578	578	0	578	\$17.00/fs
10426-10434 Baur Blvd	28,000	0	0.0%	0	0.0%	0	0	0	0	\$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	17,711	32.2%	17,711	32.2%	19,045	19,045	0	3,257	\$17.00/fs
680 Craig Rd	52,500	2,651	5.0%	2,651	5.0%	2,651	2,651	0	2,651	\$19.00/fs
745 Craig Rd	21,373	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
1001 Craig Rd	77,000	7,711	10.0%	7,711	10.0%	10,186	10,186	0	5,161	\$21.00/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	2,001	5.6%	2,001	5.6%	0	0	0	0	\$17.17/fs
955 Executive Parkway Dr	34,955	9,297	26.6%	9,297	26.6%	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%	0	0	0	0	\$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%	26,835	26,835	0	20,519	\$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%	4,843	4,843	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	10,489	18.8%	11,926	21.3%	11,926	10,489	1,437	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	8,073	7.7%	8,073	7.7%	8,073	8,073	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	6,390	23.2%	6,390	23.2%	6,390	6,390	0	6,390	\$22.00/fs
11457 Olde Cabin Rd	37,236	2,034	5.5%	2,034	5.5%	3,245	3,245	0	3,245	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	22,588	26.9%	22,588	26.9%	22,588	22,588	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	5,887	17.8%	5,887	17.8%	5,018	5,018	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	9,800	26.6%	9,800	26.6%	12,758	12,758	0	2,706	\$15.95/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%	17,898	17,898	0	5,122	\$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	9,314	35.3%	9,314	35.3%	10,738	10,738	0	4,073	\$17.95/fs
2280 Schuetz Rd	26,360	0	0.0%	0	0.0%	13,180	13,180	0	13,180	\$17.95/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	92,640	18,939	20.4%	18,939	20.4%	17,208	14,218	0	5,777	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	27,631	22.8%	27,631	22.8%	21,581	21,581	0	14,024	\$18.50/fs
540-734 Westport Plaza Dr	30,434	2,452	8.1%	2,452	8.1%	15,345	15,345	0	6,800	\$15.00/fs
940 Westport Plaza Dr	105,373	25,699	24.4%	25,699	24.4%	37,221	25,699	11,522	25,699	\$22.61/fs
2200 Westport Plaza Dr	39,173	5,097	13.0%	5,097	13.0%	5,097	5,097	0	1,955	\$18.95/fs
12140 Woodcrest Exec Dr	93,000	13,723	14.8%	13,723	14.8%	13,723	13,723	0	3,499	\$17.00/fs
12125 Woodcrest Executive Dr	54,815	10,226	18.7%	10,226	18.7%	23,465	18,001	5,464	8,309	\$18.81/fs
2043 Woodlands Pky	64,858	16,302	25.1%	16,302	25.1%	16,302	16,302	0	5,793	\$18.00/fs
Total (80 Bldgs)	4,062,711	709,717	17.5%	711,154	17.5%	796,420	774,047	19,383	101,227	\$19.13/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	6,664	23.1%	6,664	23.1%	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	0	0.0%	0	0.0%	0	0	0	0	\$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	6,664	2.3%	6,664	2.3%	6,664	6,664	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)	8,024,972	1,228,554	15.3%	1,269,627	15.8%	1,763,096	1,560,164	183,147	112,866	\$23.21/fs

West County

From Previous Qtr.

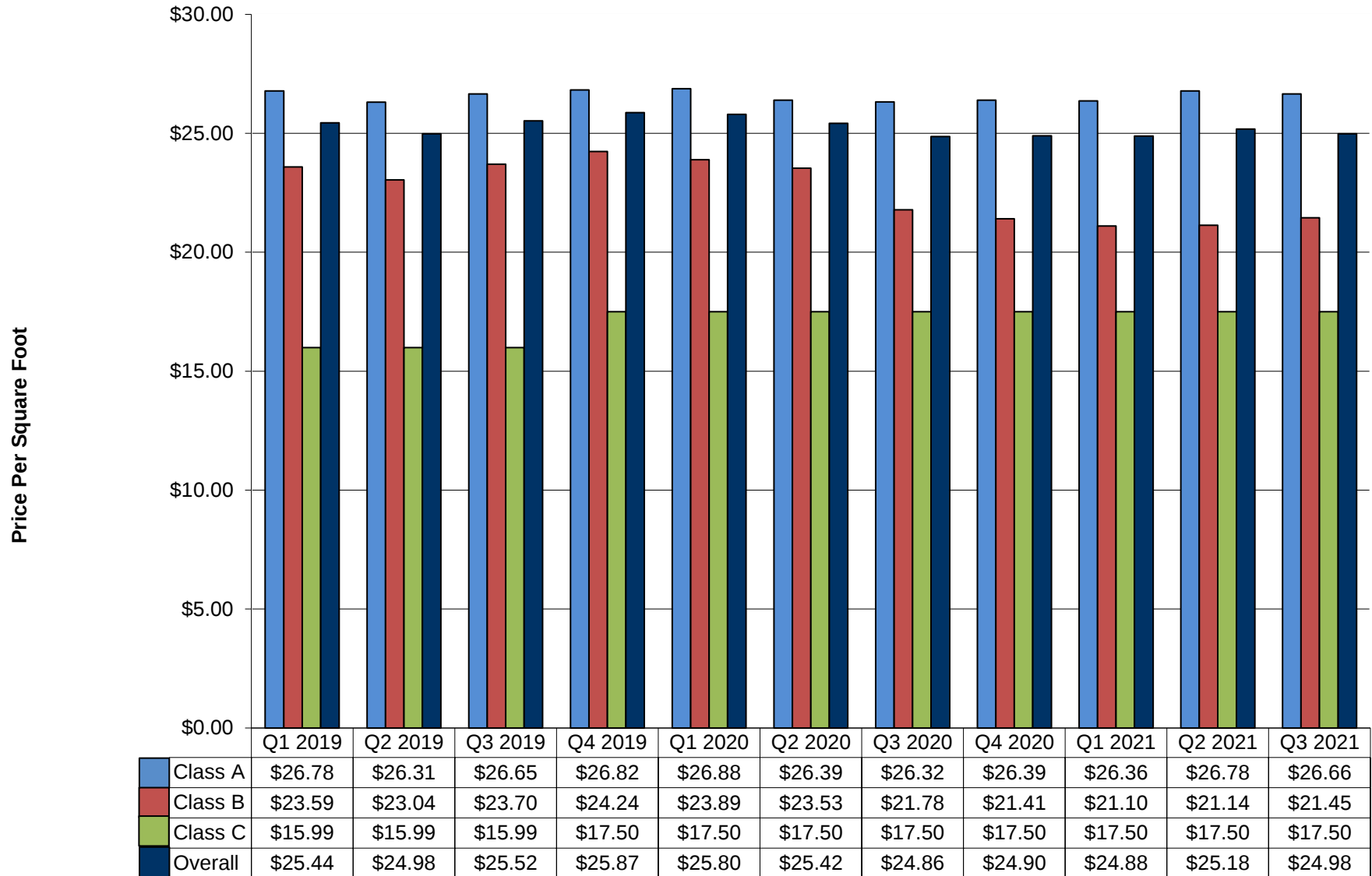
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	9.9%	9.1%	8.5%	10.3%	10.6%	10.2%	11.3%	12.0%	14.3%	15.2%	14.3%	-0.9%
Class B	15.5%	11.3%	10.5%	10.6%	10.4%	11.0%	16.7%	16.3%	16.6%	15.3%	16.0%	0.7%
Class C	2.2%	2.2%	1.8%	1.2%	1.1%	0.0%	2.3%	5.9%	5.9%	1.8%	1.6%	-0.2%
Overall	11.6%	9.7%	9.0%	10.1%	10.2%	10.1%	12.8%	13.3%	14.8%	14.8%	14.5%	-0.3%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	28,156	37,473	27,637	(81,822)	(15,287)	20,298	(52,295)	(33,593)	(106,149)	(44,991)	42,107	87,098
Class B	3,391	102,690	20,423	(2,354)	6,097	(16,416)	(139,778)	8,859	(6,038)	31,766	(16,419)	(48,185)
Class C	6,514	0	850	1,214	248	2,553	(5,175)	(8,054)	0	9,088	445	(8,643)
Overall	38,061	140,163	48,910	(82,962)	(8,942)	6,435	(197,248)	(32,788)	(112,187)	(4,137)	26,133	30,270

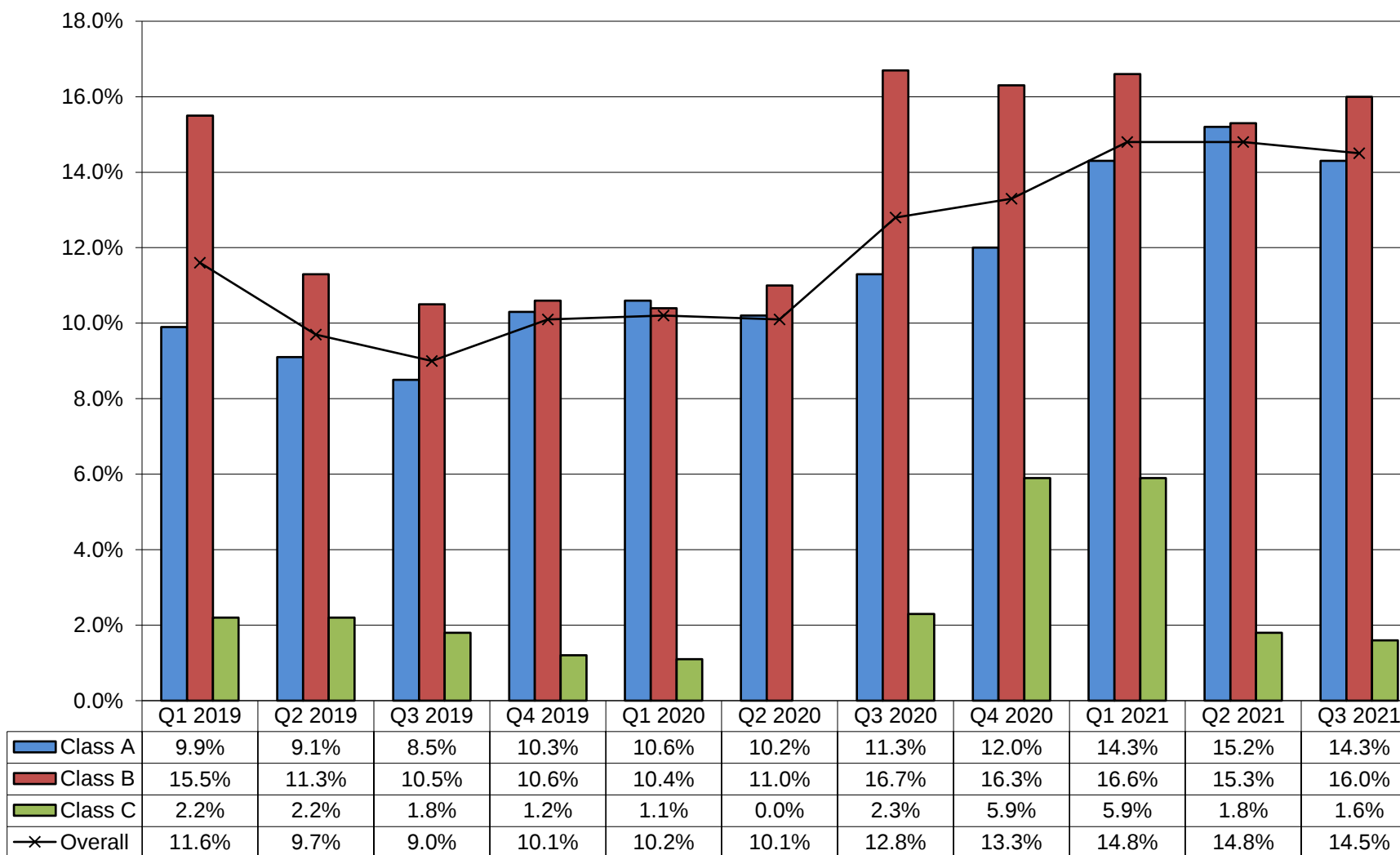
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$26.78	\$26.31	\$26.65	\$26.82	\$26.88	\$26.39	\$26.32	\$26.39	\$26.36	\$26.78	\$26.66	-\$0.12
Class B	\$23.59	\$23.04	\$23.70	\$24.24	\$23.89	\$23.53	\$21.78	\$21.41	\$21.10	\$21.14	\$21.45	\$0.31
Class C	\$15.99	\$15.99	\$15.99	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$0.00
Overall	\$25.44	\$24.98	\$25.52	\$25.87	\$25.80	\$25.42	\$24.86	\$24.90	\$24.88	\$25.18	\$24.98	-\$0.20

Notes:

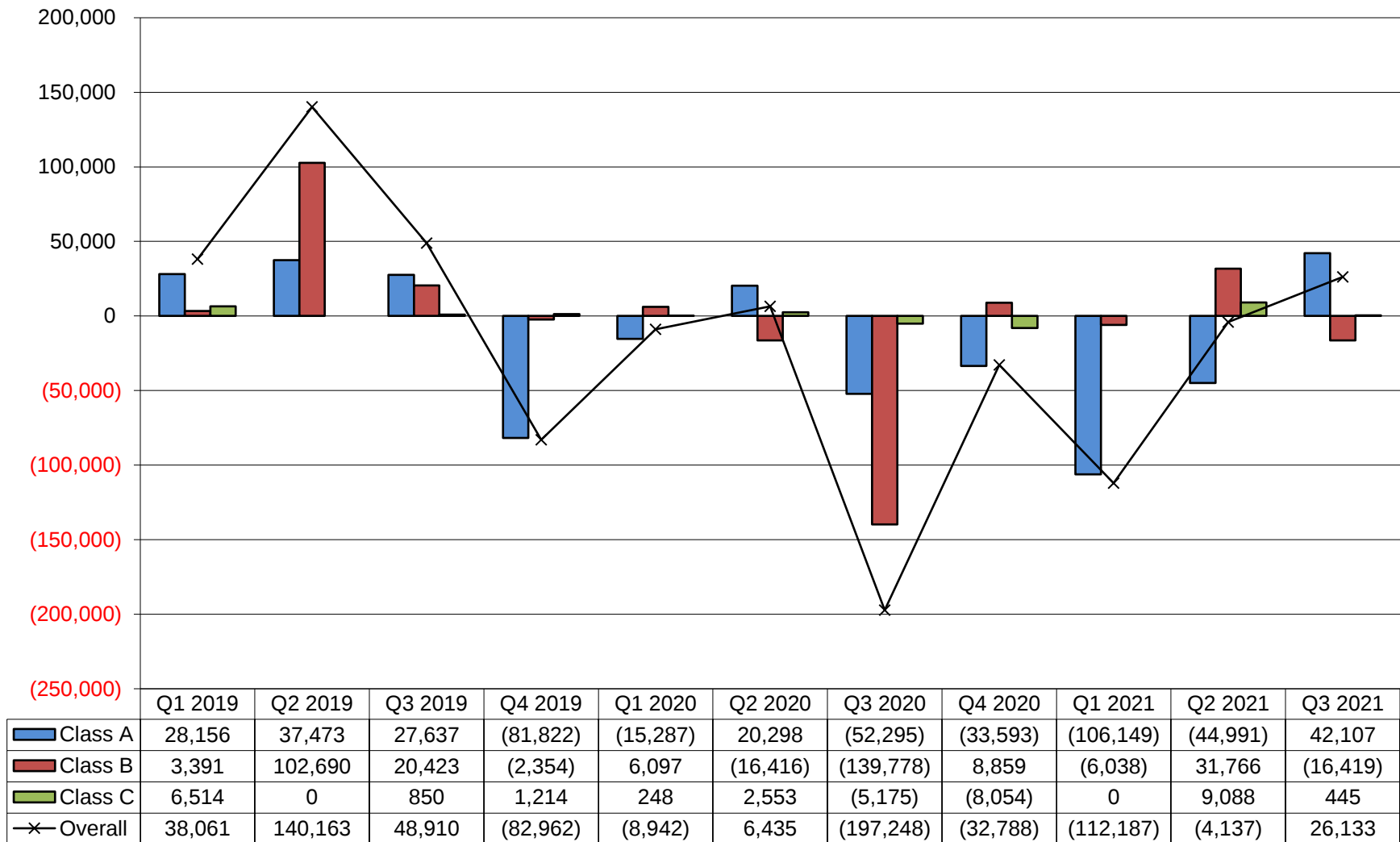
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	78,575	0	0.0%	0	0.0%	4,360	4,360	0	4,360	\$25.00/fs
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	20,430	20,430	0	20,430	\$25.75/fs
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%	5,582	4.8%	5,582	5,582	0	5,582	\$24.00/fs
1650 Des Peres Rd	96,258	16,799	17.5%	16,799	17.5%	16,799	16,799	0	4,730	\$23.49/fs
600 Kellwood Pky	72,502	34,119	47.1%	34,119	47.1%	68,238	68,238	0	34,119	\$22.75/fs
16150 Main Circle Dr	95,585	5,930	6.2%	18,930	19.8%	22,714	9,714	13,000	13,000	\$26.64/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	0	0	0	0	-
13205 Manchester Rd	68,816	7,736	11.2%	7,736	11.2%	7,736	7,736	0	7,736	-
13354 Manchester Rd	23,337	13,984	59.9%	13,984	59.9%	9,794	9,794	0	6,694	\$22.50/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	119,665	17,263	14.4%	39,822	33.3%	62,433	39,874	22,559	22,559	\$27.11/fs
530 Maryville Centre Dr	108,000	29,196	27.0%	29,196	27.0%	32,170	32,170	0	21,071	\$29.46/fs
540 Maryville Centre Dr	107,972	39,644	36.7%	39,644	36.7%	53,422	53,422	0	30,422	\$28.44/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%	16,417	6.3%	69,334	52,917	16,417	45,807	\$28.39/fs
625 Maryville Centre Dr	96,249	23,802	24.7%	36,755	38.2%	12,953	0	12,953	12,953	\$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	75,734	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	1,752	1.4%	1,752	1.4%	10,864	10,864	0	4,891	\$32.00/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	31,349	21.9%	31,349	21.9%	31,349	31,349	0	15,667	\$27.00/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	5,372	9.0%	5,372	9.0%	5,372	5,372	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	\$26.00/fs
14567 N Outer Forty	111,874	19,650	17.6%	28,462	25.4%	44,977	36,165	8,812	14,357	\$26.73/fs
15450 S Outer Forty	104,410	19,502	18.7%	26,402	25.3%	26,402	19,502	6,900	9,450	\$22.08/fs
12412 Powerscourt Dr	62,578	19,822	31.7%	19,822	31.7%	22,402	22,402	0	12,179	\$28.00/fs
12444 Powerscourt Dr	130,695	7,390	5.7%	7,390	5.7%	11,813	11,813	0	4,423	\$29.00/fs
16020 Swingley Ridge Rd	49,410	6,704	13.6%	6,704	13.6%	6,704	6,704	0	3,066	\$25.00/fs
16052 Swingley Ridge Rd	47,740	2,701	5.7%	2,701	5.7%	14,360	14,360	0	8,018	\$23.80/fs
16090 Swingley Ridge Rd	120,000	12,865	10.7%	12,865	10.7%	23,760	23,760	0	12,865	\$26.91/fs
16091 Swingley Ridge Rd	48,419	11,548	23.9%	11,548	23.9%	26,548	26,548	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	23,029	19.2%	23,029	19.2%	23,029	23,029	0	12,427	\$26.00/fs
16401 Swingley Ridge Rd	134,245	23,490	17.5%	28,653	21.3%	28,653	23,490	5,163	17,435	\$26.28/fs
16690 Swingley Ridge Rd	97,024	1,052	1.1%	1,052	1.1%	19,186	19,186	0	10,838	\$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	0	0.0%	0	0.0%	0	0	0	0	\$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	34,851	29.3%	34,851	29.3%	36,401	36,401	0	26,428	\$24.00/fs
425 S Woods Mill Rd	79,566	17,484	22.0%	17,484	22.0%	16,891	16,891	0	6,975	\$25.50/fs

West County Building List

Total (44 Bldgs)	4,530,516	562,952	12.4%	671,786	14.8%	981,314	798,720	182,594	99,403	\$26.66/fs
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West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
12977 N 40 Dr	61,883	16,560	26.8%	16,560	26.8%	16,560	16,560	0	7,972	\$20.00/fs
500 Chesterfield Ctr	38,204	10,655	27.9%	10,655	27.9%	10,655	10,655	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	6,797	14.6%	6,797	14.6%	6,797	6,797	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	6,579	21.5%	6,579	21.5%	6,579	6,579	0	3,885	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
174 Clarkson Rd	22,130	7,000	31.6%	7,000	31.6%	7,000	7,000	0	7,000	\$22.00/fs
1795 Clarkson Rd	34,870	5,813	16.7%	5,813	16.7%	5,813	5,813	0	4,792	\$19.50/fs
1819 Clarkson Rd	38,800	26,095	67.3%	26,095	67.3%	26,095	26,095	0	13,455	\$20.00/fs
10403-10411 Clayton Rd	80,000	23,602	29.5%	23,602	29.5%	33,037	33,037	0	10,406	\$27.00/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%	21,479	21,479	0	9,389	\$18.75/fs
15455 Conway Rd	50,364	2,662	5.3%	4,572	9.1%	4,572	2,662	1,910	1,910	\$20.00/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	1,329	4.4%	1,329	4.4%	1,329	1,329	0	1,329	\$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	3,987	9.3%	3,987	9.3%	7,747	7,747	0	3,760	\$24.00/fs
12813 Flushing Meadows Dr	23,421	1,359	5.8%	1,359	5.8%	4,021	4,021	0	2,662	\$19.75/fs
12825 Flushing Meadows Dr	22,831	5,237	22.9%	5,237	22.9%	13,509	13,509	0	6,842	\$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%	17,495	17,495	0	9,291	\$24.00/fs
2021 S Lindbergh Blvd	36,000	5,009	13.9%	5,009	13.9%	0	0	0	0	-
13075 Manchester Rd	172,500	2,359	1.4%	2,359	1.4%	2,359	2,359	0	2,359	\$31.00/fs
13100 Manchester Rd	28,527	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
2190 S Mason Rd	21,792	4,317	19.8%	4,317	19.8%	4,317	4,317	0	3,169	\$18.95/fs
755 S New Ballas Rd	20,000	3,511	17.6%	3,511	17.6%	3,511	3,511	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	6,858	8.3%	6,858	8.3%	6,858	6,858	0	3,618	\$20.00/fs
12935 N Outer Forty Rd	42,334	3,168	7.5%	3,168	7.5%	3,168	3,168	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	1,864	5.9%	1,864	5.9%	1,864	1,864	0	1,864	\$20.00/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	12,552	14.4%	12,552	14.4%	87,082	87,082	0	65,610	\$21.35/fs
300 Ozark Trail Dr	21,504	11,750	54.6%	11,750	54.6%	11,750	11,750	0	2,416	\$16.00/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	-

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
16141 Swingley Ridge Rd	48,500	8,056	16.6%	8,056	16.6%	8,056	8,056	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	93,324	92.0%	93,324	92.0%	101,474	101,474	0	101,474	-
424 S Woods Mill Rd	102,300	50,587	49.4%	50,587	49.4%	50,587	50,587	0	50,587	-
Total (48 Bldgs)	2,312,381	391,308	16.9%	393,218	17.0%	524,302	522,392	1,910	101,474	\$21.45/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	1,144	1.8%	1,144	1.8%	1,144	1,144	0	800	-
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	2,552	8.5%	2,552	8.5%	4,877	4,877	0	4,877	-
Total (5 Bldgs)	226,099	3,696	1.6%	3,696	1.6%	6,021	6,021	0	4,877	-

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
(97 Bldgs)	7,068,996	957,956	13.6%	1,068,700	15.1%	1,511,637	1,327,133	184,504	101,474	\$24.98/fs

South County

From Previous Qtr.

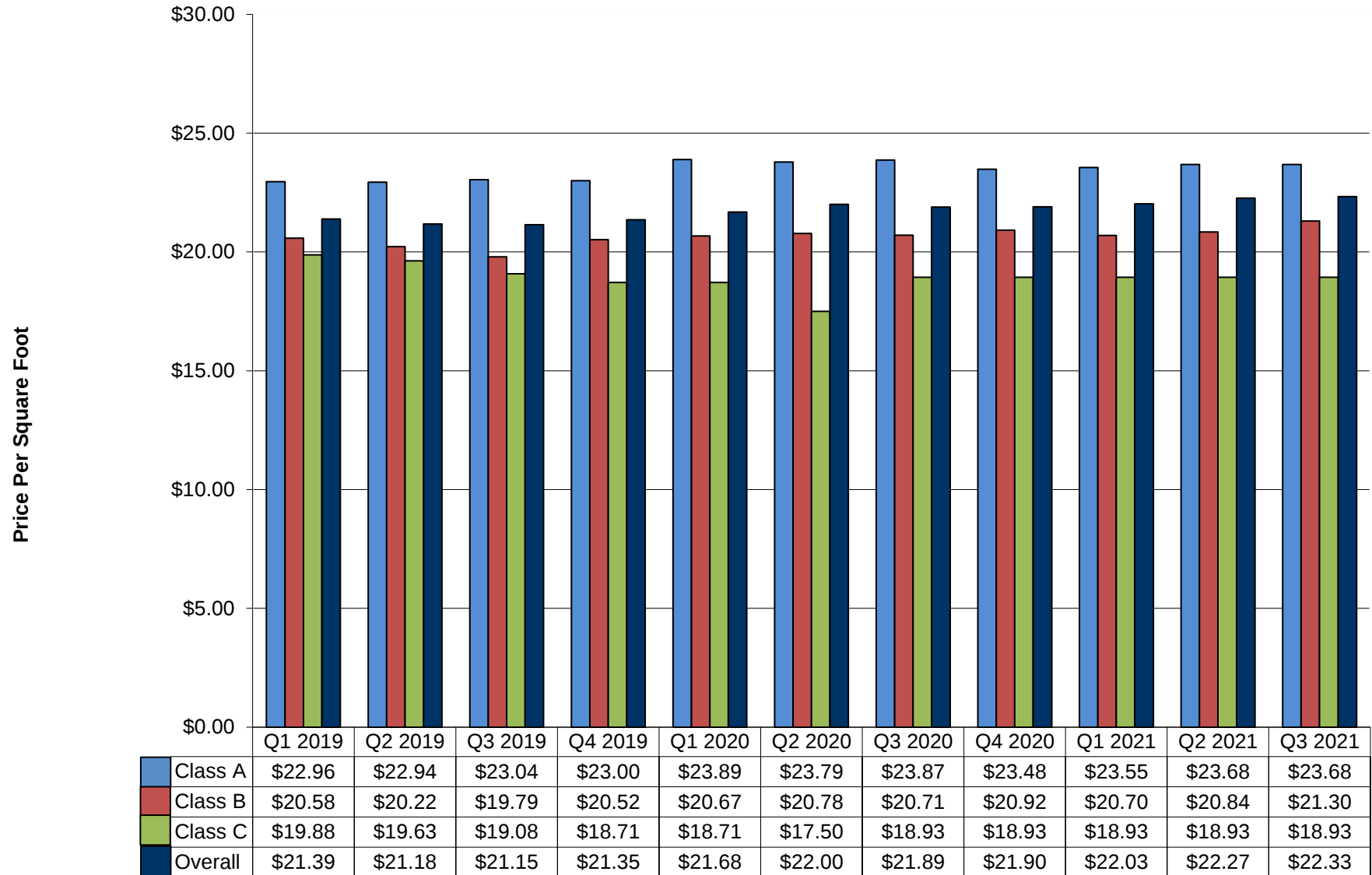
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	12.7%	13.3%	18.8%	18.6%	18.9%	18.8%	18.6%	19.7%	22.6%	23.5%	26.0%	2.5%
Class B	8.0%	8.4%	8.2%	7.3%	8.8%	8.8%	11.8%	9.4%	7.7%	8.0%	9.0%	1.0%
Class C	13.8%	15.0%	0.0%	0.0%	0.9%	5.9%	5.9%	5.9%	5.9%	5.9%	7.5%	1.6%
Overall	10.0%	10.5%	11.0%	10.5%	11.5%	11.9%	13.6%	12.5%	12.4%	12.9%	14.4%	1.5%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(3,551)	(6,057)	(54,567)	1,977	(2,686)	978	2,610	(11,756)	(27,848)	(8,830)	(24,766)	(15,936)
Class B	(12,150)	(7,093)	3,598	14,891	(26,221)	28	(53,901)	43,392	31,047	(6,621)	(17,811)	(11,190)
Class C	(6,000)	(3,000)	36,027	0	(2,200)	(12,000)	0	0	0	0	(3,700)	(3,700)
Overall	(21,701)	(16,150)	(14,942)	16,868	(31,107)	(10,994)	(51,291)	31,636	3,199	(15,451)	(46,277)	(30,826)

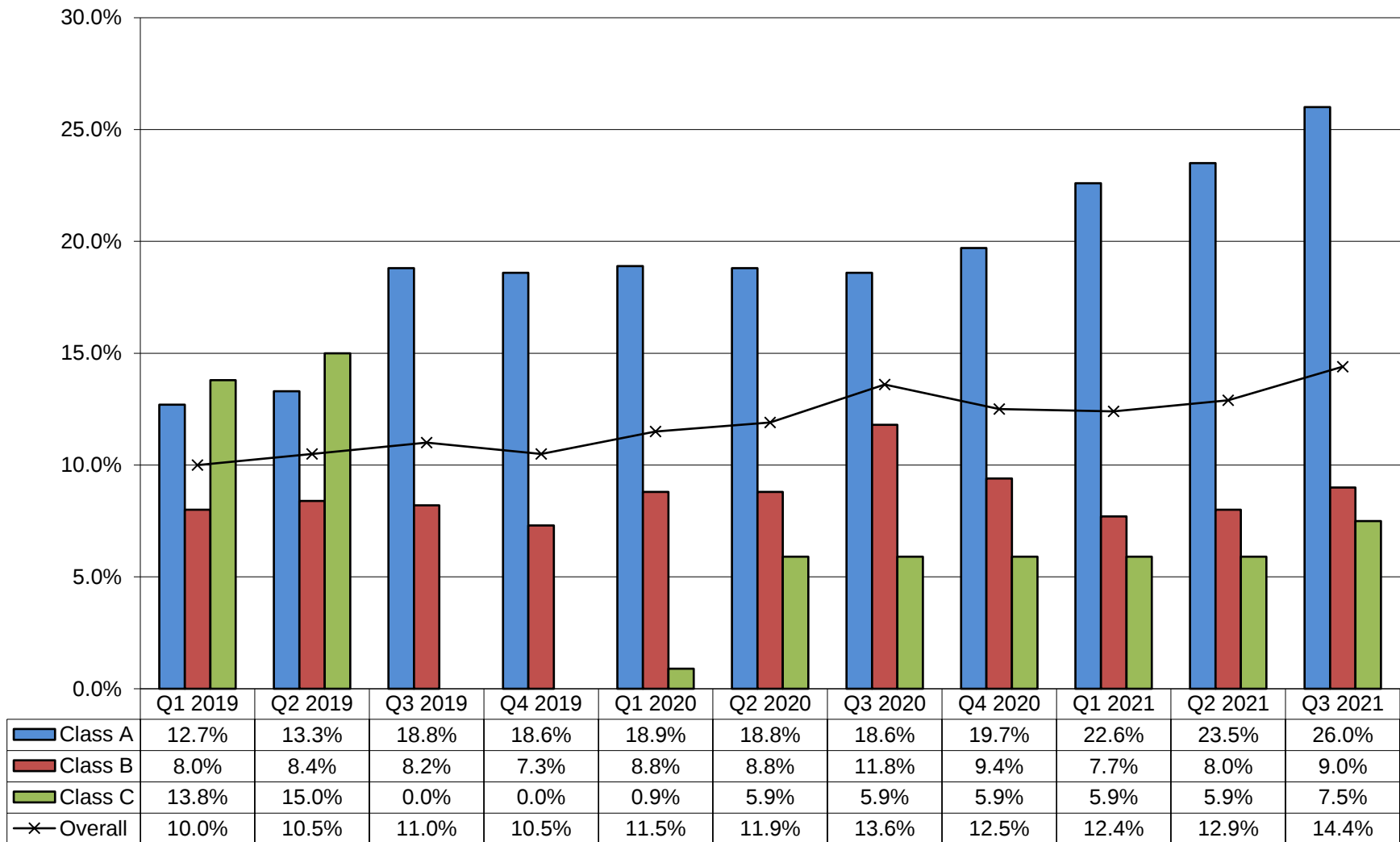
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$22.96	\$22.94	\$23.04	\$23.00	\$23.89	\$23.79	\$23.87	\$23.48	\$23.55	\$23.68	\$23.68	\$0.00
Class B	\$20.58	\$20.22	\$19.79	\$20.52	\$20.67	\$20.78	\$20.71	\$20.92	\$20.70	\$20.84	\$21.30	\$0.46
Class C	\$19.88	\$19.63	\$19.08	\$18.71	\$18.71	\$17.50	\$18.93	\$18.93	\$18.93	\$18.93	\$18.93	\$0.00
Overall	\$21.39	\$21.18	\$21.15	\$21.35	\$21.68	\$22.00	\$21.89	\$21.90	\$22.03	\$22.27	\$22.33	\$0.06

Notes:

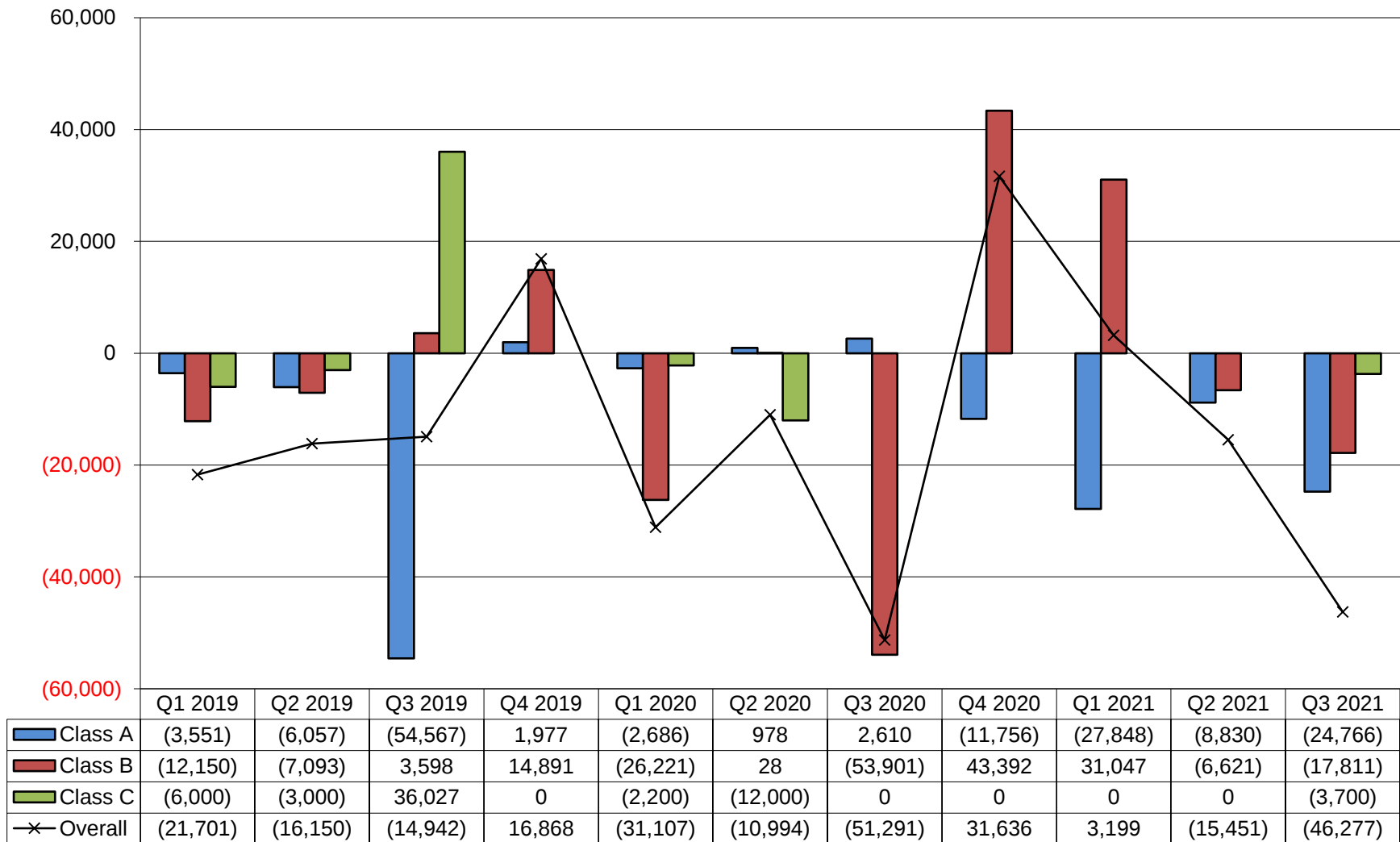
Average Asking Rates South County Submarket



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	10,433	7.0%	10,433	7.0%	25,699	20,699	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	22,488	22,488	100.0%	22,488	100.0%	22,488	22,488	0	22,488	-
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)	987,751	236,596	24.0%	256,460	26.0%	314,696	282,821	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%	20,370	20,370	0	15,241	\$20.50/fs
13523 Barrett Parkway Dr	43,353	14,072	32.5%	14,072	32.5%	14,072	14,072	0	4,862	\$20.50/fs
13537 Barrett Parkway Dr	40,000	8,092	20.2%	8,092	20.2%	8,092	8,092	0	3,871	\$20.50/fs
13545 Barrett Parkway Dr	64,241	19,282	30.0%	19,282	30.0%	19,282	19,282	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
1855 Bowles Ave	65,320	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
4173-4175 Crescent Dr	26,379	3,763	14.3%	3,763	14.3%	3,763	3,763	0	1,390	\$12.00/mg
4-68 Crestwood Executive Dr	42,845	7,045	16.4%	7,045	16.4%	7,045	7,045	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%	0	0	0	0	\$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%	34,730	34,730	0	17,718	-
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	32,533	32,533	0	32,533	\$22.50/fs
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	16,131	41.6%	16,131	41.6%	16,131	16,131	0	6,464	\$17.93/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	0	0.0%	0	0.0%	0	0	0	0	\$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	52,237	7,425	14.2%	7,425	14.2%	7,425	7,425	0	3,109	\$22.00/fs
10805 Sunset Office Dr	75,839	7,558	10.0%	7,558	10.0%	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%	10,722	10,722	0	10,722	\$24.00/fs
Total (41 Bldgs)	1,789,609	161,366	9.0%	161,366	9.0%	231,654	231,654	0	32,533	\$21.30/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%	0	0	0	0	\$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	5,900	27.5%	5,900	27.5%	8,130	8,130	0	2,200	\$14.95/mg
5353 S Lindbergh Blvd	20,429	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)	239,841	17,900	7.5%	17,900	7.5%	41,520	41,520	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)	3,017,201	415,862	13.8%	435,726	14.4%	587,870	555,995	26,875	68,903	\$22.33/fs

North County

From Previous Qtr.

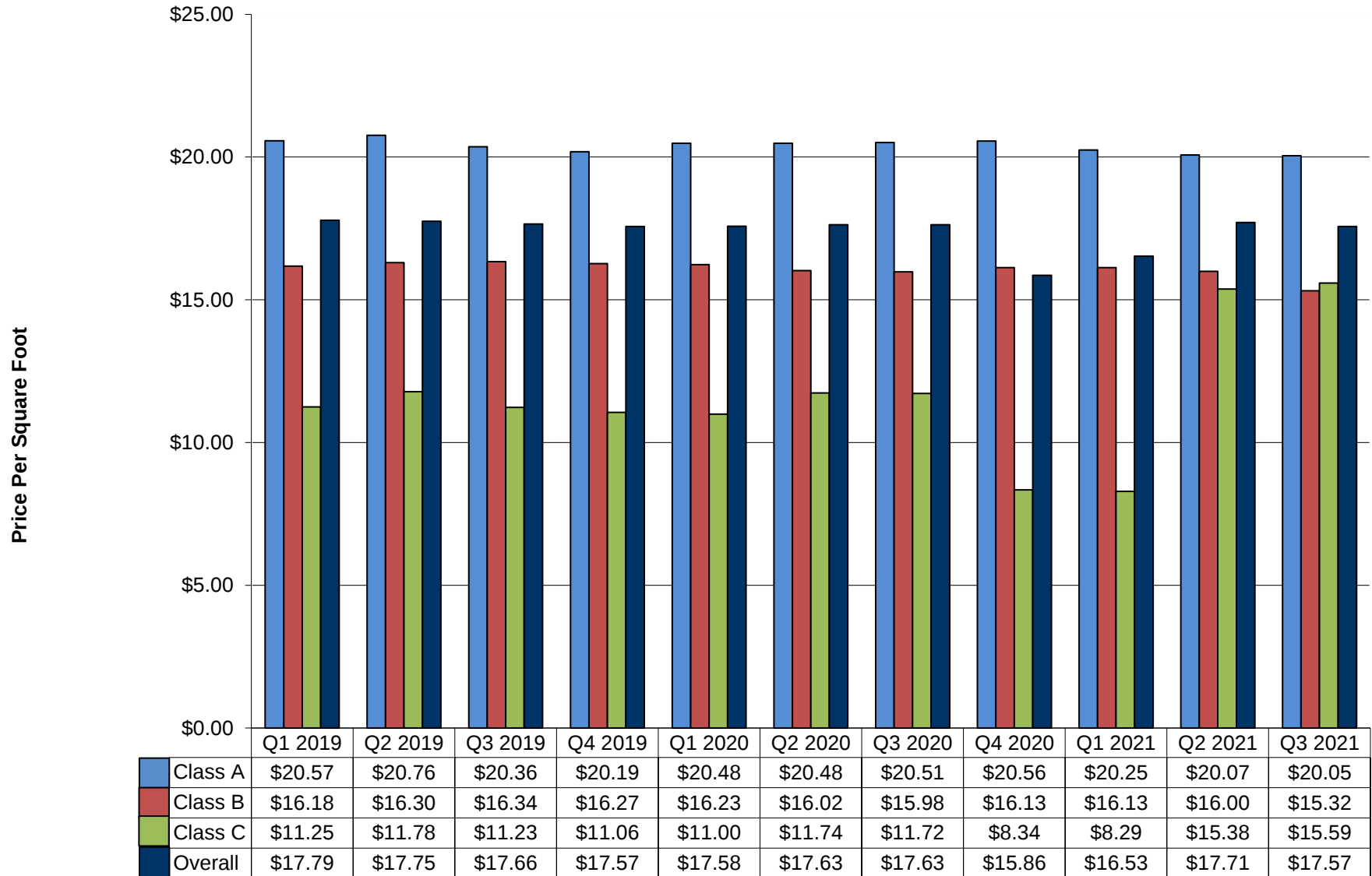
Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	12.0%	16.4%	16.6%	18.3%	20.8%	19.1%	18.6%	18.2%	22.1%	22.1%	22.1%	0.0%
Class B	21.4%	20.4%	16.2%	10.8%	10.7%	11.6%	10.7%	10.8%	10.7%	11.8%	12.2%	0.4%
Class C	3.9%	4.3%	4.2%	3.3%	3.5%	3.2%	3.3%	29.3%	29.3%	29.5%	29.5%	0.0%
Overall	14.7%	16.0%	14.3%	12.5%	13.4%	13.1%	12.6%	16.9%	18.4%	18.9%	19.1%	0.2%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(125,293)	(64,940)	(2,892)	(24,867)	(36,624)	25,413	6,511	5,753	(56,570)	(297)	0	297
Class B	(11,966)	17,340	67,518	85,622	1,888	(13,293)	13,293	(469)	479	(16,666)	(6,877)	9,789
Class C	4,200	(2,652)	880	5,776	(1,280)	1,650	(500)	(168,972)	0	(1,200)	0	1,200
Overall	(133,059)	(50,252)	65,506	66,531	(36,016)	13,770	19,304	(163,688)	(56,091)	(18,163)	(6,877)	11,286

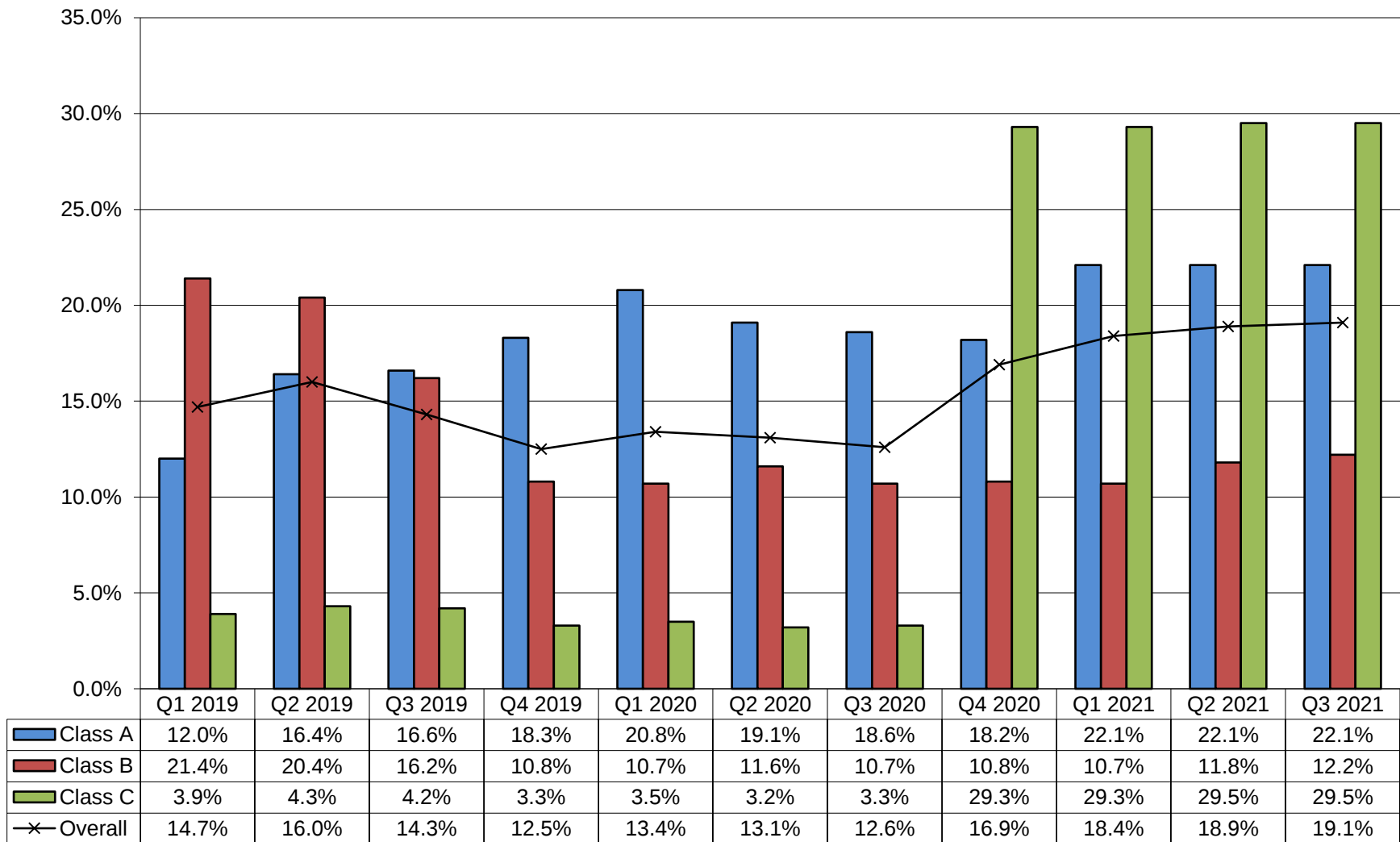
Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$20.57	\$20.76	\$20.36	\$20.19	\$20.48	\$20.48	\$20.51	\$20.56	\$20.25	\$20.07	\$20.05	-\$0.02
Class B	\$16.18	\$16.30	\$16.34	\$16.27	\$16.23	\$16.02	\$15.98	\$16.13	\$16.13	\$16.00	\$15.32	-\$0.68
Class C	\$11.25	\$11.78	\$11.23	\$11.06	\$11.00	\$11.74	\$11.72	\$8.34	\$8.29	\$15.38	\$15.59	\$0.21
Overall	\$17.79	\$17.75	\$17.66	\$17.57	\$17.58	\$17.63	\$17.63	\$15.86	\$16.53	\$17.71	\$17.57	-\$0.14

Notes:

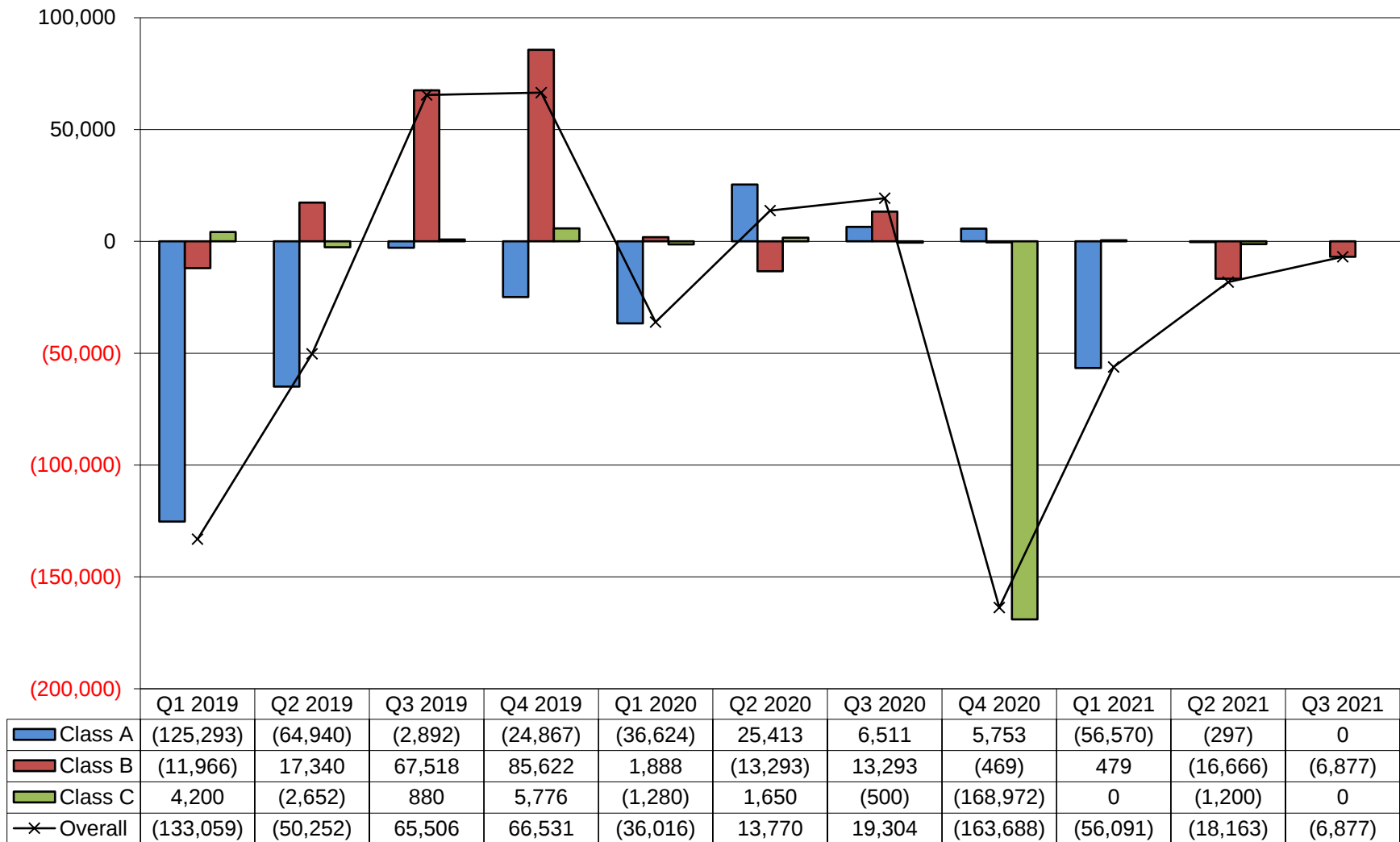
Average Asking Rates North County Submarket



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%	99,860	99,860	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%	578,833	507,026	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
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	58,676	45.7%	58,676	45.7%	63,181	63,181	0	25,045	\$13.39/fs
945-951 Hornet Dr	102,479	0	0.0%	0	0.0%	102,479	102,479	0	58,601	\$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%	15,345	15,345	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	29,666	\$14.00/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (21 Bldgs)	1,608,736	196,174	12.2%	196,174	12.2%	439,079	439,079	0	143,136	\$15.32/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
(48 Bldgs)	3,737,680	679,310	18.2%	714,429	19.1%	1,209,612	1,137,805	71,807	190,000	\$17.57/fs

St. Charles

From Previous Qtr.

Vacancy Rate												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	12.5%	12.7%	11.8%	7.5%	9.9%	8.0%	12.0%	11.8%	11.7%	10.9%	15.2%	4.3%
Class B	12.2%	11.9%	10.8%	11.3%	12.5%	7.5%	8.8%	8.2%	8.2%	7.1%	6.6%	-0.5%
Class C	22.7%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	2.0%	17.3%	16.0%	20.3%	4.3%
Overall	14.2%	11.0%	10.2%	7.9%	9.6%	7.2%	9.8%	9.2%	11.7%	10.8%	13.8%	3.0%

Net Absorption												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	47,653	(2,200)	13,193	64,000	(36,370)	28,447	(58,365)	2,624	1,224	11,834	(64,137)	(75,971)
Class B	6,625	2,121	7,567	(3,428)	(8,476)	34,576	(8,583)	3,839	(167)	7,570	3,450	(4,120)
Class C	(7,900)	82,850	0	0	0	0	0	9,152	(67,750)	5,435	(19,130)	(24,565)
Overall	46,378	82,771	20,760	60,572	(44,846)	63,023	(66,948)	15,615	(66,693)	24,839	(79,817)	(104,656)

Asking Rates												
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$25.01	\$23.49	\$23.44	\$23.51	\$23.46	\$23.45	\$21.82	\$22.22	\$20.93	\$21.43	\$21.44	\$0.01
Class B	\$16.66	\$16.63	\$16.31	\$16.26	\$16.76	\$17.04	\$17.38	\$18.49	\$20.08	\$20.15	\$19.81	-\$0.34
Class C	\$9.82	\$9.61	\$9.61	\$9.64	\$9.64	\$9.64	\$9.64	\$4.85	\$4.85	\$3.30	\$11.95	\$8.65
Overall	\$20.28	\$18.89	\$19.02	\$19.49	\$19.36	\$20.87	\$20.45	\$19.05	\$19.34	\$19.58	\$19.45	-\$0.13

Notes:

Class A Differences: 10.9% to 15.2%

150-160 St Peters Center: 0% to 11.8% (2,623 SF Added)

1000 Technology: 17.9% to 30.1% (63,000 SF Added **Citi Mortgage?**)

3401 Technology: 25.1% to 31.2% (6,918 SF Added)

Class C Differences: 16.0% to 28.9%

1600 Heritage Landing: 0% to 59.9% (37,800 SF Added)*

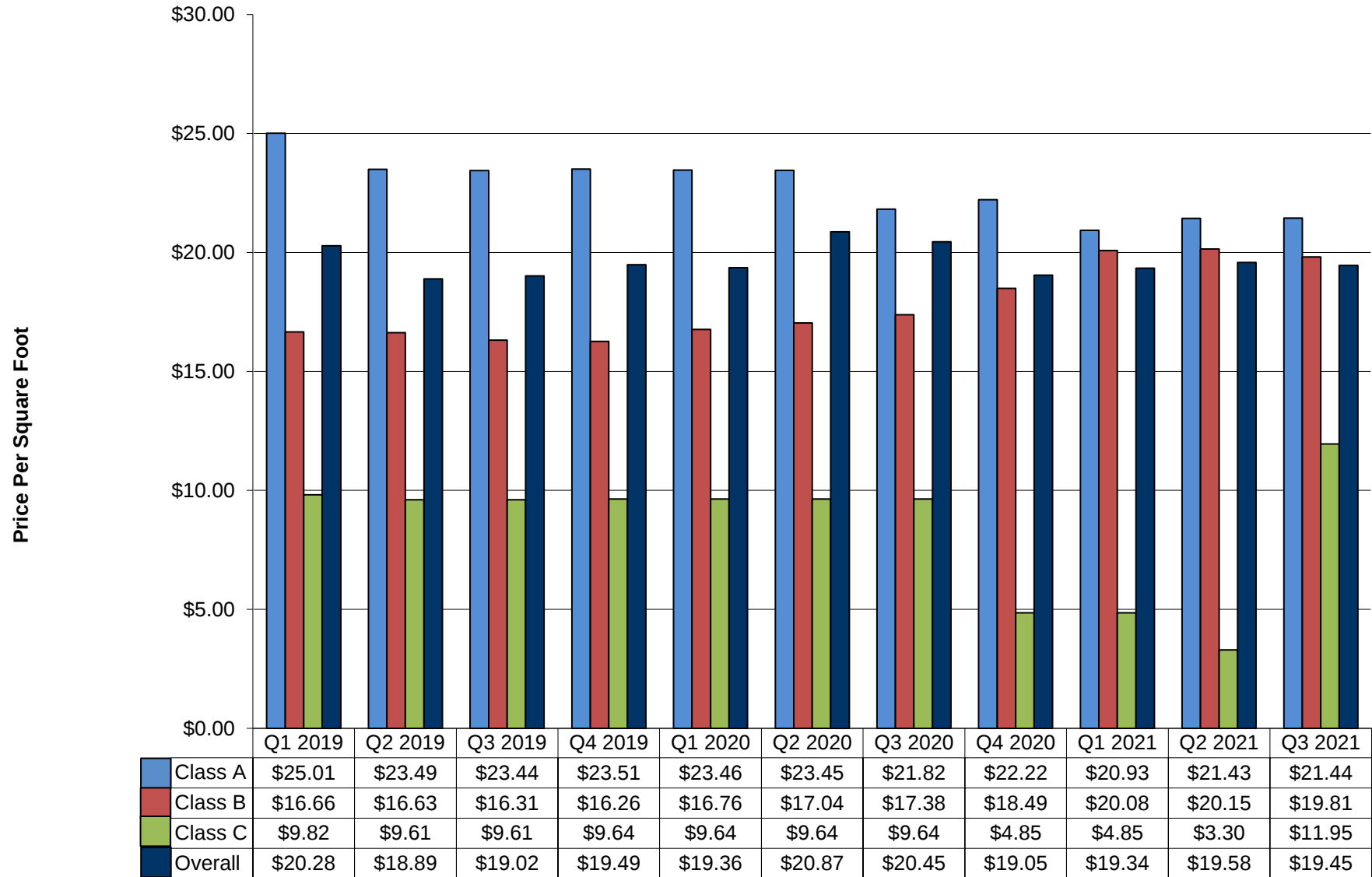
100 Mall Pkwy Building C: 0% to 13.0% (13,695 SF Added)

100 Mall Pkwy Building D: 92.8% to 100% (all 67,750 SF **Elite?**)

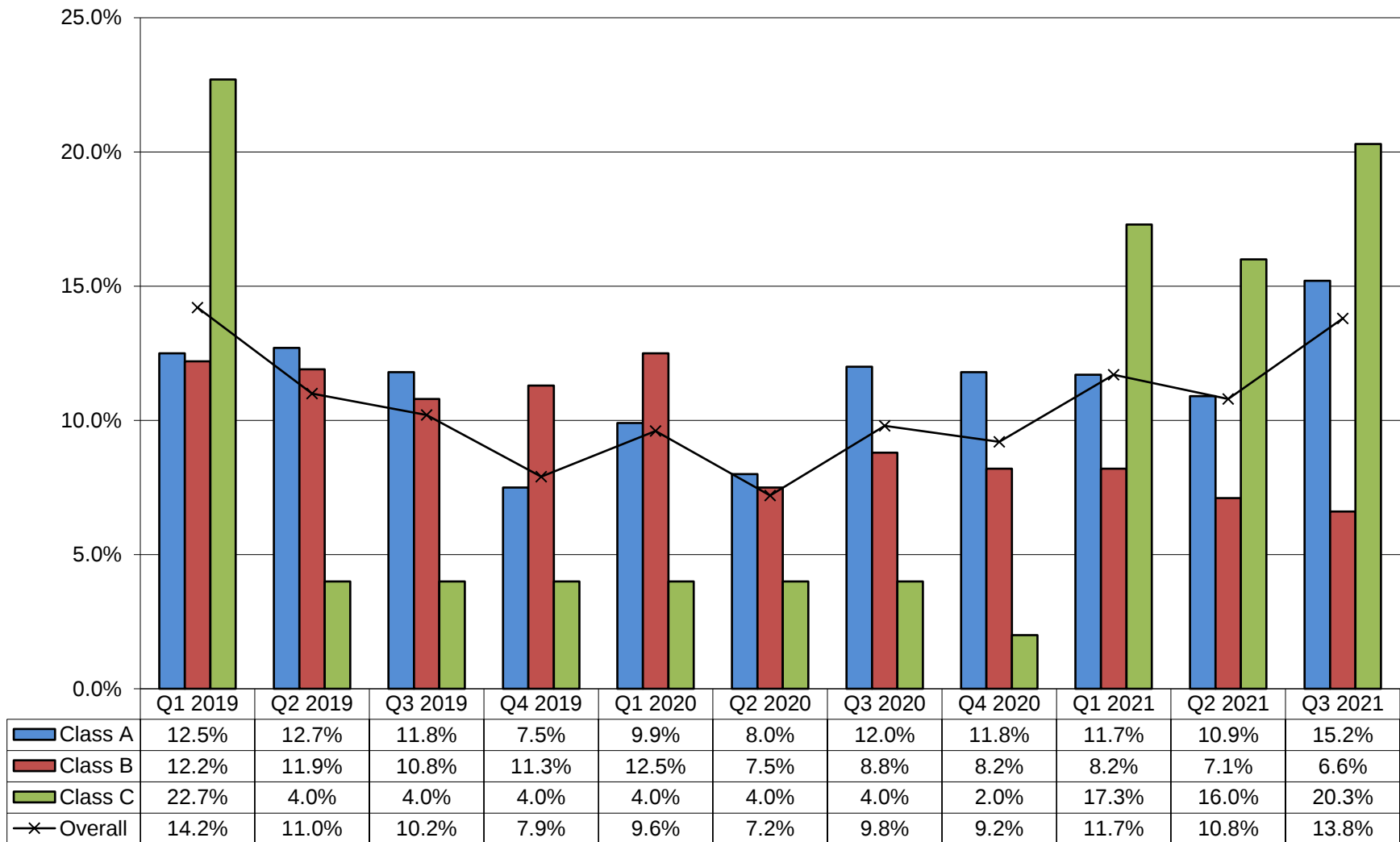
***CoStar is showing this building as fully leased even though vacant in analytics, I did not included in my numbers**

They followed up and said it is leased, they can't make their analytics show the corrected numbers, had to go in and remove and recalculate

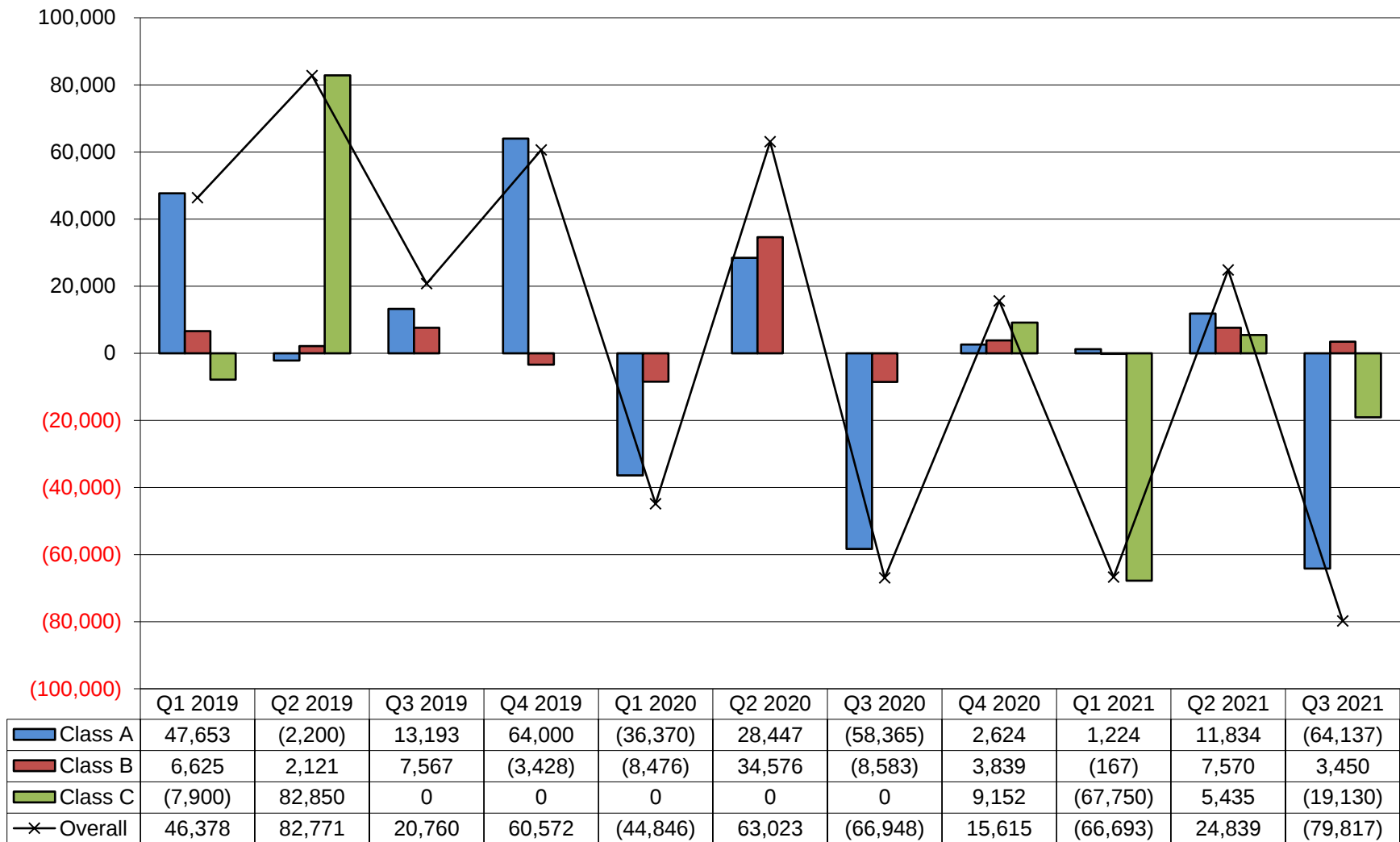
Average Asking Rates St. Charles Submarket



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	2,623	11.8%	2,623	11.8%	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	156,000	30.1%	156,000	30.1%	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	6,918	31.2%	6,918	31.2%	9,218	9,218	0	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,890	12,109	33.7%	12,109	33.7%	12,109	12,109	0	7,709	\$20.50/fs
Total (16 Bldgs)	1,478,095	225,190	15.2%	225,190	15.2%	281,530	281,530	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	9,118	15.3%	9,118	15.3%	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	8,550	28.5%	8,550	28.5%	8,550	8,550	0	8,550	\$16.95/fs
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	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	0	0.0%	0	0.0%	0	0	0	0	\$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	45,554	6.6%	45,554	6.6%	61,299	51,250	8,249	14,596	\$19.81/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	37,800	59.9%	37,800	59.9%	37,800	37,800	0	37,800	\$13.00/mg
100 Mall Pky	105,692	13,695	13.0%	13,695	13.0%	13,695	13,695	0	13,695	\$19.95/fs
100 Mall Pky	67,750	67,750	100.0%	67,750	100.0%	67,750	67,750	0	62,315	\$3.51/nnn
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 (8 Bldgs)	458,363	128,010	27.9%	128,010	27.9%	128,010	128,010	0	62,315	\$11.95/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(44 Bldgs)	2,624,706	398,754	15.2%	398,754	15.2%	470,839	460,790	8,249	156,000	\$19.45/fs

Illinois

From Previous Qtr.

Vacancy Rate

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	17.8%	17.7%	17.9%	16.8%	18.9%	18.4%	15.9%	16.4%	17.4%	18.0%	16.2%	-1.8%
Class B	9.7%	9.6%	12.1%	13.4%	13.4%	12.6%	15.2%	14.9%	14.7%	13.4%	12.0%	-1.4%
Class C	2.5%	2.5%	2.5%	2.5%	5.1%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	0.0%
Overall	9.0%	8.9%	10.3%	10.9%	12.0%	11.5%	12.5%	12.5%	12.6%	11.9%	10.8%	-1.1%

Net Absorption

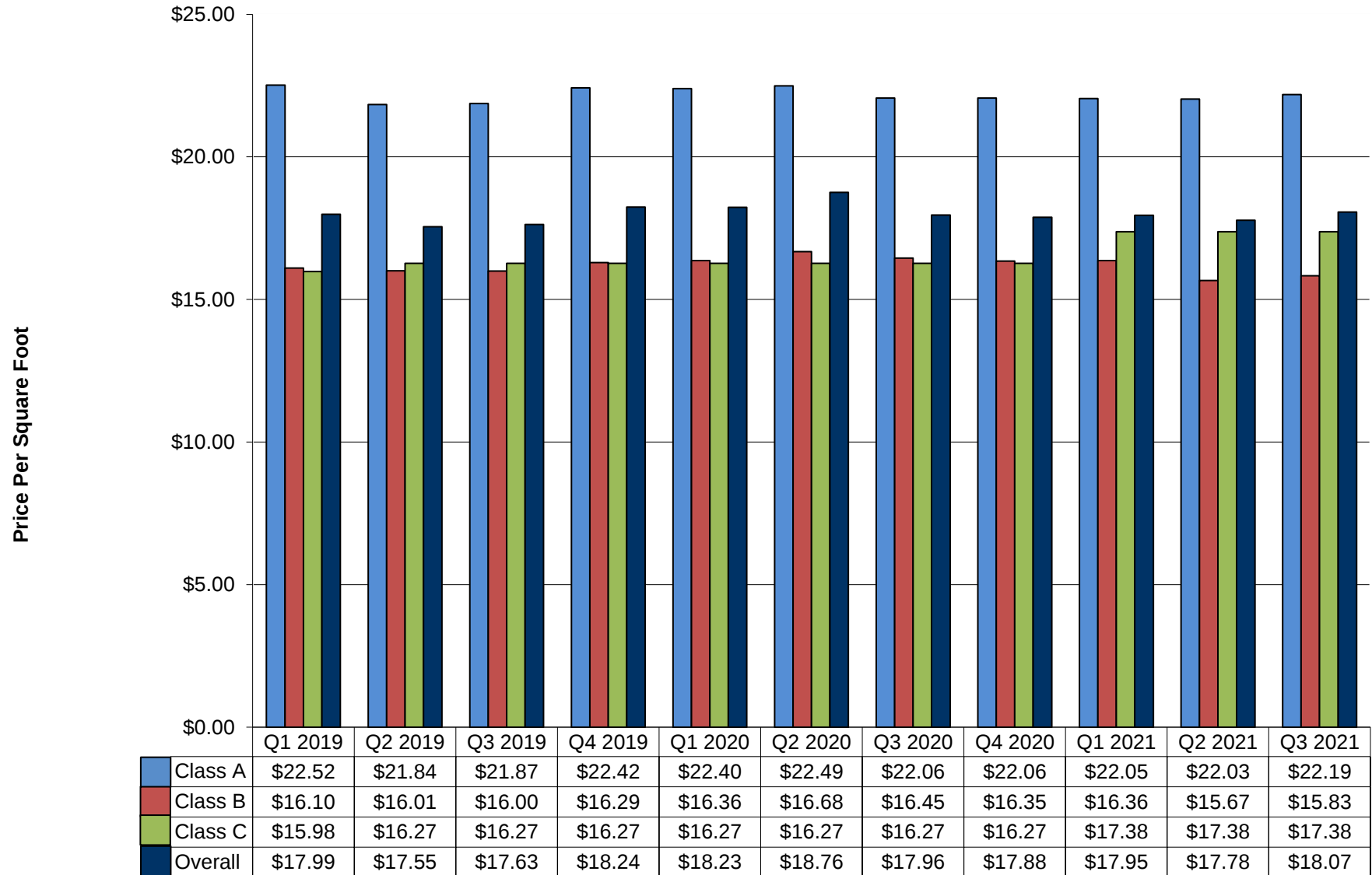
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	(18,546)	741	(1,023)	6,280	(11,998)	2,782	14,047	(2,915)	(5,306)	(3,481)	10,240	13,721
Class B	110	3,364	(45,333)	(24,690)	(240)	16,080	(47,002)	5,409	2,032	24,885	25,448	563
Class C	(3,600)	0	0	0	(24,878)	(4,731)	0	0	0	0	0	0
Overall	(22,036)	4,105	(46,356)	(18,410)	(37,116)	14,131	(32,955)	2,494	(3,274)	21,404	35,688	14,284

Asking Rates

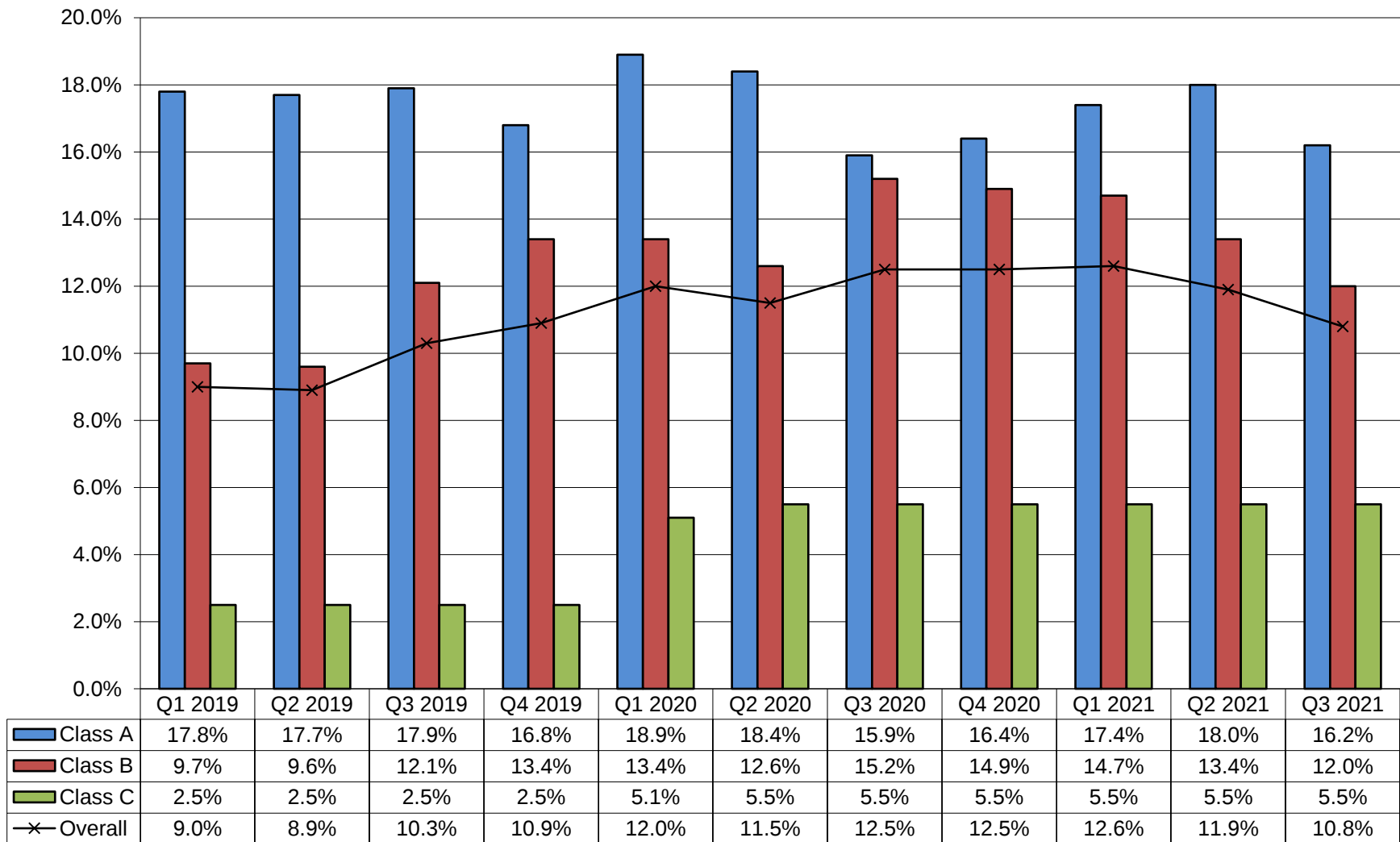
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Difference
Class A	\$22.52	\$21.84	\$21.87	\$22.42	\$22.40	\$22.49	\$22.06	\$22.06	\$22.05	\$22.03	\$22.19	\$0.16
Class B	\$16.10	\$16.01	\$16.00	\$16.29	\$16.36	\$16.68	\$16.45	\$16.35	\$16.36	\$15.67	\$15.83	\$0.16
Class C	\$15.98	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$17.38	\$17.38	\$17.38	\$0.00
Overall	\$17.99	\$17.55	\$17.63	\$18.24	\$18.23	\$18.76	\$17.96	\$17.88	\$17.95	\$17.78	\$18.07	\$0.29

Notes:

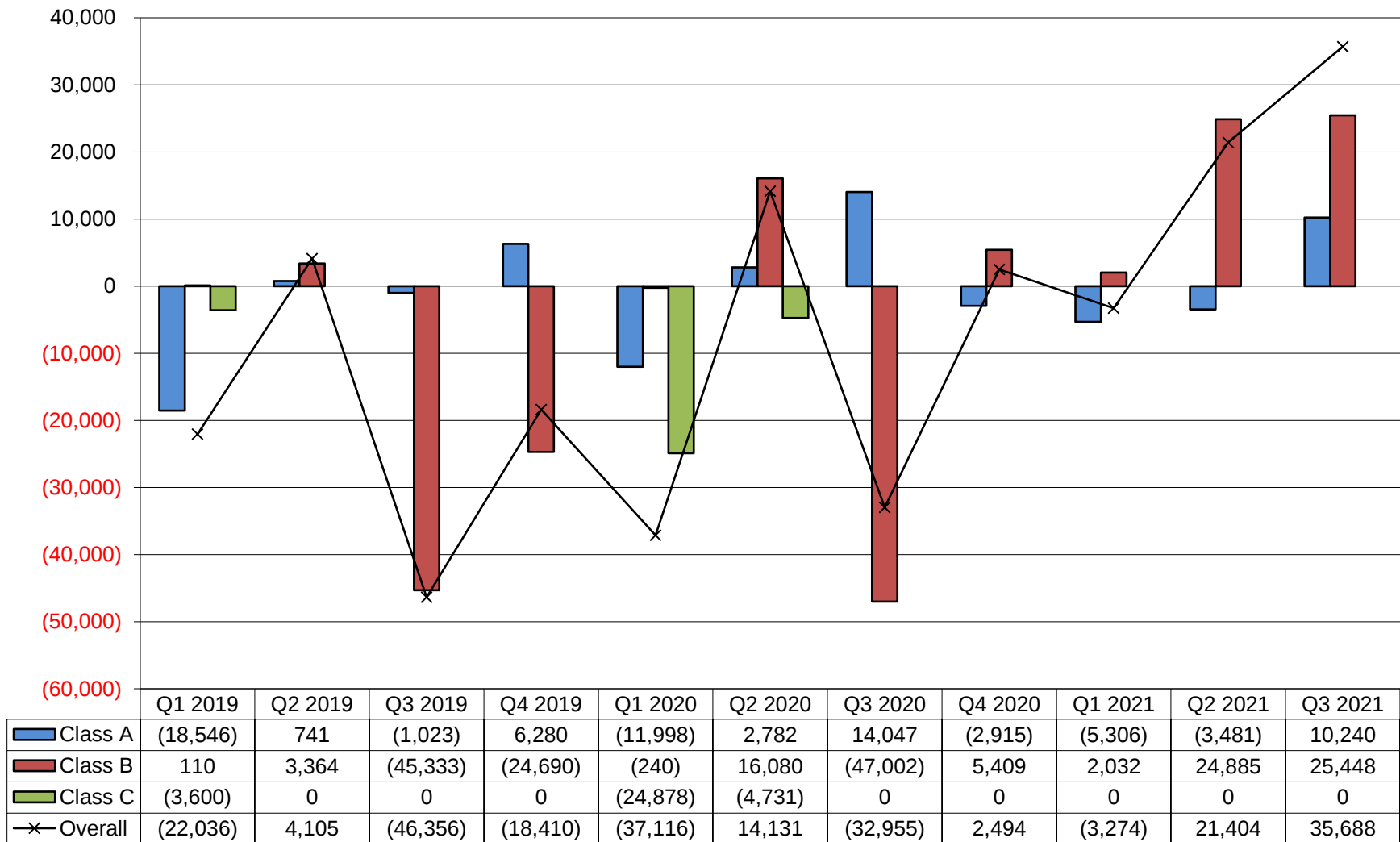
Average Asking Rates Illinois Submarket



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	14,854	34.8%	14,854	34.8%	14,854	14,854	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%	5,538	5,538	0	5,538	\$28.00/fs
509 Hamacher St	26,368	7,297	27.7%	7,297	27.7%	7,297	7,297	0	4,865	\$24.00/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$20.00/fs
475 Regency Park Dr	52,000	0	0.0%	0	0.0%	0	0	0	0	\$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	4,176	10.3%	4,176	10.3%	4,176	4,176	0	2,645	\$22.90/fs
Total (13 Bldgs)	570,858	92,379	16.2%	92,379	16.2%	104,272	104,272	0	13,000	\$22.19/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	8,537	18.8%	8,537	18.8%	8,537	8,537	0	8,537	\$9.00/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	59,299	36.2%	59,299	36.2%	83,815	83,815	0	34,934	\$15.04/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%	0	0	0	0	\$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%	2,575	2,575	0	2,575	-
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	216,071	12.0%	216,071	12.0%	280,315	280,315	0	69,641	\$15.83/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	30,300	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	24,000	0	0.0%	0	0.0%	23,738	23,738	0	23,738	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	959,719	53,242	5.5%	53,242	5.5%	79,680	79,680	0	23,738	\$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)	3,336,856	361,692	10.8%	361,692	10.8%	464,267	464,267	0	69,641	\$18.07/fs