

Summary

St. Louis Regional Office Market Q4 2018

January 2019

<u>Submarket</u>	<u>Total SF</u>	<u>SF Vacant</u>	<u>% Vacant</u>	<u>(Q3 Rates)*</u>	<u>Average Asking Lease Rate - FS</u>
CBD	14,200,612	2,005,418	14.1% ↓ 1.1%	(15.2%)	Class A - \$18.79 Class B - \$14.99
St. Louis City	2,633,506	261,534	9.9% ↓ .7%	(9.2%)	Class A - \$27.90 Class B - \$14.24
Clayton	7,481,448	325,776	4.4% ↓ .8%	(4.8%)	Class A - \$29.24 Class B - \$21.00
Olive-270/Westport	7,472,318	744,400	10.3% ↓ .4%	(10.3%)	Class A - \$23.77 Class B - \$18.47
West County	8,022,643	821,085	10.2% ↑ 1.0%	(9.2%)	Class A - \$26.83 Class B - \$22.24
South County	2,930,129	273,916	9.3% ↓ .9%	(10.2%)	Class A - \$22.56 Class B - \$21.35
North County	3,52,418	607,851	16.6% ↓ .2%	(16.8%)	Class A - \$19.78 Class B - \$17.15
St. Charles	3,058,747	311,281	10.2% ↓ 6.8%	(17.0%)	Class A - \$21.68 Class B - \$17.09
Illinois	3,275,172	244,355	7.5% ↑ .1%	(7.4%)	Class A - \$22.71 Class B - \$17.12
Total	52,726,993	5,622,546	10.7% ↓ .6%	(11.3%)	Class A - \$23.70 Class B - \$18.18 (\$23.88) (\$18.21)

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of January 1, 2019.

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

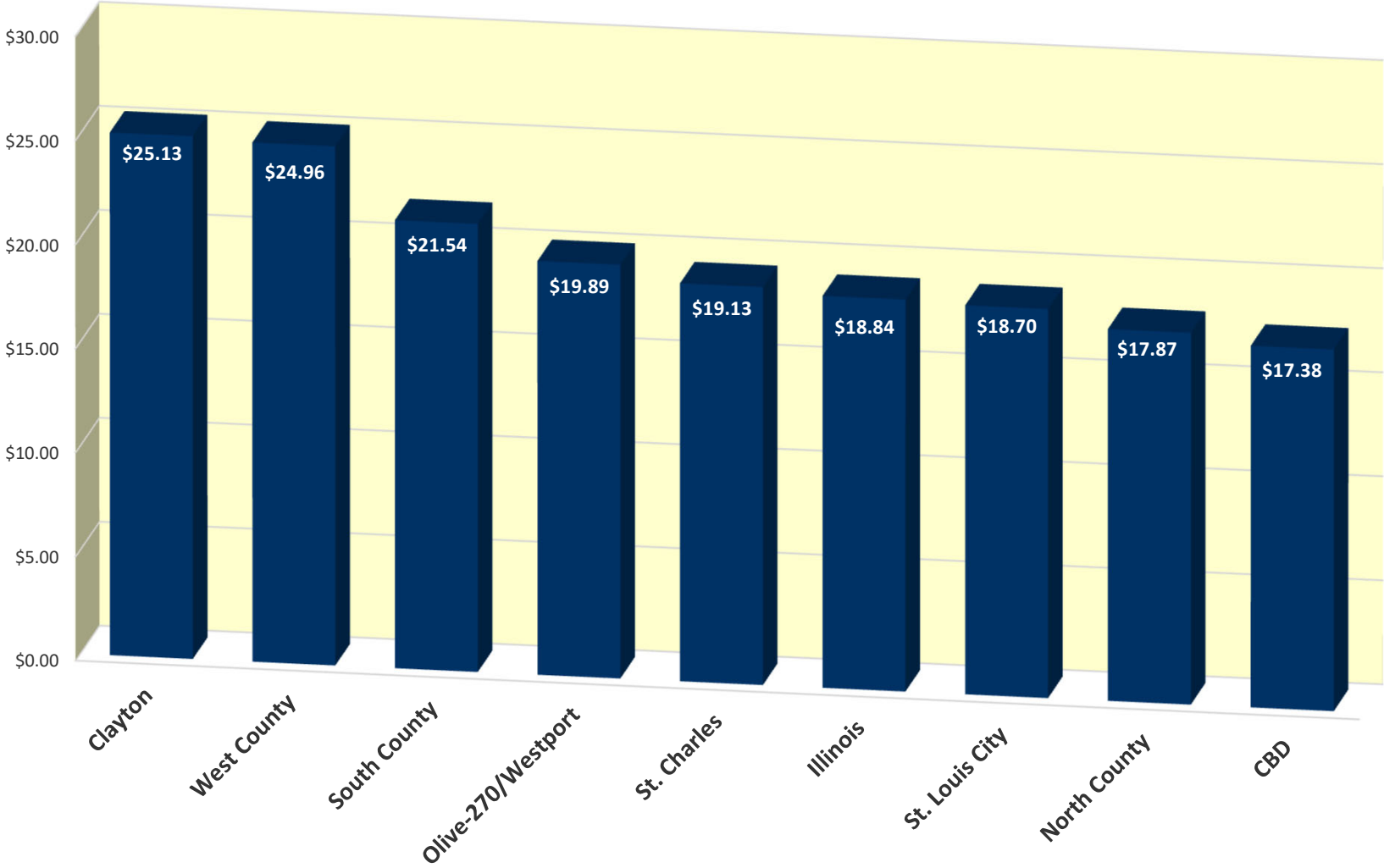


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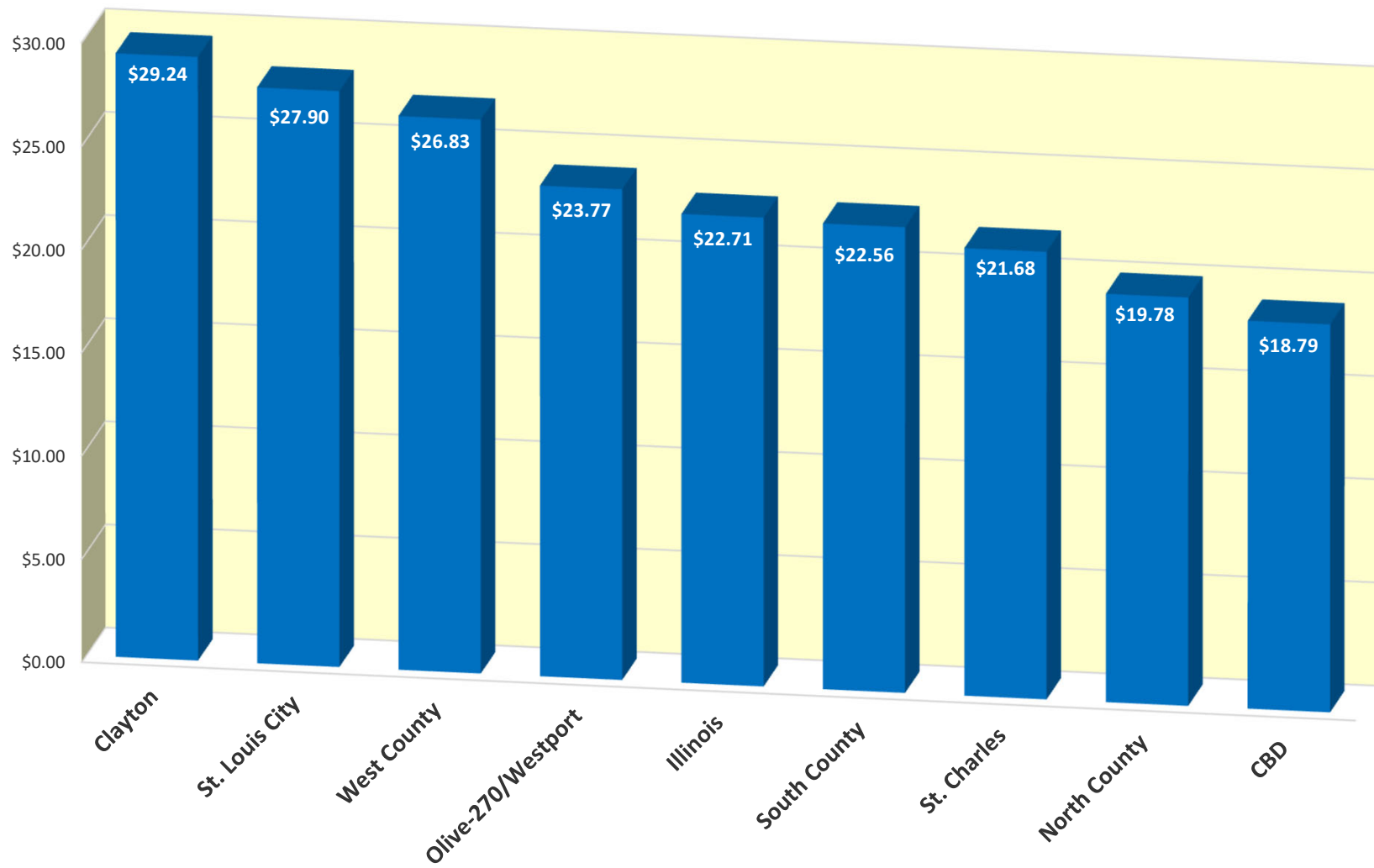
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
January 2019

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	32,670,577	3,214,148	177,402	9.84%
St. Louis City - Just A & B	13,802,519	2,076,901	85,810	15.05%
Total St. Louis Region - Just A & B	46,473,096	5,291,049	263,212	11.39%
Total St. Louis Region - Class A	27,139,950	2,354,364	234,454	8.67%
Total St. Louis Region - Class B	19,333,146	2,936,685	28,758	15.19%
St. Louis City	13,802,519	2,076,901	85,810	15.05%
Class A Space	9,029,081	1,254,046	80,796	13.89%
Class B Space	4,773,438	822,855	5,014	17.24%
Suburban St. Louis	32,670,577	3,214,148	177,402	9.84%
Class A Space	18,110,869	1,100,318	153,658	6.08%
Class B Space	14,559,708	2,113,830	23,744	14.52%

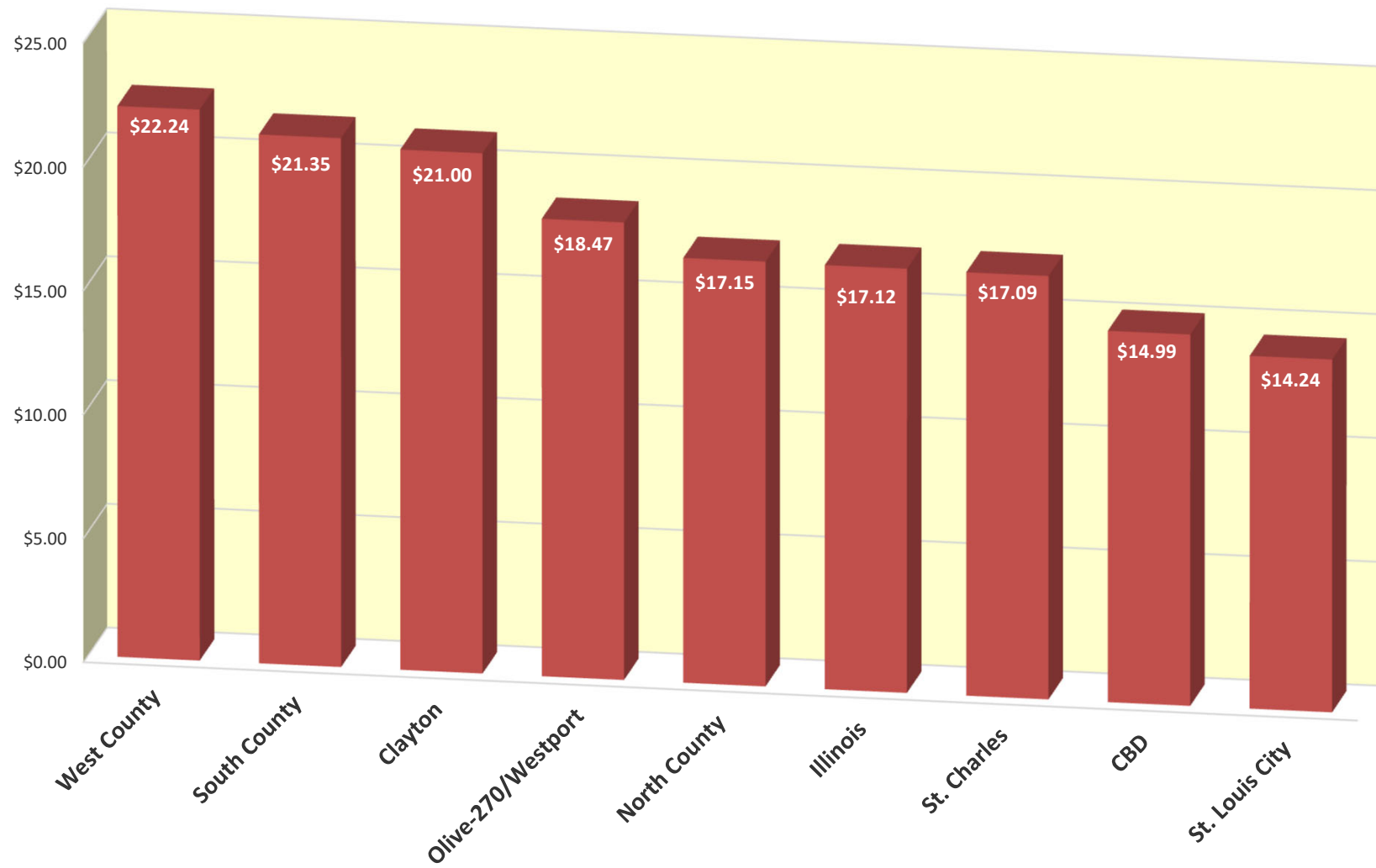
Office Rental Rate by Submarket
January 2019



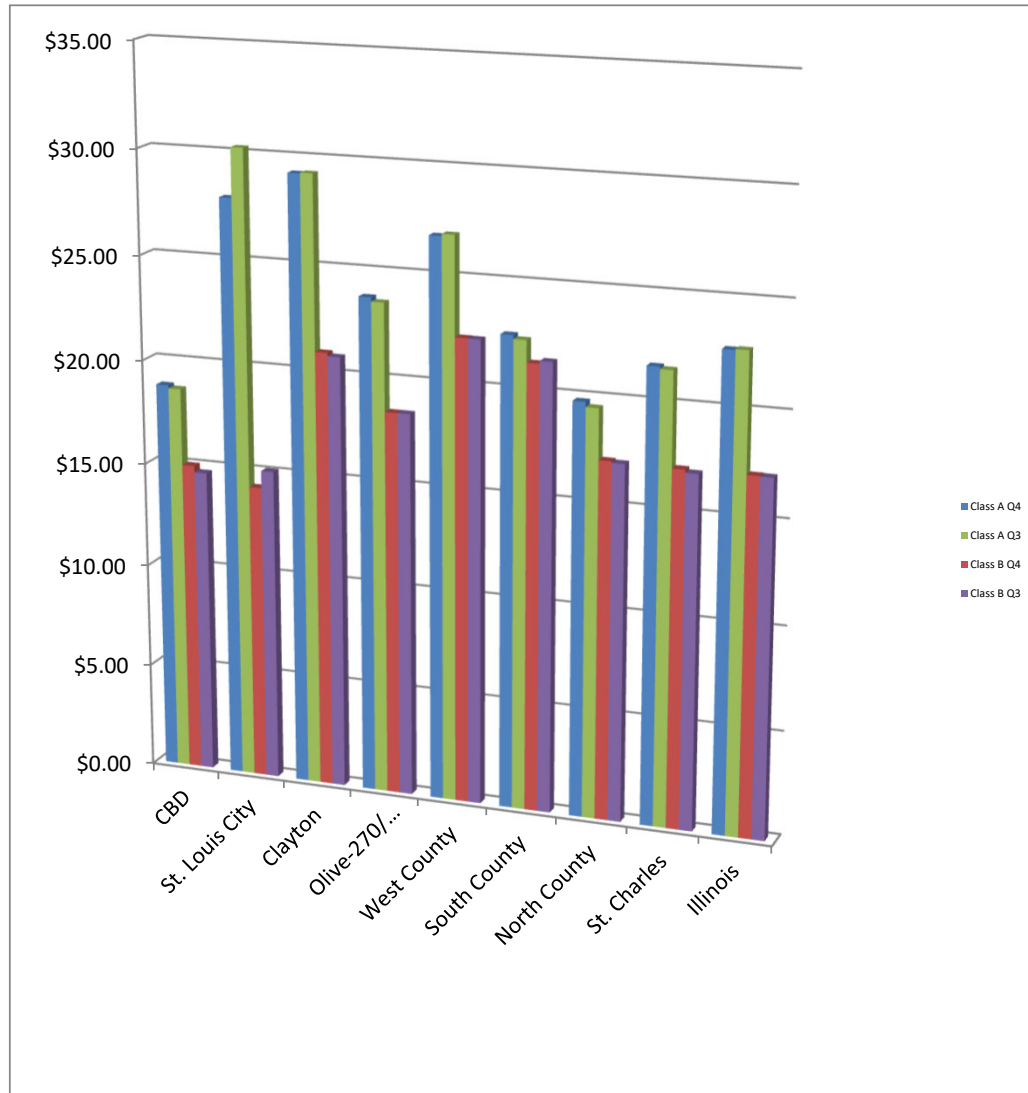
Class A Office Rental Rate by Submarket January 2019



Class B Office Rental Rate by Submarket January 2019

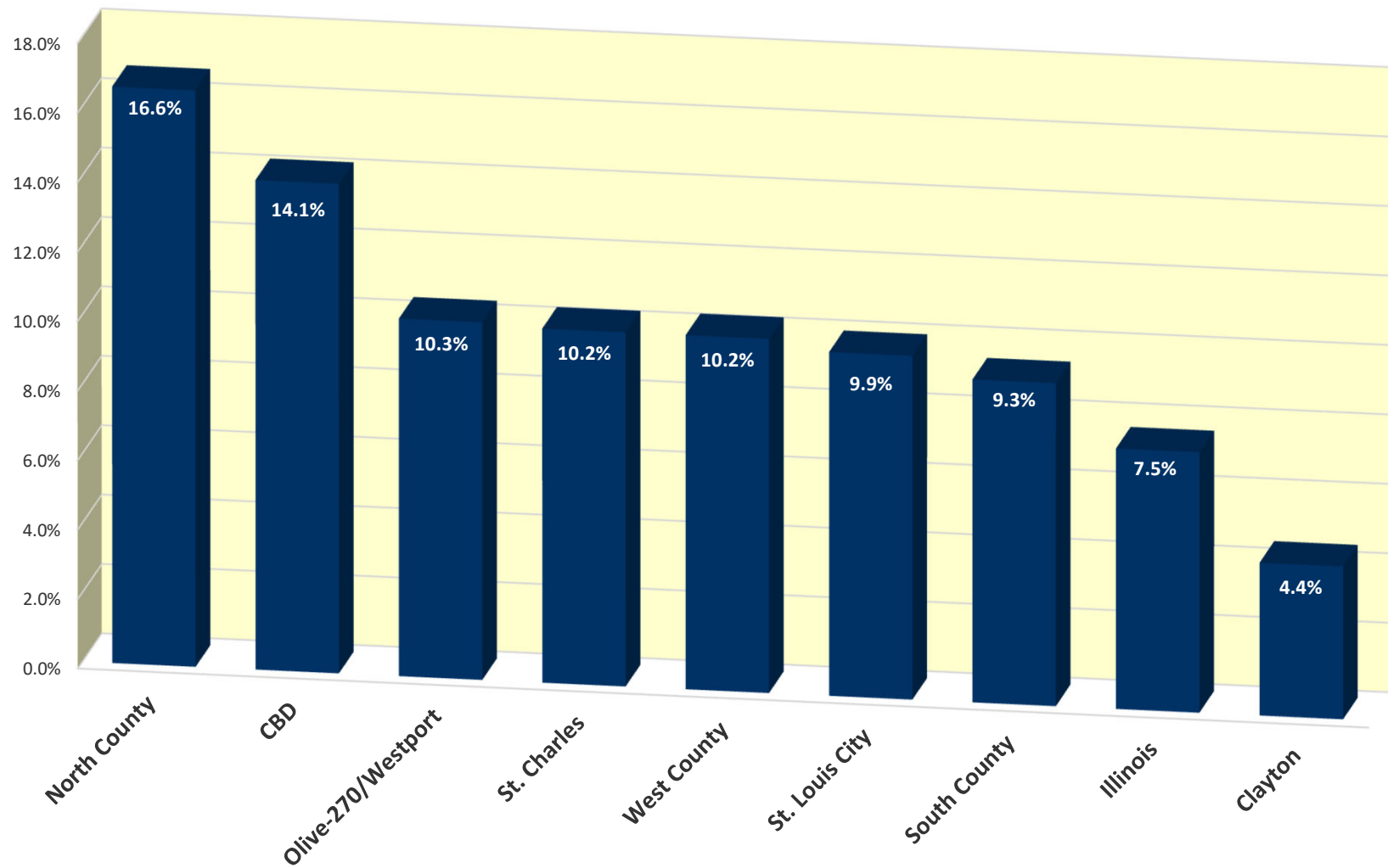


Class A & Class B Asking Rates by Submarket

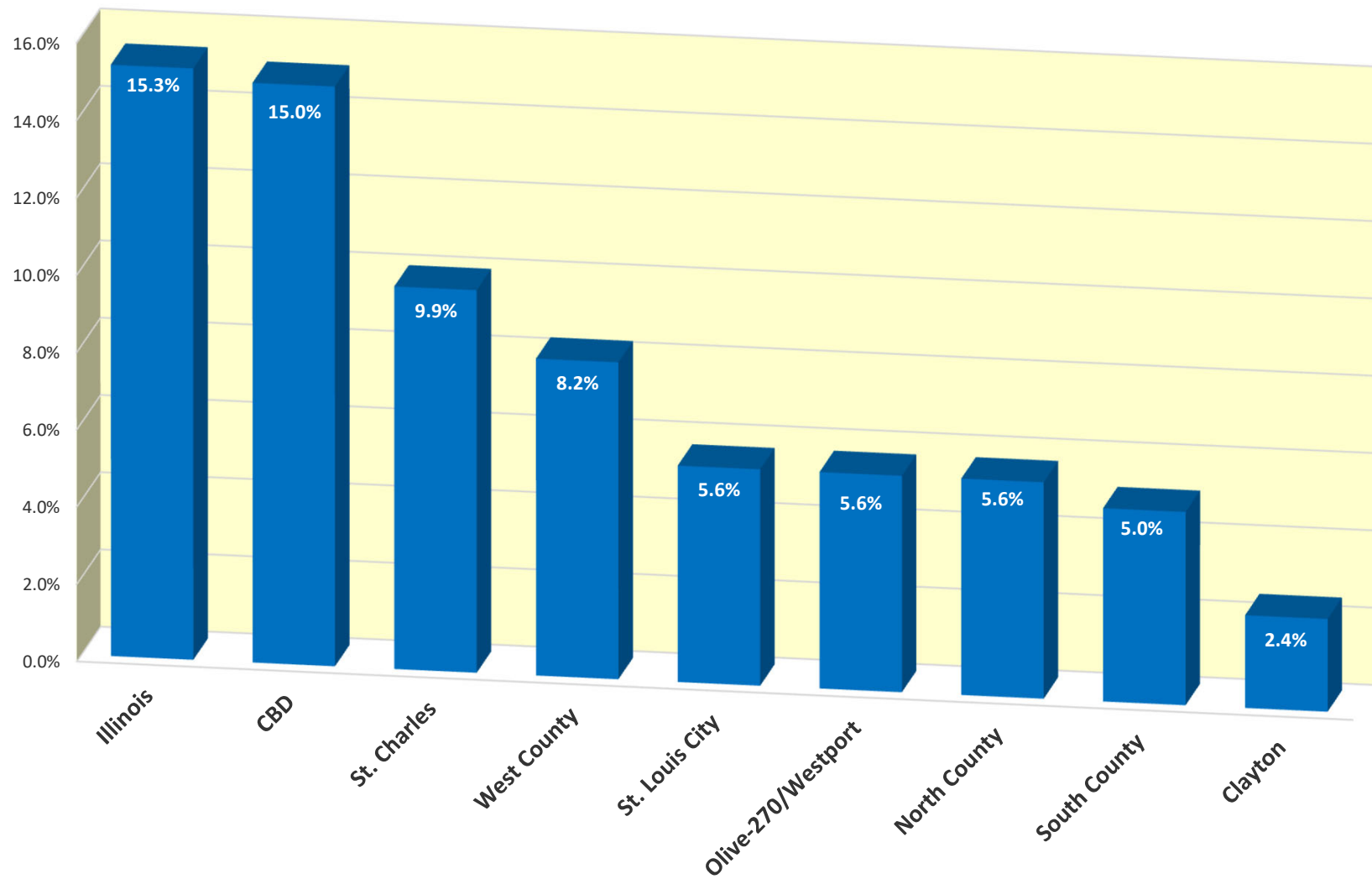


	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	\$18.79	\$18.65	\$14.99	\$14.69
St. Louis City	\$27.90	\$30.25	\$14.24	\$15.08
Clayton	\$29.24	\$29.28	\$21.00	\$20.85
Olive-270/ Westport	\$23.77	\$23.57	\$18.47	\$18.47
West County	\$26.83	\$26.93	\$22.24	\$22.23
South County	\$22.56	\$22.38	\$21.35	\$21.48
North County	\$19.78	\$19.54	\$17.15	\$17.08
St. Charles	\$21.68	\$21.57	\$17.09	\$16.95
Illinois	\$22.71	\$22.75	\$17.12	\$17.10
Average	\$23.70	\$23.88	\$18.18	\$18.21

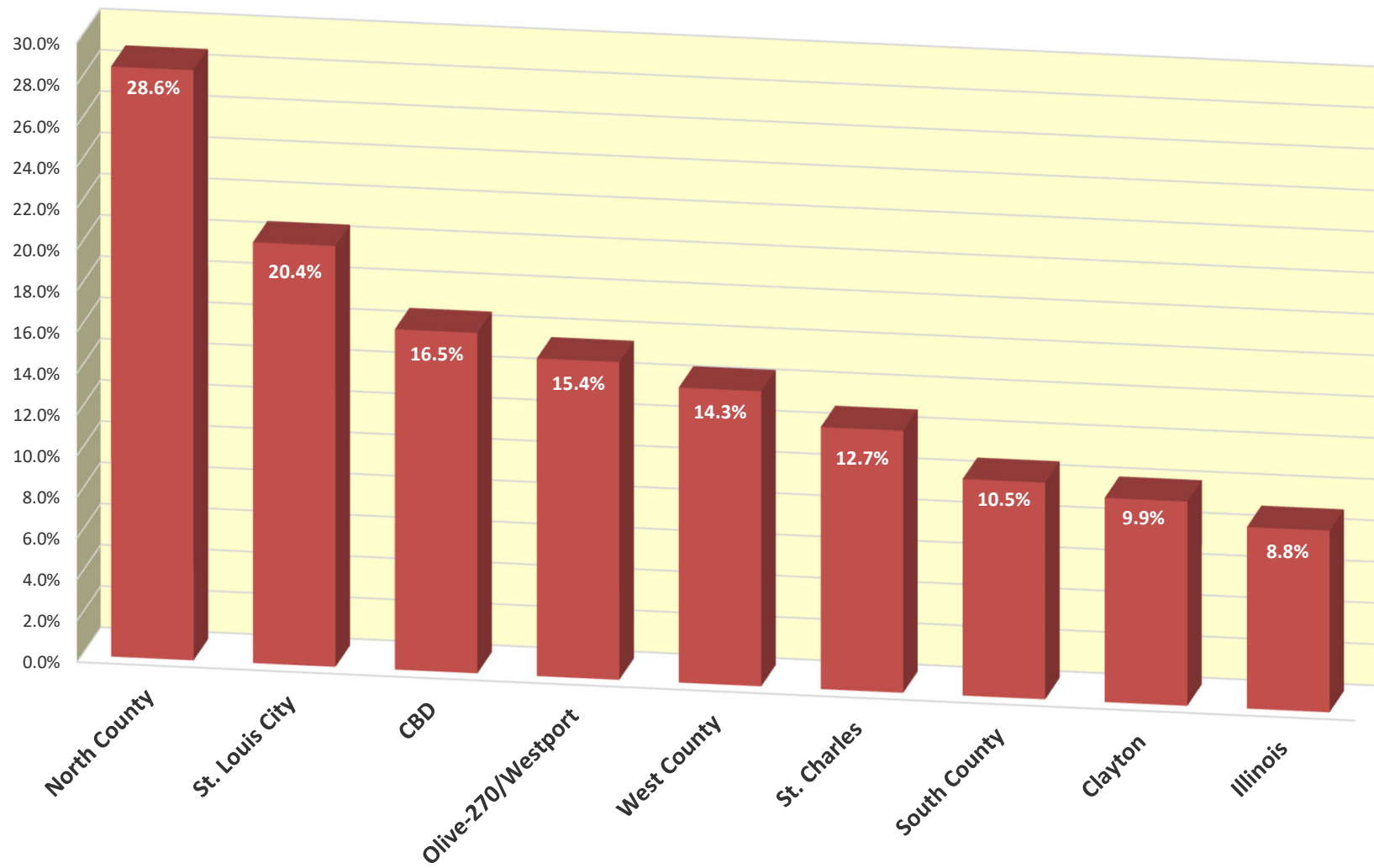
Office Vacancy Rate by Submarket January 2019



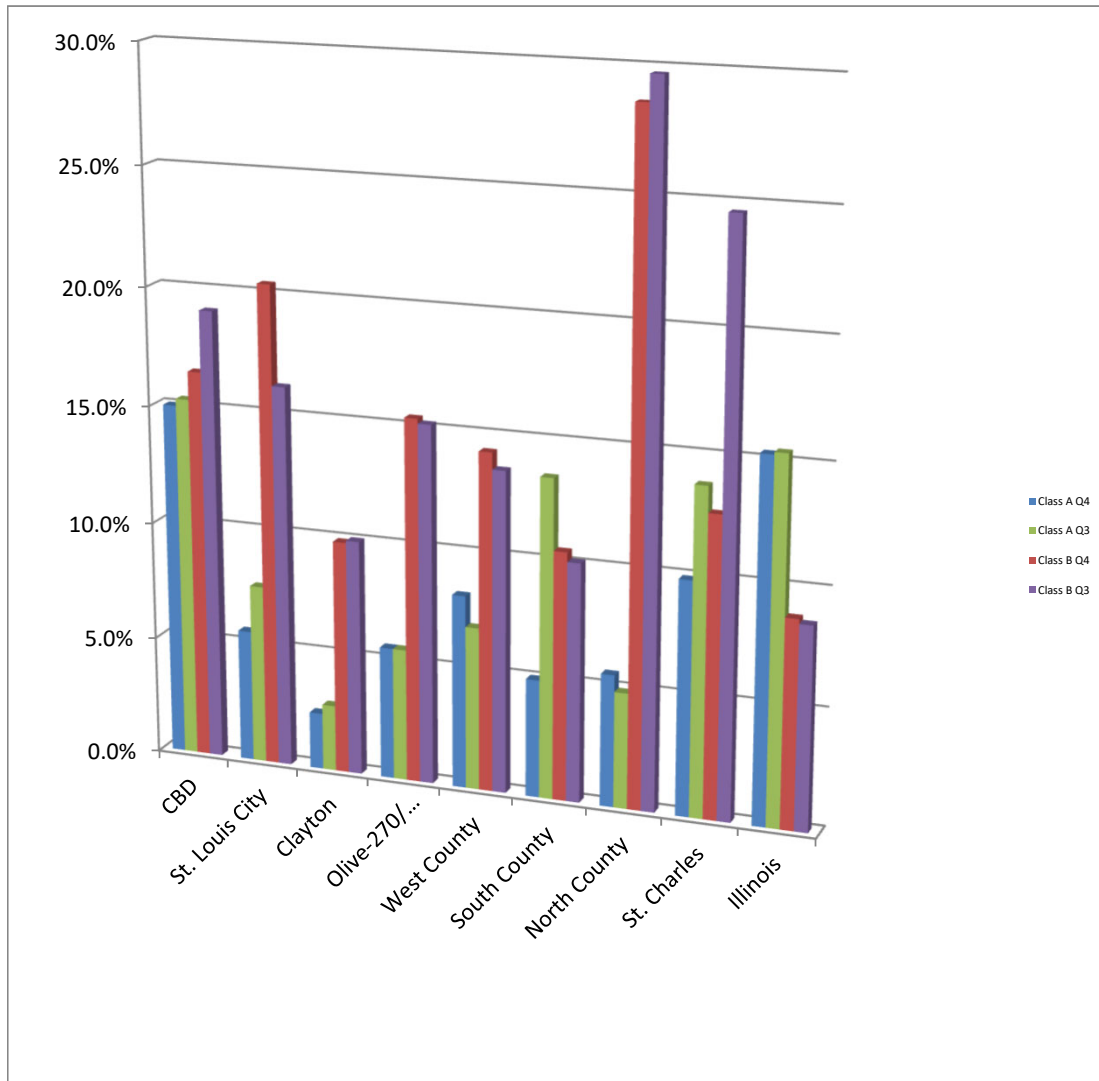
Class A Office Vacancy Rate by Submarket January 2019



Class B Office Vacancy Rate by Submarket January 2019



Class A & Class B Vacancy Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	15.0%	15.3%	16.5%	19.1%
St. Louis City	5.6%	7.6%	20.4%	16.2%
Clayton	2.4%	2.8%	9.9%	10.0%
Olive-270/ Westport	5.6%	5.6%	15.4%	15.2%
West County	8.2%	6.9%	14.3%	13.6%
South County	5.0%	13.5%	10.5%	10.1%
North County	5.6%	4.9%	28.6%	29.7%
St. Charles	9.9%	13.8%	12.7%	24.6%
Illinois	15.3%	15.4%	8.8%	8.6%
Average	8.1%	9.5%	15.2%	16.3%

CBD

From Previous Qtr.

Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	16.2%	15.4%	14.4%	14.9%	15.6%	15.6%	15.4%	15.2%	15.3%	15.3%	15.0%	-0.3%
Class B	18.0%	18.3%	18.7%	19.5%	18.8%	18.7%	20.3%	20.0%	20.0%	19.1%	16.5%	-2.6%
Class C	14.2%	13.1%	13.1%	13.2%	14.1%	6.6%	6.9%	6.9%	8.0%	8.5%	7.3%	-1.2%
Overall	16.3%	15.8%	15.3%	15.9%	16.2%	14.9%	15.3%	15.1%	15.3%	15.2%	14.1%	-1.1%

Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	(7)	64,342	80,471	(41,668)	(57,695)	387	14,373	13,686	(354)	(1,933)	22,114	24,047
Class B	(20,106)	(12,713)	(12,119)	(34,632)	29,336	4,520	(62,966)	11,729	435	33,436	101,541	68,105
Class C	92,000	25,160	(340)	(883)	(22,750)	177,992	(5,643)	0	(26,150)	(12,000)	27,160	39,160
Overall	71,887	76,789	68,012	(77,183)	(51,109)	182,899	(54,236)	25,415	(26,069)	19,503	150,815	131,312

Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$18.15	\$18.24	\$18.25	\$18.11	\$17.85	\$17.70	\$17.68	\$18.79	\$18.59	\$18.65	\$18.79	\$0.14
Class B	\$13.76	\$13.78	\$13.63	\$13.30	\$13.28	\$13.90	\$13.95	\$13.61	\$13.76	\$14.69	\$14.99	\$0.30
Class C	\$14.77	\$14.77	\$14.49	\$14.34	\$14.94	\$15.06	\$14.75	\$14.70	\$14.58	\$14.87	\$14.80	-\$0.07
Overall	\$16.26	\$16.37	\$16.24	\$16.22	\$16.10	\$16.25	\$16.22	\$16.63	\$16.66	\$17.13	\$17.38	\$0.25

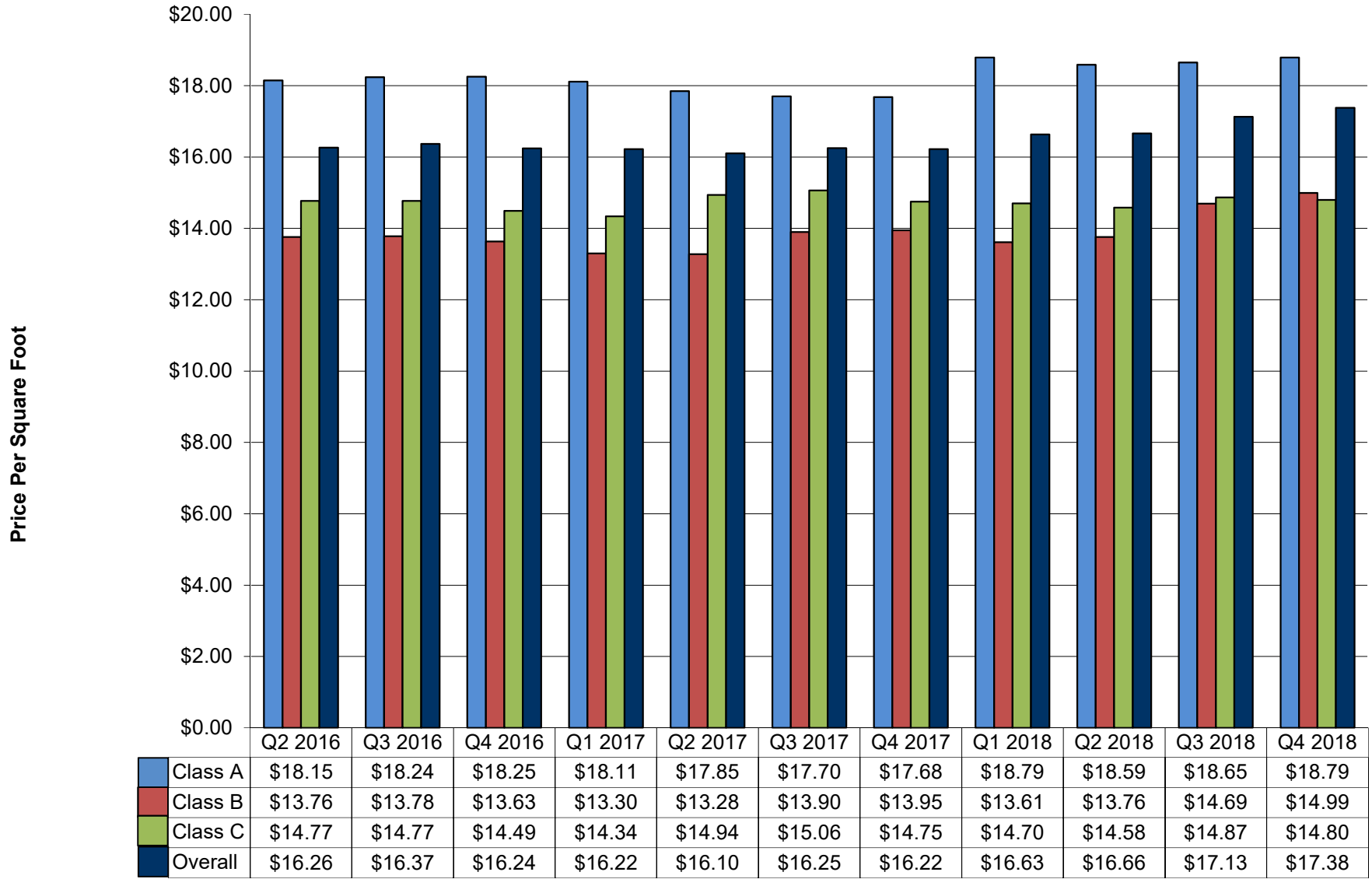
Notes: 901 N. 10th St – Convention Plaza III 98.7% to 0% (73,000 SF was Vacant)
[Jim McKelvey Purchased \\$2 Million in December \(owner/occupier\)](#)

515-21 Olive St – Millennium Center Office 28.2% to 12.4% (35,809 SF Leased)

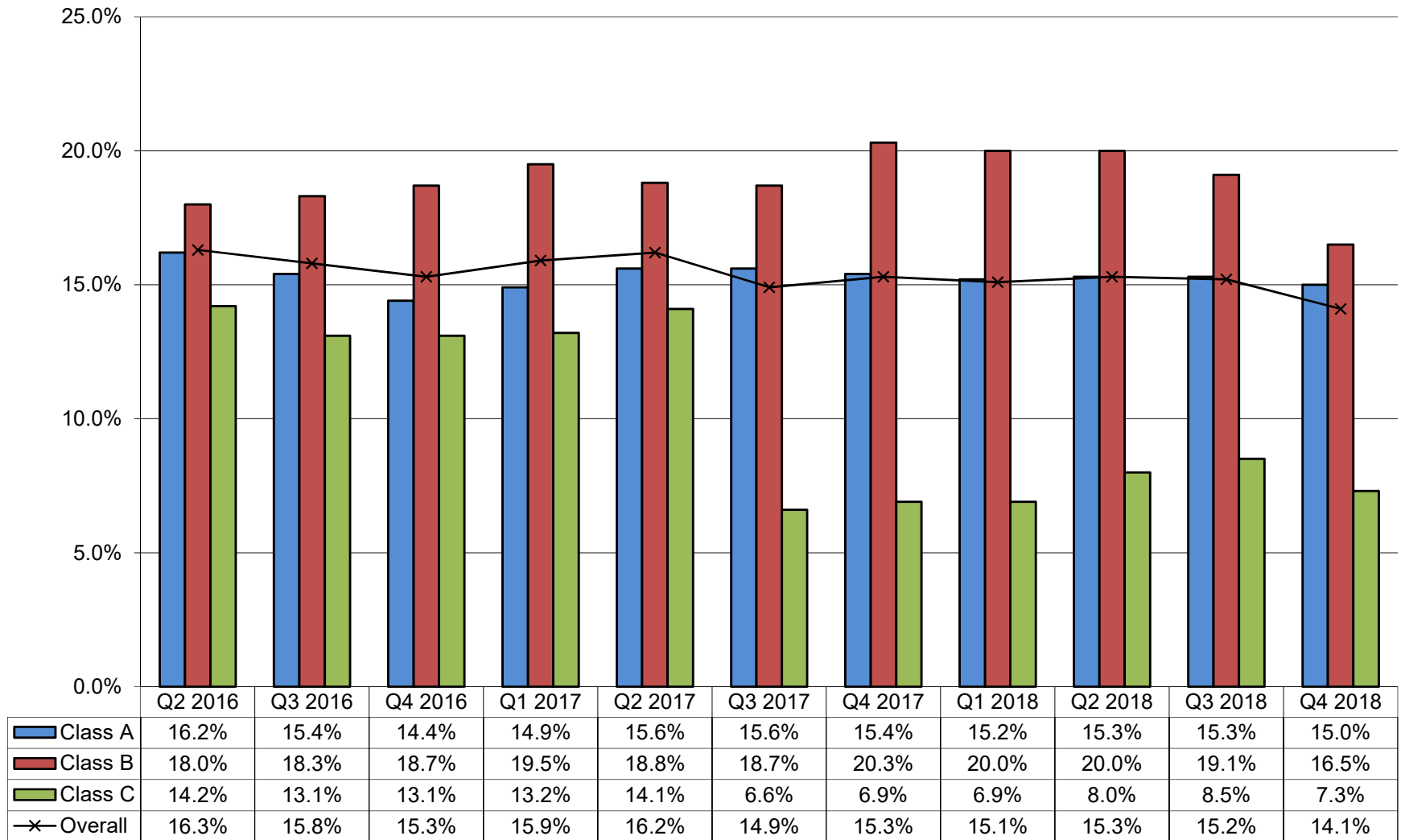
555 Washington – The 555 Building 27.2% to 20.7% (10,400 SF Leased)
[Bar Association of Metro St. Louis & Becker Iron & Metal](#)

900 N Tucker [Jim McKelvey / Square Purchased \\$3.5 Million in September](#)

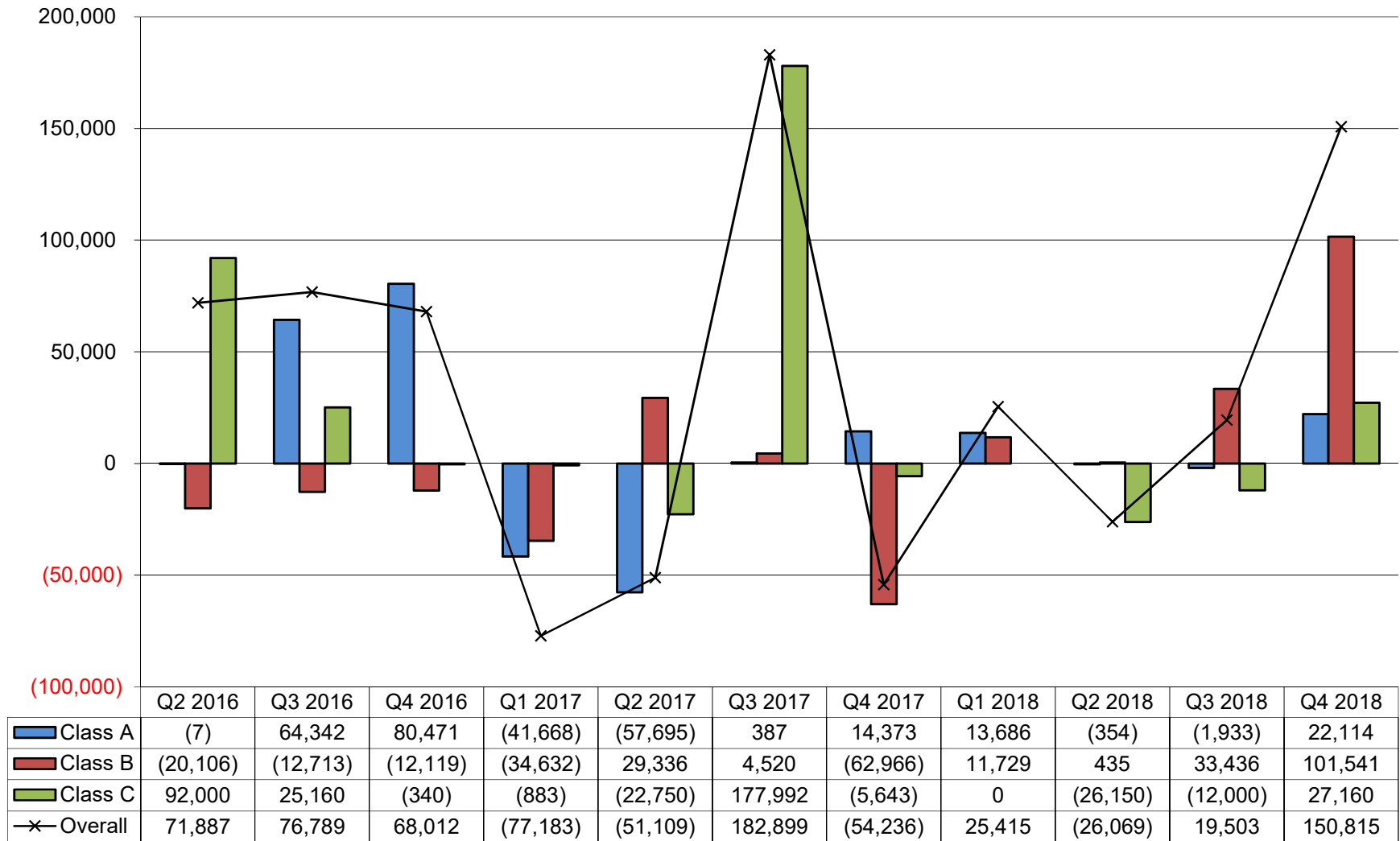
Average Asking Rates CBD Submarket



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	38,657	14.8%	38,657	14.8%	74,984	47,903	22,081	22,081	-
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$19.50/fs
415 S 18TH St	67,784	31,602	46.6%	31,602	46.6%	31,602	31,602	0	15,949	\$16.25/fs
100 N Broadway	510,202	112,979	22.1%	112,979	22.1%	135,109	112,979	22,130	40,725	\$18.00/fs
200 N Broadway	337,088	91,091	27.0%	91,091	27.0%	117,377	117,377	0	77,178	\$17.50/fs
211 N Broadway	1,171,595	217,202	18.5%	217,202	18.5%	324,451	324,451	0	126,363	\$21.00/fs
500 N Broadway	285,211	0	0.0%	56,760	19.9%	70,032	13,272	56,760	56,760	\$18.00/fs
10 S Broadway	430,373	17,000	4.0%	17,000	4.0%	41,173	41,173	0	45,449	\$21.00/fs
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	120,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
701 Market St	401,625	53,279	13.3%	53,279	13.3%	106,867	106,867	0	40,568	\$22.00/fs
800 Market St	749,857	45,577	6.1%	69,613	9.3%	135,479	47,706	87,773	24,036	\$17.76/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	232,261	232,261	0	73,118	\$16.00/fs
2350 Market St	96,000	0	0.0%	0	0.0%	0	0	0	0	-
2351 Market St	84,370	39,676	47.0%	39,676	47.0%	39,676	39,676	0	39,676	\$19.75/fs
1-99 S Memorial Dr	213,228	17,352	8.1%	17,352	8.1%	24,836	24,836	0	10,197	\$16.75/fs
800 Pine St	521,157	0	0.0%	0	0.0%	0	0	0	0	-
900-920 Spruce St	147,000	0	0.0%	0	0.0%	0	0	0	0	-
210 N Tucker Blvd	400,000	0	0.0%	0	0.0%	4,379	0	4,379	4,379	-
710 N Tucker Blvd	626,760	122,600	19.6%	122,600	19.6%	168,981	168,981	0	70,000	\$12.00/mg
600 Washington Ave	385,000	91,233	23.7%	91,233	23.7%	91,233	91,233	0	66,388	\$18.75/fs
Total (21 Bldgs)	7,956,888	1,126,655	14.2%	1,207,451	15.2%	1,676,535	1,478,412	193,123	126,363	\$18.79/fs

CBD Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
719-727 N 1st St	97,815	2,087	2.1%	2,087	2.1%	14,054	14,054	0	14,054	\$15.50/fs
612 N 2nd St	48,000	0	0.0%	0	0.0%	0	0	0	0	-
618-624 N 2nd St	57,000	0	0.0%	0	0.0%	0	0	0	0	-
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	63,525	25,298	39.8%	25,298	39.8%	18,712	18,712	0	5,913	\$14.00/fs
708-710 N 2nd St	50,850	6,410	12.6%	6,410	12.6%	6,410	6,410	0	5,000	\$9.00/mg
712 N 2nd St	20,000	6,242	31.2%	6,242	31.2%	14,002	14,002	0	6,000	\$10.00/mg
801-805 N 2nd St	40,000	40,000	100.0%	40,000	100.0%	40,000	40,000	0	80,000	\$15.00/fs
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	-
220 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	-
319 N 4th St	104,000	28,699	27.6%	28,699	27.6%	28,699	28,699	0	11,414	\$15.05/fs
440-444 N 4th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/fs
312-316 N 8th St	24,502	0	0.0%	0	0.0%	8,064	8,064	0	8,064	\$10.00/fs
215-217 N 10th St	22,240	0	0.0%	0	0.0%	0	0	0	0	\$12.50/fs
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
901 N 10th St	73,950	73,000	98.7%	73,000	98.7%	0	0	0	0	-
133 S 11th St	37,037	0	0.0%	0	0.0%	4,068	4,068	0	4,068	\$18.50/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	0	0	0	0	\$16.25/fs
326 S 21st St	43,161	12,187	28.2%	12,187	28.2%	12,659	12,659	0	11,851	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1015-1023 Locust St	321,573	80,121	24.9%	83,623	26.0%	91,230	87,728	3,502	29,191	\$12.44/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	0	0.0%	0	0.0%	0	0	0	0	-
2221 Locust St	28,850	28,484	98.7%	28,484	98.7%	28,484	28,484	0	28,484	\$16.95/mg
2300 Locust St	160,584	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	41,734	100.0%	41,734	100.0%	41,734	41,734	0	41,734	\$14.42/nnn
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	25,244	25,244	0	25,244	\$16.50/+clea
515-521 Olive St	226,200	27,958	12.4%	27,958	12.4%	27,958	27,958	0	12,648	\$15.12/fs
720 Olive St	457,900	38,520	8.4%	40,032	8.7%	40,032	38,520	1,512	6,487	\$16.50/fs
900-914 Olive St	202,607	46,335	22.9%	46,335	22.9%	49,504	49,504	0	18,313	\$13.00/fs
1004-1006 Olive St	37,329	0	0.0%	0	0.0%	0	0	0	0	-
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	23,000	0	0.0%	0	0.0%	0	0	0	0	-
401 Pine St	42,000	7,864	18.7%	7,864	18.7%	7,864	7,864	0	7,864	\$18.50/fs
1133 Pine St	28,122	0	0.0%	0	0.0%	0	0	0	0	-
1881 Pine St	110,060	110,060	100.0%	110,060	100.0%	110,060	110,060	0	110,060	\$15.95/fs
800 St. Louis Union Station	57,814	6,525	11.3%	6,525	11.3%	26,185	6,525	19,660	19,660	\$15.31/fs
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	-
505 Washington Ave	80,000	77,700	97.1%	77,700	97.1%	80,000	80,000	0	80,000	-
555 Washington Ave	160,000	33,100	20.7%	33,100	20.7%	33,100	33,100	0	10,000	\$14.50/mg
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	4,443	6.4%	4,443	6.4%	27,934	27,934	0	10,589	\$15.50/fs
1409 Washington Ave	34,234	6,598	19.3%	6,598	19.3%	34,234	34,234	0	28,740	\$16.00/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)	3,863,919	703,365	18.2%	708,379	18.3%	770,231	745,557	24,674	110,060	\$14.99/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
800-804 N 1st St	38,500	0	0.0%	0	0.0%	0	0	0	0	-
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	10,000	19.2%	10,000	19.2%	10,000	10,000	0	6,000	\$12.00/negot
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
717 N 16th St	24,500	11,000	44.9%	11,000	44.9%	11,000	11,000	0	11,000	\$23.00/mg
1624 Delmar Blvd	30,000	20,000	66.7%	20,000	66.7%	20,000	20,000	0	20,000	\$12.00/mg
512 Locust St	21,483	4,150	19.3%	4,150	19.3%	4,150	4,150	0	4,150	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	-
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	57,057	45.6%	57,057	45.6%	60,009	60,009	0	20,000	\$13.50/fs
1727 Locust St	76,309	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	0	0.0%	0	0.0%	0	0	0	0	-
1101 Lucas Ave	35,000	22,000	62.9%	22,000	62.9%	22,000	22,000	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	-
916 Olive St	27,510	0	0.0%	0	0.0%	0	0	0	0	-
1017 Olive St	120,000	0	0.0%	0	0.0%	0	0	0	0	-
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	35,493	35,493	0	33,493	-
1430 Olive St	98,700	16,200	16.4%	16,200	16.4%	16,200	16,200	0	14,200	\$12.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	38,640	38,640	0	38,640	-
10 N Tucker Blvd	190,582	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	0	0.0%	0	0.0%	0	0	0	0	\$14.95/fs
900 Walnut St	112,266	29,043	25.9%	29,043	25.9%	29,043	29,043	0	9,358	-
1128-1130 Washington Ave	41,840	0	0.0%	0	0.0%	0	0	0	0	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
1426-1432 Washington Ave	30,000	5,805	19.4%	5,805	19.4%	14,820	14,820	0	9,015	\$12.65/fs
Total (30 Bldgs)	2,379,805	175,255	7.4%	175,255	7.4%	261,355	261,355	0	38,640	\$14.80/fs

CBD Building List

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(96 Bldgs)	14,200,612	2,005,275	14.1%	2,091,085	14.7%	2,708,121	2,485,324	217,797	126,363	\$17.38/fs

St. Louis City

From Previous Qtr.

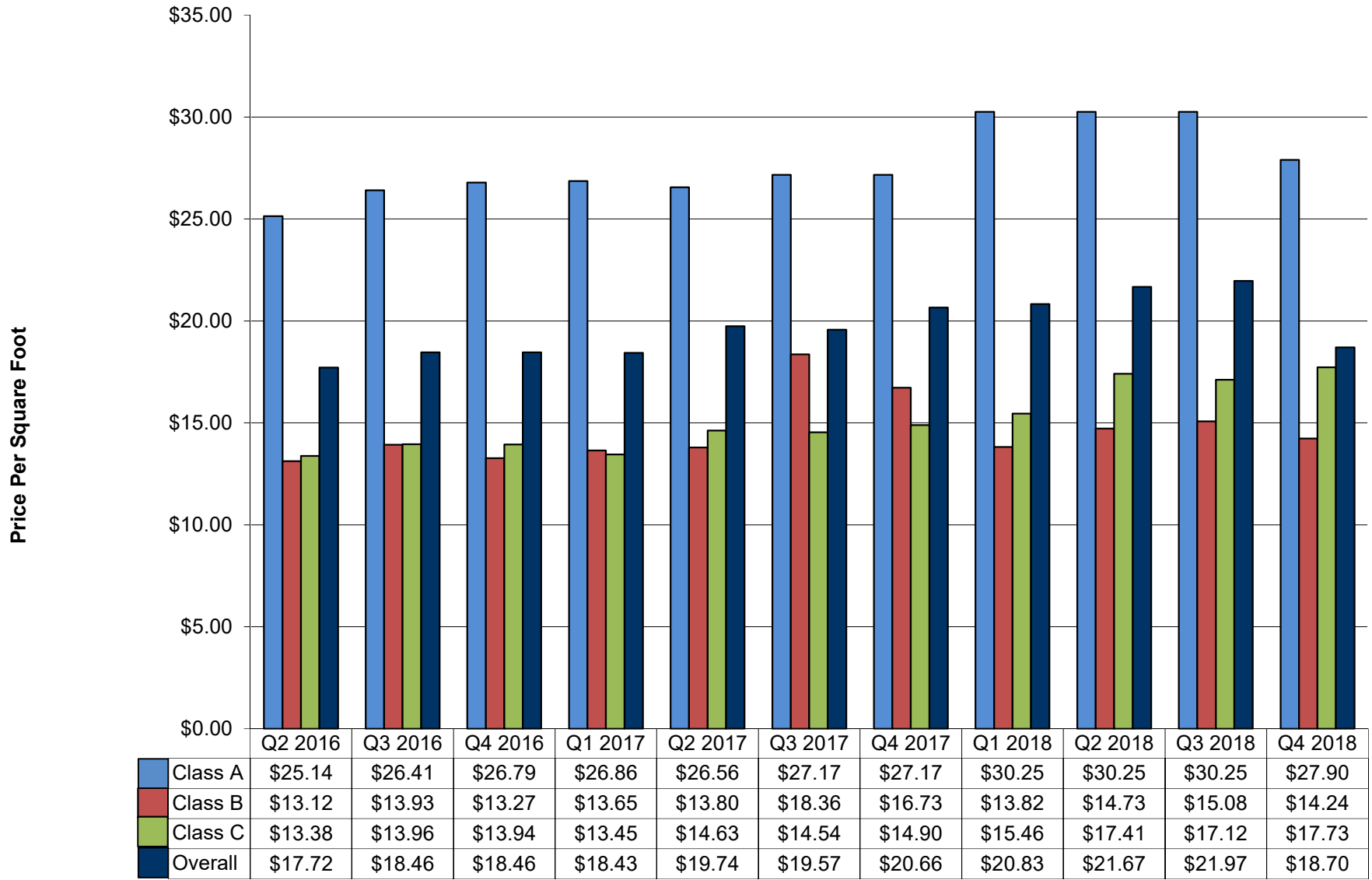
Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	9.5%	8.4%	8.4%	8.3%	7.4%	7.5%	6.1%	6.1%	7.8%	7.6%	5.6%	-2.0%
Class B	9.1%	9.5%	5.6%	5.9%	5.3%	4.7%	8.2%	16.1%	15.5%	16.2%	20.4%	4.2%
Class C	11.6%	5.9%	5.6%	1.1%	3.7%	3.7%	3.6%	4.7%	2.1%	1.9%	2.4%	0.5%
Overall	9.9%	8.2%	6.6%	5.5%	5.6%	5.5%	6.2%	9.4%	9.0%	9.2%	9.9%	0.7%

Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	62,483	9,201	0	1,445	7,848	(1,395)	12,557	0	153,330	1,395	21,413	20,018
Class B	(5,195)	(3,615)	35,316	(2,490)	5,212	5,270	(31,898)	(71,274)	5,262	(6,289)	(38,290)	(32,001)
Class C	200	36,896	2,300	29,200	(17,318)	0	800	(6,782)	16,600	1,168	(2,891)	(4,059)
Overall	57,488	42,482	37,616	28,155	(4,258)	3,875	(18,541)	(78,056)	175,192	(3,726)	(19,768)	(16,042)

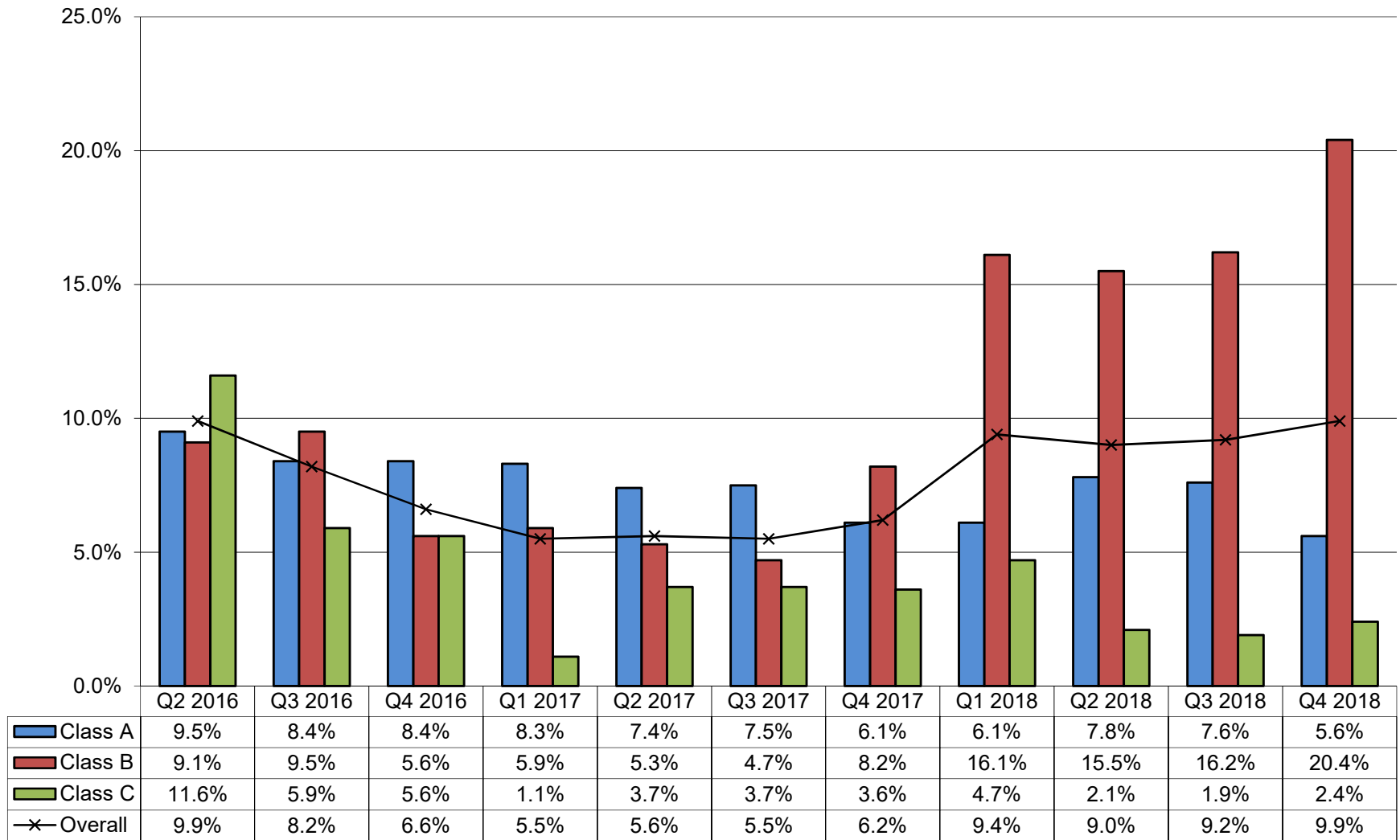
Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$25.14	\$26.41	\$26.79	\$26.86	\$26.56	\$27.17	\$27.17	\$30.25	\$30.25	\$30.25	\$27.90	-\$2.35
Class B	\$13.12	\$13.93	\$13.27	\$13.65	\$13.80	\$18.36	\$16.73	\$13.82	\$14.73	\$15.08	\$14.24	-\$0.84
Class C	\$13.38	\$13.96	\$13.94	\$13.45	\$14.63	\$14.54	\$14.90	\$15.46	\$17.41	\$17.12	\$17.73	\$0.61
Overall	\$17.72	\$18.46	\$18.46	\$18.43	\$19.74	\$19.57	\$20.66	\$20.83	\$21.67	\$21.97	\$18.70	-\$3.27

Notes: 4220 Duncan delivered: Microsoft, Aon & Cambridge occupied Q2

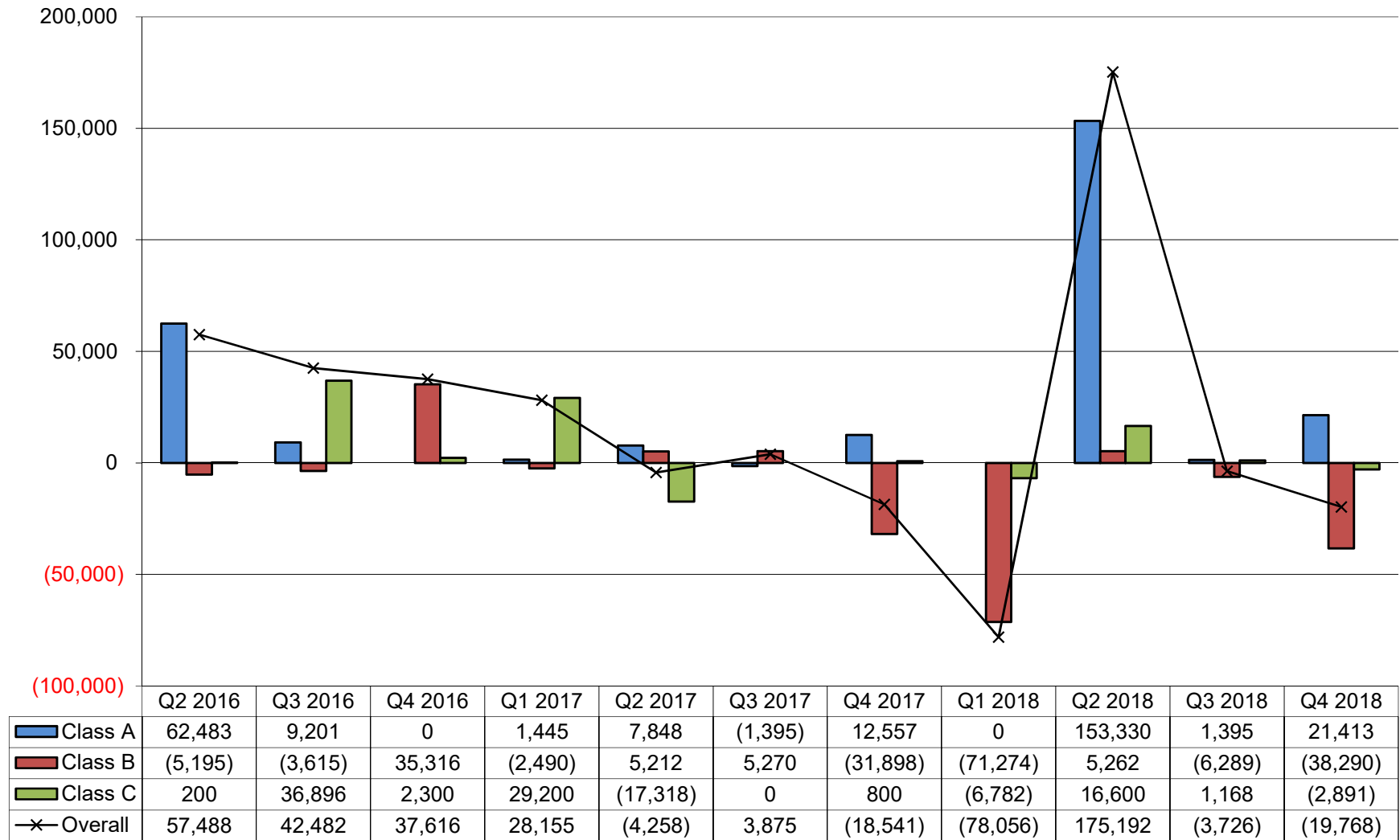
Average Asking Rates St. Louis City Submarket



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	182,068	48,079	26.4%	48,079	26.4%	9,895	9,895	0	9,895	\$25.50/nnn
4240 Duncan Ave	197,527	0	0.0%	0	0.0%	0	0	0	0	-
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
4260 Forest Park Ave	60,000	0	0.0%	0	0.0%	0	0	0	0	-
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	145,000	0	0.0%	0	0.0%	0	0	0	0	\$26.50/fs
26-56 Maryland Plz	27,000	0	0.0%	0	0.0%	0	0	0	0	-
645 S Newstead Ave	61,308	10,753	17.5%	10,753	17.5%	10,753	10,753	0	10,753	\$24.00/nnn
5700-5720 Oakland Ave	62,290	6,371	10.2%	6,371	10.2%	11,371	6,371	5,000	5,000	\$26.50/fs
Total (9 Bldgs)	1,072,193	65,203	6.1%	65,203	6.1%	32,019	27,019	5,000	10,753	\$27.90/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	16,400	41.0%	16,400	41.0%	16,400	16,400	0	8,900	\$15.00/fs
4625 Lindell Blvd	71,652	14,076	19.6%	14,076	19.6%	44,096	18,096	0	26,000	\$23.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	16,272	7.4%	16,272	7.4%	19,530	19,530	0	7,779	\$15.11/fs
4140 Park Ave	108,000	108,000	100.0%	108,000	100.0%	108,000	108,000	0	81,000	\$13.00/fs
5243 Shaw Ave	76,751	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/mg
3830 Washington Ave	32,278	30,778	95.4%	30,778	95.4%	30,778	30,778	0	30,778	-
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	\$15.00/fs
Total (15 Bldgs)	909,519	185,526	20.4%	185,526	20.4%	218,804	192,804	0	81,000	\$14.24/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	\$14.00/fs
6025 Chippewa St	24,000	0	0.0%	0	0.0%	0	0	0	0	-
4030 Chouteau	55,000	0	0.0%	0	0.0%	10,511	0	10,511	10,511	-
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	0	0	0	0	-
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	0	0	0	0	-
6346-6370 Delmar Blvd	35,000	1,150	3.3%	1,150	3.3%	1,150	1,150	0	1,150	\$18.50/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	\$16.50/mg
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	0	0	0	-
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
2220 Lemp Ave	26,273	0	0.0%	0	0.0%	0	0	0	0	-
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
4155 Manchester Ave	36,000	0	0.0%	0	0.0%	0	0	0	0	\$15.00/nnn
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	3,850	17.1%	3,850	17.1%	3,850	3,850	0	3,850	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (19 Bldgs)	651,794	5,000	0.8%	5,000	0.8%	15,511	5,000	10,511	10,511	\$17.73/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
(43 Bldgs)	2,633,506	255,729	9.7%	255,729	9.7%	266,334	224,823	15,511	81,000	\$18.70/fs

Clayton

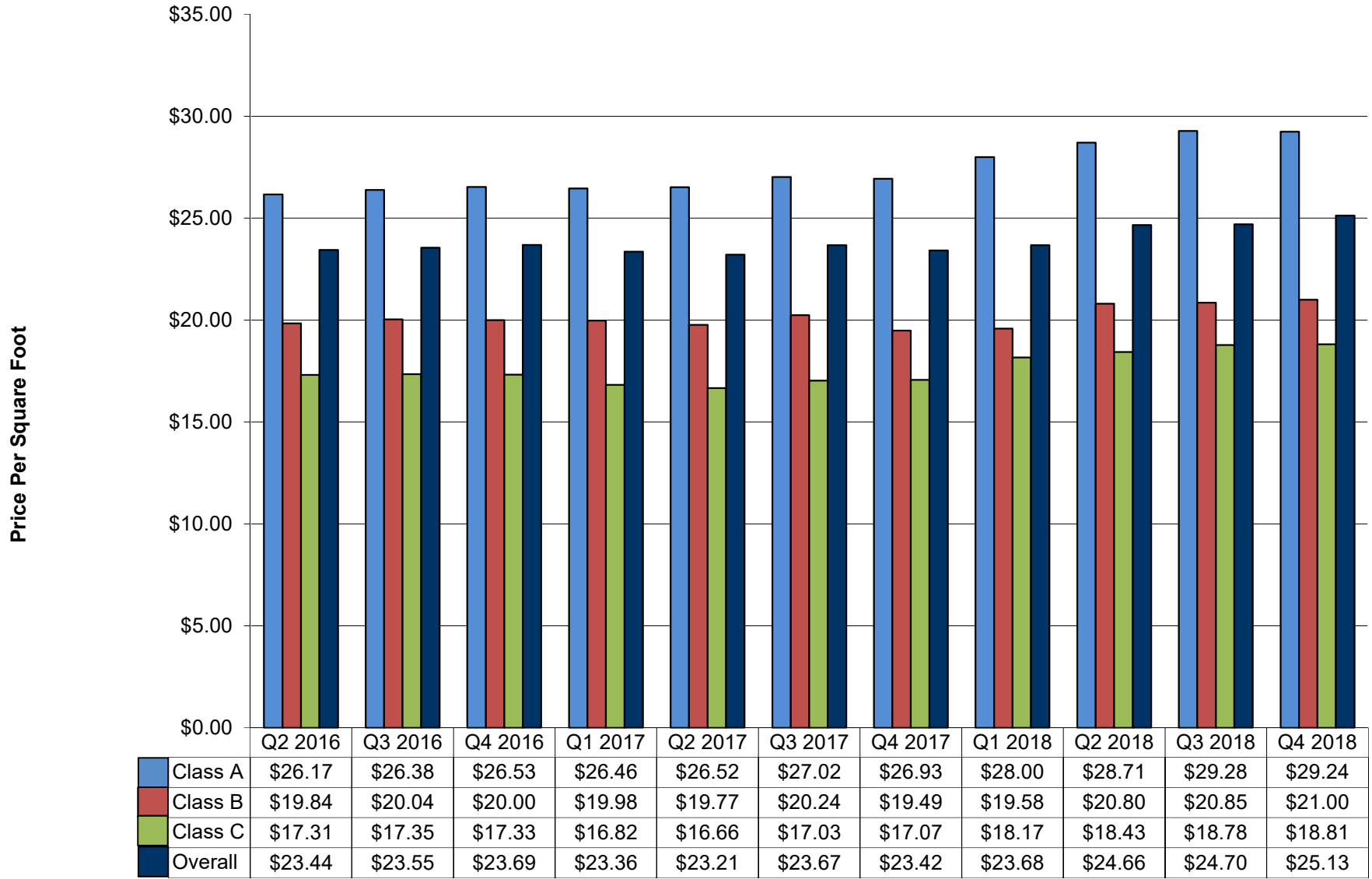
From Previous Qtr.

Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	4.7%	4.9%	4.7%	4.2%	4.0%	3.5%	3.9%	3.2%	2.9%	2.8%	2.4%	-0.4%
Class B	8.1%	8.8%	11.5%	7.2%	7.4%	8.1%	9.8%	10.7%	10.8%	10.0%	9.9%	-0.1%
Class C	10.7%	11.1%	12.1%	13.5%	7.5%	7.1%	6.4%	8.2%	8.4%	7.9%	6.6%	-1.3%
Overall	5.9%	6.2%	6.7%	5.4%	5.0%	4.8%	5.4%	5.2%	5.1%	4.8%	4.4%	-0.4%

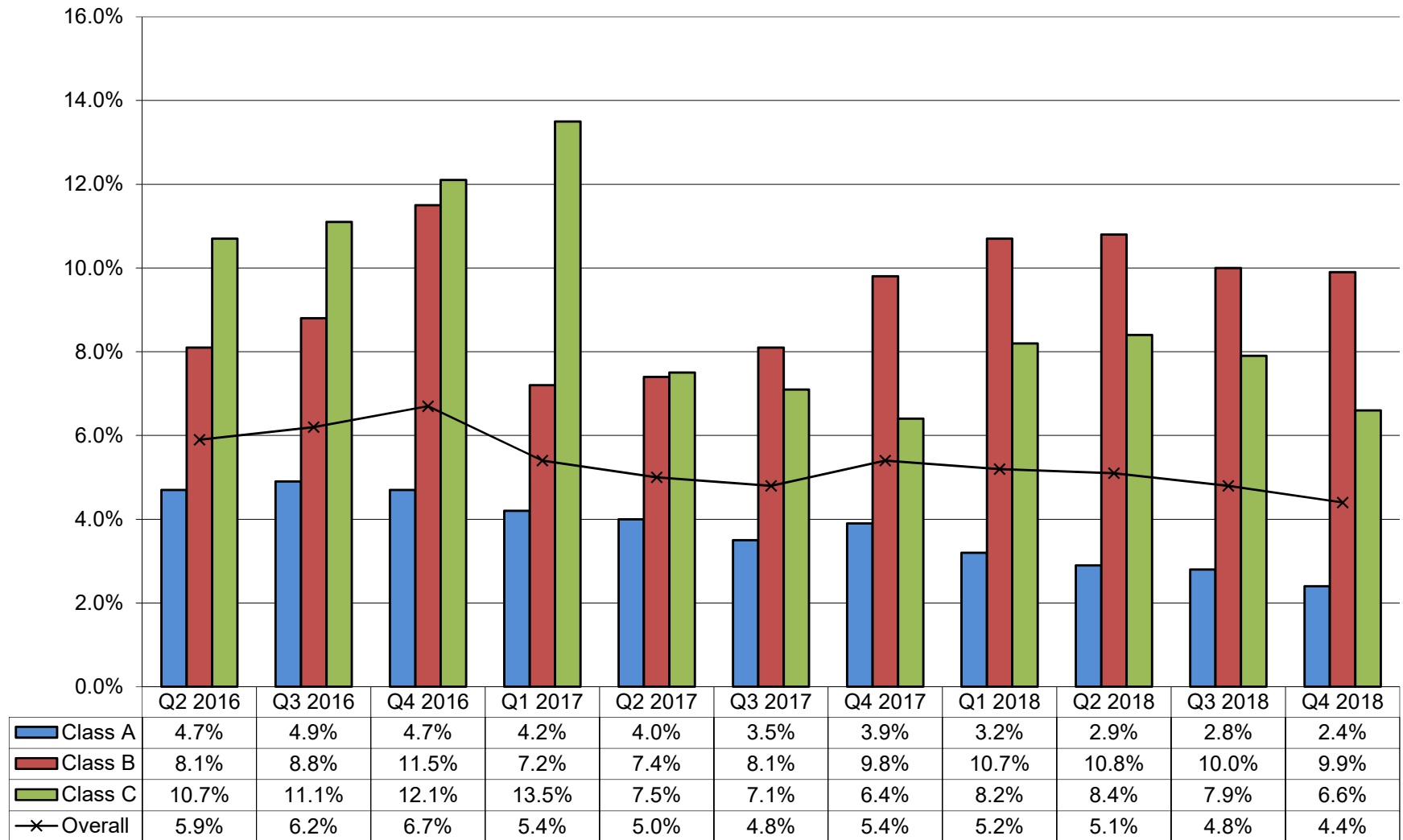
Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	52,246	(9,136)	10,540	28,770	9,161	26,800	(20,604)	38,768	11,311	6,973	24,437	17,464
Class B	15,773	(11,471)	(46,729)	74,035	(2,927)	(12,915)	(29,147)	(15,395)	(1,937)	13,895	2,258	(11,637)
Class C	(540)	(1,530)	(4,195)	(6,025)	25,693	1,894	2,845	(7,672)	(791)	1,989	5,858	3,869
Overall	67,479	(22,137)	(40,384)	96,780	31,927	15,779	(46,906)	15,701	8,583	22,857	32,553	9,696

Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$26.17	\$26.38	\$26.53	\$26.46	\$26.52	\$27.02	\$26.93	\$28.00	\$28.71	\$29.28	\$29.24	-\$0.04
Class B	\$19.84	\$20.04	\$20.00	\$19.98	\$19.77	\$20.24	\$19.49	\$19.58	\$20.80	\$20.85	\$21.00	\$0.15
Class C	\$17.31	\$17.35	\$17.33	\$16.82	\$16.66	\$17.03	\$17.07	\$18.17	\$18.43	\$18.78	\$18.81	\$0.03
Overall	\$23.44	\$23.55	\$23.69	\$23.36	\$23.21	\$23.67	\$23.42	\$23.68	\$24.66	\$24.70	\$25.13	\$0.43

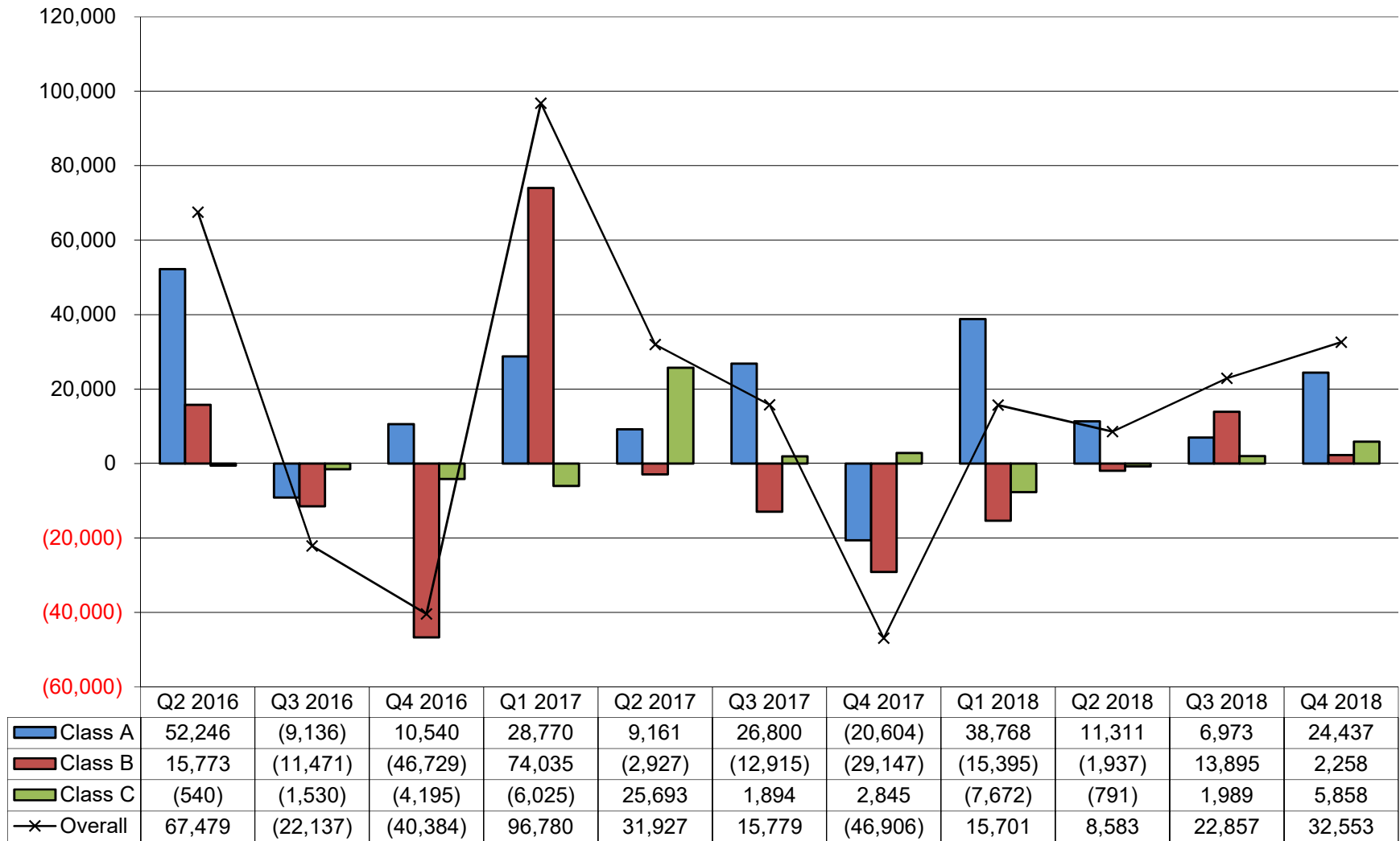
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,004	10,252	5.9%	10,252	5.9%	10,575	10,575	0	3,200	\$27.57/fs
7700 Bonhomme Ave	101,327	4,970	4.9%	4,970	4.9%	1,366	0	1,366	1,366	\$27.14/fs
7777 Bonhomme Ave	197,311	15,151	7.7%	17,348	8.8%	31,023	22,834	3,189	5,000	\$28.31/fs
1 N Brentwood Blvd	274,272	0	0.0%	0	0.0%	0	0	0	0	\$34.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	8,082	3.1%	8,082	3.1%	27,368	27,368	0	6,827	\$26.07/fs
1401 S Brentwood Blvd	175,000	7,333	4.2%	7,333	4.2%	7,333	7,333	0	3,848	\$31.00/fs
1600 S Brentwood Blvd	105,000	8,813	8.4%	8,813	8.4%	8,813	8,813	0	4,469	\$25.00/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	9,554	2.9%	9,554	2.9%	6,790	6,790	0	4,018	\$35.00/fs
120 S Central Ave	299,176	5,173	1.7%	5,173	1.7%	54,183	36,932	17,251	17,251	\$28.50/fs
7980 Clayton Rd	63,032	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	0	0.0%	0	0.0%	0	0	0	0	\$23.00/fs
8225-8235 Clayton Rd	20,245	4,388	21.7%	4,388	21.7%	4,388	4,388	0	4,388	\$23.50/fs
500 Corporate Park Dr	124,597	0	0.0%	0	0.0%	0	0	0	0	-
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	\$28.00/fs
8340 Eager Rd	45,000	2,854	6.3%	2,854	6.3%	2,854	2,854	0	2,854	-
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	217,689	3,937	1.8%	3,937	1.8%	29,389	29,389	0	15,527	\$30.14/fs
7733 Forsyth Blvd	360,129	12,520	3.5%	12,520	3.5%	21,863	16,863	0	7,730	\$30.00/fs
7800 Forsyth Blvd	108,000	0	0.0%	0	0.0%	17,078	17,078	0	9,578	\$28.00/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	4,536	4,536	0	4,536	\$26.50/fs
8235 Forsyth Blvd	217,564	0	0.0%	0	0.0%	24,962	24,962	0	16,580	\$32.00/fs
101 S Hanley Rd	361,000	0	0.0%	0	0.0%	15,191	0	15,191	15,191	-
8000 Maryland Ave	199,000	599	0.3%	3,620	1.8%	3,620	599	3,021	3,021	\$25.62/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	13,397	13,397	0	13,397	\$31.00/fs
8182 Maryland Ave	256,983	33,711	13.1%	33,711	13.1%	38,281	38,281	0	11,630	\$31.48/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	1,737	2.8%	1,737	2.8%	1,737	1,737	0	1,737	\$26.00/fs
165 N Meramec Ave	62,785	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	0	0	0	0	\$26.00/fs
Total (32 Bldgs)	5,297,326	129,074	2.4%	134,292	2.5%	324,747	274,729	40,018	17,251	\$29.24/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	6,365	8.2%	6,365	8.2%	12,203	12,203	0	3,706	-
230 S Bemiston Ave	99,190	11,567	11.7%	11,567	11.7%	10,827	10,827	0	4,000	\$21.50/fs
7711 Bonhomme Ave	82,473	8,852	10.7%	8,852	10.7%	8,852	8,852	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	5,130	6.9%	5,130	6.9%	6,136	6,136	0	2,401	\$19.95/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	8,699	8,699	0	6,895	\$19.50/fs
7710 Carondelet Ave	52,350	9,927	19.0%	9,927	19.0%	9,927	9,927	0	3,519	\$18.95/fs
7730 Carondelet Ave	37,120	20,588	55.5%	20,588	55.5%	33,139	33,139	0	30,000	\$18.95/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	14,304	28.9%	14,304	28.9%	21,202	21,202	0	8,195	\$19.75/fs
8008 Carondelet Ave	30,940	6,065	19.6%	6,065	19.6%	6,065	6,065	0	3,915	\$19.00/fs
201 S Central Ave	25,700	0	0.0%	0	0.0%	0	0	0	0	-
222 S Central Ave	134,376	7,310	5.4%	7,310	5.4%	54,212	49,126	5,086	11,618	\$24.00/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	100,000	0	0.0%	0	0.0%	0	0	0	0	-
6677-6683 Delmar Blvd	36,560	0	0.0%	0	0.0%	7,642	7,642	0	4,061	\$19.50/fs
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	50,760	0	0.0%	0	0.0%	0	0	0	0	-
8020 Forsyth Blvd	46,852	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	90,028	16,971	18.9%	16,971	18.9%	16,971	16,971	0	5,082	\$18.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	0	0	0	0	-
2001 S Hanley Rd	35,000	4,100	11.7%	4,100	11.7%	4,100	4,100	0	4,100	\$13.95/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
300 Hunter Ave	78,750	0	0.0%	0	0.0%	29,158	29,158	0	24,658	\$20.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	0	0	0	-
8860-8866 Ladue Rd	28,005	0	0.0%	0	0.0%	0	0	0	0	\$25.00/fs
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	12,850	23.3%	12,850	23.3%	12,850	12,850	0	11,525	\$13.87/fs
8301 Maryland Ave	50,400	1,186	2.4%	1,186	2.4%	1,186	1,186	0	1,186	\$21.00/fs
135 N Meramec Ave	50,995	28,032	55.0%	28,032	55.0%	28,032	28,032	0	19,328	\$27.50/fs
222 S Meramec Ave	20,838	2,010	9.6%	2,010	9.6%	7,503	7,503	0	4,436	\$18.50/fs
225 S Meramec Ave	48,887	17,634	36.1%	17,634	36.1%	26,393	26,393	0	5,905	\$20.00/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
Total (33 Bldgs)	1,752,893	172,891	9.9%	172,891	9.9%	305,097	300,011	5,086	30,000	\$21.00/fs

Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	1,512	4.1%	1,512	4.1%	2,979	2,979	0	1,467	\$19.00/fs
30-34 N Brentwood Blvd	34,200	2,220	6.5%	2,220	6.5%	2,220	2,220	0	952	\$16.57/fs
2500-2518 S Brentwood Blvd	63,008	5,546	8.8%	5,546	8.8%	5,546	5,546	0	3,046	\$15.00/mg
6611-6619 Clayton Rd	22,000	17,400	79.1%	17,400	79.1%	22,000	22,000	0	17,400	\$20.00/fs
6346-6370 Delmar Blvd	35,000	1,150	3.3%	1,150	3.3%	1,150	1,150	0	1,150	\$18.50/+clea
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	-
8328-8332 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
Total (11 Bldgs)	431,229	27,828	6.5%	27,828	6.5%	33,895	33,895	0	17,400	\$18.81/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(76 Bldgs)	7,481,448	329,793	4.4%	335,011	4.5%	663,739	608,635	45,104	30,000	\$25.13/fs

Olive-270/Westport

From Previous Qtr.

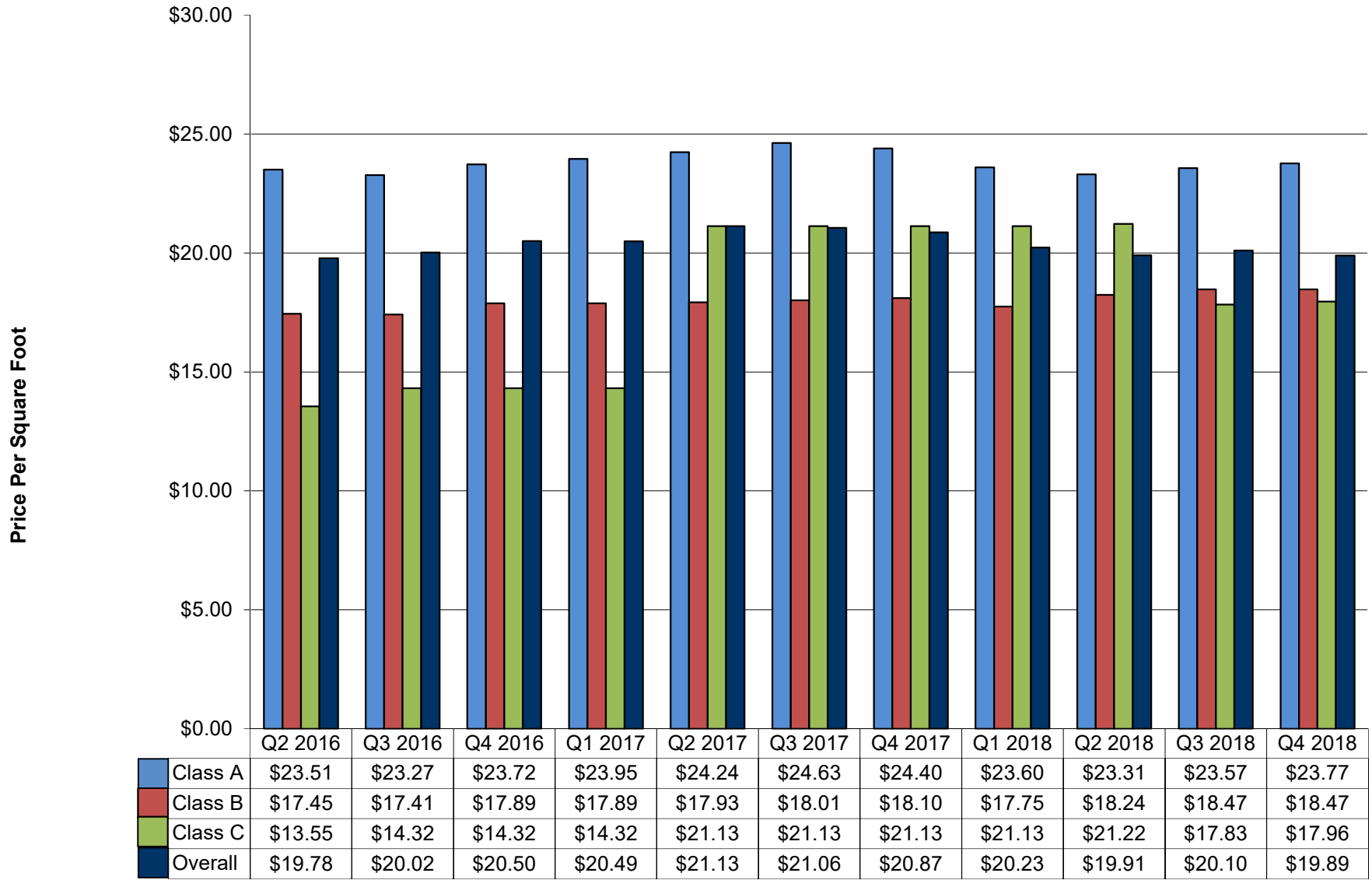
Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	10.9%	10.9%	10.5%	8.5%	8.0%	11.1%	6.6%	7.3%	5.8%	5.6%	5.6%	0.0%
Class B	15.1%	14.0%	13.4%	13.4%	12.8%	13.3%	10.8%	12.3%	16.1%	15.2%	15.4%	0.2%
Class C	10.6%	10.6%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	-0.5%
Overall	13.0%	12.5%	11.5%	10.6%	10.1%	11.7%	8.5%	9.5%	10.8%	10.3%	10.3%	0.0%

Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	9,819	(117)	15,575	66,062	18,448	(105,173)	150,495	(21,877)	48,833	5,273	2,516	(2,757)
Class B	113,768	40,357	25,042	(702)	22,017	(16,465)	93,372	(57,463)	(143,439)	33,840	(7,394)	(41,234)
Class C	(3,000)	(200)	31,104	3,200	0	0	0	0	(1,730)	0	1,730	1,730
Overall	120,587	40,040	71,721	68,560	40,465	(121,638)	243,867	(79,340)	(96,336)	39,113	(3,148)	(42,261)

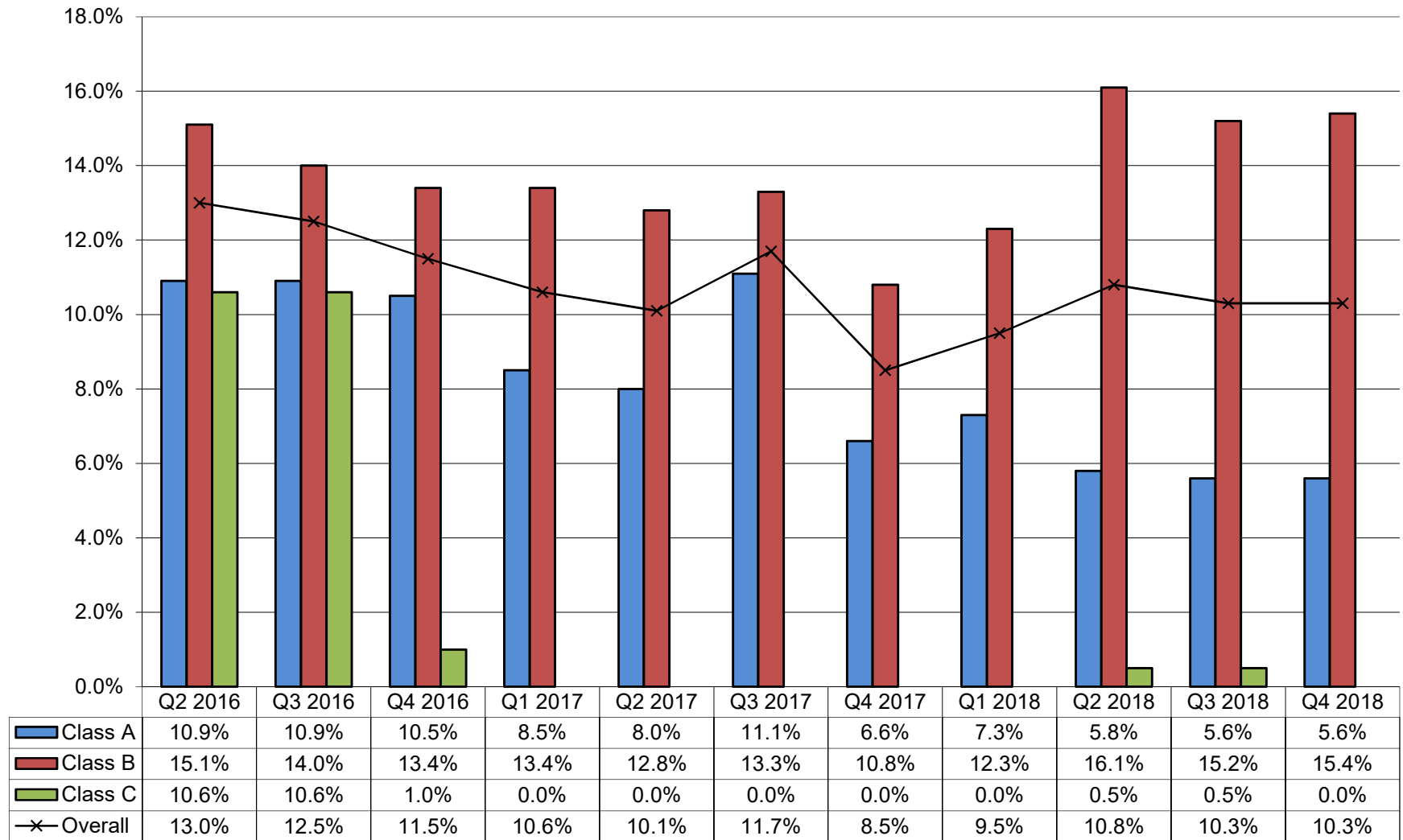
Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$23.51	\$23.27	\$23.72	\$23.95	\$24.24	\$24.63	\$24.40	\$23.60	\$23.31	\$23.57	\$23.77	\$0.20
Class B	\$17.45	\$17.41	\$17.89	\$17.89	\$17.93	\$18.01	\$18.10	\$17.75	\$18.24	\$18.47	\$18.47	\$0.00
Class C	\$13.55	\$14.32	\$14.32	\$14.32	\$21.13	\$21.13	\$21.13	\$21.13	\$21.22	\$17.83	\$17.96	\$0.13
Overall	\$19.78	\$20.02	\$20.50	\$20.49	\$21.13	\$21.06	\$20.87	\$20.23	\$19.91	\$20.10	\$19.89	-\$0.21

Notes:

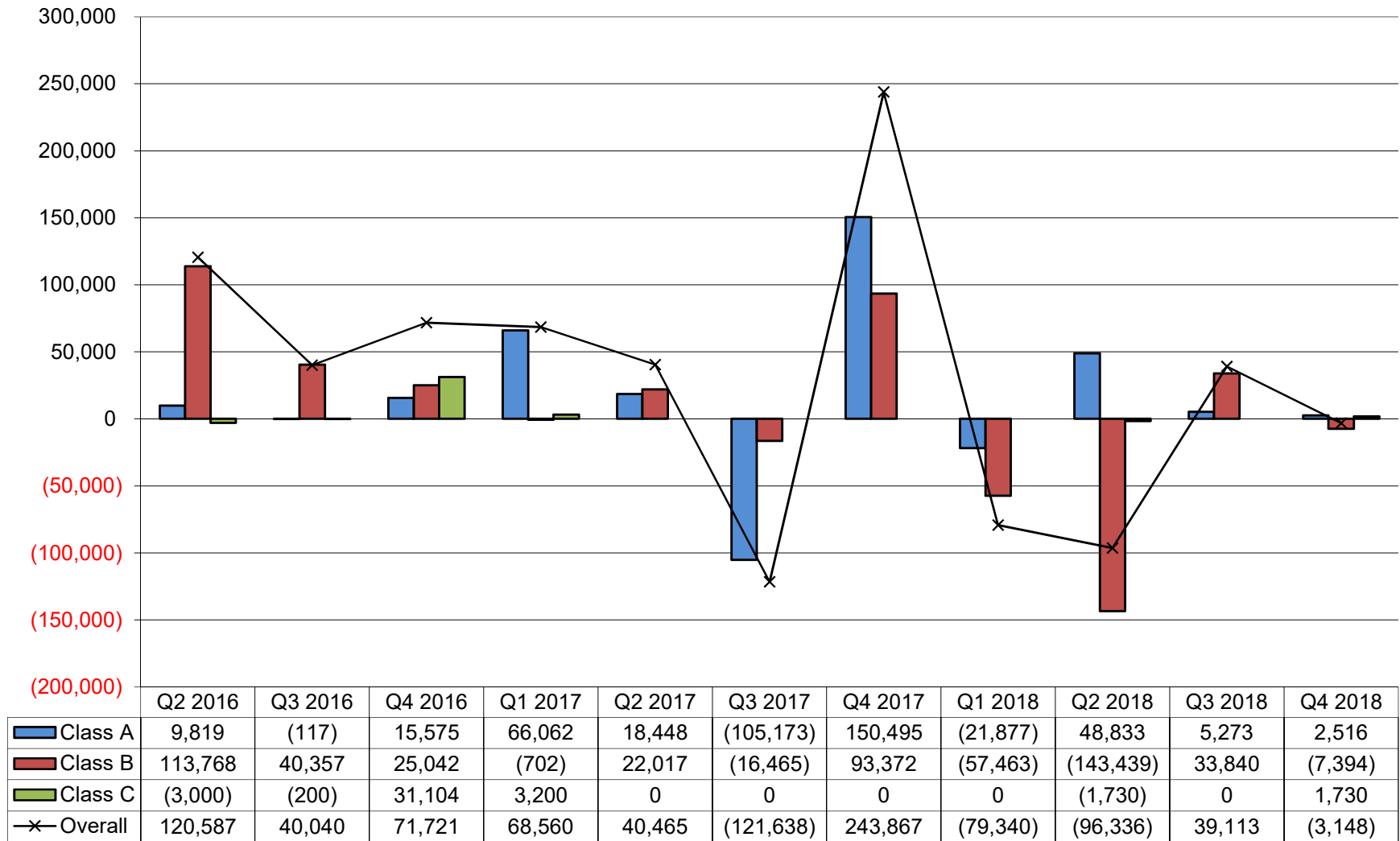
Average Asking Rates Olive-270/Westport Submarket



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	288,867	19,000	6.6%	19,000	6.6%	22,721	22,721	0	13,790	\$26.50/fs
2 CityPlace Dr	117,936	6,229	5.3%	6,229	5.3%	15,733	10,733	0	8,276	\$26.50/fs
3 CityPlace Dr	230,000	14,751	6.4%	29,982	13.0%	24,037	8,806	15,231	15,231	\$26.18/fs
4 CityPlace Dr	103,034	8,749	8.5%	8,749	8.5%	8,749	8,749	0	3,706	\$26.50/fs
6 Cityplace Dr	223,000	0	0.0%	0	0.0%	3,533	3,533	0	3,533	\$28.50/fs
600 Emerson Rd	118,322	7,236	6.1%	7,236	6.1%	39,771	7,236	32,535	32,535	\$20.98/fs
622 Emerson Rd	210,039	18,045	8.6%	18,045	8.6%	18,045	18,045	0	12,517	\$27.50/fs
701 Emerson Rd	107,265	11,854	11.1%	11,854	11.1%	11,854	11,854	0	9,601	\$25.50/fs
721 Emerson Rd	154,820	3,345	2.2%	3,345	2.2%	3,345	3,345	0	1,890	\$25.50/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
10330 Old Olive Street Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11410-11440 Olive Blvd	24,000	4,996	20.8%	4,996	20.8%	4,996	4,996	0	4,996	\$22.50/fs
12312 Olive Blvd	126,000	7,282	5.8%	7,282	5.8%	7,282	7,282	0	3,688	\$24.75/fs
12400 Olive Blvd	115,460	17,343	15.0%	21,593	18.7%	35,235	28,578	6,657	6,042	\$21.92/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	0	0	-	0	-	0	0	0	0	-
12647 Olive Blvd	134,544	20,412	15.2%	20,412	15.2%	68,763	43,350	25,413	32,662	\$22.93/fs
12655 Olive Blvd	98,588	0	0.0%	0	0.0%	5,815	5,815	0	5,815	\$25.00/fs
1801 Park 270 Dr	152,353	0	0.0%	7,449	4.9%	18,728	11,279	7,449	11,279	\$18.60/fs
1807 Park 270 Dr	122,297	1,520	1.2%	1,520	1.2%	1,520	1,520	0	1,520	\$19.00/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	0	0	0	0	-
55 Westport Plaza Dr	87,670	8,856	10.1%	8,856	10.1%	8,856	8,856	0	8,856	\$24.00/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	4,832	4,832	0	4,832	\$24.50/fs
111 Westport Plaza Dr	149,909	20,164	13.5%	20,164	13.5%	49,974	44,974	0	14,640	\$23.69/fs
Total (26 Bldgs)	3,353,359	174,614	5.2%	201,544	6.0%	353,789	256,504	87,285	32,662	\$23.77/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	\$16.50/fs
11710 Administration Dr	20,000	3,069	15.3%	3,069	15.3%	3,069	3,069	0	1,183	\$17.00/fs
10426-10434 Baur Blvd	28,000	11,065	39.5%	11,065	39.5%	11,065	11,065	0	7,465	\$14.50/mg
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	56,261	68.9%	56,261	68.9%	56,261	56,261	0	27,334	\$17.50/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
11970 Borman Dr	21,450	7,752	36.1%	7,752	36.1%	7,752	7,752	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	21,233	0	21,233	21,233	\$18.50/fs
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
10176 Corporate Square Dr	73,788	7,066	9.6%	7,066	9.6%	7,066	7,066	0	7,066	\$17.50/mg
655 Craig Rd	55,000	4,674	8.5%	4,674	8.5%	7,660	7,660	0	2,986	\$17.00/fs
680 Craig Rd	52,500	9,034	17.2%	9,034	17.2%	10,775	10,775	0	4,509	\$17.50/fs
1001 Craig Rd	77,000	6,548	8.5%	6,548	8.5%	8,198	8,198	0	5,481	\$19.00/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
1820-1868 Craig Rd	30,000	4,539	15.1%	4,539	15.1%	4,539	4,539	0	3,166	\$16.50/fs
1850 Craigshire Dr	61,374	21,084	34.4%	21,084	34.4%	16,656	16,656	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	3,225	9.0%	3,225	9.0%	10,327	7,105	3,222	4,730	\$18.69/fs
955 Executive Parkway Dr	34,955	8,073	23.1%	8,073	23.1%	9,988	9,988	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	7,220	12.1%	7,220	12.1%	23,330	23,330	0	10,955	\$19.75/fs
1000 Executive Parkway Dr	31,142	10,546	33.9%	10,546	33.9%	10,546	10,546	0	5,961	\$14.57/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	34,463	10,346	30.0%	10,346	30.0%	10,346	10,346	0	10,346	\$19.00/fs
1215 Fern Ridge Pky	59,092	12,969	21.9%	12,969	21.9%	16,989	16,989	0	6,814	\$16.50/fs
1224 Fern Ridge Pky	50,374	12,899	25.6%	12,899	25.6%	12,899	12,899	0	6,002	\$16.95/fs
1285 Fern Ridge Pky	66,510	0	0.0%	0	0.0%	0	0	0	0	\$21.00/mg
2127 Innerbelt Business Center Dr	42,800	0	0.0%	0	0.0%	0	0	0	0	\$13.50/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	-
11860-11869 Lackland Rd	32,525	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	0	0.0%	0	0.0%	4,211	4,211	0	4,211	\$20.00/fs
275 N Lindbergh Blvd	26,000	0	0.0%	0	0.0%	20,509	20,509	0	10,989	\$22.00/fs
401 N Lindbergh Blvd	35,831	0	0.0%	0	0.0%	0	0	0	0	-
1050 N Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1100 N Lindbergh Blvd	54,180	0	0.0%	0	0.0%	0	0	0	0	-
425 N New Ballas Rd	78,252	0	0.0%	0	0.0%	29,911	29,911	0	19,988	\$21.00/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	1,238	1,238	0	1,238	\$22.58/+elec
522 N New Ballas Rd	55,922	16,489	29.5%	16,489	29.5%	16,489	16,489	0	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	10,098	9.6%	10,098	9.6%	10,098	10,098	0	5,500	\$26.35/fs
634-680 Office Pky	26,462	0	0.0%	0	0.0%	0	0	0	0	\$15.97/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	\$22.00/nnn
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	0	0.0%	0	0.0%	8,365	8,365	0	8,365	\$18.50/fs

Olive-270/Westport Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	-
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	14,774	14,774	0	8,852	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	2,281	6.9%	2,281	6.9%	1,904	1,904	0	1,574	\$17.00/fs
9666 Olive Blvd	159,229	22,201	13.9%	22,201	13.9%	22,201	22,201	0	10,977	\$17.06/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	170,632	170,632	100.0%	170,632	100.0%	142,194	142,194	0	142,194	\$20.00/fs
11500 Olive Blvd	36,897	10,208	27.7%	10,208	27.7%	8,421	8,421	0	2,706	\$15.86/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	29,600	0	0.0%	0	0.0%	10,044	10,044	0	10,044	-
12747 Olive Blvd	72,699	1,432	2.0%	1,432	2.0%	2,770	2,770	0	1,432	\$18.00/fs
12755 Olive Blvd	71,805	36,106	50.3%	36,106	50.3%	38,528	38,528	0	36,106	\$17.75/fs
1155 Olivette Executive Pky	25,700	0	0.0%	0	0.0%	0	0	0	0	-
11550 Page Service Dr	21,650	0	0.0%	0	0.0%	0	0	0	0	-
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	6,441	24.4%	6,441	24.4%	6,441	6,441	0	6,046	\$17.17/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	5,255	5,255	0	5,255	\$17.25/fs
2388 Schuetz Rd	26,928	1,800	6.7%	1,800	6.7%	2,142	2,142	0	1,800	\$16.02/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	0	0.0%	0	0.0%	2,545	2,545	0	2,545	\$18.00/nnn
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	18,600	18,600	0	9,300	-
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	53,596	6,027	11.2%	6,027	11.2%	6,027	6,027	0	4,585	\$17.75/fs
11861-11865 Westline Industrial Dr	40,287	3,730	9.3%	3,730	9.3%	3,730	3,730	0	2,768	\$14.50/fs
11960 Westline Industrial Dr	91,011	16,037	17.6%	16,037	17.6%	16,037	16,037	0	3,284	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	10,146	8.4%	10,146	8.4%	37,777	37,777	0	27,631	\$17.50/fs
940 Westport Plaza Dr	89,552	3,226	3.6%	3,226	3.6%	3,226	3,226	0	3,226	\$24.00/fs
2200 Westport Plaza Dr	39,173	7,036	18.0%	7,036	18.0%	7,036	7,036	0	4,133	\$12.99/fs
12140 Woodcrest Exec Dr	92,960	23,960	25.8%	23,960	25.8%	23,960	23,960	0	8,116	\$17.00/fs
12125 Woodcrest Executive Dr	51,545	4,267	8.3%	4,267	8.3%	22,065	22,065	0	10,515	\$18.75/fs
2043 Woodlands Pky	64,858	26,793	41.3%	26,793	41.3%	26,793	26,793	0	21,000	\$17.50/fs
Total (78 Bldgs)	3,795,871	597,207	15.7%	597,207	15.7%	780,162	755,707	24,455	142,194	\$18.47/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	\$18.50/fs
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
745 Craig Rd	21,575	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
11828 Lackland Rd	35,860	0	0.0%	0	0.0%	0	0	0	0	-
795 Office Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	-
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,000	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	0	0	0	0	-
Total (11 Bldgs)	323,088	0	0.0%	0	0.0%	0	0	0	0	\$17.96/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(115 Bldgs)	7,472,318	771,821	10.3%	798,751	10.7%	1,133,951	1,012,211	111,740	142,194	\$19.89/fs

West County

From Previous Qtr.

Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	7.0%	8.1%	7.2%	7.3%	6.2%	6.3%	5.8%	4.9%	5.9%	6.9%	8.2%	1.3%
Class B	9.1%	9.7%	8.7%	9.5%	9.4%	8.9%	9.9%	11.0%	13.4%	13.6%	14.3%	0.7%
Class C	7.2%	7.2%	6.8%	9.3%	9.3%	14.8%	8.0%	4.0%	4.6%	4.6%	4.5%	-0.1%
Overall	7.7%	8.7%	7.8%	8.2%	7.4%	7.5%	7.3%	7.0%	8.5%	9.2%	10.2%	1.0%

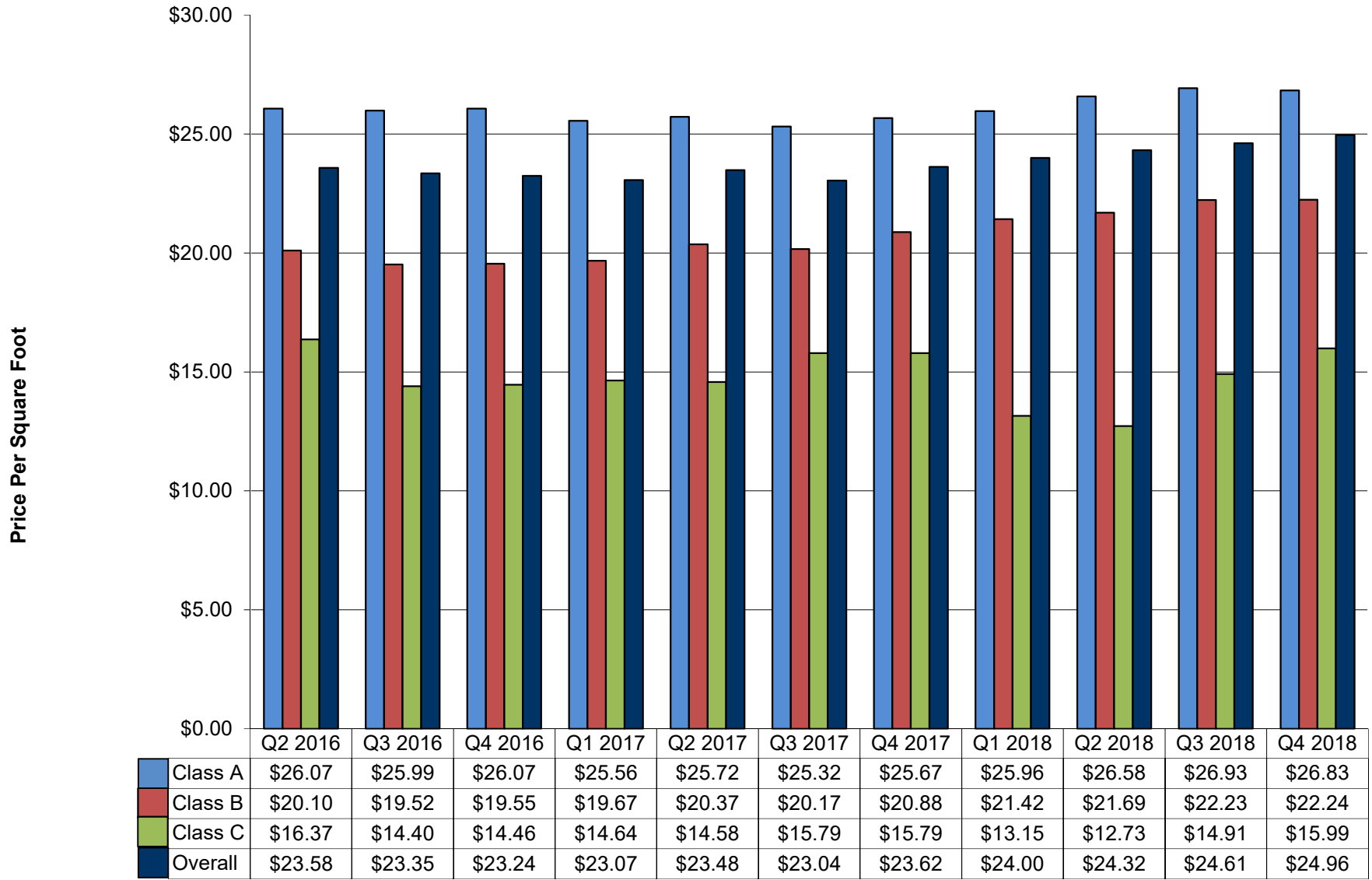
Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	90,774	(56,753)	42,905	(3,094)	55,255	107,852	27,110	43,526	(47,460)	(50,478)	(63,758)	(13,280)
Class B	32,189	(16,238)	27,791	(22,172)	2,120	14,904	13,433	(30,237)	(68,667)	(6,270)	(19,186)	(12,916)
Class C	0	185	871	(6,164)	(182)	(14,014)	17,361	10,259	(1,591)	0	344	344
Overall	122,963	(72,806)	71,567	(31,430)	57,193	108,742	57,904	23,548	(117,718)	(56,748)	(82,600)	(25,852)

Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$26.07	\$25.99	\$26.07	\$25.56	\$25.72	\$25.32	\$25.67	\$25.96	\$26.58	\$26.93	\$26.83	-\$0.10
Class B	\$20.10	\$19.52	\$19.55	\$19.67	\$20.37	\$20.17	\$20.88	\$21.42	\$21.69	\$22.23	\$22.24	\$0.01
Class C	\$16.37	\$14.40	\$14.46	\$14.64	\$14.58	\$15.79	\$15.79	\$13.15	\$12.73	\$14.91	\$15.99	\$1.08
Overall	\$23.58	\$23.35	\$23.24	\$23.07	\$23.48	\$23.04	\$23.62	\$24.00	\$24.32	\$24.61	\$24.96	\$0.35

Notes:

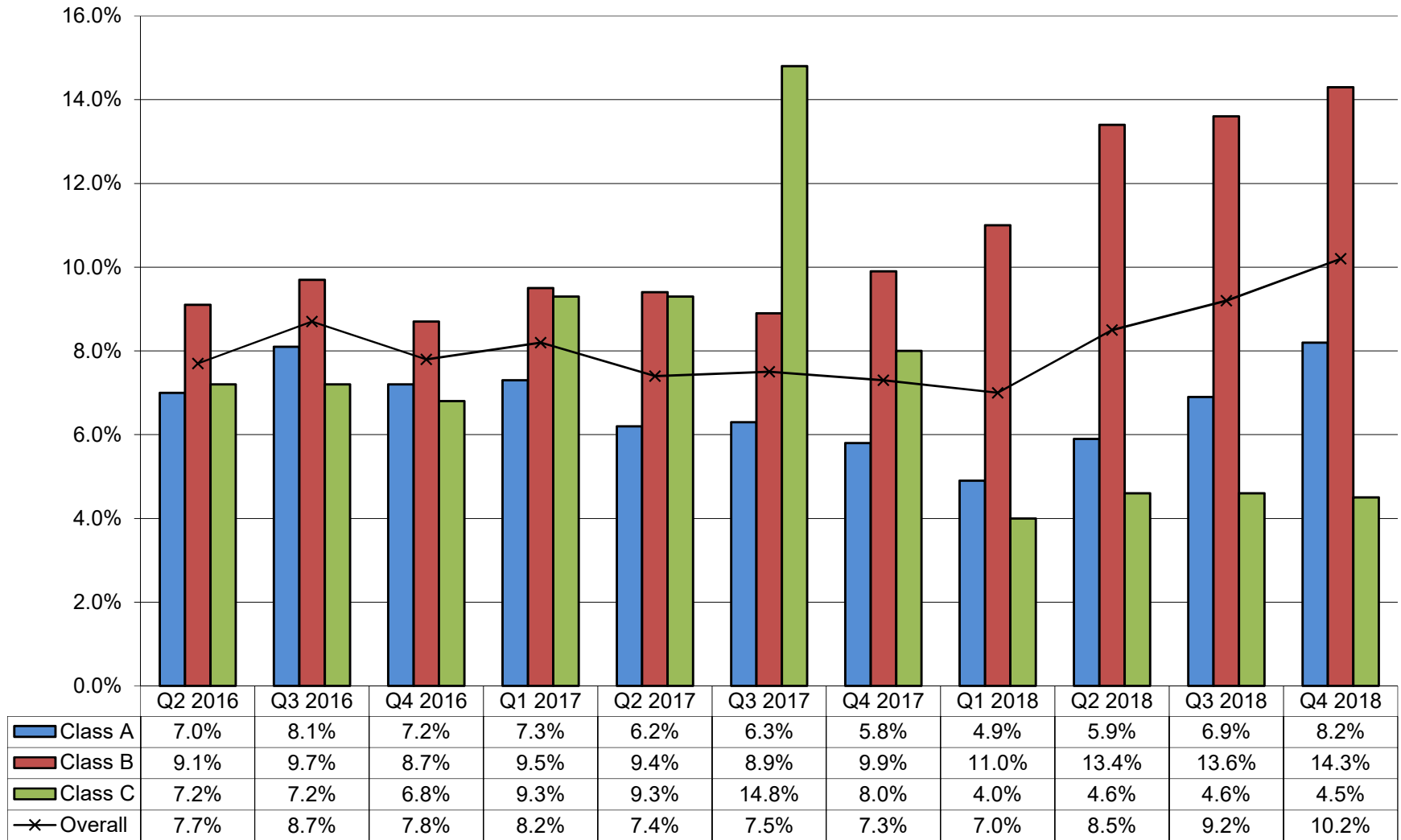
550 Maryville Centre 17.2% to 100% (82,312 SF Vacated)
 625 Maryville Centre 0% to 7.1% (7,412 SF Vacated)
 16647 Chesterfield Grove – Chesterfield Grove Bldg. III 5.5% to 57.2% (15,800 SF Vacated)
 14323 S. Outer 40 – Bonan Towers 2.8% to 20.1% (14,080 SF Vacated)
 12977 N 40 Dr – Chapel Hill II 0% to 9.5% (5,902 SF Vacated)

Average Asking Rates West County Submarket

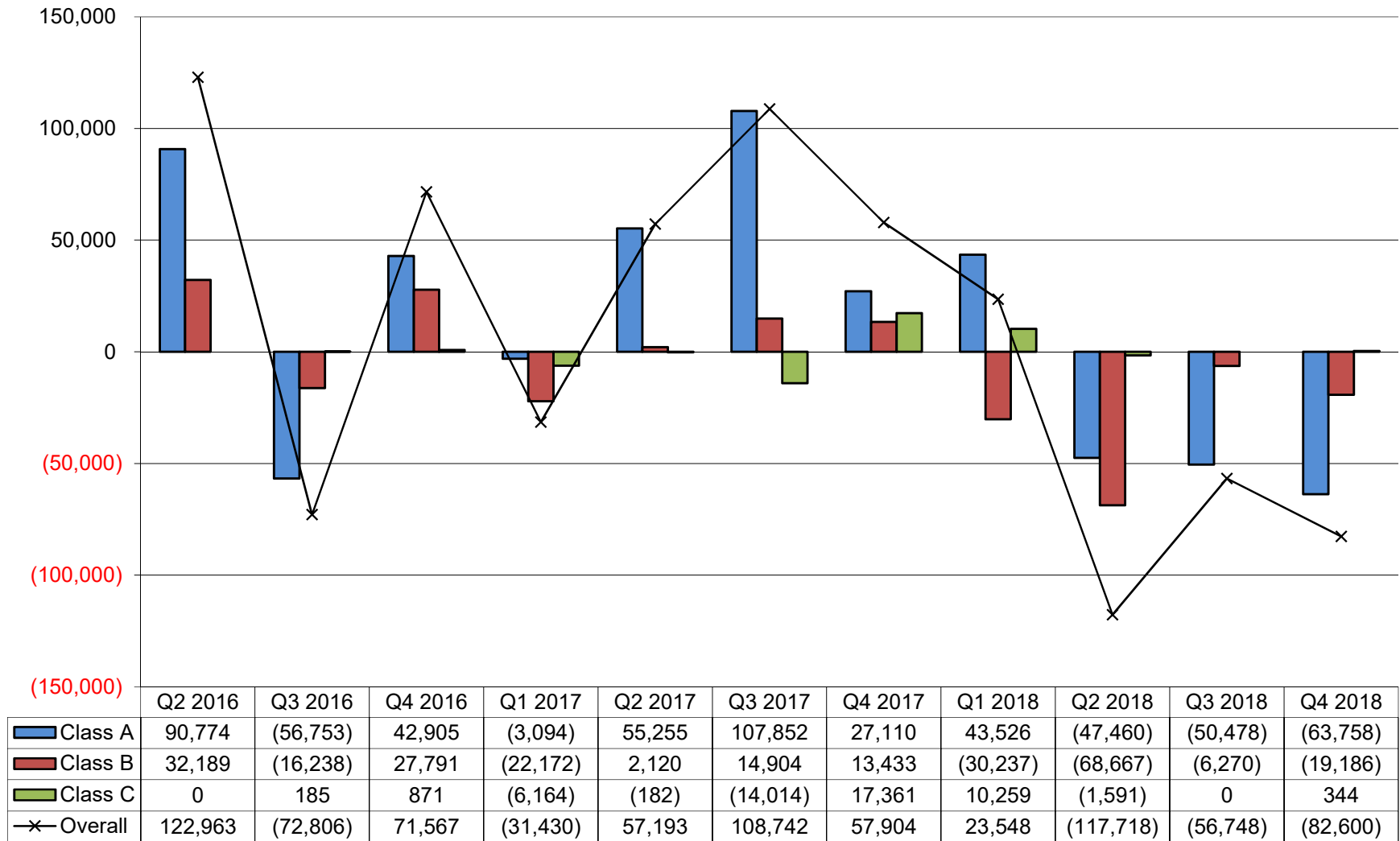


Source: Gershman Commercial Real Estate

West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	191,728	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	42,748	22,318	20,430	20,430	\$23.00/fs
100 Chesterfield Business Pky	60,000	8,384	14.0%	8,384	14.0%	13,384	8,384	0	8,384	\$22.00/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	174,965	0	0.0%	0	0.0%	174,965	174,965	0	179,000	\$25.50/fs
1610 Des Peres Rd	96,609	10,396	10.8%	10,396	10.8%	14,857	14,857	0	6,796	\$24.00/fs
1630 Des Peres Rd	96,378	16,383	17.0%	16,383	17.0%	0	0	0	0	\$24.00/fs
1650 Des Peres Rd	96,258	16,216	16.8%	16,216	16.8%	16,216	16,216	0	7,164	\$24.00/fs
16150 Main Circle Dr	100,600	27,426	27.3%	31,146	31.0%	31,146	27,426	3,720	18,102	\$28.57/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	18,000	18,000	0	18,000	-
13205 Manchester Rd	73,000	8,494	11.6%	8,494	11.6%	8,494	8,494	0	8,494	\$25.50/mg
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	17,584	15.2%	76,078	65.9%	76,078	17,584	58,494	58,494	\$29.50/fs
530 Maryville Centre Dr	107,962	0	0.0%	0	0.0%	30,146	30,146	0	11,952	\$28.46/fs
540 Maryville Centre Dr	107,972	20,637	19.1%	20,637	19.1%	47,472	47,472	0	23,134	\$29.50/fs
550 Maryville Centre Dr	99,403	99,403	100.0%	99,403	100.0%	99,403	99,403	0	99,403	\$29.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	0	0.0%	7,110	7,110	0	7,110	\$28.75/fs
625 Maryville Centre Dr	104,990	2,407	2.3%	7,412	7.1%	26,137	21,132	5,005	11,313	\$30.00/fs
635-645 Maryville Centre Dr	152,415	23,030	15.1%	23,030	15.1%	23,030	23,030	0	23,030	\$30.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	0	0.0%	1,574	1.2%	18,686	14,081	4,605	14,081	\$29.90/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	6,461	6,461	0	6,461	\$21.50/fs
17280 N Outer 40	23,600	0	0.0%	294	1.2%	2,608	2,174	434	2,174	\$28.49/fs
14755 N Outer 40 Rd	143,473	4,071	2.8%	7,728	5.4%	31,308	27,651	3,657	15,667	\$27.27/fs
14767 N Outer 40 Rd	125,000	0	0.0%	0	0.0%	0	0	0	0	\$33.50/fs
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	4,825	4,825	0	4,825	\$26.00/mg
14567 N Outer Forty	111,874	31,604	28.2%	45,708	40.9%	45,708	31,604	14,104	17,777	\$26.40/fs
14805 N Outer Forty	60,000	0	0.0%	0	0.0%	0	0	0	0	-
15450 S Outer Forty	104,410	0	0.0%	0	0.0%	0	0	0	0	-
12412 Powerscourt Dr	62,578	1,562	2.5%	13,741	22.0%	20,076	1,562	18,514	12,179	\$19.41/fs
12444 Powerscourt Dr	130,989	1,700	1.3%	1,700	1.3%	1,700	1,700	0	1,700	\$25.00/fs
16020 Swingley Ridge Rd	48,000	1,258	2.6%	1,258	2.6%	5,057	0	5,057	5,057	\$23.00/fs
16052 Swingley Ridge Rd	48,000	0	0.0%	0	0.0%	17,914	17,914	0	17,914	\$23.00/fs
16090 Swingley Ridge Rd	89,047	2,451	2.8%	2,451	2.8%	2,451	2,451	0	2,451	\$24.00/fs
16091 Swingley Ridge Rd	50,000	5,115	10.2%	5,115	10.2%	5,115	5,115	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	3,235	3,235	0	3,235	\$24.50/fs
16305 Swingley Ridge Rd	120,163	0	0.0%	0	0.0%	0	0	0	0	\$24.50/fs
16401 Swingley Ridge Rd	154,000	4,847	3.1%	4,847	3.1%	4,847	4,847	0	4,847	\$25.00/fs
16690 Swingley Ridge Rd	97,024	0	0.0%	0	0.0%	0	0	0	0	\$25.50/fs
1350 Timberlake Manor Pky	116,312	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	117,618	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	-
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-

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
390 S Woods Mill Rd	87,567	4,581	5.2%	4,581	5.2%	4,581	4,581	0	2,560	\$24.00/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
Total (46 Bldgs)	4,915,813	312,374	6.4%	411,401	8.4%	803,758	664,738	134,020	179,000	\$26.83/fs

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
12977 N 40 Dr	61,883	5,902	9.5%	5,902	9.5%	6,733	6,733	0	3,674	\$19.00/fs
300 Chesterfield Ctr	20,000	6,145	30.7%	6,145	30.7%	6,145	6,145	0	1,226	\$19.00/fs
500 Chesterfield Ctr	39,554	10,794	27.3%	10,794	27.3%	10,794	10,794	0	7,512	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	47,000	15,554	33.1%	15,554	33.1%	15,554	15,554	0	3,947	\$20.00/fs
17151 Chesterfield Airport Rd	70,000	0	0.0%	0	0.0%	0	0	0	0	-
17998 Chesterfield Airport Rd	27,000	5,736	21.2%	5,736	21.2%	11,736	11,736	0	6,000	\$16.75/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	\$23.50/fs
16647 Chesterfield Grove Rd	30,567	17,470	57.2%	17,470	57.2%	17,470	17,470	0	15,800	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
174 Clarkson Rd	22,130	13,714	62.0%	13,714	62.0%	22,130	22,130	0	22,130	\$23.00/fs
1795 Clarkson Rd	34,870	4,145	11.9%	4,145	11.9%	4,145	4,145	0	2,872	-
1819 Clarkson Rd	38,800	0	0.0%	0	0.0%	0	0	0	0	-
120 Clarkson Pines Ln	20,000	0	0.0%	0	0.0%	0	0	0	0	-
10403-10411 Clayton Rd	80,000	2,355	2.9%	2,355	2.9%	22,386	22,386	0	10,406	\$26.00/fs
10555 Clayton Rd	43,456	0	0.0%	0	0.0%	0	0	0	0	-
15480 Clayton Rd	27,100	8,351	30.8%	8,351	30.8%	8,351	8,351	0	4,260	\$16.18/fs
15933 Clayton Rd	126,546	0	0.0%	0	0.0%	5,111	5,111	0	5,111	\$18.75/fs
15455 Conway Rd	50,364	0	0.0%	0	0.0%	3,783	3,783	0	2,672	\$20.00/fs
1714 Deer Track Trl	39,442	0	0.0%	0	0.0%	0	0	0	0	-
1715 Deer Track Trl	30,000	4,094	13.6%	4,094	13.6%	6,859	4,094	2,765	2,765	\$21.00/mg
1515 Des Peres Rd	45,324	25,349	55.9%	25,349	55.9%	25,349	25,349	0	25,349	\$25.95/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	44,000	8,073	18.3%	8,073	18.3%	8,073	8,073	0	3,202	\$20.00/fs
1422 Elbridge Payne	28,000	7,403	26.4%	7,403	26.4%	7,403	7,403	0	3,484	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,788	10.0%	2,788	10.0%	2,788	2,788	0	2,788	\$20.00/fs
12801 Flushing Meadows Dr	42,894	7,070	16.5%	7,070	16.5%	7,070	7,070	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	3,144	13.4%	3,144	13.4%	3,144	3,144	0	3,144	\$19.75/fs
12825 Flushing Meadows Dr	22,831	3,528	15.5%	3,528	15.5%	3,528	3,528	0	2,523	\$19.75/fs
12837 Flushing Meadows Dr	28,000	0	0.0%	0	0.0%	0	0	0	0	-
12855 Flushing Meadows Dr	48,951	0	0.0%	0	0.0%	0	0	0	0	-
1716 Hidden Creek Ct	38,000	4,897	12.9%	4,897	12.9%	13,091	13,091	0	8,194	\$22.50/fs
600 Kellwood Pky	76,851	38,383	49.9%	38,383	49.9%	25,617	25,617	0	25,617	\$24.75/fs
13075 Manchester Rd	132,736	72,000	54.2%	72,000	54.2%	72,000	72,000	0	72,000	\$25.00/fs
13100 Manchester Rd	28,527	3,179	11.1%	3,179	11.1%	3,998	3,998	0	3,179	\$18.00/fs
13354 Manchester Rd	23,362	16,510	70.7%	16,510	70.7%	16,510	16,510	0	9,213	\$23.00/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	6,000	6,000	0	6,000	\$21.00/mg
2190 S Mason Rd	21,792	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
1 McBride & Son Center Dr	33,148	2,585	7.8%	2,585	7.8%	2,585	2,585	0	1,715	\$21.00/fs
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	\$22.00/nnn
14515 N Outer Forty	82,460	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
14323 S Outer Forty	81,000	16,308	20.1%	16,308	20.1%	17,739	17,739	0	6,265	\$21.25/fs

West County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15400 S Outer Forty	31,733	7,803	24.6%	7,803	24.6%	7,803	7,803	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	6,736	7.9%	6,736	7.9%	11,378	11,378	0	5,076	\$20.50/fs
14522 S Outer Forty Rd	87,082	43,292	49.7%	43,292	49.7%	52,284	43,292	8,992	43,292	\$21.09/fs
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	11,324	11,324	0	1,752	-
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	-
449-465 Sovereign Ct	28,000	3,846	13.7%	3,846	13.7%	3,846	3,846	0	3,846	\$10.00/mg
612 Spirit Dr	31,842	0	0.0%	0	0.0%	0	0	0	0	-
702 Spirit 40 Park Dr	29,640	0	0.0%	0	0.0%	0	0	0	0	-
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	0	0	0	-
714 Spirit 40 Park Dr	31,938	3,711	11.6%	3,711	11.6%	14,788	14,788	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	36,998	0	0.0%	0	0.0%	12,900	12,900	0	12,900	-
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	6,556	13.5%	6,556	13.5%	6,556	6,556	0	3,316	\$19.50/fs
101-123 Valley Center Dr	27,820	0	0.0%	0	0.0%	0	0	0	0	-
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	19,884	19.6%	19,884	19.6%	25,663	25,663	0	16,645	\$23.50/fs
424 S Woods Mill Rd	102,300	11,834	11.6%	11,834	11.6%	11,834	11,834	0	7,529	\$23.50/fs
Total (61 Bldgs)	2,852,287	409,139	14.3%	409,139	14.3%	515,968	504,211	11,757	72,000	\$22.24/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
18250 Edison Ave	28,444	0	0.0%	0	0.0%	0	0	0	0	-
930 Kehrs Mill Rd	62,423	4,172	6.7%	4,172	6.7%	4,172	4,172	0	1,522	\$11.00/fs
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	2,342	4.2%	2,342	4.2%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	4,865	16.2%	4,865	16.2%	5,756	5,756	0	5,756	\$17.50/fs
Total (6 Bldgs)	254,543	11,379	4.5%	11,379	4.5%	9,928	9,928	0	5,756	\$15.99/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(113 Bldgs)	8,022,643	732,892	9.1%	831,919	10.4%	1,329,654	1,178,877	145,777	179,000	\$24.96/fs

South County

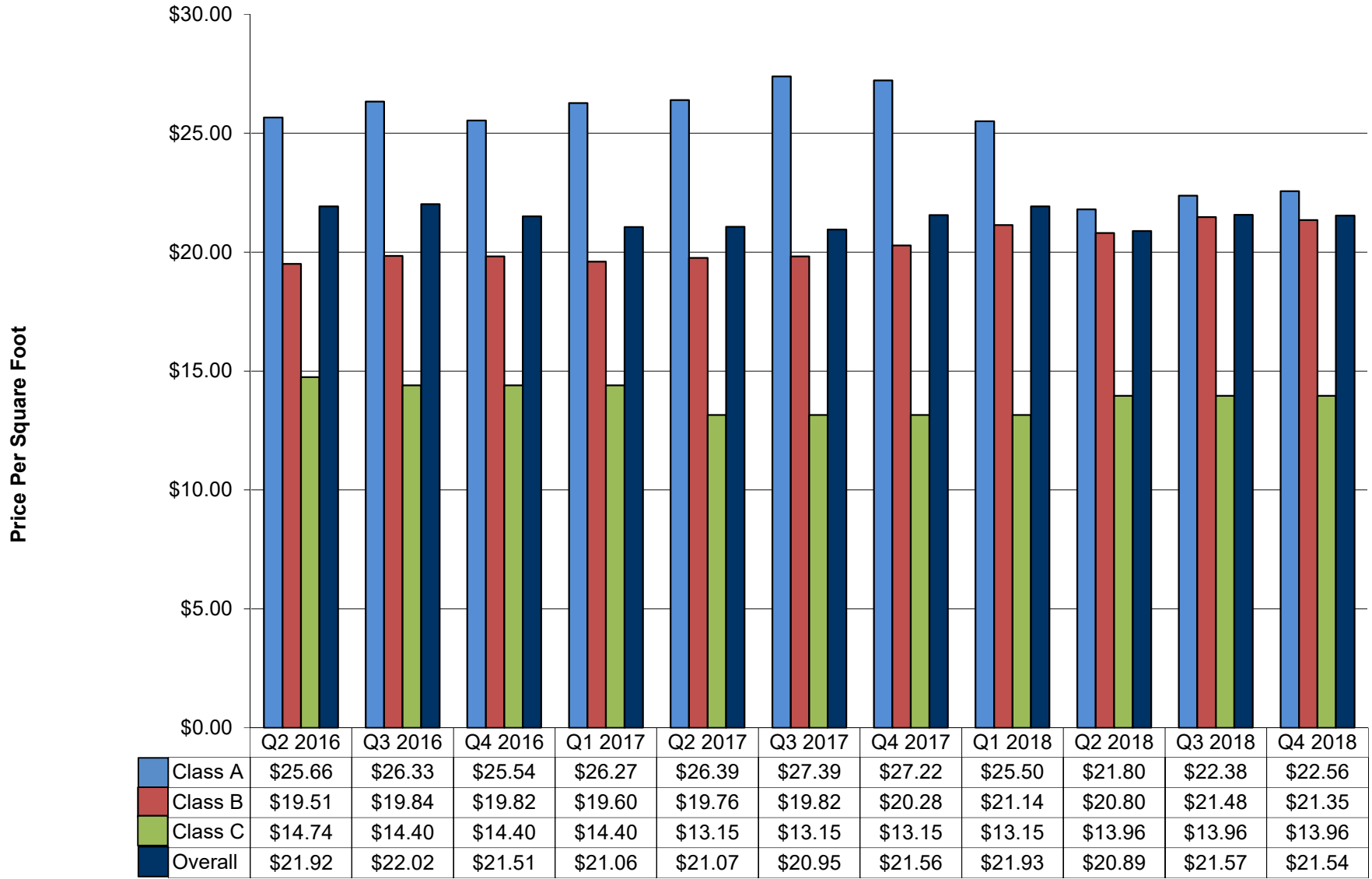
From Previous Qtr.

Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	18.0%	18.0%	20.3%	13.0%	13.0%	10.4%	12.0%	14.0%	14.1%	13.5%	5.0%	-8.5%
Class B	10.4%	9.1%	9.8%	10.8%	10.7%	11.3%	10.6%	11.8%	11.0%	10.1%	10.5%	0.4%
Class C	4.1%	3.4%	3.4%	3.9%	4.3%	3.4%	3.4%	0.0%	1.3%	1.8%	11.6%	9.8%
Overall	11.6%	10.6%	11.6%	10.8%	10.7%	10.5%	10.3%	11.3%	10.9%	10.2%	9.3%	-0.9%

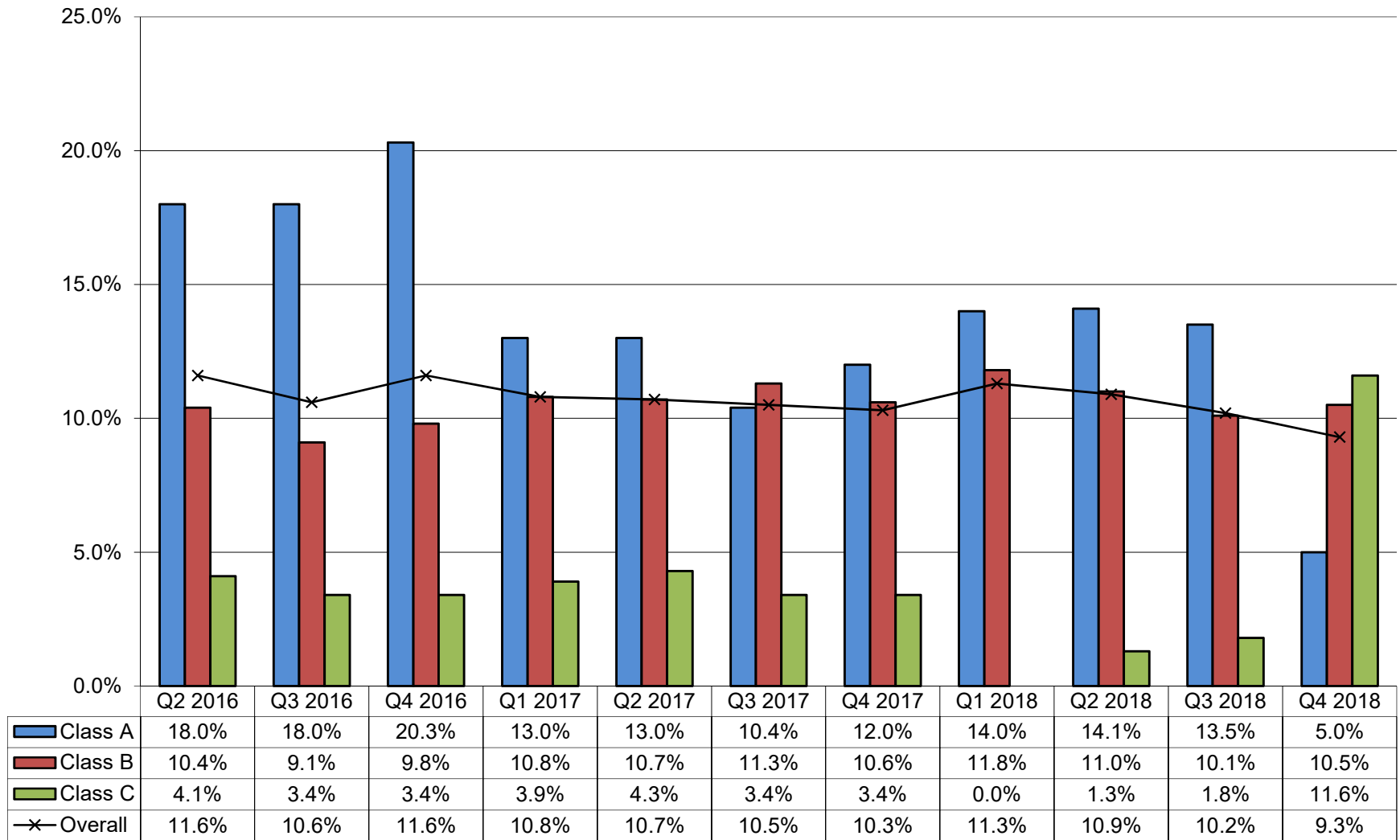
Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	3,368	0	(14,775)	47,048	0	17,251	(10,300)	(12,911)	(1,017)	4,129	55,000	50,871
Class B	2,790	27,354	(15,061)	(20,524)	2,601	(13,149)	15,845	(24,994)	15,458	18,767	(7,328)	(26,095)
Class C	0	1,534	0	(1,100)	(1,120)	2,220	0	7,940	(3,027)	(1,234)	(22,766)	(21,532)
Overall	6,158	28,888	(29,836)	25,424	1,481	6,322	5,545	(29,965)	11,414	21,662	24,906	3,244

Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$25.66	\$26.33	\$25.54	\$26.27	\$26.39	\$27.39	\$27.22	\$25.50	\$21.80	\$22.38	\$22.56	\$0.18
Class B	\$19.51	\$19.84	\$19.82	\$19.60	\$19.76	\$19.82	\$20.28	\$21.14	\$20.80	\$21.48	\$21.35	-\$0.13
Class C	\$14.74	\$14.40	\$14.40	\$14.40	\$13.15	\$13.15	\$13.15	\$13.15	\$13.96	\$13.96	\$13.96	\$0.00
Overall	\$21.92	\$22.02	\$21.51	\$21.06	\$21.07	\$20.95	\$21.56	\$21.93	\$20.89	\$21.57	\$21.54	-\$0.03

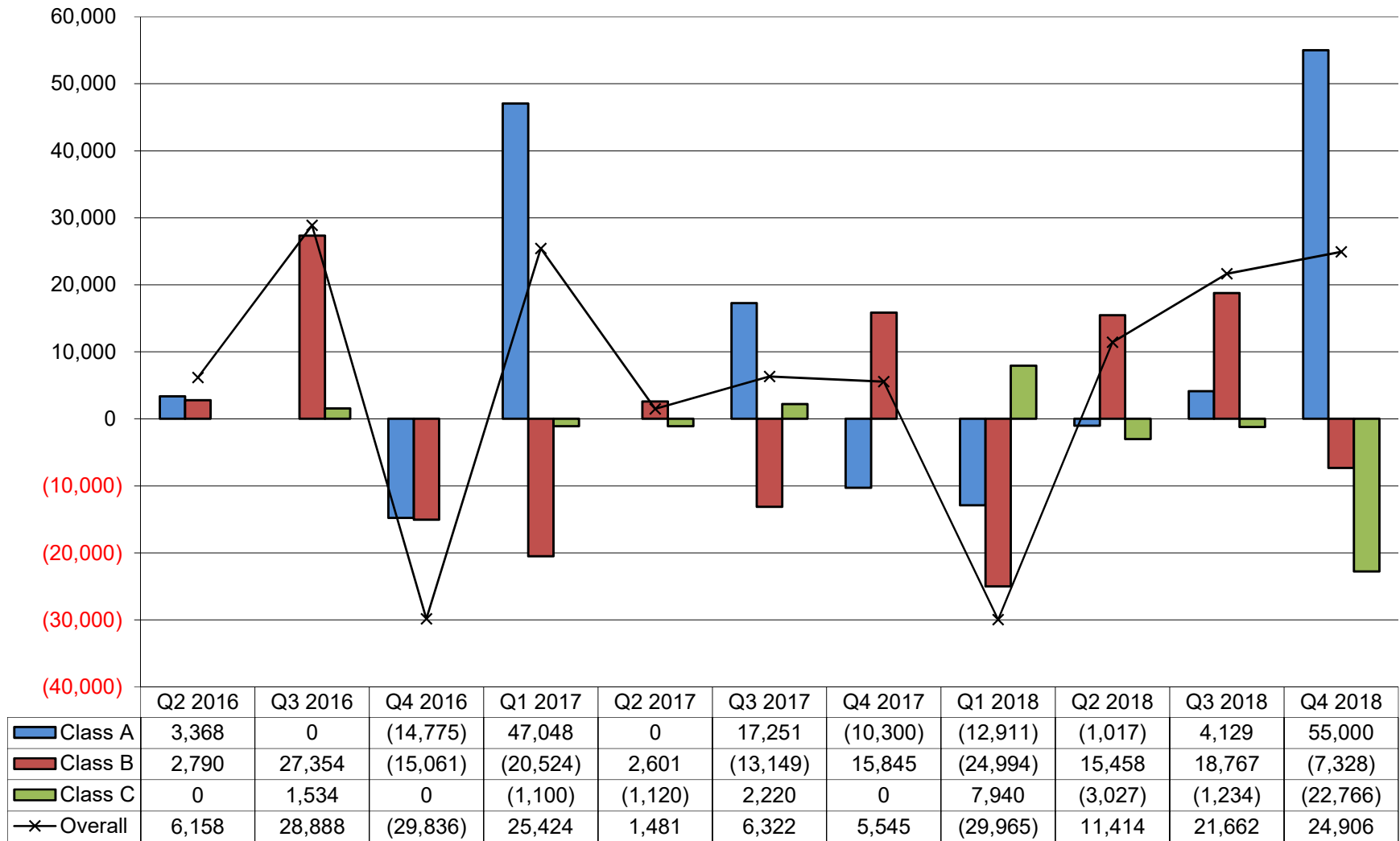
Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Historic Net Absorption Trends



South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3630 S Geyer Rd	116,277	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	113,308	4,403	3.9%	4,403	3.9%	21,687	12,558	4,129	8,155	\$24.52/fs
3660 S Geyer Rd	51,843	8,122	15.7%	11,673	22.5%	11,673	8,122	3,551	3,759	\$22.36/fs
3668 S Geyer Rd	61,340	2,785	4.5%	2,785	4.5%	2,785	2,785	0	2,785	\$25.50/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	0	0	0	0	\$12.95/mg
10025 Office Center Ave	22,304	0	0.0%	0	0.0%	0	0	0	0	-
900 N Rock Hill Rd	27,282	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	0	0.0%	0	0.0%	0	0	0	0	\$22.50/fs
2-44 Soccer Park Rd	60,000	15,000	25.0%	15,000	25.0%	15,000	15,000	0	15,000	\$16.00/mg
12200 Weber Hill Rd	44,827	2,360	5.3%	2,360	5.3%	2,360	2,360	0	2,360	\$25.00/fs
12250 Weber Hill Rd	64,370	0	0.0%	0	0.0%	44,477	30,725	13,752	28,402	\$24.69/fs
Total (11 Bldgs)	650,631	32,670	5.0%	36,221	5.6%	97,982	71,550	21,432	28,402	\$22.56/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
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,270	9,619	22.2%	9,619	22.2%	9,619	9,619	0	5,129	\$20.12/fs
13523 Barrett Parkway Dr	43,353	10,048	23.2%	10,048	23.2%	21,831	21,831	0	11,668	\$20.13/fs
13537 Barrett Parkway Dr	40,000	3,368	8.4%	3,368	8.4%	3,368	3,368	0	3,368	\$20.13/fs
13545 Barrett Parkway Dr	64,241	23,604	36.7%	23,604	36.7%	23,604	23,604	0	21,804	\$20.12/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
1859 Bowles Ave	65,320	26,939	41.2%	26,939	41.2%	26,939	26,939	0	22,764	\$20.77/fs
4173-4175 Crescent Dr	26,379	1,385	5.3%	1,385	5.3%	1,385	1,385	0	1,385	\$9.00/mg
4-68 Crestwood Executive Dr	42,845	3,170	7.4%	3,170	7.4%	6,914	6,914	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	0	0.0%	0	0.0%	43,335	43,335	0	19,335	\$26.35/fs
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	5,525	5,525	0	2,930	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1400 S Highway Dr	400,000	89,294	22.3%	89,294	22.3%	89,294	89,294	0	89,294	\$23.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	32,693	38.5%	32,693	15,584	17,109	17,109	\$19.82/fs
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	0	0	0	0	-
4850 Lemay Ferry Rd	26,884	0	0.0%	0	0.0%	4,495	4,495	0	2,649	\$22.00/fs
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3870 S Lindbergh Blvd	40,000	7,339	18.3%	7,339	18.3%	7,339	7,339	0	4,970	\$24.50/fs
3890 S Lindbergh Blvd	30,732	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	5,286	13.6%	5,286	13.6%	11,750	11,750	0	6,464	\$18.18/fs
11102 S Lindbergh Business Ct	21,750	0	0.0%	0	0.0%	0	0	0	0	-
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	81,402	0	0.0%	0	0.0%	1,899	1,899	0	1,899	-
345 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
1099 Milwaukee St	31,500	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	2,227	2,227	0	2,227	\$18.50/fs
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	9,179	9,179	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	10,607	13.7%	10,607	13.7%	12,037	12,037	0	3,873	\$23.82/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	1,830	6.1%	1,830	6.1%	1,830	1,830	0	1,830	\$19.50/fs
11116 S Towne Sq	20,000	1,564	7.8%	1,564	7.8%	1,564	1,564	0	1,274	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	12,000	12,000	0	12,000	\$18.00/fs
4121 Union Rd	68,873	7,198	10.5%	7,198	10.5%	7,198	7,198	0	4,500	\$12.50/mg
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	0	0.0%	0	0.0%	4,000	4,000	0	4,000	\$18.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/fs
Total (40 Bldgs)	2,045,661	216,835	10.6%	233,944	11.4%	340,025	322,916	17,109	89,294	\$21.35/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%	3,000	3,000	0	3,000	\$15.50/mg
3117 S Big Bend Blvd	24,478	0	0.0%	0	0.0%	0	0	0	0	-
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	0	0.0%	0	0.0%	0	0	0	0	\$14.95/nnn
5353 S Lindbergh Blvd	21,167	3,027	14.3%	3,027	14.3%	3,027	3,027	0	3,027	-
12900 Maurer Industrial Dr	24,000	0	0.0%	0	0.0%	24,000	24,000	0	24,000	
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)	233,837	3,027	1.3%	3,027	1.3%	30,027	30,027	0	24,000	\$13.96/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(60 Bldgs)	2,930,129	252,532	8.6%	273,192	9.3%	468,034	424,493	38,541	89,294	\$21.54/fs

North County

From Previous Qtr.

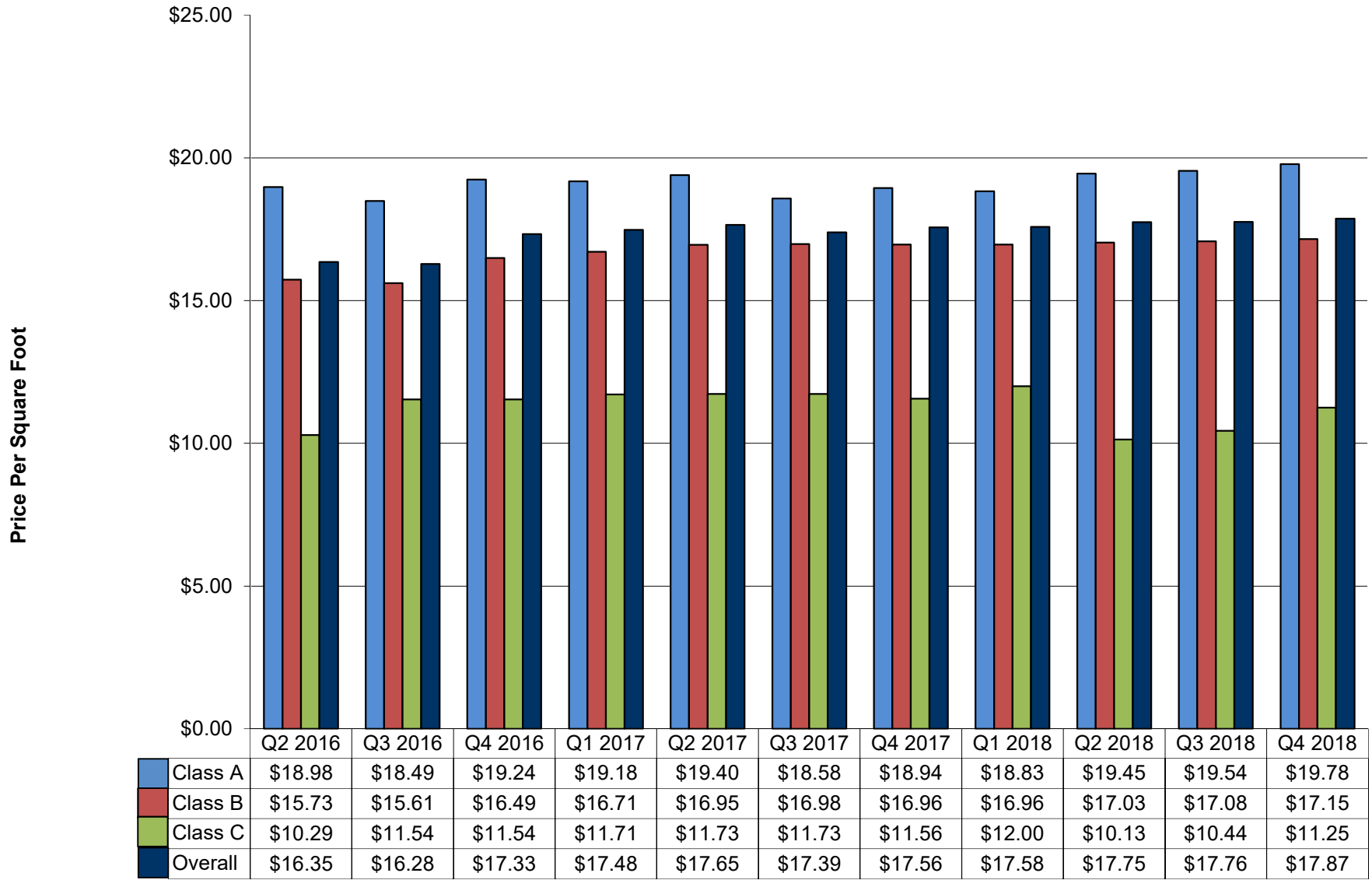
Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	11.6%	10.9%	9.9%	14.4%	14.4%	14.4%	6.2%	11.3%	5.8%	4.9%	5.6%	0.7%
Class B	36.3%	36.2%	36.6%	38.0%	28.1%	29.5%	31.0%	30.0%	30.5%	29.7%	28.6%	-1.1%
Class C	7.2%	4.7%	4.6%	4.9%	4.6%	5.7%	5.3%	6.8%	5.4%	5.2%	6.3%	1.1%
Overall	22.8%	22.2%	22.0%	24.4%	19.7%	20.5%	17.9%	19.6%	17.5%	16.8%	16.6%	-0.2%

Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	(7,707)	9,947	14,541	(64,195)	0	(400)	118,430	(73,130)	79,034	12,850	(9,871)	(22,721)
Class B	8,356	3,199	(7,694)	(23,900)	171,641	(24,805)	(25,500)	18,209	(9,410)	13,783	19,693	5,910
Class C	(6,703)	11,809	420	(1,452)	1,372	(5,102)	1,576	(6,836)	6,396	1,141	(5,388)	(6,529)
Overall	(6,054)	24,955	7,267	(89,547)	173,013	(30,307)	94,506	(61,757)	76,020	27,774	4,434	(23,340)

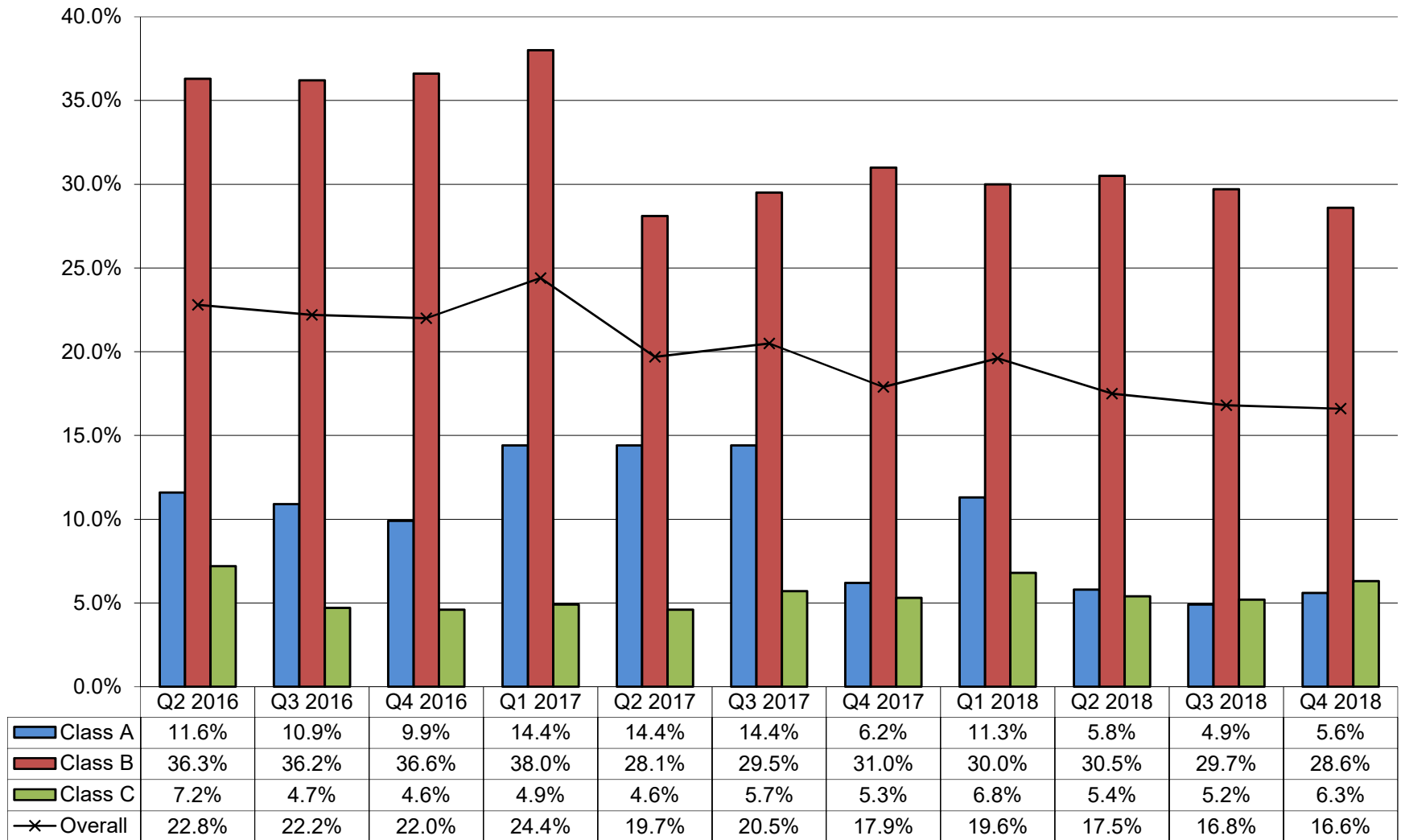
Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$18.98	\$18.49	\$19.24	\$19.18	\$19.40	\$18.58	\$18.94	\$18.83	\$19.45	\$19.54	\$19.78	\$0.24
Class B	\$15.73	\$15.61	\$16.49	\$16.71	\$16.95	\$16.98	\$16.96	\$16.96	\$17.03	\$17.08	\$17.15	\$0.07
Class C	\$10.29	\$11.54	\$11.54	\$11.71	\$11.73	\$11.73	\$11.56	\$12.00	\$10.13	\$10.44	\$11.25	\$0.81
Overall	\$16.35	\$16.28	\$17.33	\$17.48	\$17.65	\$17.39	\$17.56	\$17.58	\$17.75	\$17.76	\$17.87	\$0.11

Notes:

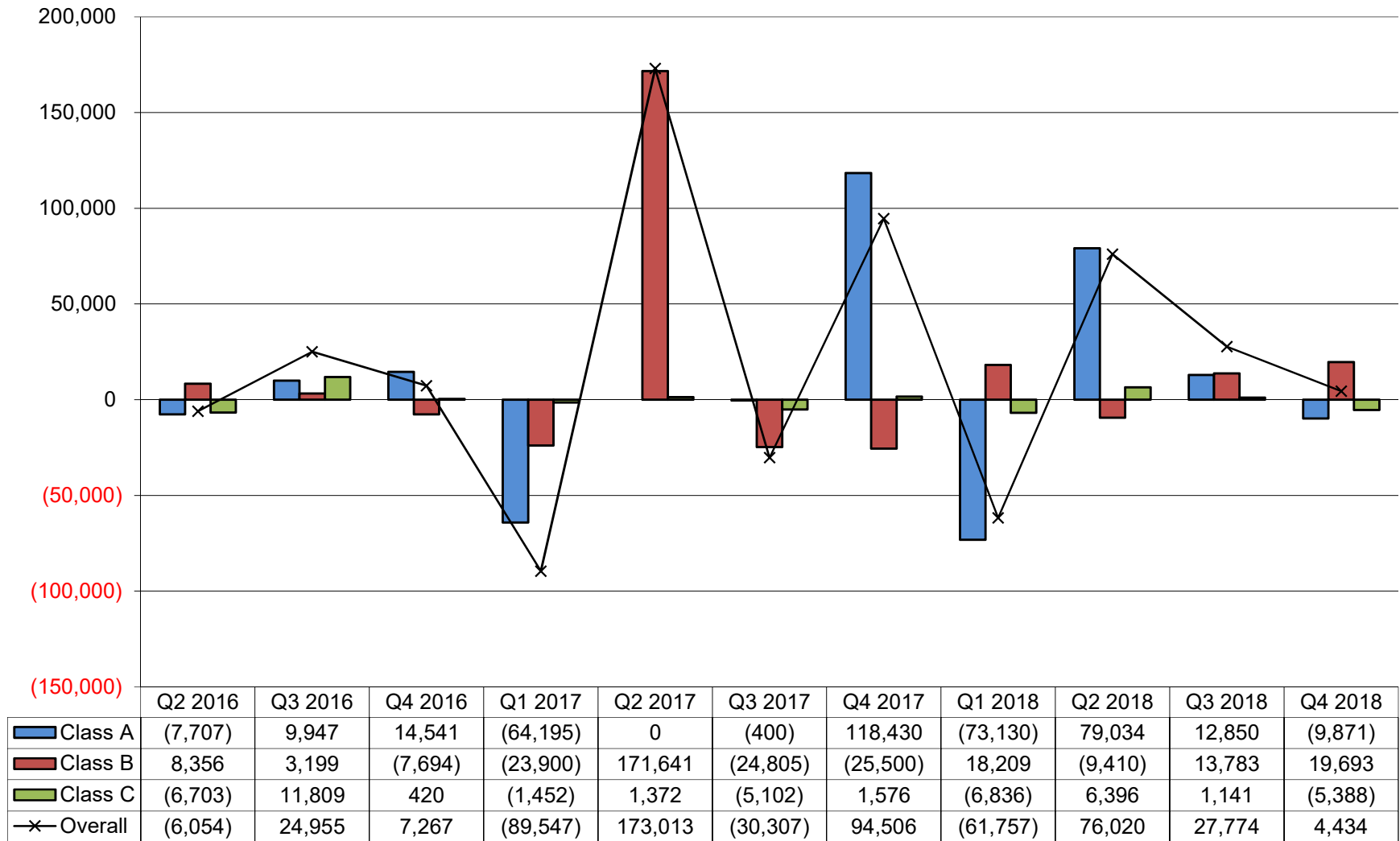
Average Asking Rates North County Submarket



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	147,972	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	0	0	0	0	\$17.95/fs
3300 Rider Trail S	104,583	17,581	16.8%	17,581	16.8%	17,581	17,581	0	17,581	\$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	0	0.0%	0	0.0%	82,854	82,854	0	51,454	\$21.00/fs
13640-13690 Riverport Dr	132,375	42,956	32.5%	42,956	32.5%	42,956	42,956	0	42,956	\$20.50/fs
13723 Riverport Dr	118,557	4,477	3.8%	4,477	3.8%	4,477	4,477	0	4,477	\$18.00/fs
13736 Riverport Dr	332,323	30,691	9.2%	30,691	9.2%	89,449	30,691	58,758	58,758	\$21.00/fs
13801 Riverport Dr	100,521	0	0.0%	0	0.0%	6,556	2,020	4,536	4,536	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
13600 Shoreline Dr	27,558	0	0.0%	0	0.0%	27,558	27,558	0	27,558	\$12.00/fs
Total (11 Bldgs)	1,444,076	95,705	6.6%	95,705	6.6%	271,431	208,137	63,294	58,758	\$19.78/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	42,201	32.9%	42,201	32.9%	49,305	49,305	0	25,045	\$15.50/fs
945-951 Hornet Dr	105,087	105,087	100.0%	105,087	100.0%	105,087	105,087	0	105,087	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	0	0	0	0	-
3165 McKelvey Rd	51,067	17,482	34.2%	17,482	34.2%	30,775	30,775	0	13,293	\$18.00/fs
400 Northwest Plz	159,572	159,572	100.0%	159,572	100.0%	0	0	0	0	\$10.00/nnn
500 Northwest Plz	265,000	70,713	26.7%	70,713	26.7%	131,627	106,093	25,534	25,534	\$10.52/nnn
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
10801 Pear Tree Ln	50,615	8,436	16.7%	8,436	16.7%	12,347	12,347	0	6,650	\$14.75/fs
8920 Pershall Rd	89,050	0	0.0%	0	0.0%	89,050	89,050	0	89,050	\$12.95/nnn
5757 Phantom Dr	86,449	23,939	27.7%	23,939	27.7%	23,939	23,939	0	23,939	\$16.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	120,000	67,518	56.3%	67,518	56.3%	67,518	67,518	0	67,518	\$17.75/fs
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	0	0.0%	0	0.0%	0	0	0	0	-
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	18,600	18,600	0	9,300	-
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	2,774	13.9%	2,774	13.9%	5,364	5,364	0	2,590	\$13.50/fs
4477 Woodson Rd	29,666	0	0.0%	0	0.0%	0	0	0	0	\$13.50/fs
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (21 Bldgs)	1,741,949	497,722	28.6%	497,722	28.6%	533,612	508,078	25,534	105,087	\$17.15/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	-
3145-3159 Fee Fee Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$10.50/+util
7137-7205 N Lindbergh Blvd	39,400	0	0.0%	0	0.0%	0	0	0	0	-
3855 Lucas-Hunt Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
12154-12190 Natural Bridge Rd	24,319	0	0.0%	0	0.0%	0	0	0	0	-
11755-11575 Old Halls Ferry Rd	25,754	0	0.0%	0	0.0%	0	0	0	0	-
3751 Pennridge Dr	24,371	4,200	17.2%	4,200	17.2%	4,200	4,200	0	4,200	\$9.95/fs
3553 S Rider Trl	23,446	6,600	28.1%	6,600	28.1%	6,600	6,600	0	6,600	\$8.75/mg
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	1,500	1,500	0	1,500	-
10449 Saint Charles Rock Rd	30,760	18,802	61.1%	18,802	61.1%	21,783	21,783	0	10,433	\$10.84/fs
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	466,393	29,602	6.3%	29,602	6.3%	34,083	34,083	0	10,433	\$11.25/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)	3,652,418	623,029	17.1%	623,029	17.1%	839,126	750,298	88,828	105,087	\$17.87/fs

St. Charles

From Previous Qtr.

Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	8.2%	7.3%	7.7%	3.5%	3.9%	4.3%	4.3%	12.8%	13.7%	13.8%	9.9%	-3.9%
Class B	19.0%	19.2%	18.8%	18.7%	18.9%	24.3%	24.0%	22.2%	23.1%	24.6%	12.7%	-11.9%
Class C	5.0%	5.0%	5.0%	5.0%	4.8%	4.8%	4.8%	18.2%	19.0%	17.8%	6.5%	-11.3%
Overall	10.5%	10.0%	10.1%	7.5%	7.8%	9.4%	9.3%	15.8%	16.7%	17.0%	10.2%	-6.8%

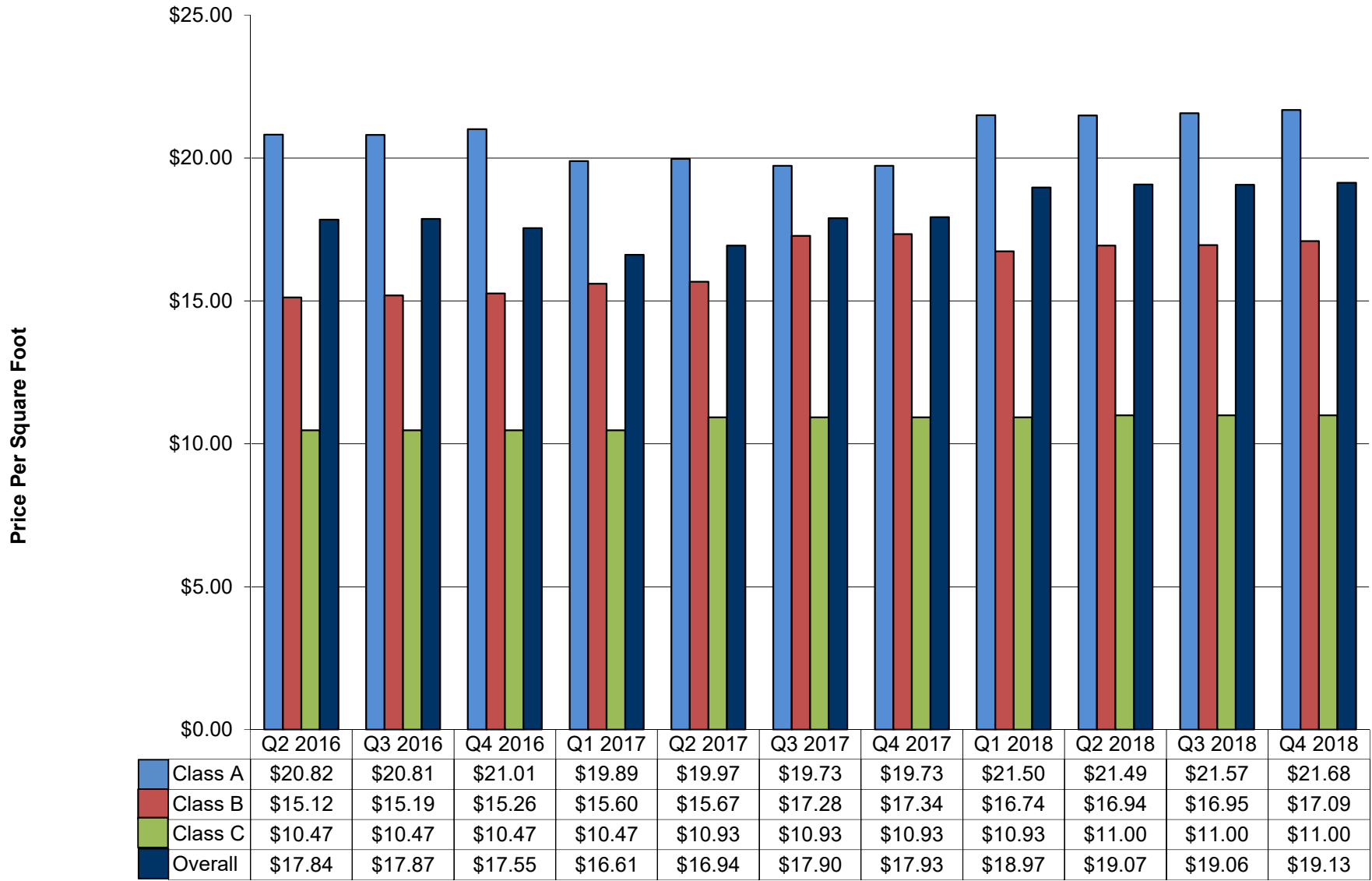
Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	11,651	17,176	(8,000)	79,594	(6,555)	(8,188)	(100)	(162,320)	(16,835)	(1,650)	73,486	75,136
Class B	(239)	(1,624)	3,484	576	(1,697)	(41,186)	1,889	14,227	(6,720)	(11,369)	90,838	102,207
Class C	0	0	0	0	622	0	0	(52,000)	(3,000)	4,515	44,200	39,685
Overall	11,412	15,552	(4,516)	80,170	(7,630)	(49,374)	1,789	(200,093)	(26,555)	(8,504)	208,524	217,028

Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$20.82	\$20.81	\$21.01	\$19.89	\$19.97	\$19.73	\$19.73	\$21.50	\$21.49	\$21.57	\$21.68	\$0.11
Class B	\$15.12	\$15.19	\$15.26	\$15.60	\$15.67	\$17.28	\$17.34	\$16.74	\$16.94	\$16.95	\$17.09	\$0.14
Class C	\$10.47	\$10.47	\$10.47	\$10.47	\$10.93	\$10.93	\$10.93	\$10.93	\$11.00	\$11.00	\$11.00	\$0.00
Overall	\$17.84	\$17.87	\$17.55	\$16.61	\$16.94	\$17.90	\$17.93	\$18.97	\$19.07	\$19.06	\$19.13	\$0.07

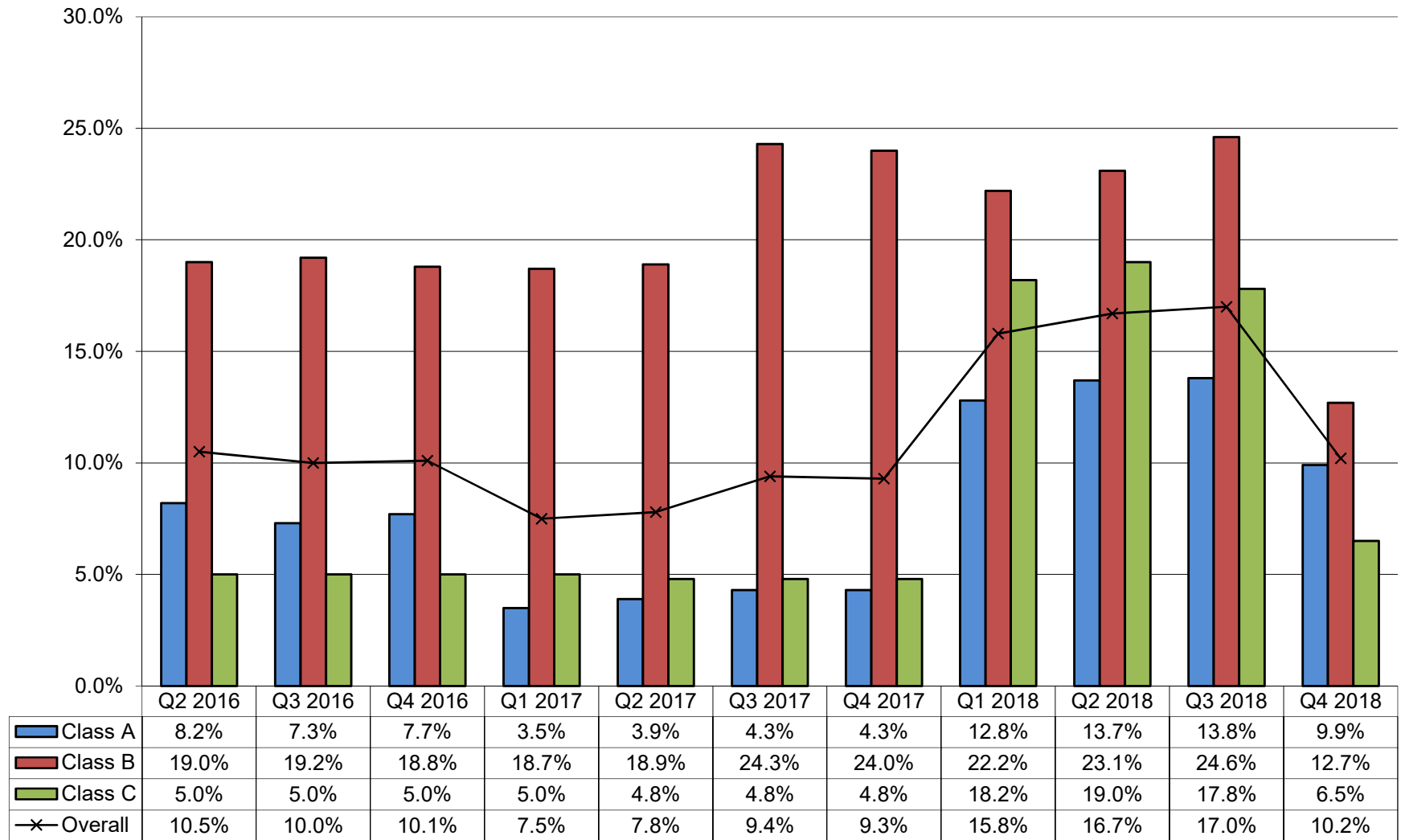
Notes:

500 Technology Dr – Verizon Wireless Bldg. B 31.3% to 0% (40,000 SF Leased)
 1 Progress Point 19.6% to 3.5% (19,897 SF Leased) ([Fireman's Fund Insurance](#))
 1520 S 5th St – Streets of St. Charles 40.8% to 31.4% (8,710 SF Occupied)
 3050 W Clay 30.6% to 16.3% (4,882 SF Occupied)
 1275 Century Link Building C 100% to 0% (68,511 SF Leased) [Urshan College Purchased](#)
 1151 Century Tel Dr Building A 50% to 0% (52,000 SF Leased) [Urshan College Purchased](#)
 5650 Mexico Rd – Executive Centre II 53.0% to 0% (16,687 SF Leased)

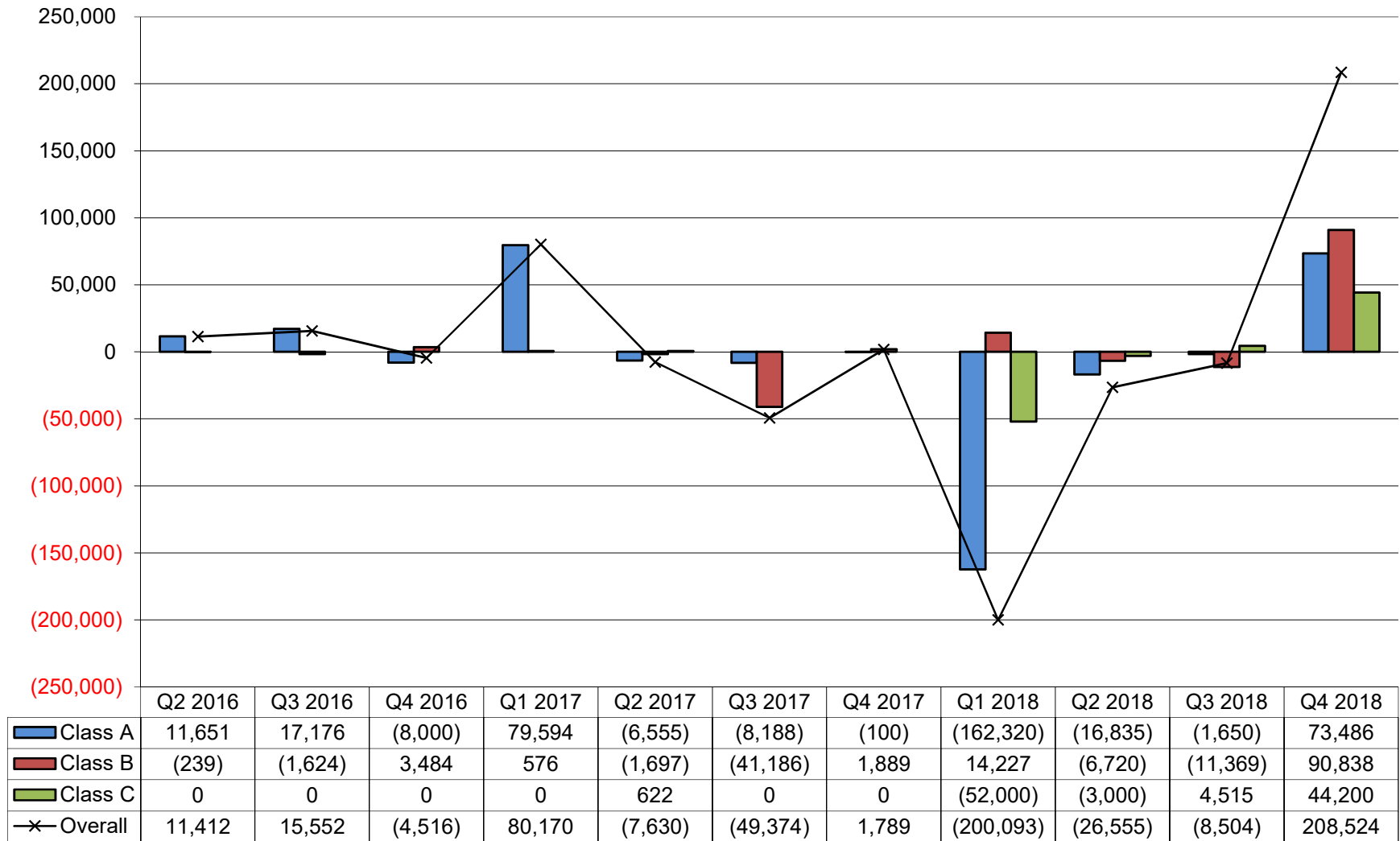
Average Asking Rates St. Charles Submarket



St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



St.Charles Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1520 S 5th St	92,174	28,941	31.4%	28,941	31.4%	45,941	45,941	0	28,941	\$32.00/fs
1001 Boardwalk Springs Pl	76,000	0	0.0%	0	0.0%	10,285	10,285	0	10,285	\$23.50/mg
3050 W Clay St	34,200	5,591	16.3%	5,591	16.3%	5,591	5,591	0	5,591	\$18.00/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$19.50/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
2200 Mastercard Blvd	502,175	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	4,269	3.5%	4,269	3.5%	4,269	4,269	0	4,269	\$22.00/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
150-160 Saint Peters Centre Blvd	22,250	1,650	7.4%	1,650	7.4%	1,650	1,650	0	1,650	\$16.50/fs
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	\$21.00/fs
500 Technology Dr	128,000	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$19.95/fs
1000 Technology Dr	518,601	94,000	18.1%	94,000	18.1%	94,000	94,000	0	64,000	-
2342 Technology Dr	75,000	24,036	32.0%	46,813	62.4%	46,813	24,036	22,777	24,036	\$20.35/fs
5301 Veterans Memorial Pky	35,400	8,002	22.6%	8,002	22.6%	8,002	8,002	0	8,002	\$22.50/fs
Total (15 Bldgs)	1,905,174	166,489	8.7%	189,266	9.9%	296,551	273,774	22,777	64,000	\$21.68/fs

St.Charles Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1352-1398 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
820 S Main St	36,113	6,500	18.0%	6,500	18.0%	6,500	6,500	0	3,000	\$10.85/mg
1053 Cave Springs Rd	21,336	9,361	43.9%	9,361	43.9%	9,361	9,361	0	3,013	\$15.50/fs
1275 Century Link Dr	68,511	0	0.0%	0	0.0%	0	0	0	0	\$16.95/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
20 Corporate Hills Dr	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$16.95/fs
70 Corporate Hills Dr	30,000	12,957	43.2%	12,957	43.2%	12,957	12,957	0	12,957	\$16.95/fs
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	-
2300-2338 Hwy 94 South Outer Forty	24,000	6,250	26.0%	6,250	26.0%	6,250	6,250	0	3,250	\$9.00/nnn
3000 Little Hills Expy	26,316	12,957	49.2%	12,957	49.2%	12,957	12,957	0	12,957	\$16.95/fs
5600 Mexico Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
5650 Mexico Rd	31,500	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
1 Mid Rivers Mall Dr	56,724	2,357	4.2%	2,357	4.2%	6,327	6,327	0	2,340	\$19.97/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
115 Piper Hill Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
128-130 Point West Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	4,330	9.2%	4,330	9.2%	4,330	4,330	0	4,330	\$19.50/fs
255 Spencer Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
300 St. Peters Centre Blvd	28,353	2,201	7.8%	2,201	7.8%	2,201	2,201	0	2,201	\$19.50/fs
2299 Technology Dr	43,450	0	0.0%	0	0.0%	14,596	0	14,596	14,596	\$27.50/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	10,197	4,632	5,565	5,565	\$22.50/fs
Total (23 Bldgs)	764,652	98,038	12.8%	98,038	12.8%	126,801	106,640	20,161	41,125	\$17.09/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1151 CenturyTel Dr	104,000	0	0.0%	0	0.0%	0	0	0	0	-
2645 W Clay St	20,400	0	0.0%	0	0.0%	0	0	0	0	-
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$9.50/mg
1600 Heritage Lndg	63,062	23,552	37.3%	23,552	37.3%	23,552	23,552	0	3,600	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (7 Bldgs)	388,921	32,317	8.3%	32,317	8.3%	32,317	32,317	0	8,765	\$11.00/fs

St.Charles Building List

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(45 Bldgs)	3,058,747	296,844	9.7%	319,621	10.4%	455,669	412,731	42,938	64,000	\$19.13/fs

Illinois

From Previous Qtr.

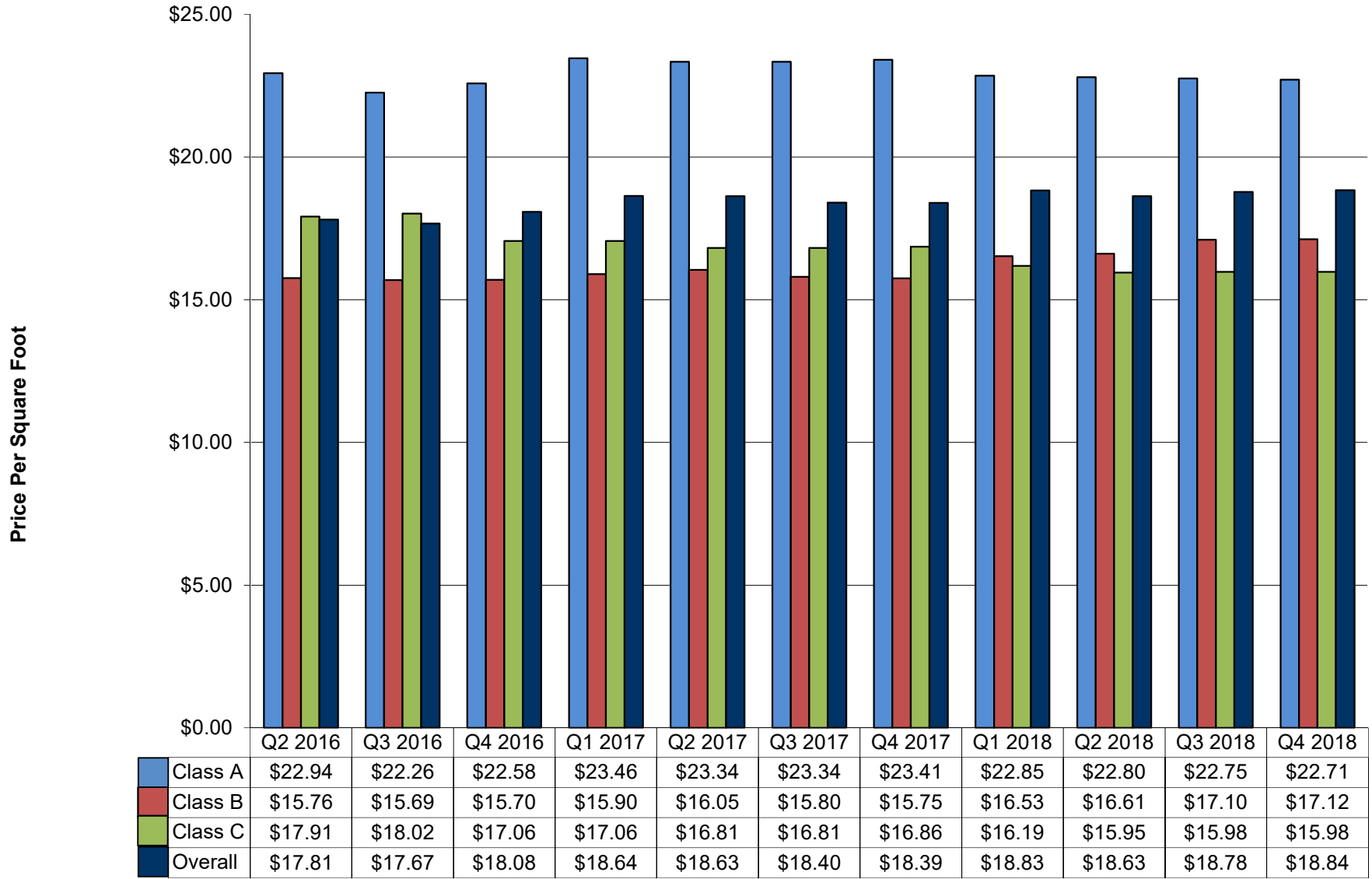
Vacancy Rate												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	15.9%	20.7%	15.8%	19.8%	17.0%	17.6%	15.5%	16.8%	14.5%	15.4%	15.3%	-0.1%
Class B	12.2%	11.6%	11.7%	11.5%	11.5%	11.0%	9.3%	9.4%	8.8%	8.6%	8.8%	0.2%
Class C	2.4%	1.9%	1.7%	1.7%	1.7%	1.7%	0.4%	1.8%	1.7%	1.8%	1.8%	0.0%
Overall	9.3%	9.6%	9.0%	9.5%	9.1%	8.9%	7.2%	8.0%	7.3%	7.4%	7.5%	0.1%

Net Absorption												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	0	(23,516)	74,531	(21,799)	14,892	(2,785)	11,432	(7,284)	12,552	(4,732)	433	5,165
Class B	43,098	10,081	(2,544)	3,605	(63)	8,908	27,314	(2,557)	10,326	2,171	(2,458)	(4,629)
Class C	0	5,151	2,502	0	260	0	14,623	(15,846)	1,268	(1,200)	0	1,200
Overall	43,098	(8,284)	74,489	(18,194)	15,089	6,123	53,369	(25,687)	24,146	(3,761)	(2,025)	1,736

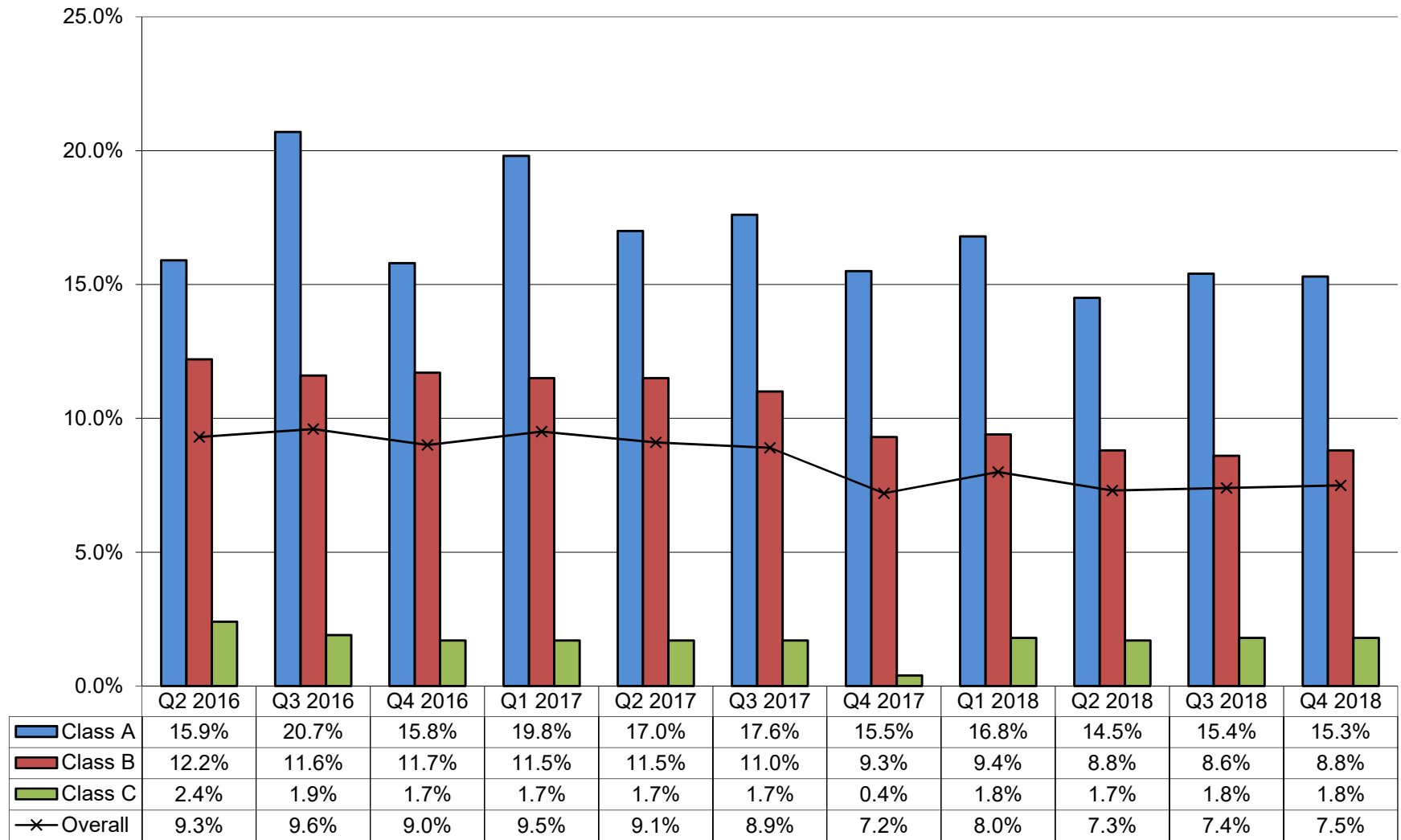
Asking Rates												
	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Difference
Class A	\$22.94	\$22.26	\$22.58	\$23.46	\$23.34	\$23.34	\$23.41	\$22.85	\$22.80	\$22.75	\$22.71	-\$0.04
Class B	\$15.76	\$15.69	\$15.70	\$15.90	\$16.05	\$15.80	\$15.75	\$16.53	\$16.61	\$17.10	\$17.12	\$0.02
Class C	\$17.91	\$18.02	\$17.06	\$17.06	\$16.81	\$16.81	\$16.86	\$16.19	\$15.95	\$15.98	\$15.98	\$0.00
Overall	\$17.81	\$17.67	\$18.08	\$18.64	\$18.63	\$18.40	\$18.39	\$18.83	\$18.63	\$18.78	\$18.84	\$0.06

Notes:

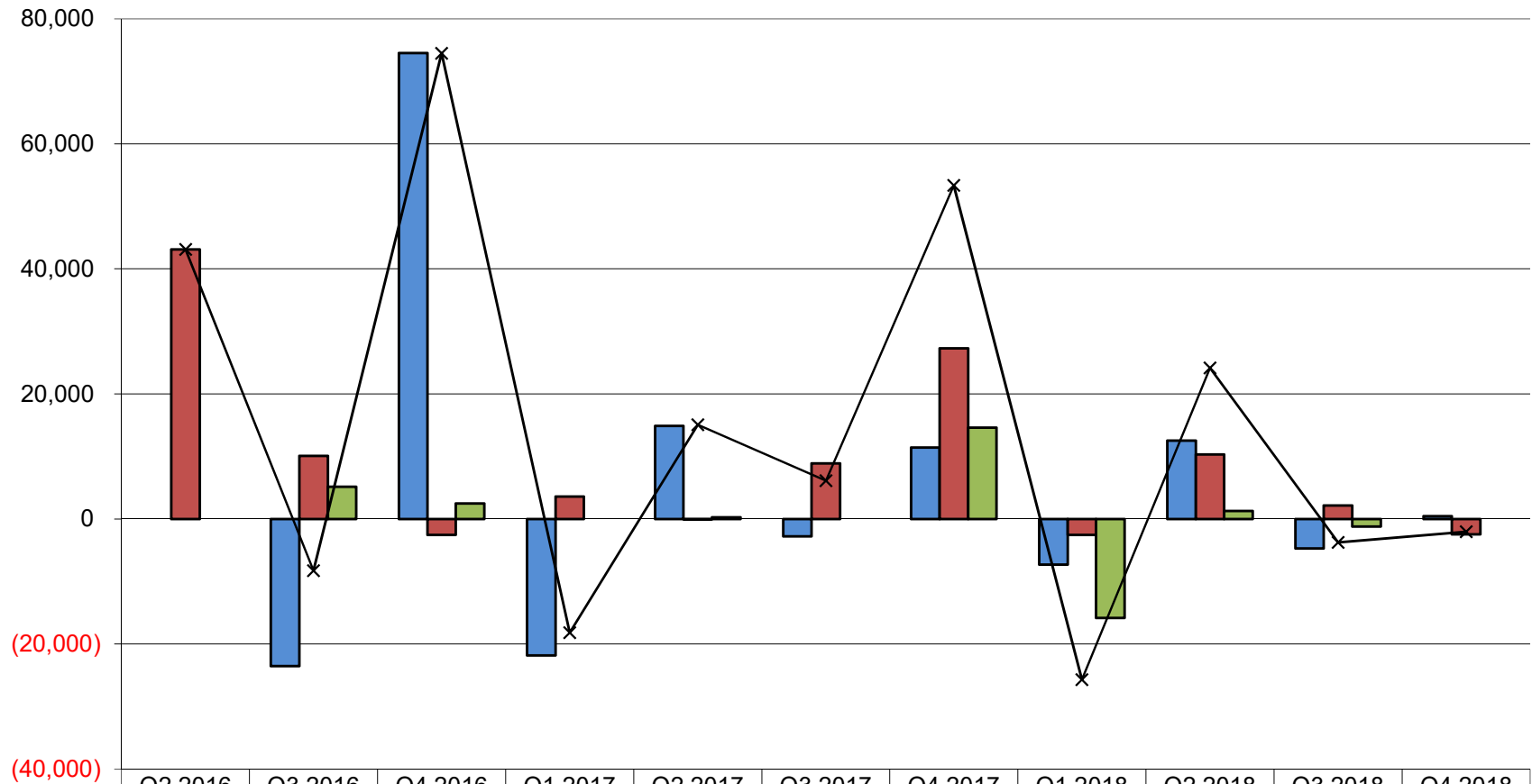
Average Asking Rates Illinois Submarket



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	18,545	43.5%	18,545	43.5%	9,579	9,579	0	6,073	\$21.90/fs
16 Executive Dr	51,063	17,198	33.7%	17,198	33.7%	17,198	17,198	0	9,482	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	\$27.50/fs
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$21.00/fs
475 Regency Park Dr	52,000	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
331 Salem Pl	31,121	9,518	30.6%	9,518	30.6%	13,891	10,422	3,469	3,469	\$21.38/fs
333 Salem Pl	30,942	5,645	18.2%	5,645	18.2%	8,082	8,082	0	4,904	\$21.90/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia	43,531	16,649	38.2%	16,649	38.2%	17,855	17,855	0	7,366	\$21.90/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	-
105 W Vandalia St	40,700	2,645	6.5%	2,645	6.5%	2,645	2,645	0	2,645	\$22.90/fs
Total (12 Bldgs)	544,490	83,200	15.3%	83,200	15.3%	82,250	78,781	3,469	13,000	\$22.71/fs

Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
235-237 E Center Dr	22,000	1,544	7.0%	1,544	7.0%	1,544	1,544	0	1,544	\$14.00/nnn
1 S Church St	45,513	2,500	5.5%	2,500	5.5%	2,500	2,500	0	2,500	\$16.00/+util
2421 Corporate Center Dr	25,000	7,627	30.5%	7,627	30.5%	7,627	7,627	0	4,760	\$12.65/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
1616-1640 Eastport Plaza Dr	39,631	0	0.0%	6,635	16.7%	6,635	0	6,635	6,635	\$15.25/nnn
11 Executive Dr	34,487	11,110	32.2%	11,110	32.2%	15,955	15,955	0	5,885	\$8.39/nnn
13 Executive Dr	41,593	13,278	31.9%	13,278	31.9%	13,278	13,278	0	4,396	\$7.49/nnn
15 Executive Dr	28,624	2,563	9.0%	2,563	9.0%	2,563	2,563	0	2,563	\$6.95/nnn
303 Fountains Pky	25,789	9,906	38.4%	9,906	38.4%	10,948	10,948	0	4,529	\$23.22/fs
343 Fountains Pky	24,300	5,362	22.1%	5,362	22.1%	5,362	5,362	0	5,362	\$16.50/nnn
509 Hamacher St	26,368	0	0.0%	0	0.0%	4,842	4,842	0	3,730	-
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	21,500	56.6%	21,500	56.6%	21,500	21,500	0	9,500	\$10.50/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7645 Magna Dr	100,000	0	0.0%	0	0.0%	0	0	0	0	\$16.50/fs
7650 Magna Dr	164,033	49,546	30.2%	49,546	30.2%	73,794	73,794	0	40,807	\$16.50/fs
200 E Main St	34,400	0	0.0%	0	0.0%	0	0	0	0	-
155 N Main St	50,421	0	0.0%	0	0.0%	0	0	0	0	-
157 N Main St	84,384	0	0.0%	0	0.0%	0	0	0	0	-
521 W Main St	36,030	4,467	12.4%	4,467	12.4%	7,099	7,099	0	4,467	\$18.00/fs
525 W Main St	36,030	0	0.0%	0	0.0%	0	0	0	0	-
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	5,084	11.6%	5,084	11.6%	5,084	5,084	0	3,161	\$14.00/fs
650 Missouri Ave	33,959	0	0.0%	0	0.0%	0	0	0	0	-
317 W Park St	49,915	0	0.0%	0	0.0%	0	0	0	0	-
604 Pierce Blvd	24,940	0	0.0%	0	0.0%	0	0	0	0	-
1803 Ramada Blvd	33,873	0	0.0%	0	0.0%	0	0	0	0	-
2246 State Route 157	25,320	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	0	0.0%	0	0.0%	240	240	0	120	\$27.50/fs
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (38 Bldgs)	1,606,395	134,487	8.4%	141,122	8.8%	178,971	172,336	6,635	40,807	\$17.12/fs

Illinois Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
15 N 1st St	34,339	0	0.0%	0	0.0%	0	0	0	0	-
200 W 3rd St	34,505	0	0.0%	0	0.0%	0	0	0	0	\$14.96/fs
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
219 E Center Dr	20,000	1,200	6.0%	1,200	6.0%	1,200	1,200	0	1,200	-
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
1100-1102 Eastport Plaza Dr	199,481	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	18,833	60.0%	18,833	60.0%	18,833	18,833	0	10,495	\$16.00/fs
3512 Lebanon Ave	160,000	0	0.0%	0	0.0%	0	0	0	0	-
1004 S Lincoln Ave	56,000	0	0.0%	0	0.0%	0	0	0	0	-
2166 Madison Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
207 N Main St	50,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	0	0.0%	0	0.0%	0	0	0	0	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
1012 Plummer Dr	21,561	0	0.0%	0	0.0%	0	0	0	0	-
1 Professional Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (23 Bldgs)	1,124,287	20,033	1.8%	20,033	1.8%	20,033	20,033	0	10,495	\$15.98/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
(73 Bldgs)	3,275,172	237,720	7.3%	244,355	7.5%	281,254	271,150	10,104	40,807	\$18.84/fs