

Summary

St. Louis Regional Office Market Q4 2019

January 2020

<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	13,601,627	2,096,240	15.4%	↑ .6%	(14.8%)	Class A - \$18.44 Class B - \$15.71
St. Louis City	2,827,813	95,528	3.4%	↑ .8%	(2.6%)	Class A - \$34.44 Class B - \$15.31
Clayton	7,492,268	393,856	5.3%	↓ .3%	(5.6%)	Class A - \$31.22 Class B - \$21.28
Olive-270/Westport	7,557,924	823,283	10.9%	↓ .3%	(11.2%)	Class A - \$24.63 Class B - \$18.62
West County	7,876,963	1,008,460	12.8%	↑ 1.7%	(11.1%)	Class A - \$26.51 Class B - \$22.13
South County	2,953,694	280,924	9.5%	↓ .6%	(10.1%)	Class A - \$21.87 Class B - \$21.30
North County	3,631,356	458,411	12.6%	↓ 1.9%	(14.5%)	Class A - \$20.19 Class B - \$16.28
St. Charles	3,092,817	275,829	8.9%	↑ .1%	(8.8%)	Class A - \$22.97 Class B - \$16.02
Illinois	3,199,896	343,673	10.7%	↑ .4%	(10.3%)	Class A - \$22.42 Class B - \$15.78
Total	52,234,358	5,776,204	11.1%	↑ .3%	(10.8%)	Class A - \$24.74 Class B - \$18.05 (\$24.69) (\$18.04)

Source: Gershman Commercial Real Estate
Percent Vacant and Average Asking Lease Rates as of January 1, 2020.
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

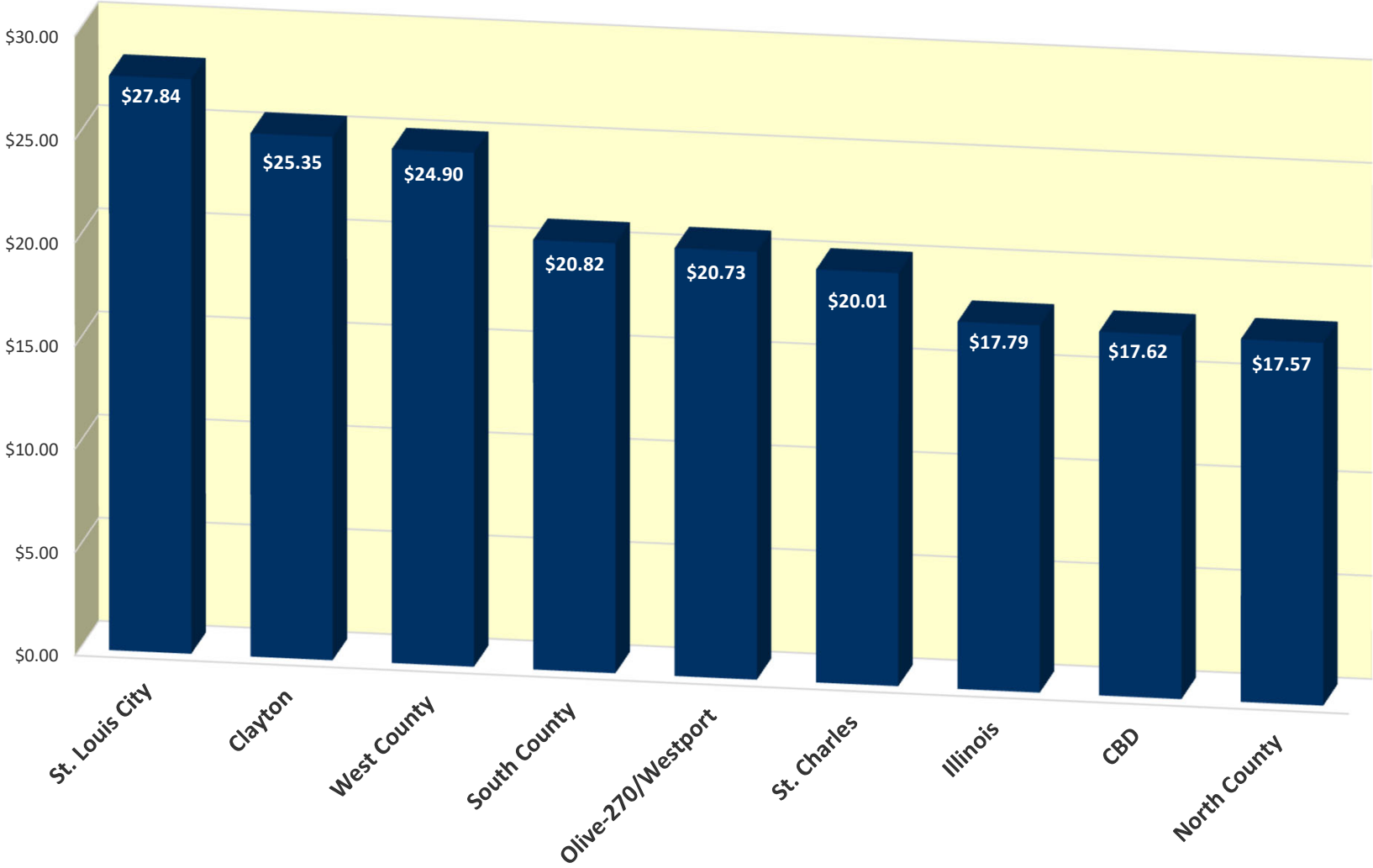


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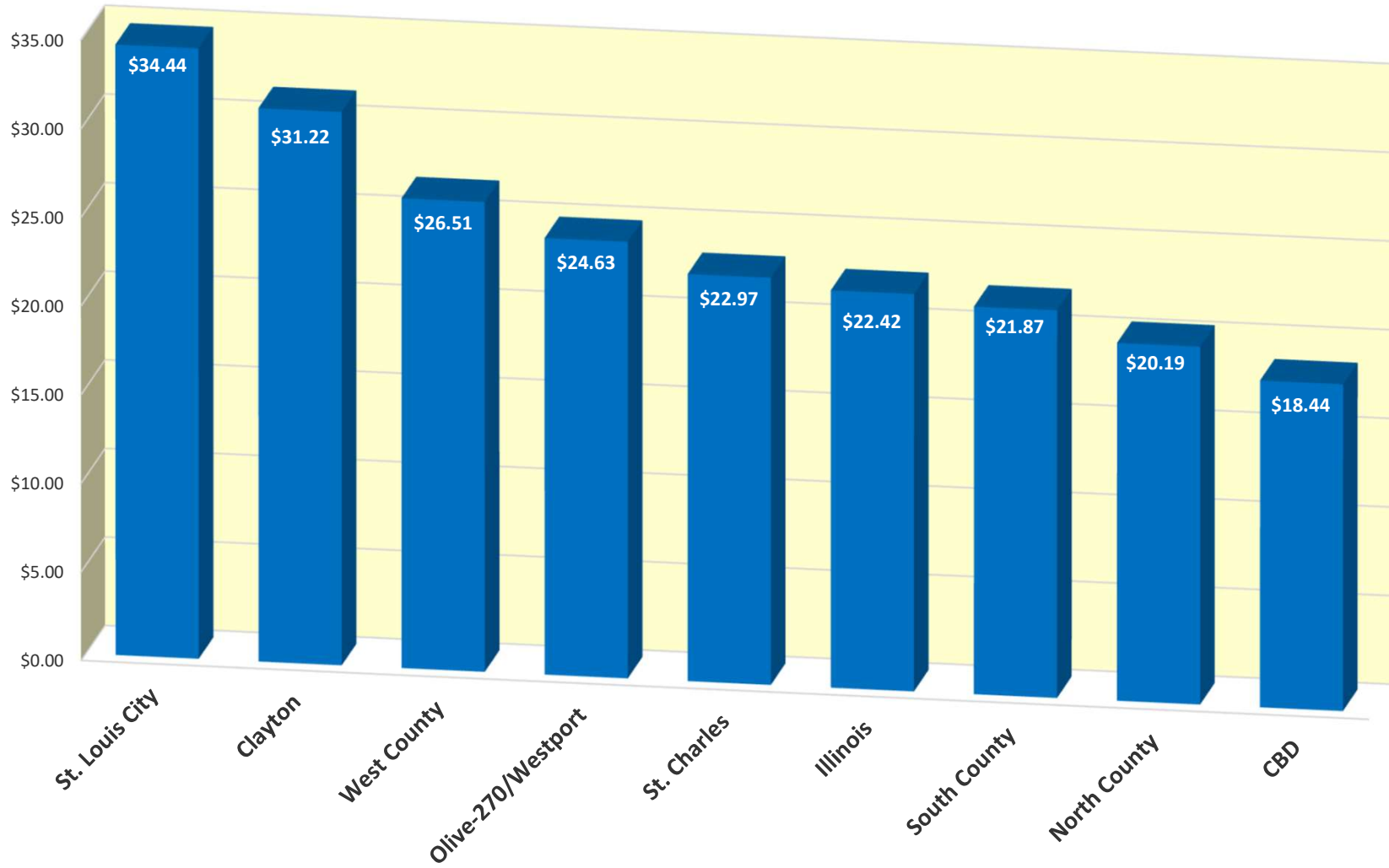
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
January 2020

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	33,005,477	3,496,868	193,846	10.59%
St. Louis City - Just A & B	13,326,782	2,004,348	180,208	15.04%
Total St. Louis Region - Just A & B	46,332,259	5,501,216	374,054	11.87%
Total St. Louis Region - Class A	27,355,390	3,238,939	346,484	11.84%
Total St. Louis Region - Class B	18,976,869	2,262,277	27,570	11.92%
St. Louis City	13,326,782	2,004,348	180,208	15.04%
Class A Space	9,087,164	1,593,785	176,706	17.54%
Class B Space	4,239,618	410,563	3,502	9.68%
Suburban St. Louis	33,005,477	3,496,868	193,846	10.59%
Class A Space	18,268,226	1,645,154	169,778	9.01%
Class B Space	14,737,251	1,851,714	24,068	12.56%

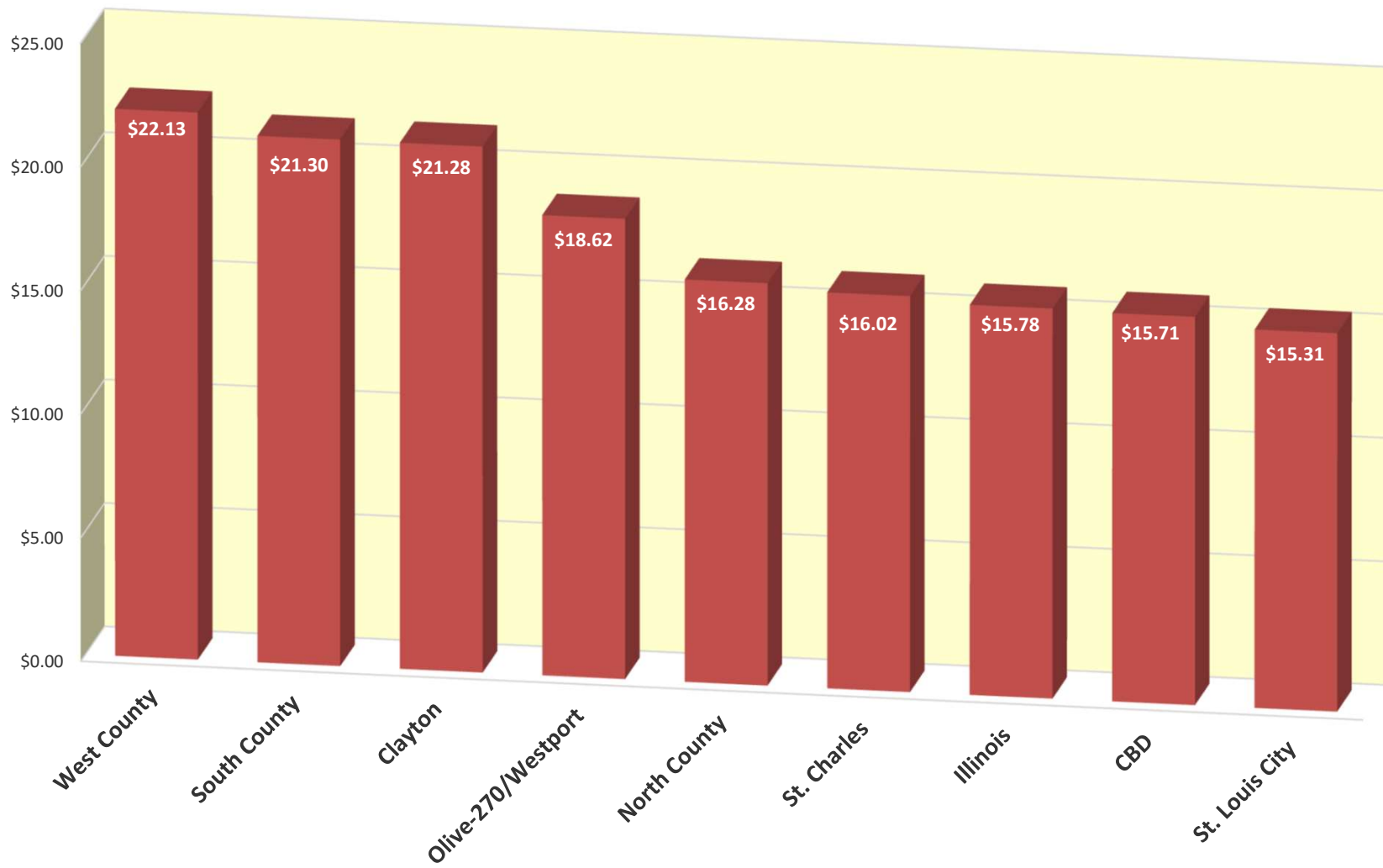
Office Rental Rate by Submarket
October 2019



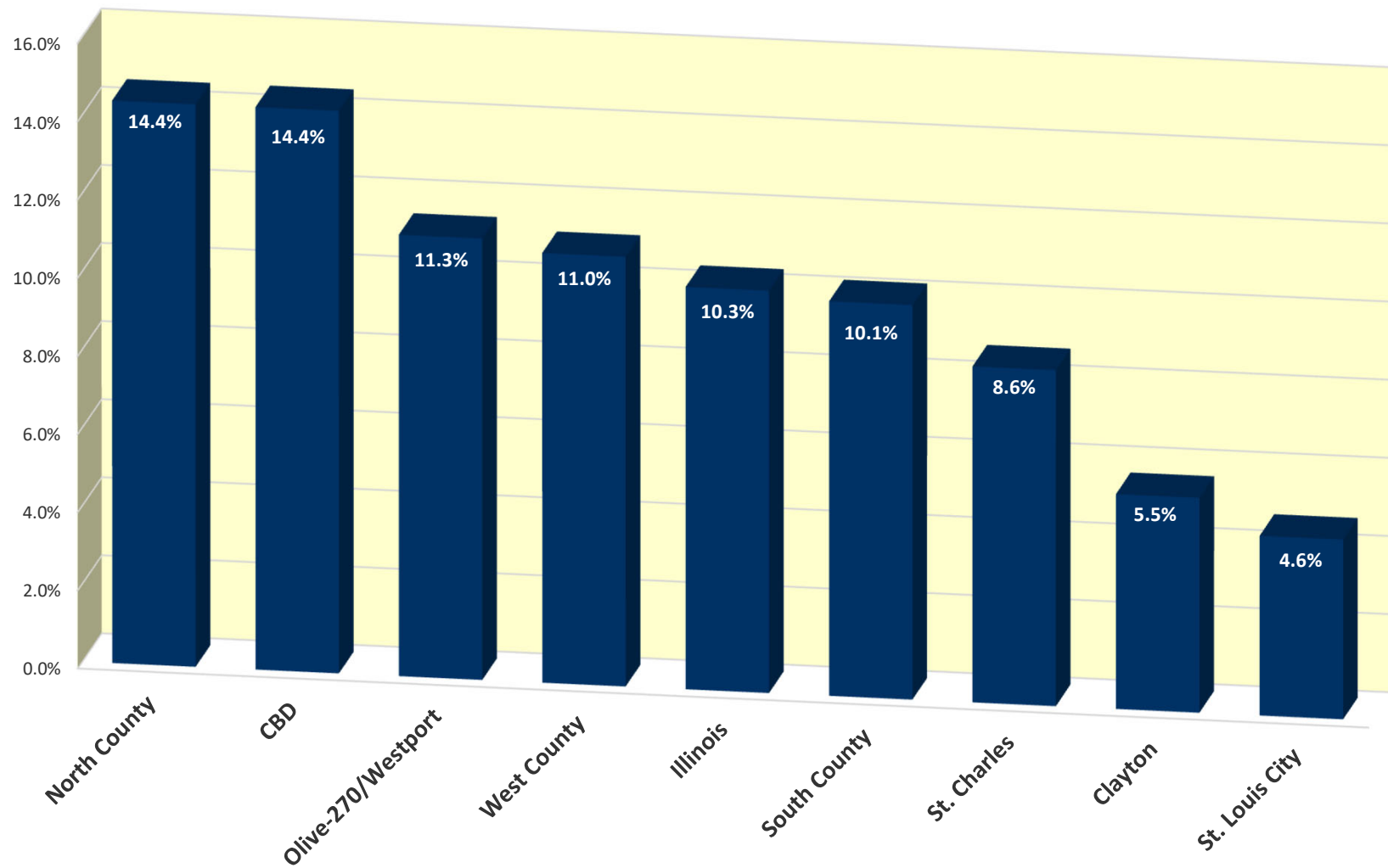
Class A Office Rental Rate by Submarket January 2020



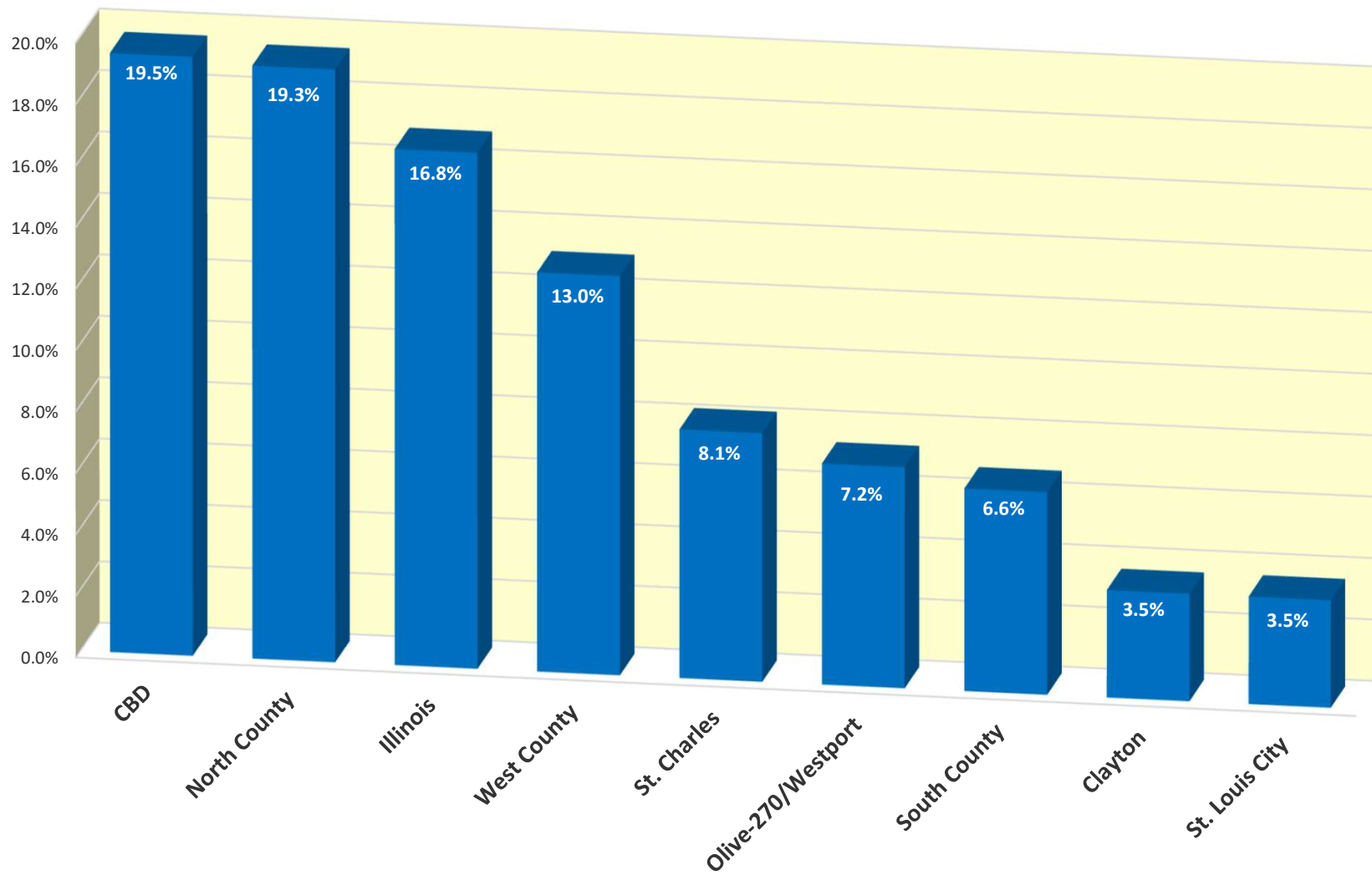
Class B Office Rental Rate by Submarket January 2020



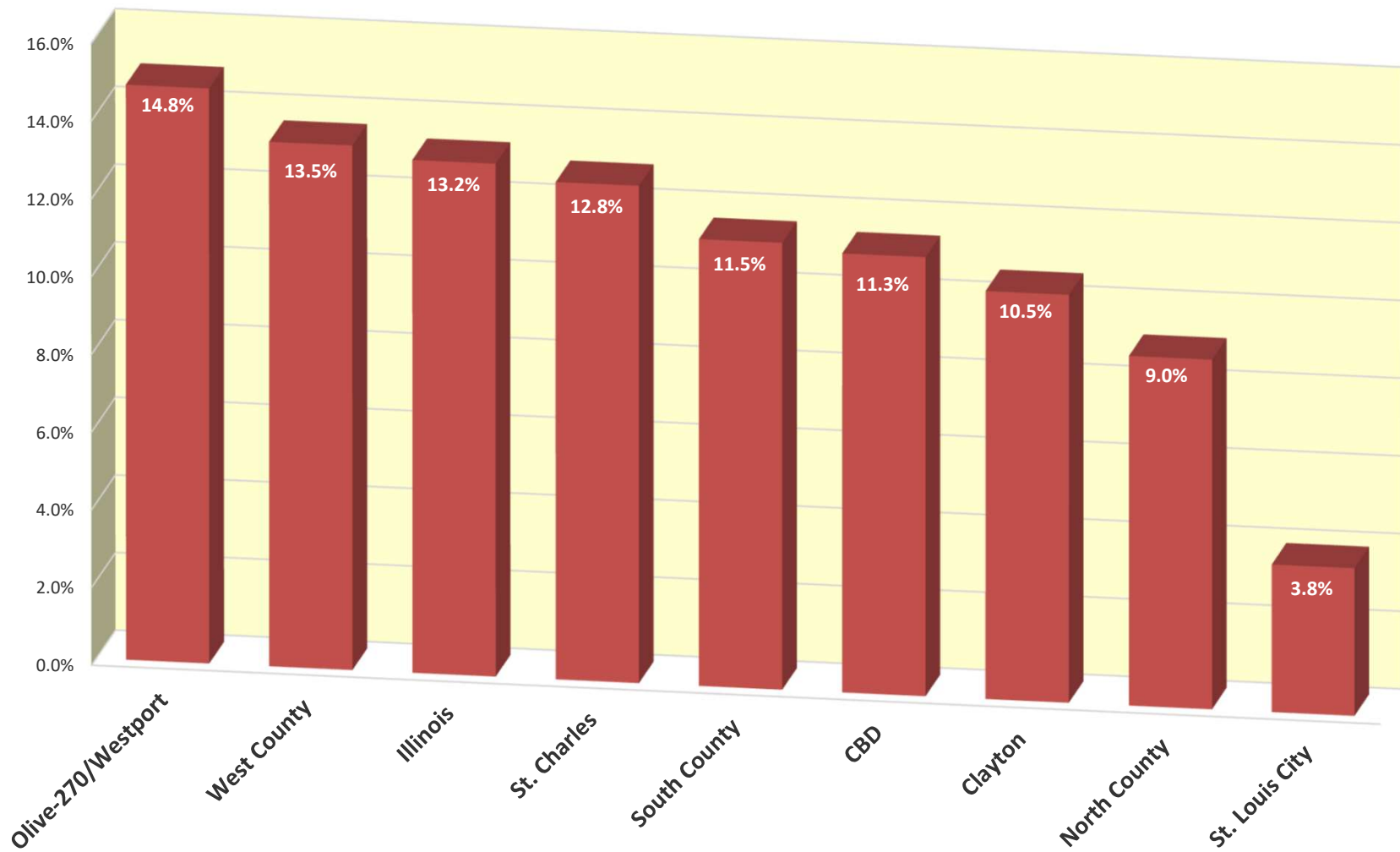
Office Vacancy Rate by Submarket October 2019



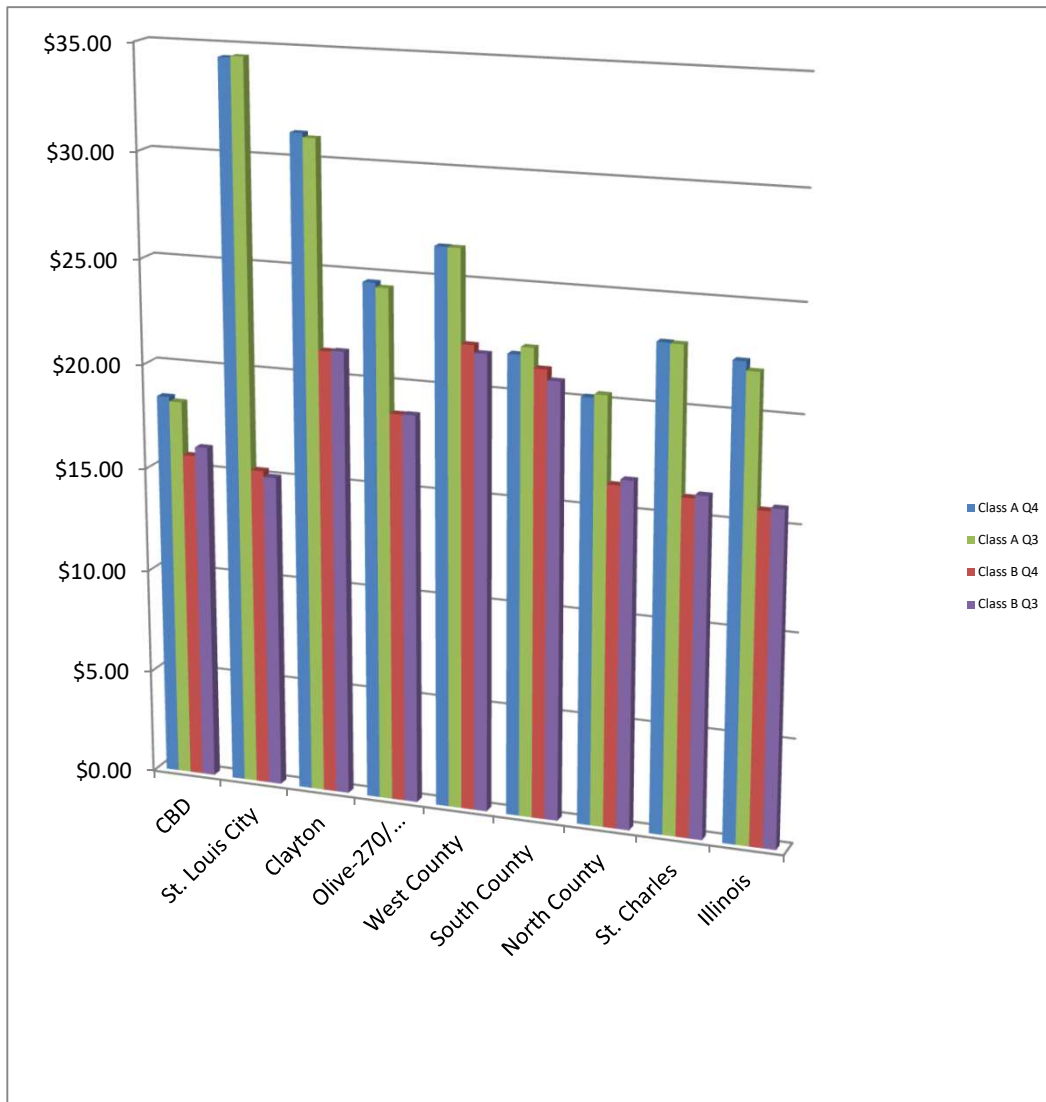
Class A Office Vacancy Rate by Submarket January 2020



Class B Office Vacancy Rate by Submarket January 2020

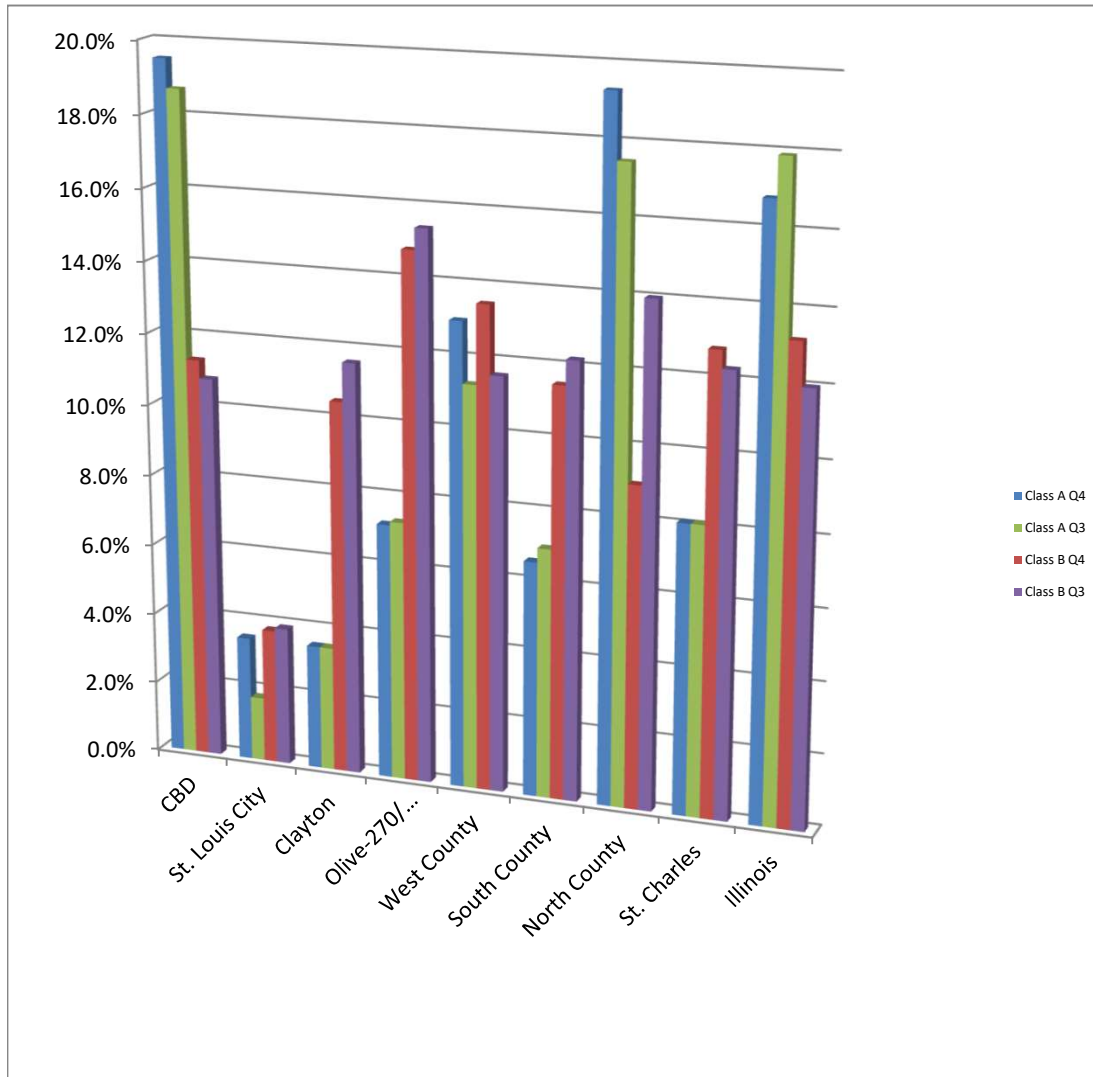


Class A & Class B Asking Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	\$18.44	\$18.24	\$15.71	\$16.15
St. Louis City	\$34.44	\$34.51	\$15.31	\$15.04
Clayton	\$31.22	\$31.02	\$21.28	\$21.32
Olive-270/ Westport	\$24.63	\$24.42	\$18.62	\$18.64
West County	\$26.51	\$26.50	\$22.13	\$21.77
South County	\$21.87	\$22.23	\$21.30	\$20.80
North County	\$20.19	\$20.36	\$16.28	\$16.56
St. Charles	\$22.97	\$22.94	\$16.02	\$16.19
Illinois	\$22.42	\$22.00	\$15.78	\$15.93
Average	\$24.74	\$24.69	\$18.05	\$18.04

Class A & Class B Vacancy Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	19.5%	18.7%	11.3%	10.8%
St. Louis City	3.5%	1.8%	3.8%	3.9%
Clayton	3.5%	3.5%	10.5%	11.6%
Olive-270/ Westport	7.2%	7.3%	14.8%	15.4%
West County	13.0%	11.3%	13.5%	11.6%
South County	6.6%	7.0%	11.5%	12.2%
North County	19.3%	17.5%	9.0%	14.0%
St. Charles	8.1%	8.1%	12.8%	12.3%
Illinois	16.8%	17.9%	13.2%	12.0%
Average	10.8%	10.3%	11.2%	11.5%

CBD

From Previous Qtr.

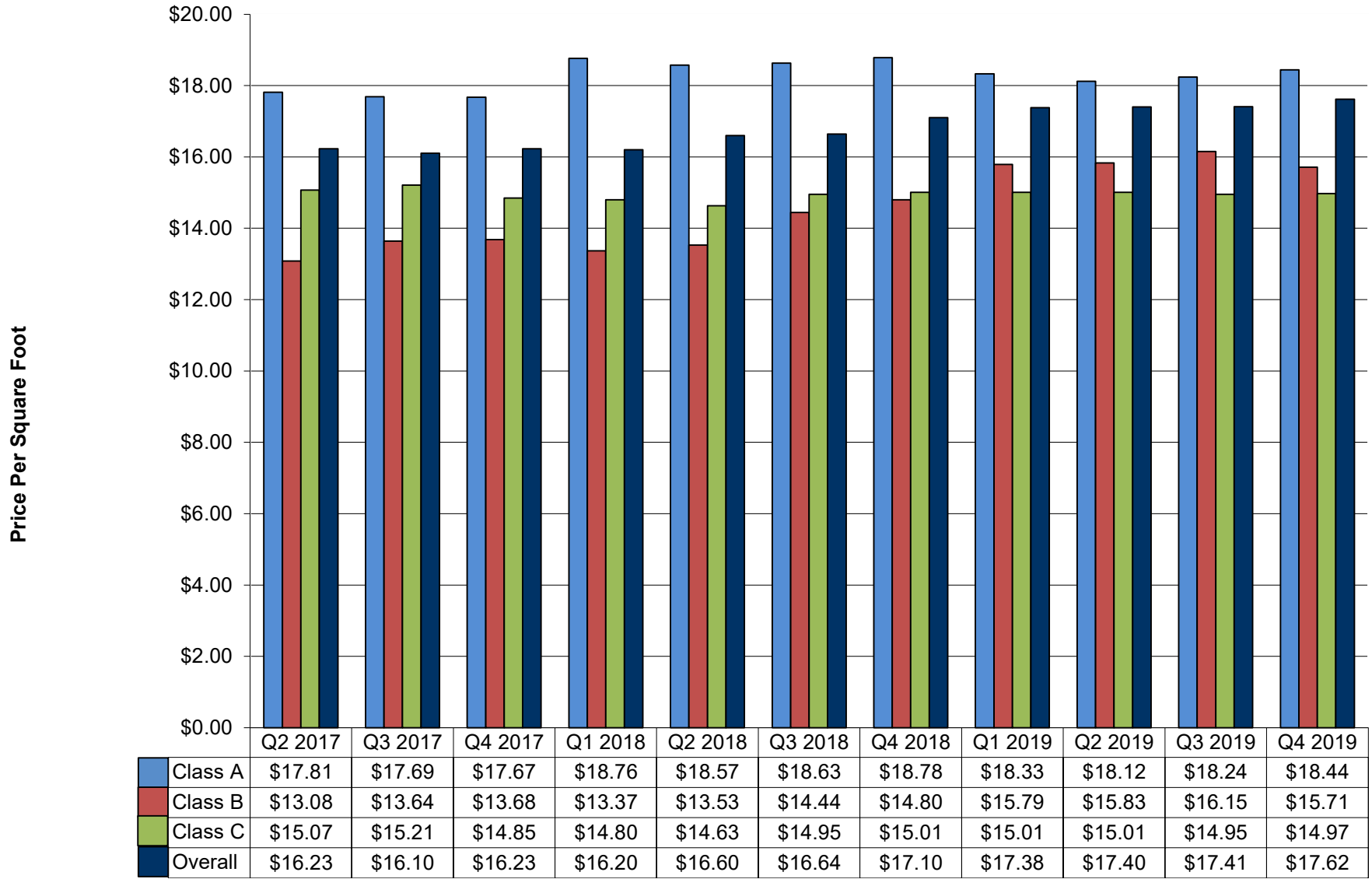
Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	16.0%	16.1%	15.9%	15.7%	15.7%	15.7%	15.6%	16.7%	18.7%	18.7%	19.5%	0.8%
Class B	20.5%	20.6%	22.5%	22.7%	22.9%	21.3%	15.2%	9.5%	10.1%	10.8%	11.3%	0.5%
Class C	14.3%	6.9%	4.6%	4.6%	5.8%	6.3%	6.6%	7.1%	5.1%	7.0%	7.2%	0.2%
Overall	16.8%	15.6%	15.6%	15.5%	15.8%	15.5%	14.0%	13.3%	14.2%	14.8%	15.4%	0.6%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	(56,431)	(7,781)	14,373	19,818	(1,866)	(1,933)	6,726	(81,930)	(154,341)	(4,254)	34,656	38,910
Class B	29,772	(3,189)	(62,966)	(6,845)	(6,484)	53,456	201,399	191,089	(21,615)	(22,261)	(16,327)	5,934
Class C	(24,450)	170,150	51,414	0	(26,150)	(12,000)	(6,390)	(11,150)	44,140	(42,796)	(4,881)	37,915
Overall	(51,109)	159,180	2,821	12,973	(34,500)	39,523	201,735	98,009	(131,816)	(69,311)	13,448	82,759

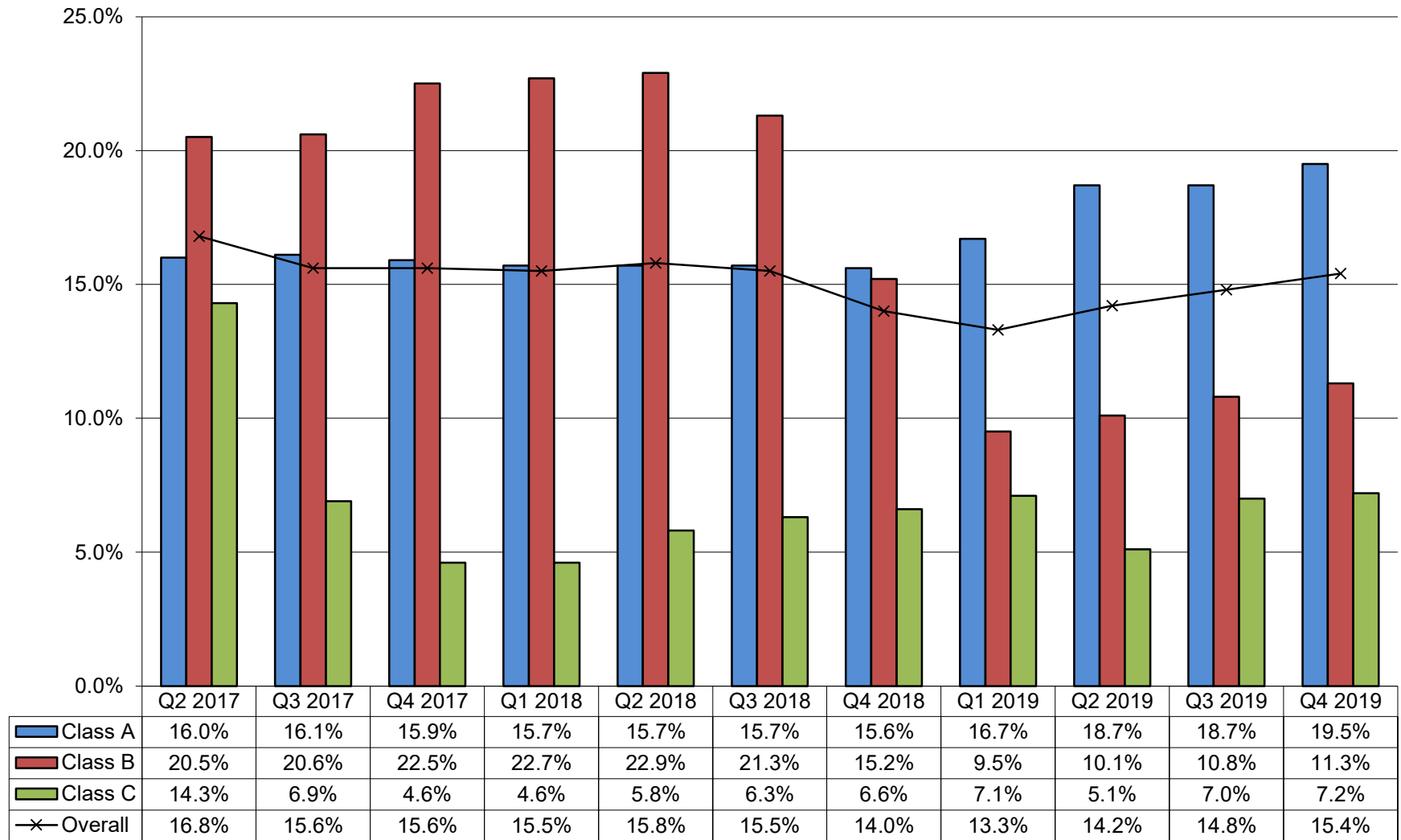
Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$17.81	\$17.69	\$17.67	\$18.76	\$18.57	\$18.63	\$18.78	\$18.33	\$18.12	\$18.24	\$18.44	\$0.20
Class B	\$13.08	\$13.64	\$13.68	\$13.37	\$13.53	\$14.44	\$14.80	\$15.79	\$15.83	\$16.15	\$15.71	-\$0.44
Class C	\$15.07	\$15.21	\$14.85	\$14.80	\$14.63	\$14.95	\$15.01	\$15.01	\$15.01	\$14.95	\$14.97	\$0.02
Overall	\$16.23	\$16.10	\$16.23	\$16.20	\$16.60	\$16.64	\$17.10	\$17.38	\$17.40	\$17.41	\$17.62	\$0.21

Notes:

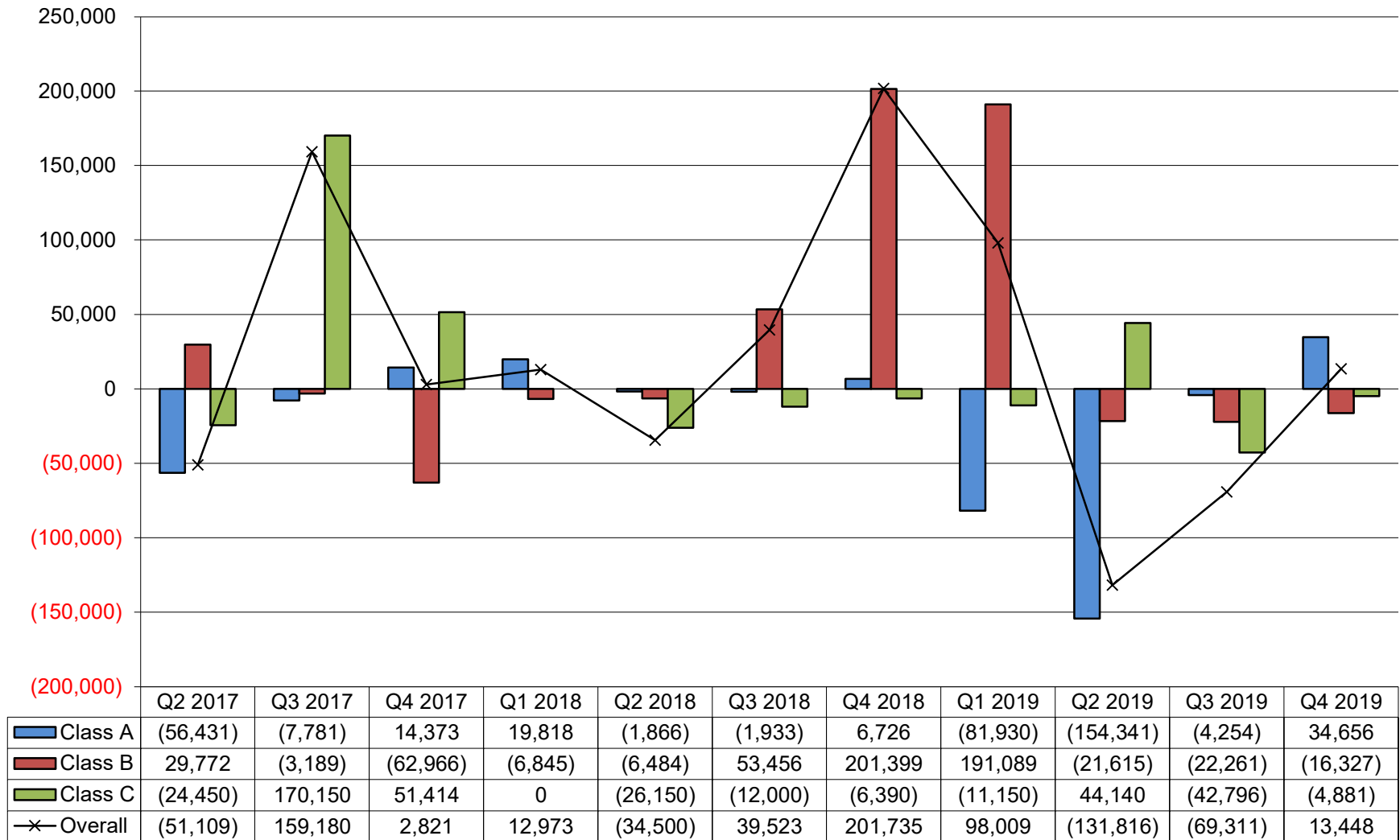
Average Asking Rates CBD Submarket



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	37,696	14.5%	37,696	14.5%	51,942	46,942	0	19,748	-
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	6,140	9.1%	6,140	9.1%	6,140	6,140	0	3,495	\$17.00/fs
100 N Broadway	510,202	229,293	44.9%	229,293	44.9%	272,784	272,784	0	156,189	\$18.00/fs
200 N Broadway	337,088	97,622	29.0%	97,622	29.0%	81,800	81,800	0	37,883	\$17.50/fs
211 N Broadway	1,171,595	167,441	14.3%	167,441	14.3%	268,283	238,670	0	59,370	\$20.00/fs
500 N Broadway	285,211	7,001	2.5%	63,761	22.4%	70,032	13,272	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
1 Cardinal Way	120,000	119,436	99.5%	119,436	99.5%	59,718	59,718	0	59,718	\$27.50/+elec
709 Chestnut St	143,428	0	0.0%	0	0.0%	0	0	0	0	-
1000-1008 Clark Ave	104,666	0	0.0%	0	0.0%	7,119	0	7,119	7,119	\$16.00/fs
701 Market St	401,625	73,604	18.3%	73,604	18.3%	97,720	97,720	0	46,507	\$22.00/fs
800 Market St	749,857	92,677	12.4%	202,579	27.0%	107,249	92,677	14,572	72,876	\$19.25/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	232,261	232,261	0	73,118	\$16.00/fs
2351 Market St	84,370	57,548	68.2%	57,548	68.2%	57,548	57,548	0	57,548	\$14.00/fs
1-99 S Memorial Dr	213,228	25,751	12.1%	25,751	12.1%	22,466	22,466	0	10,197	\$16.75/fs
720 Olive St	457,900	0	0.0%	1,512	0.3%	17,740	16,228	1,512	5,522	\$16.50/fs
900-920 Spruce St	144,823	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	\$78.00/nnn
710 N Tucker Blvd	626,760	101,600	16.2%	101,600	16.2%	207,130	207,130	0	165,000	\$17.50/fs
600 Washington Ave	460,150	91,233	19.8%	91,233	19.8%	91,233	91,233	0	66,388	\$18.75/fs
Total (21 Bldgs)	7,975,270	1,378,000	17.3%	1,554,706	19.5%	1,805,895	1,678,408	92,874	165,000	\$18.86/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	\$15.00/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	\$10.00/mg
707 N 2nd St	63,525	35,397	55.7%	35,397	55.7%	35,883	35,883	0	14,020	\$16.00/fs
712 N 2nd St	20,000	1,964	9.8%	1,964	9.8%	9,724	9,724	0	6,000	\$10.00/mg
801-805 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	\$15.00/fs
800 N 3rd St	28,647	0	0.0%	0	0.0%	0	0	0	0	-
220 N 4th St	52,000	0	0.0%	0	0.0%	0	0	0	0	-
319 N 4th St	147,775	33,027	22.3%	33,027	22.3%	37,605	33,027	4,578	11,414	\$13.10/fs
440-444 N 4th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
312-316 N 8th St	24,502	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	-
411 N 10th St	57,086	0	0.0%	0	0.0%	0	0	0	0	-
901 N 10th St	73,950	20,000	27.0%	20,000	27.0%	20,000	20,000	0	20,000	\$12.00/nnn
133 S 11th St	37,037	0	0.0%	0	0.0%	3,533	3,533	0	3,533	\$18.50/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	3,606	3,606	0	3,606	\$16.00/fs
326 S 21st St	43,391	23,232	53.5%	23,232	53.5%	23,232	23,232	0	11,851	-
1005-1029 Convention Plz	250,000	0	0.0%	0	0.0%	0	0	0	0	-
1917-1935 Delmar Blvd	20,020	19,600	97.9%	19,600	97.9%	19,600	19,600	0	4,900	-
1015-1023 Locust St	321,573	83,265	25.9%	86,767	27.0%	91,230	87,728	3,502	29,191	\$11.96/fs
1900-1904 Locust St	21,390	0	0.0%	0	0.0%	0	0	0	0	-
1910-1928 Locust St	27,695	0	0.0%	0	0.0%	0	0	0	0	-
2210 Locust St	36,516	0	0.0%	0	0.0%	0	0	0	0	-
2221 Locust St	28,850	0	0.0%	0	0.0%	0	0	0	0	-
620 Market St	41,734	0	0.0%	0	0.0%	0	0	0	0	-
301 N Memorial Dr	57,000	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,200	0	0.0%	0	0.0%	34,324	34,324	0	11,864	\$13.29/fs
900-914 Olive St	175,722	95,172	54.2%	95,172	54.2%	95,172	95,172	0	13,323	\$14.00/nnn
918-920 Olive St	51,205	0	0.0%	0	0.0%	0	0	0	0	-
1004-1006 Olive St	37,329	837	2.2%	837	2.2%	837	837	0	837	\$13.62/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1601 Olive St	23,000	0	0.0%	0	0.0%	0	0	0	0	-
401 Pine St	42,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/fs
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	-
800 St. Louis Union Station	57,814	1,274	2.2%	1,274	2.2%	1,274	1,274	0	1,274	\$17.00/fs
700 Union Station	39,648	11,939	30.1%	11,939	30.1%	11,939	11,939	0	9,550	\$17.00/fs
505 Washington Ave	80,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Washington Ave	160,000	23,100	14.4%	23,100	14.4%	23,100	23,100	0	10,000	-
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	0	0.0%	0	0.0%	0	0	0	0	\$15.50/fs
1409 Washington Ave	34,234	8,998	26.3%	8,998	26.3%	34,234	36,634	0	28,740	\$16.00/fs
1426-1432 Washington Ave	27,045	12,420	45.9%	12,420	45.9%	12,420	12,420	0	9,015	\$8.81/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)	3,330,099	372,312	11.2%	375,814	11.3%	479,831	474,151	8,080	29,191	\$15.68/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	25,300	48.7%	25,300	48.7%	25,300	25,300	0	10,000	\$14.00/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	0	0.0%	0	0.0%	6,650	6,650	0	6,650	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	-
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	0	0.0%	0	0.0%	0	0	0	0	\$13.50/fs
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	5,014	9.3%	5,014	9.3%	5,014	5,014	0	2,507	\$15.17/nnn
1101 Lucas Ave	38,500	16,500	42.9%	16,500	42.9%	11,000	11,000	0	11,000	-
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	-
1017 Olive St	120,000	35,000	29.2%	35,000	29.2%	35,000	35,000	0	24,000	\$10.00/negot
1105-1107 Olive St	35,493	0	0.0%	0	0.0%	35,493	35,493	0	33,493	-
1430 Olive St	90,836	16,200	17.8%	16,200	17.8%	24,700	24,700	0	14,200	\$11.95/fs
1706 Olive St	38,640	0	0.0%	0	0.0%	0	0	0	0	-
10 N Tucker Blvd	283,718	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	0	0.0%	0	0.0%	0	0	0	0	-
900 Walnut St	112,266	36,706	32.7%	36,706	32.7%	32,756	32,756	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	-
Total (26 Bldgs)	2,296,258	165,720	7.2%	165,720	7.2%	206,913	206,913	0	33,493	\$14.19/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(92 Bldgs)	13,601,627	1,916,032	14.1%	2,096,240	15.4%	2,492,639	2,359,472	100,954	165,000	\$18.01/fs

St. Louis City

From Previous Qtr.

Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	7.1%	7.2%	5.9%	5.9%	7.5%	7.4%	5.4%	5.1%	2.1%	1.8%	3.5%	1.7%
Class B	5.3%	4.7%	7.8%	6.3%	5.8%	5.9%	7.2%	3.7%	3.6%	3.9%	3.8%	-0.1%
Class C	3.0%	3.0%	3.3%	4.1%	2.1%	1.9%	2.3%	1.3%	1.1%	2.2%	2.7%	0.5%
Overall	5.2%	5.1%	5.7%	5.5%	5.4%	5.4%	5.1%	3.5%	2.3%	2.6%	3.4%	0.8%

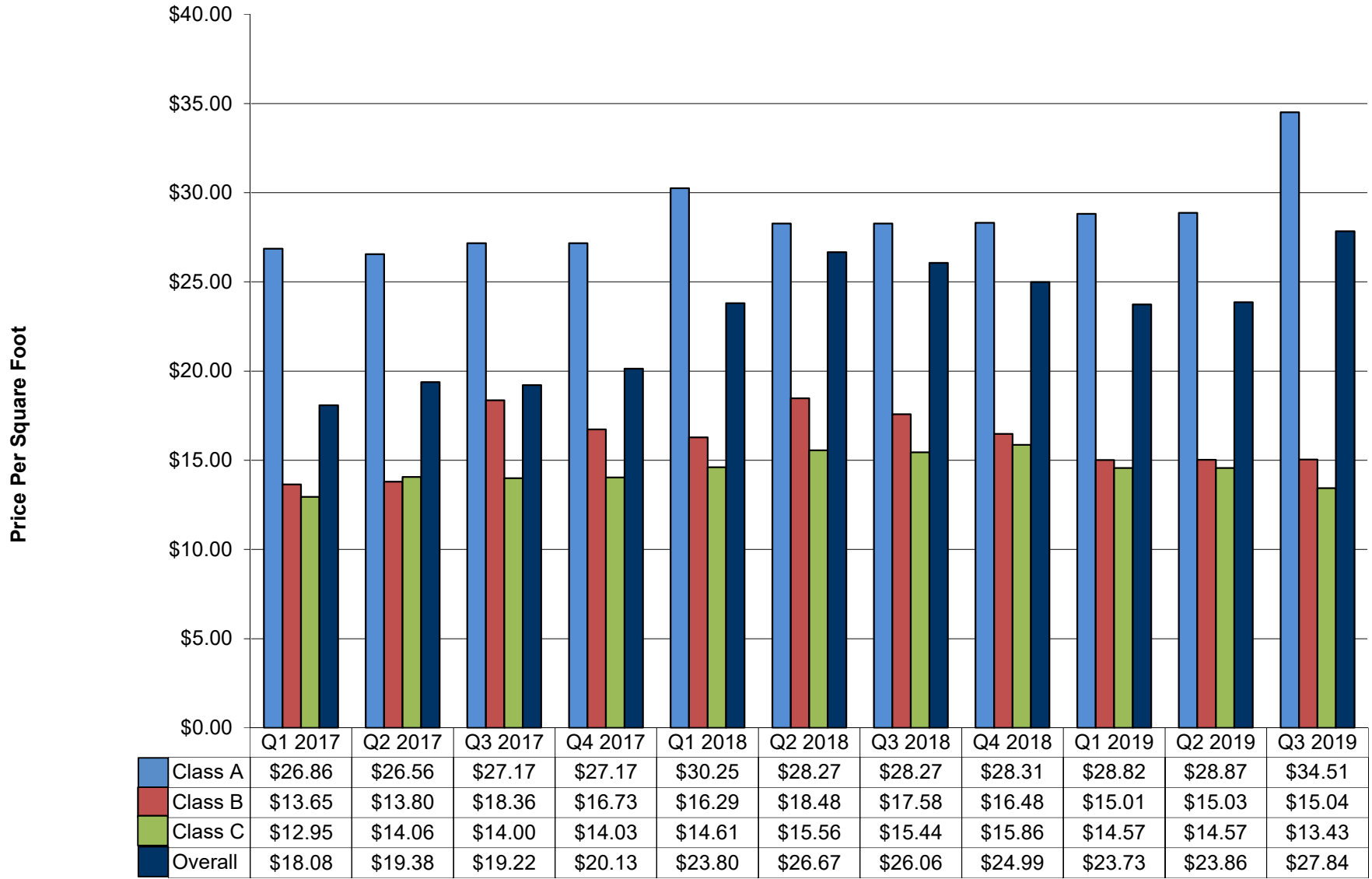
Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	7,848	(1,395)	12,557	0	153,330	1,395	21,413	4,216	32,457	3,953	(19,208)	(23,161)
Class B	5,212	5,270	(27,898)	13,226	5,262	(1,420)	(11,290)	31,931	574	(3,000)	903	3,903
Class C	(17,318)	0	(2,200)	(6,782)	16,600	1,168	(2,891)	8,361	1,150	(9,000)	(3,700)	5,300
Overall	(4,258)	3,875	(17,541)	6,444	175,192	1,143	7,232	44,508	34,181	(8,047)	(22,005)	(13,958)

Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$26.56	\$27.17	\$27.17	\$30.25	\$29.27	\$29.27	\$28.31	\$28.82	\$28.87	\$34.51	\$34.44	-\$0.07
Class B	\$13.80	\$18.36	\$16.73	\$16.29	\$18.48	\$17.58	\$16.48	\$15.01	\$15.03	\$15.04	\$15.31	\$0.27
Class C	\$14.06	\$14.00	\$14.03	\$14.61	\$15.56	\$15.44	\$15.86	\$14.57	\$14.57	\$13.43	\$13.02	-\$0.41
Overall	\$19.38	\$19.22	\$20.13	\$23.80	\$26.67	\$26.06	\$24.99	\$23.73	\$23.86	\$27.84	\$28.74	\$0.90

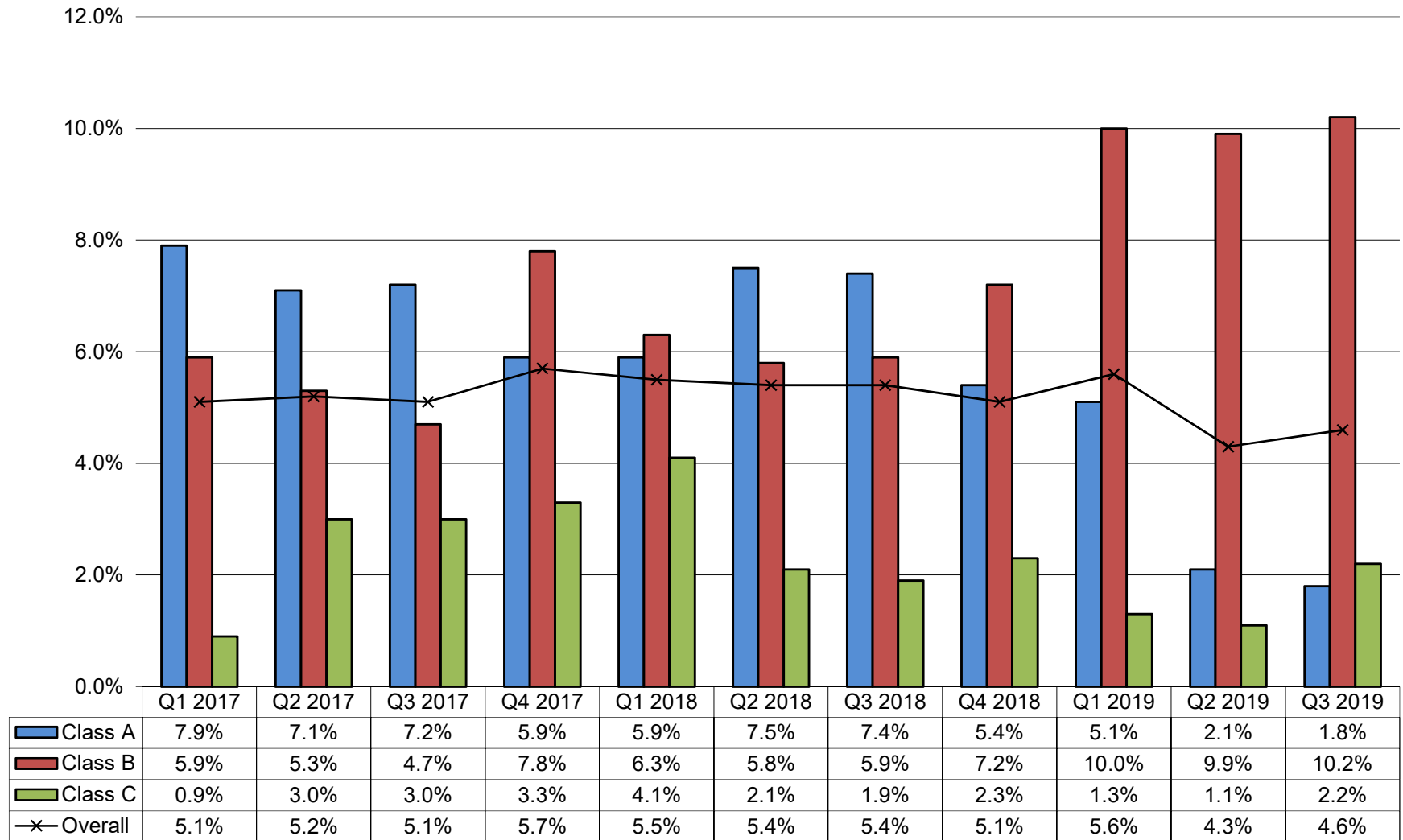
Notes:

Higher rates are due to conversion of NNN to PSF rates, primarily in the CORTEX District.
 Tenant vacated 19,208 SF at Cortex I (4320 Forest Park)

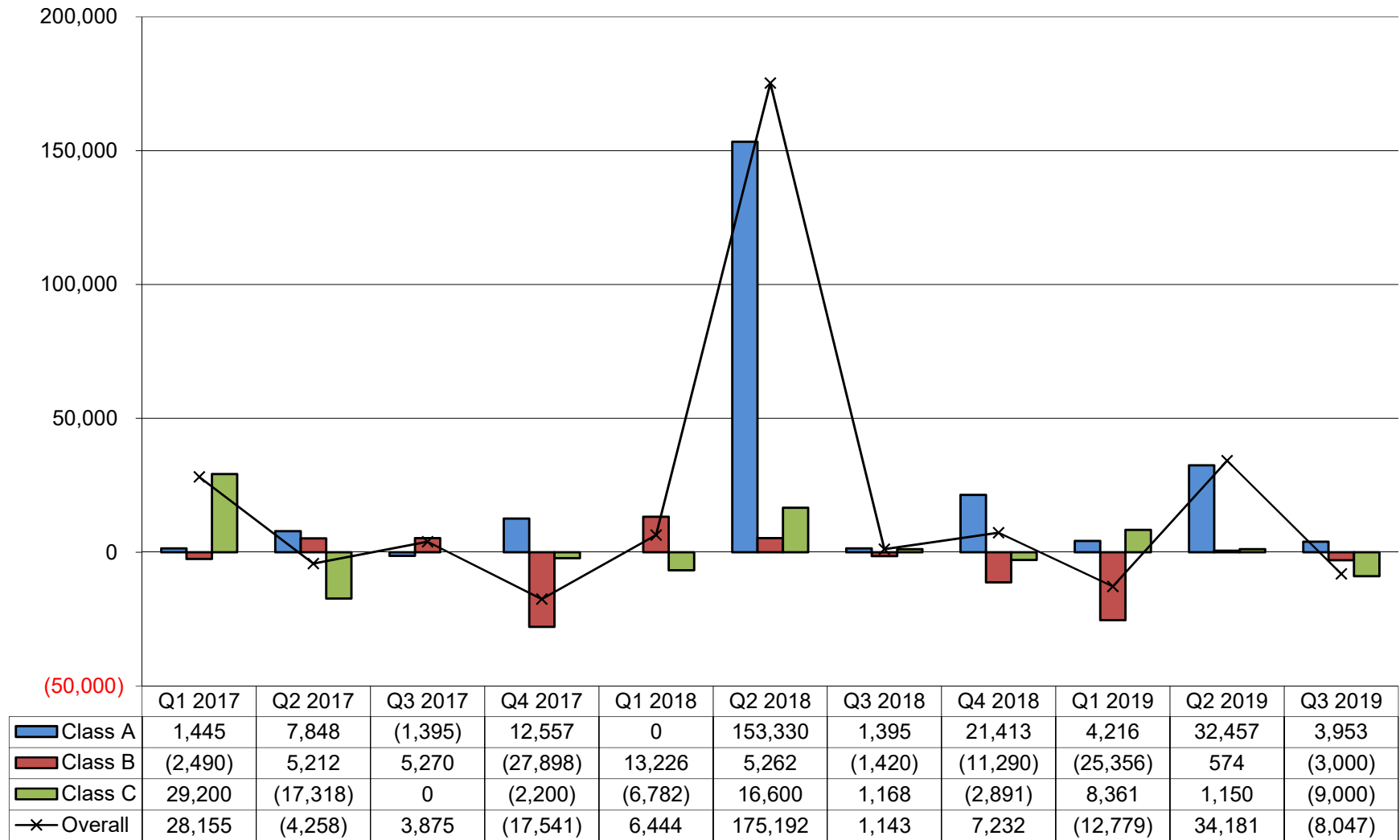
Average Asking Rates St. Louis City Submarket



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	0	0.0%	0	0.0%	0	0	0	0	\$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	144,458	0	0.0%	0	0.0%	0	0	0	0	-
3950 Laclede Ave	0	0	-	0	-	0	0	0	0	-
3676 Market St	0	0	-	0	-	193,498	193,498	0	80,066	\$27.00/nnn
26-56 Maryland Plz	67,243	12,000	17.8%	12,000	17.8%	12,000	12,000	0	6,800	\$26.00/fs
645 S Newstead Ave	61,308	0	0.0%	0	0.0%	0	0	0	0	\$24.00/nnn
5700-5724 Oakland Ave	62,290	7,871	12.6%	7,871	12.6%	7,871	7,871	0	4,706	\$28.50/fs
Total (11 Bldgs)	1,111,894	19,871	1.8%	19,871	1.8%	213,369	213,369	0	80,066	\$34.51/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	3,000	7.5%	3,000	7.5%	3,000	3,000	0	3,000	\$15.00/fs
4625 Lindell Blvd	71,652	18,096	25.3%	18,096	25.3%	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	14,556	6.6%	14,556	6.6%	18,956	18,956	0	7,205	\$15.12/fs
4140 Park Ave	108,000	57,287	53.0%	57,287	53.0%	57,287	57,287	0	48,707	\$13.00/fs
5243 Shaw Ave	76,751	0	0.0%	0	0.0%	0	0	0	0	-
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3830 Washington Ave	32,278	0	0.0%	0	0.0%	0	0	0	0	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (15 Bldgs)	909,519	92,939	10.2%	92,939	10.2%	123,339	97,339	0	48,707	\$15.04/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	10,000	18.2%	10,000	18.2%	17,500	17,500	0	10,000	\$12.75/fs
4709 Delmar Blvd	36,730	0	0.0%	0	0.0%	0	0	0	0	-
5261 Delmar Blvd	30,608	0	0.0%	0	0.0%	0	0	0	0	-
6346-6370 Delmar Blvd	35,000	0	0.0%	0	0.0%	0	0	0	0	\$18.50/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	-
1300 Hampton Ave	39,316	0	0.0%	0	0.0%	0	0	0	0	-
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
2400 S Jefferson Ave	52,632	8,000	15.2%	8,000	15.2%	14,500	14,500	0	6,500	\$7.86/mg
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
2220 Lemp Ave	26,273	0	0.0%	0	0.0%	0	0	0	0	-
4050 Lindell Blvd	101,974	0	0.0%	0	0.0%	0	0	0	0	-
3001-3003 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
4155 Manchester Ave	36,000	0	0.0%	0	0.0%	0	0	0	0	-
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	0	0.0%	0	0.0%	0	0	0	0	\$14.00/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (21 Bldgs)	806,400	18,000	2.2%	18,000	2.2%	32,000	32,000	0	10,000	\$13.43/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
(47 Bldgs)	2,827,813	130,810	4.6%	130,810	4.6%	368,708	342,708	0	80,066	\$27.84/fs

Clayton

From Previous Qtr.

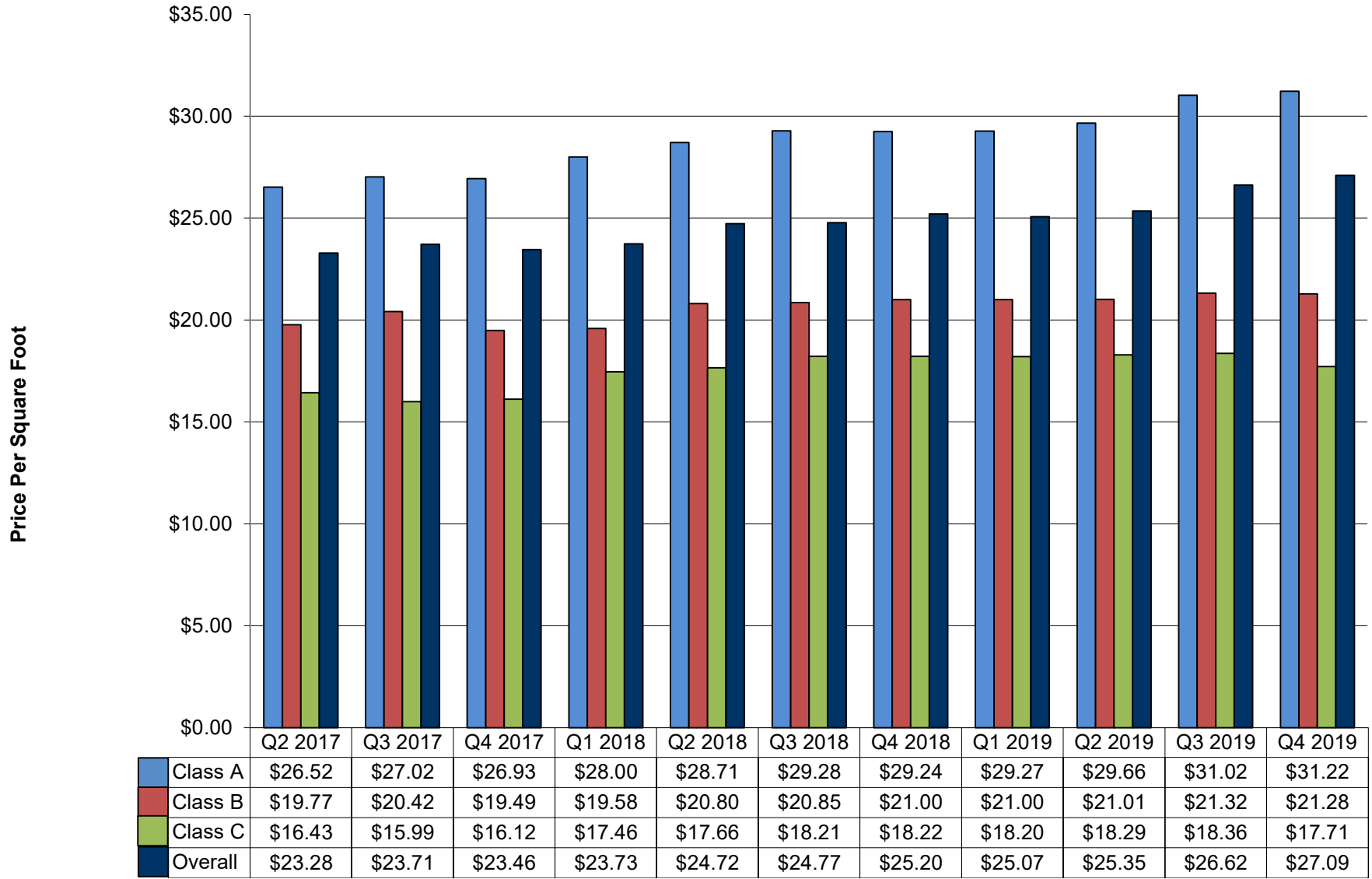
Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	4.1%	3.6%	4.0%	3.2%	3.0%	2.9%	2.4%	3.3%	3.1%	3.5%	3.5%	0.0%
Class B	6.7%	7.3%	9.1%	9.9%	10.0%	9.7%	10.9%	12.7%	10.4%	11.6%	10.5%	-1.1%
Class C	2.9%	3.6%	2.8%	4.9%	5.1%	4.6%	3.0%	3.1%	2.8%	2.6%	2.5%	-0.1%
Overall	4.7%	4.6%	5.3%	5.0%	4.9%	4.7%	4.6%	5.7%	5.0%	5.6%	5.3%	-0.3%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	9,161	26,800	(20,604)	73,548	11,311	6,973	24,437	(45,220)	6,521	(18,448)	817	19,265
Class B	(2,927)	(12,915)	(34,586)	(15,395)	(1,937)	5,700	(22,400)	(36,331)	45,142	(23,190)	21,713	44,903
Class C	25,693	(2,706)	2,845	(7,672)	(791)	1,989	5,858	(296)	1,150	584	370	(214)
Overall	31,927	11,179	(52,345)	50,481	8,583	14,662	7,895	(81,847)	52,813	(41,054)	22,900	63,954

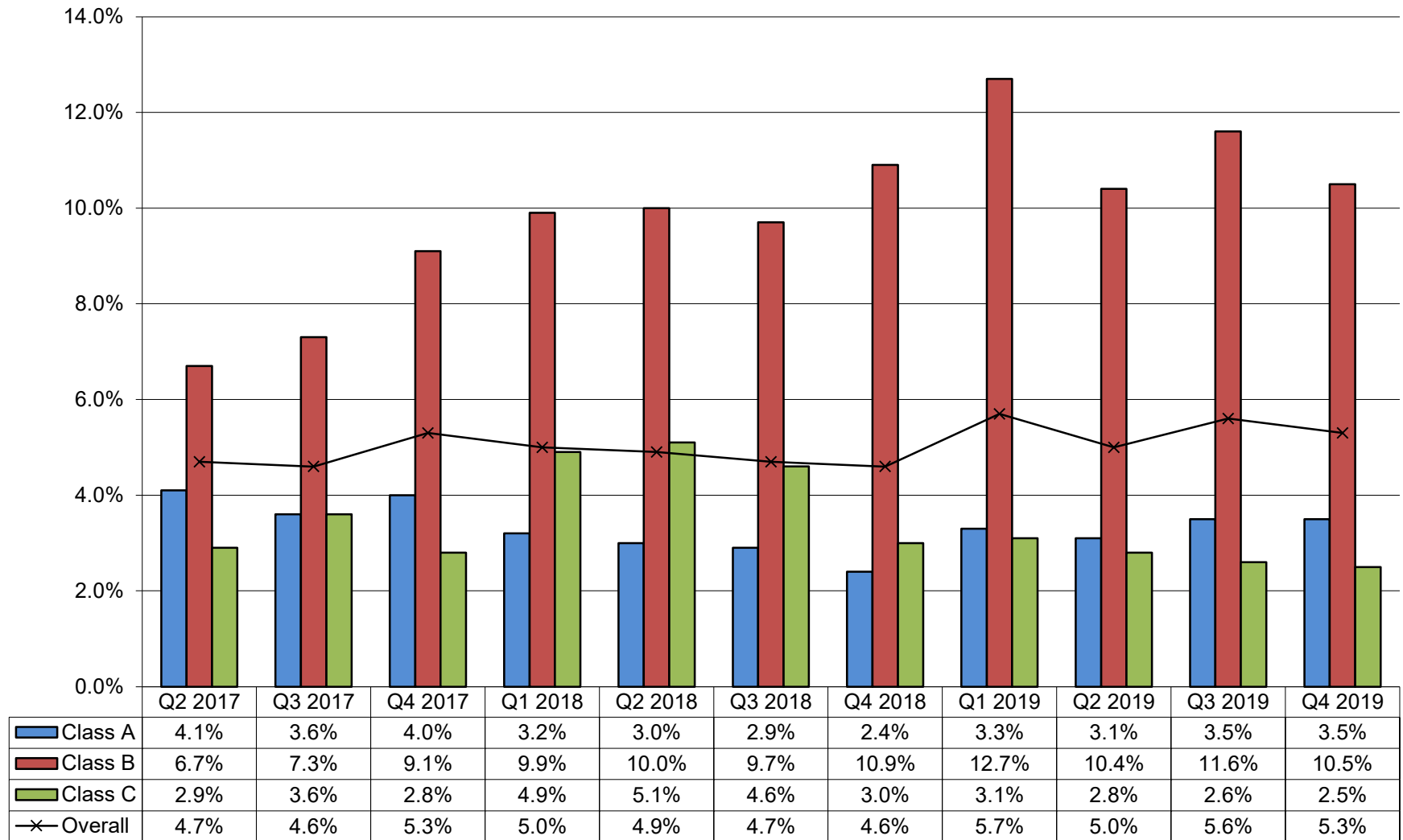
Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$26.52	\$27.02	\$26.93	\$28.00	\$28.71	\$29.28	\$29.24	\$29.27	\$29.66	\$31.02	\$31.22	\$0.20
Class B	\$19.77	\$20.42	\$19.49	\$19.58	\$20.80	\$20.85	\$21.00	\$21.00	\$21.01	\$21.32	\$21.28	-\$0.04
Class C	\$16.43	\$15.99	\$16.12	\$17.46	\$17.66	\$18.21	\$18.22	\$18.20	\$18.29	\$18.36	\$17.71	-\$0.65
Overall	\$23.28	\$23.71	\$23.46	\$23.73	\$24.72	\$24.77	\$25.20	\$25.07	\$25.35	\$26.62	\$27.09	\$0.47

Notes:

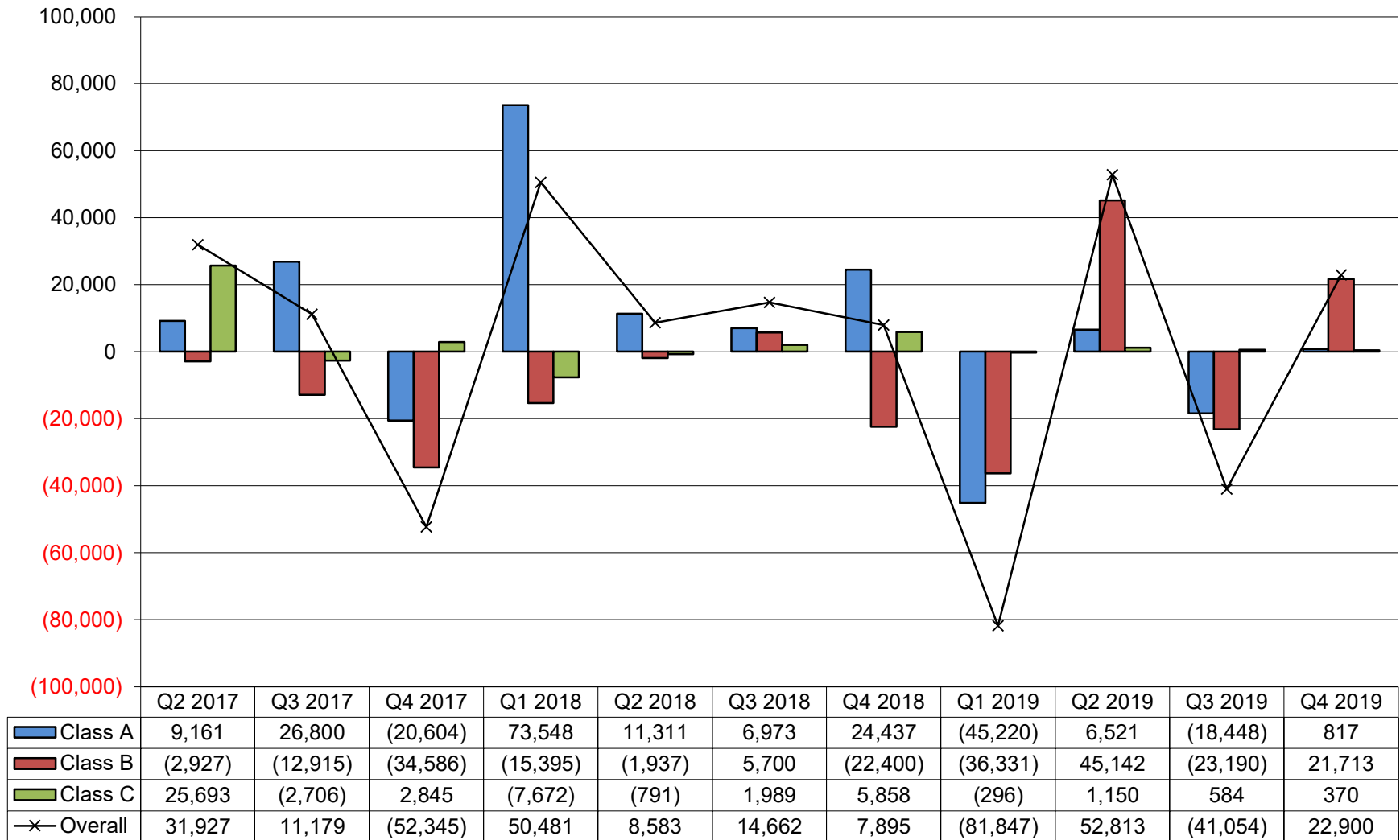
Average Asking Rates Clayton Submarket



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	174,004	5,150	3.0%	5,150	3.0%	26,652	26,652	0	13,970	\$29.03/fs
7700 Bonhomme Ave	101,327	1,366	1.3%	1,366	1.3%	14,816	14,816	0	7,679	\$30.41/fs
7777 Bonhomme Ave	197,311	20,084	10.2%	21,281	10.8%	43,916	37,719	1,197	12,353	\$29.00/fs
1 N Brentwood Blvd	274,272	0	0.0%	0	0.0%	0	0	0	0	-
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	17,998	6.9%	17,998	6.9%	34,414	34,414	0	6,749	\$29.50/fs
1401 S Brentwood Blvd	175,000	0	0.0%	0	0.0%	2,875	2,875	0	2,875	\$32.00/fs
1600 S Brentwood Blvd	105,000	22,232	21.2%	22,232	21.2%	22,232	22,232	0	13,636	\$27.50/fs
172-190 Carondelet Plz	325,172	6,790	2.1%	19,908	6.1%	65,629	52,511	13,118	32,171	\$34.19/fs
120 S Central Ave	299,176	31,614	10.6%	31,614	10.6%	40,738	40,738	0	12,306	\$29.00/fs
7980 Clayton Rd	61,040	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	0	0.0%	0	0.0%	0	0	0	0	-
8225-8235 Clayton Rd	20,245	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	-
8915 Eager Rd	34,780	0	0.0%	0	0.0%	0	0	0	0	-
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	210,843	3,937	1.9%	5,072	2.4%	14,412	13,277	1,135	5,079	\$32.00/fs
7733 Forsyth Blvd	369,722	0	0.0%	0	0.0%	12,730	7,730	0	7,730	\$32.00/fs
7800 Forsyth Blvd	108,000	4,402	4.1%	4,402	4.1%	8,152	8,152	0	4,402	\$28.00/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	0	0	0	0	\$26.50/fs
8235 Forsyth Blvd	217,564	8,193	3.8%	8,193	3.8%	62,523	62,523	0	32,523	\$36.12/fs
101 S Hanley Rd	360,505	5,068	1.4%	5,068	1.4%	36,836	16,650	20,186	15,191	\$31.00/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	1,911	1.0%	4,932	2.5%	26,182	23,161	3,021	6,821	\$29.39/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	337,082	33,711	10.0%	33,711	10.0%	42,608	14,582	28,026	19,017	\$33.00/fs
34 N Meramec Ave	83,445	0	0.0%	0	0.0%	0	0	0	0	-
150 N Meramec Ave	63,000	0	0.0%	0	0.0%	0	0	0	0	-
165 N Meramec Ave	62,785	0	0.0%	0	0.0%	2,804	2,804	0	2,804	\$28.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	4,695	4,695	0	4,695	\$28.00/fs
Total (31 Bldgs)	5,185,815	162,456	3.1%	180,927	3.5%	475,611	398,928	66,683	32,523	\$31.30/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	9,869	12.7%	9,869	12.7%	12,538	10,855	1,683	3,768	\$17.50/fs
230 S Bemiston Ave	131,190	4,842	3.7%	4,842	3.7%	8,922	8,922	0	4,000	\$21.33/fs
7711 Bonhomme Ave	82,473	17,992	21.8%	17,992	21.8%	17,992	17,992	0	5,939	\$24.00/fs
1750 S Brentwood Blvd	74,568	2,420	3.2%	2,420	3.2%	4,006	4,006	0	1,699	\$19.59/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	8,759	8,759	0	7,109	\$20.00/fs
7710 Carondelet Ave	52,350	13,452	25.7%	13,452	25.7%	13,452	13,452	0	7,000	\$18.95/fs
7730 Carondelet Ave	37,120	4,106	11.1%	4,106	11.1%	4,106	4,106	0	4,106	\$18.95/fs
7745 Carondelet Ave	85,461	15,284	17.9%	15,284	17.9%	15,284	15,284	0	8,195	\$19.70/fs
7751 Carondelet Ave	49,505	13,289	26.8%	13,289	26.8%	13,289	13,289	0	4,196	\$19.65/fs
8008 Carondelet Ave	30,940	1,212	3.9%	1,212	3.9%	1,212	1,212	0	1,212	\$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	19,622	14.6%	27,749	20.7%	27,749	19,622	8,127	8,127	\$23.50/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%	0	0	0	0	\$20.00/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	130,000	23,071	17.7%	23,071	17.7%	50,585	50,585	0	30,210	\$18.00/fs
1699 S Hanley Rd	57,287	0	0.0%	0	0.0%	18,283	18,283	0	18,283	\$24.50/fs
2001 S Hanley Rd	35,000	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	-
300 Hunter Ave	78,750	11,600	14.7%	11,600	14.7%	11,600	11,600	0	11,600	\$21.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	12,652	12,652	0	12,652	-
8860-8866 Ladue Rd	28,005	1,700	6.1%	1,700	6.1%	1,700	1,700	0	1,700	\$26.50/fs
8760-8798 Manchester Rd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
8251 Maryland Ave	55,165	10,068	18.3%	10,068	18.3%	10,068	10,068	0	8,743	\$13.00/fs
8301 Maryland Ave	50,400	6,912	13.7%	6,912	13.7%	6,912	6,912	0	2,863	\$21.00/fs
135 N Meramec Ave	50,995	27,493	53.9%	27,493	53.9%	27,493	27,493	0	8,921	\$28.00/fs
222 S Meramec Ave	20,838	0	0.0%	0	0.0%	5,493	5,493	0	4,436	\$18.50/fs
225 S Meramec Ave	102,600	9,902	9.7%	9,902	9.7%	21,315	21,315	0	5,905	\$21.50/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
8780 Olive Blvd	0	0	-	0	-	0	0	0	0	-
Total (34 Bldgs)	1,942,239	196,934	10.1%	205,061	10.6%	297,510	287,700	9,810	30,210	\$21.13/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	658	1.8%	658	1.8%	2,125	2,125	0	1,467	\$19.00/fs
30-44 N Brentwood Blvd	34,200	2,876	8.4%	2,876	8.4%	1,386	1,386	0	818	\$18.13/fs
2500-2518 S Brentwood Blvd	63,008	5,546	8.8%	5,546	8.8%	5,546	5,546	0	3,046	\$15.00/mg
6346-6370 Delmar Blvd	35,000	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	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	364,214	9,080	2.5%	9,080	2.5%	9,057	9,057	0	3,046	\$16.96/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
(75 Bldgs)	7,492,268	368,470	4.9%	395,068	5.3%	782,178	695,685	76,493	32,523	\$27.12/fs

Olive-270/Westport

From Previous Qtr.

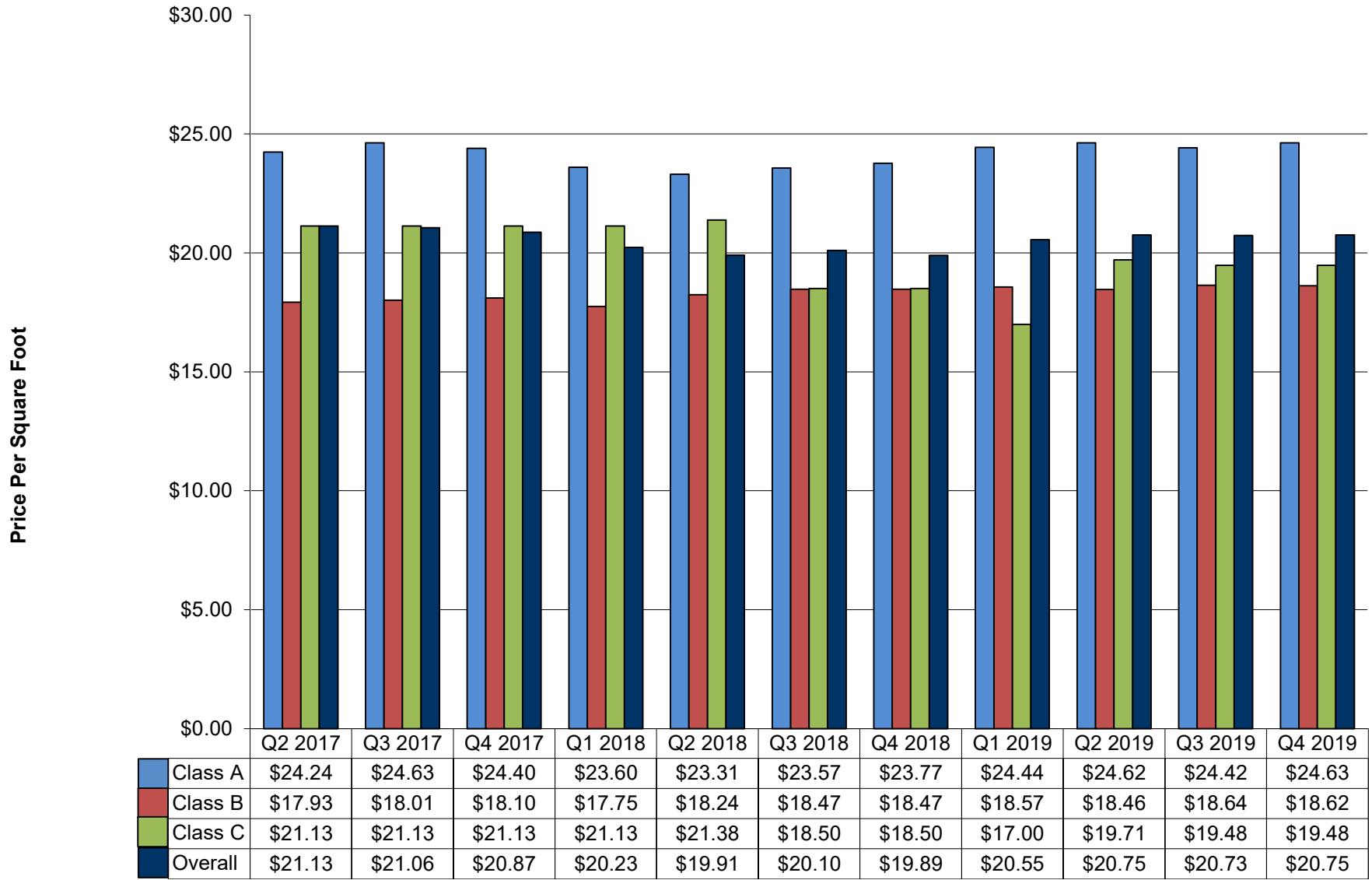
Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	7.8%	10.9%	6.5%	6.9%	5.5%	5.2%	4.7%	5.2%	6.0%	7.3%	7.2%	-0.1%
Class B	12.6%	13.0%	10.6%	12.1%	15.8%	14.9%	14.2%	14.5%	14.3%	15.4%	14.8%	-0.6%
Class C	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%	1.8%	1.8%	0.0%
Overall	10.0%	11.6%	8.4%	9.3%	10.6%	10.0%	9.4%	9.8%	10.1%	11.2%	10.9%	-0.3%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	18,448	(105,173)	150,495	(14,428)	48,833	9,869	17,747	(18,962)	(26,815)	(42,735)	2,609	45,344
Class B	22,017	(16,465)	93,372	(57,463)	(145,169)	36,378	27,904	(13,722)	7,668	(41,530)	22,861	64,391
Class C	0	0	0	0	0	0	0	(1,959)	0	(2,750)	0	2,750
Overall	40,465	(121,638)	243,867	(71,891)	(96,336)	46,247	45,651	(34,643)	(19,147)	(87,015)	25,470	112,485

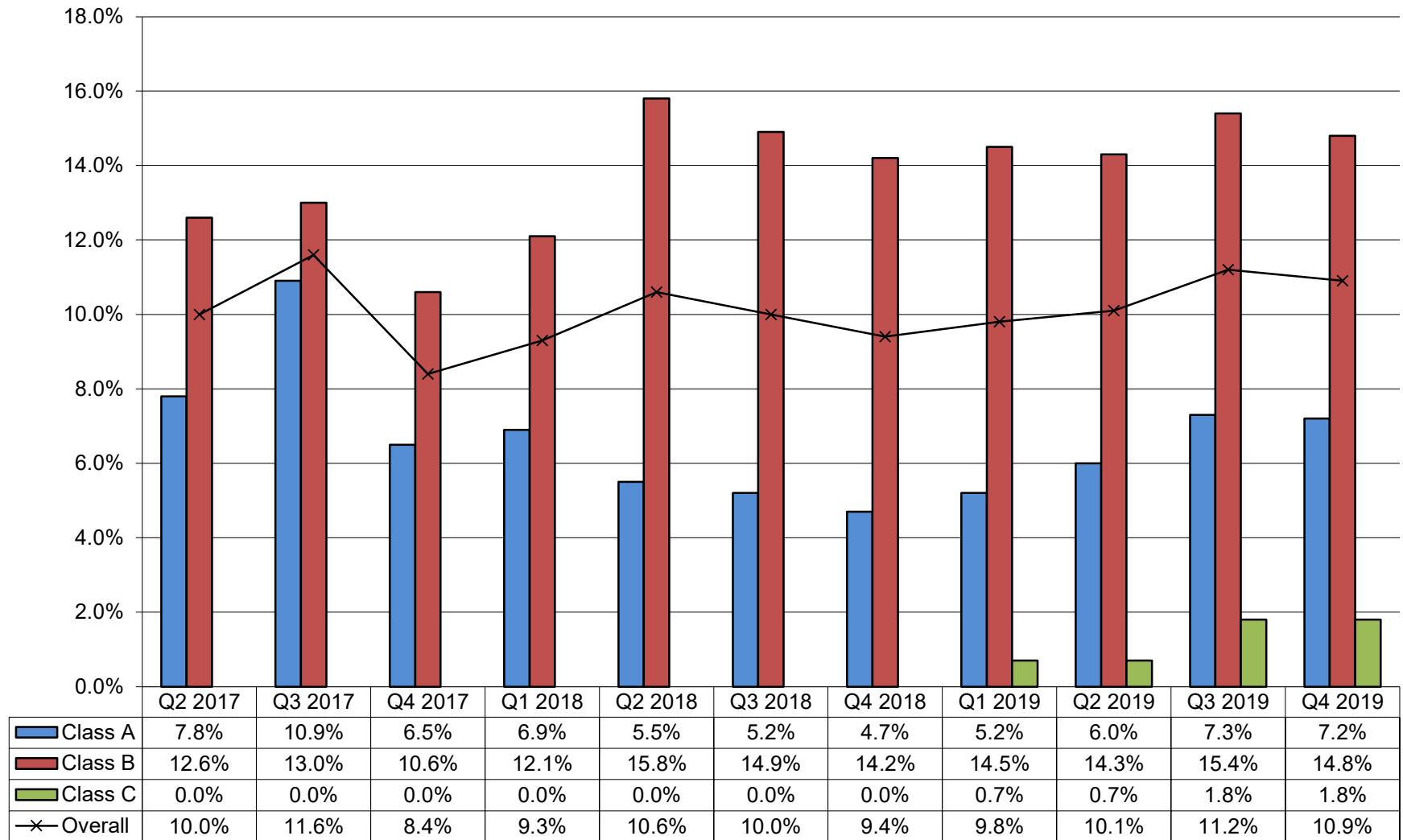
Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$24.24	\$24.63	\$24.40	\$23.60	\$23.31	\$23.57	\$23.77	\$24.44	\$24.62	\$24.42	\$24.63	\$0.21
Class B	\$17.93	\$18.01	\$18.10	\$17.75	\$18.24	\$18.47	\$18.47	\$18.57	\$18.46	\$18.64	\$18.62	-\$0.02
Class C	\$21.13	\$21.13	\$21.13	\$21.13	\$21.38	\$18.50	\$18.50	\$17.00	\$19.71	\$19.48	\$19.48	\$0.00
Overall	\$21.13	\$21.06	\$20.87	\$20.23	\$19.91	\$20.10	\$19.89	\$20.55	\$20.75	\$20.73	\$20.75	\$0.02

Notes:

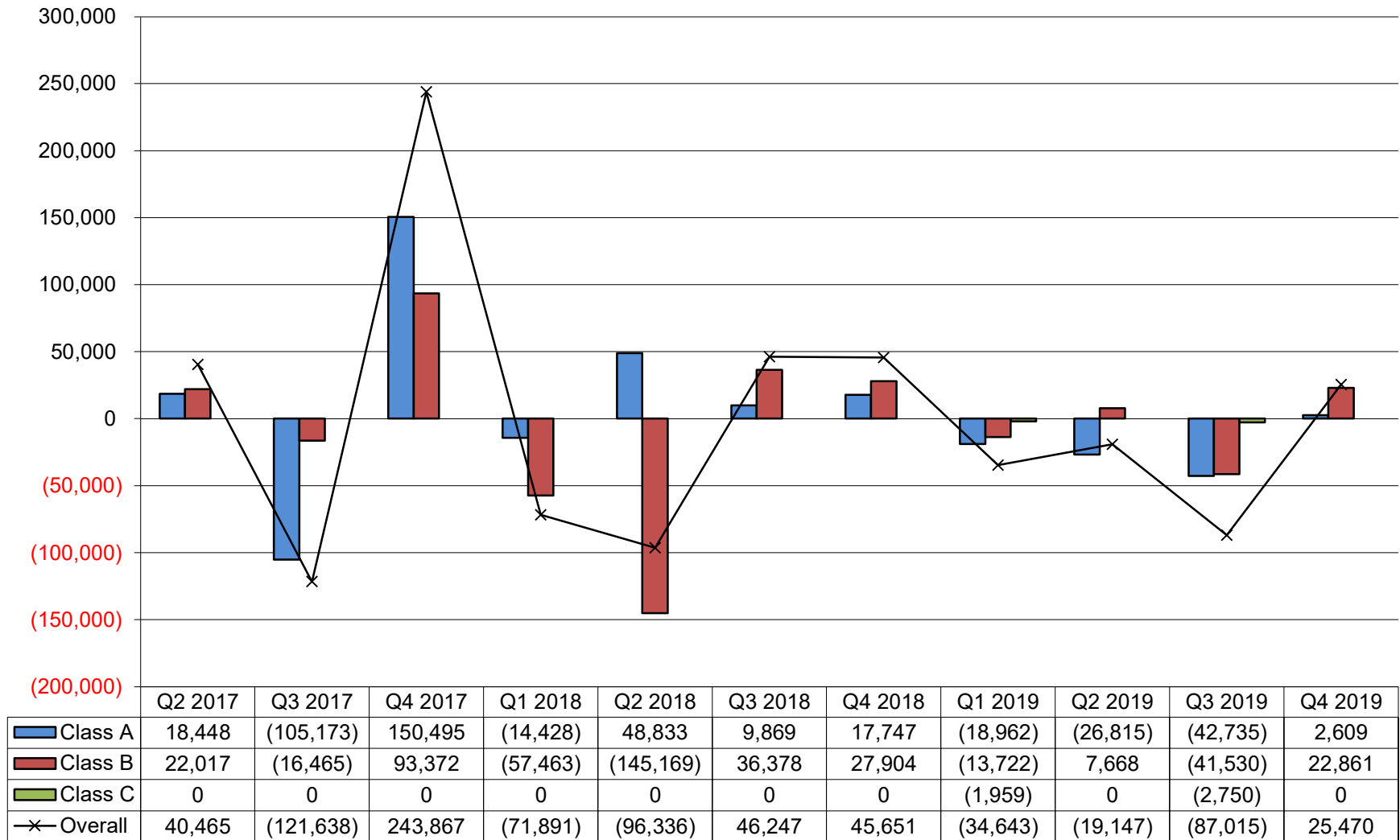
Average Asking Rates Olive-270/Westport Submarket



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	19,000	6.6%	19,000	6.6%	20,608	20,608	0	13,790	\$27.50/fs
2 CityPlace Dr	117,936	7,509	6.4%	7,509	6.4%	23,379	18,379	0	8,413	\$27.50/fs
3 CityPlace Dr	230,000	5,498	2.4%	5,498	2.4%	16,729	16,729	0	6,055	\$29.00/fs
4 CityPlace Dr	103,034	5,043	4.9%	5,043	4.9%	32,094	5,043	27,051	27,051	\$27.08/fs
6 Cityplace Dr	223,000	6,028	2.7%	28,612	12.8%	60,386	37,802	22,584	23,043	\$26.82/fs
600 Emerson Rd	118,322	1,864	1.6%	1,864	1.6%	34,399	1,864	32,535	32,535	\$20.12/fs
622 Emerson Rd	210,039	23,224	11.1%	23,224	11.1%	23,224	23,224	0	10,853	\$27.50/fs
701 Emerson Rd	107,265	5,896	5.5%	5,896	5.5%	14,634	14,634	0	6,314	\$25.50/fs
721 Emerson Rd	190,219	34,766	18.3%	34,766	18.3%	34,766	34,766	0	22,157	\$25.50/fs
11432 Lackland Rd	94,006	0	0.0%	0	0.0%	0	0	0	0	-
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	0	0.0%	0	0.0%	0	0	0	0	-
10330 Old Olive Street Rd	25,017	0	0.0%	0	0.0%	0	0	0	0	-
11410-11440 Olive Blvd	35,584	0	0.0%	0	0.0%	0	0	0	0	-
12312 Olive Blvd	126,000	3,688	2.9%	3,688	2.9%	3,688	3,688	0	3,688	\$26.50/fs
12400 Olive Blvd	115,460	29,943	25.9%	29,943	25.9%	32,101	32,101	0	14,568	\$23.00/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	10,688	7.9%	10,688	7.9%	24,123	10,688	13,435	13,435	\$22.16/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	152,353	17,124	11.2%	17,124	11.2%	7,781	7,781	0	3,463	\$20.00/fs
1807 Park 270 Dr	122,297	16,207	13.3%	16,207	13.3%	16,207	16,207	0	8,468	\$19.00/fs
1005 N Warson Rd	110,000	0	0.0%	0	0.0%	2,330	2,330	0	1,480	\$35.00/nnn
55 Westport Plaza Dr	87,670	5,310	6.1%	11,135	12.7%	13,964	8,139	5,825	5,825	\$22.33/fs
77 Westport Plaza Dr	147,170	4,832	3.3%	4,832	3.3%	19,409	19,409	0	14,577	\$24.50/fs
111 Westport Plaza Dr	149,909	14,640	9.8%	14,640	9.8%	48,465	43,465	0	14,640	\$24.50/fs
Total (26 Bldgs)	3,421,310	217,075	6.3%	245,484	7.2%	434,102	322,672	101,430	32,535	\$24.94/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	3,715	18.6%	3,715	18.6%	3,715	3,715	0	1,025	\$19.00/mg
10426-10434 Baur Blvd	28,000	28,000	100.0%	28,000	100.0%	28,000	35,468	0	28,000	\$16.95/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	48,538	59.5%	48,538	59.5%	48,538	48,538	0	19,611	\$17.50/fs
11756 Borman Dr	28,000	0	0.0%	0	0.0%	4,075	4,075	0	4,075	\$17.50/fs
11970 Borman Dr	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%	0	0	0	0	-
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	73,788	7,066	9.6%	7,066	9.6%	7,066	7,066	0	7,066	\$17.50/fs
655 Craig Rd	55,000	8,338	15.2%	8,338	15.2%	14,335	14,335	0	3,011	\$17.00/fs
680 Craig Rd	52,500	3,167	6.0%	3,167	6.0%	14,936	14,936	0	7,042	\$17.50/fs
745 Craig Rd	21,575	920	4.3%	920	4.3%	2,520	2,520	0	1,600	\$17.50/fs
1001 Craig Rd	77,000	11,734	15.2%	15,270	19.8%	16,095	12,559	3,536	7,078	\$18.29/fs
1810 Craig Rd	25,000	2,022	8.1%	2,022	8.1%	2,022	2,022	0	2,022	\$18.00/fs
1820-1868 Craig Rd	30,000	4,539	15.1%	4,539	15.1%	4,539	4,539	0	3,166	\$16.50/fs
2055 Craigshire Dr	35,701	4,730	13.2%	4,730	13.2%	23,591	20,369	3,222	12,417	\$18.00/fs
1850 Craigshire Rd	61,374	7,841	12.8%	7,841	12.8%	13,348	13,348	0	5,579	\$18.50/fs
955 Executive Parkway Dr	34,955	8,073	23.1%	8,073	23.1%	7,686	7,686	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	3,759	6.3%	3,759	6.3%	12,436	12,436	0	3,759	\$19.75/fs
1000 Executive Parkway Dr	31,142	9,251	29.7%	9,251	29.7%	9,251	9,251	0	5,961	\$14.00/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	34,463	10,346	30.0%	10,346	30.0%	10,346	10,346	0	10,346	\$19.00/fs
1215 Fern Ridge Pky	59,092	19,503	33.0%	19,503	33.0%	22,978	22,978	0	14,000	\$16.50/fs
1224 Fern Ridge Pky	50,374	10,999	21.8%	10,999	21.8%	10,999	10,999	0	6,048	\$16.95/fs
1285 Fern Ridge Pky	98,520	0	0.0%	0	0.0%	0	0	0	0	-
2127 Innerbelt Business Center Dr	45,461	0	0.0%	0	0.0%	0	0	0	0	-
2122 Kratky Rd	25,344	16,672	65.8%	16,672	65.8%	16,672	16,672	0	12,672	\$14.00/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	0	0	0	-
11860-11869 Lackland Rd	44,271	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%	3,900	3,900	0	3,900	\$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%	23,401	23,401	0	19,988	\$22.50/fs
443-465 N New Ballas Rd	24,586	0	0.0%	0	0.0%	0	0	0	0	\$21.98/+elec
522 N New Ballas Rd	55,922	15,052	26.9%	15,052	26.9%	15,052	15,052	0	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	4,471	4.3%	4,471	4.3%	4,471	4,471	0	4,471	\$26.35/fs
634-680 Office Pky	26,462	0	0.0%	0	0.0%	2,612	2,612	0	2,612	\$17.50/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/nnn
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-

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
10420 Old Olive Street Rd	27,000	0	0.0%	0	0.0%	4,786	4,786	0	4,786	\$18.50/fs
11433 Olde Cabin Rd	27,559	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	0	0	0	0	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	6,776	8.1%	6,776	8.1%	6,776	6,776	0	6,776	\$18.75/fs
9100 Olive Blvd	0	0	-	0	-	0	0	0	0	-
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	0	0	0	-
9378 Olive Blvd	33,000	2,132	6.5%	2,132	6.5%	2,132	2,132	0	1,574	\$19.00/mg
9666 Olive Blvd	148,000	21,711	14.7%	21,711	14.7%	21,711	21,711	0	10,977	\$17.50/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	170,632	142,759	83.7%	142,759	83.7%	142,759	142,759	0	118,560	\$20.00/fs
11500 Olive Blvd	36,897	6,291	17.1%	6,291	17.1%	6,291	6,291	0	2,706	\$15.59/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
12395 Olive Blvd	28,836	0	0.0%	0	0.0%	10,985	10,985	0	10,985	-
12747 Olive Blvd	72,699	1,432	2.0%	1,432	2.0%	28,726	28,726	0	24,126	\$18.00/fs
12755 Olive Blvd	71,805	0	0.0%	0	0.0%	38,528	38,528	0	36,106	\$17.75/fs
1155 Olivette Executive Pky	25,700	7,684	29.9%	7,684	29.9%	25,700	32,325	0	25,700	\$19.00/fs
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	18,640	70.7%	18,640	70.7%	18,640	18,640	0	12,594	\$16.81/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	5,255	5,255	0	5,255	\$17.25/fs
2388 Schuetz Rd	26,928	1,800	6.7%	1,800	6.7%	1,800	1,800	0	1,800	\$17.50/fs
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	0	0.0%	0	0.0%	0	0	0	0	\$18.00/nnn
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	-
11840 Westline Industrial Dr	53,596	0	0.0%	0	0.0%	0	0	0	0	\$17.75/fs
11861-11865 Westline Industrial Dr	40,287	2,768	6.9%	2,768	6.9%	5,871	5,871	0	3,103	\$15.03/fs
11960 Westline Industrial Dr	91,011	19,016	20.9%	19,016	20.9%	6,734	6,734	0	4,137	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	30,746	25.4%	30,746	25.4%	30,746	30,746	0	27,631	\$18.50/fs
940 Westport Plaza Dr	105,373	25,699	24.4%	25,699	24.4%	25,699	25,699	0	25,699	\$24.00/fs
2200 Westport Plaza Dr	39,173	7,036	18.0%	7,036	18.0%	7,036	7,036	0	4,133	\$12.99/fs
12140 Woodcrest Exec Dr	92,960	13,723	14.8%	13,723	14.8%	13,723	13,723	0	3,499	\$17.00/fs
12125 Woodcrest Executive Dr	54,815	1,530	2.8%	1,530	2.8%	13,749	13,749	0	8,796	\$18.75/fs
2043 Woodlands Pky	64,858	18,068	27.9%	18,068	27.9%	11,040	11,040	0	5,793	\$18.00/fs
Total (80 Bldgs)	3,870,961	569,554	14.7%	573,090	14.8%	763,234	770,569	6,758	118,560	\$18.68/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	1,959	6.4%	1,959	6.4%	29,908	29,908	0	10,597	\$17.00/fs
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
2258-2276 Grissom Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
795 Office Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	-
1173-1185 N Price Rd	30,000	2,750	9.2%	2,750	9.2%	2,750	2,750	0	2,750	\$14.00/fs
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,000	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	\$21.50/fs
Total (9 Bldgs)	265,653	4,709	1.8%	4,709	1.8%	32,658	32,658	0	10,597	\$19.48/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)	7,557,924	791,338	10.5%	823,283	10.9%	1,229,994	1,125,899	108,188	118,560	\$20.84/fs

West County

From Previous Qtr.

Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	6.3%	6.5%	5.9%	6.1%	7.1%	8.1%	9.4%	8.9%	11.9%	11.3%	13.0%	1.7%
Class B	9.8%	9.3%	10.0%	9.4%	12.2%	13.9%	14.7%	15.9%	12.0%	11.6%	13.5%	1.9%
Class C	9.3%	14.8%	8.0%	4.0%	4.6%	4.6%	4.5%	1.9%	1.9%	1.6%	1.1%	-0.5%
Overall	7.6%	7.7%	7.4%	7.2%	8.8%	10.0%	11.1%	11.1%	11.6%	11.1%	12.8%	1.7%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	51,180	107,852	27,110	(8,782)	(47,460)	(50,478)	(63,758)	25,237	(147,310)	31,837	(84,736)	(116,573)
Class B	6,367	13,186	20,828	16,275	(74,848)	(47,806)	(20,176)	(33,738)	105,856	10,599	(19,787)	(30,386)
Class C	(182)	(14,014)	17,361	10,259	(1,591)	0	344	6,514	0	850	1,214	364
Overall	57,365	107,024	65,299	17,752	(123,899)	(98,284)	(83,590)	(1,987)	(41,454)	43,286	(103,309)	(146,595)

Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$25.49	\$25.08	\$25.65	\$25.89	\$26.47	\$26.79	\$26.73	\$26.53	\$26.32	\$26.50	\$26.51	\$0.01
Class B	\$20.31	\$20.08	\$20.92	\$21.04	\$21.37	\$22.03	\$22.02	\$22.00	\$22.12	\$21.77	\$22.13	\$0.36
Class C	\$14.58	\$15.79	\$15.79	\$13.15	\$12.73	\$14.91	\$15.99	\$15.99	\$15.99	\$15.99	\$17.50	\$1.51
Overall	\$23.51	\$23.06	\$23.65	\$24.01	\$24.33	\$24.63	\$24.99	\$24.84	\$24.76	\$24.86	\$24.93	\$0.07

Notes:

13295 Manchester: 11,133 SF vacated

520 Maryville: 22,559 SF vacated

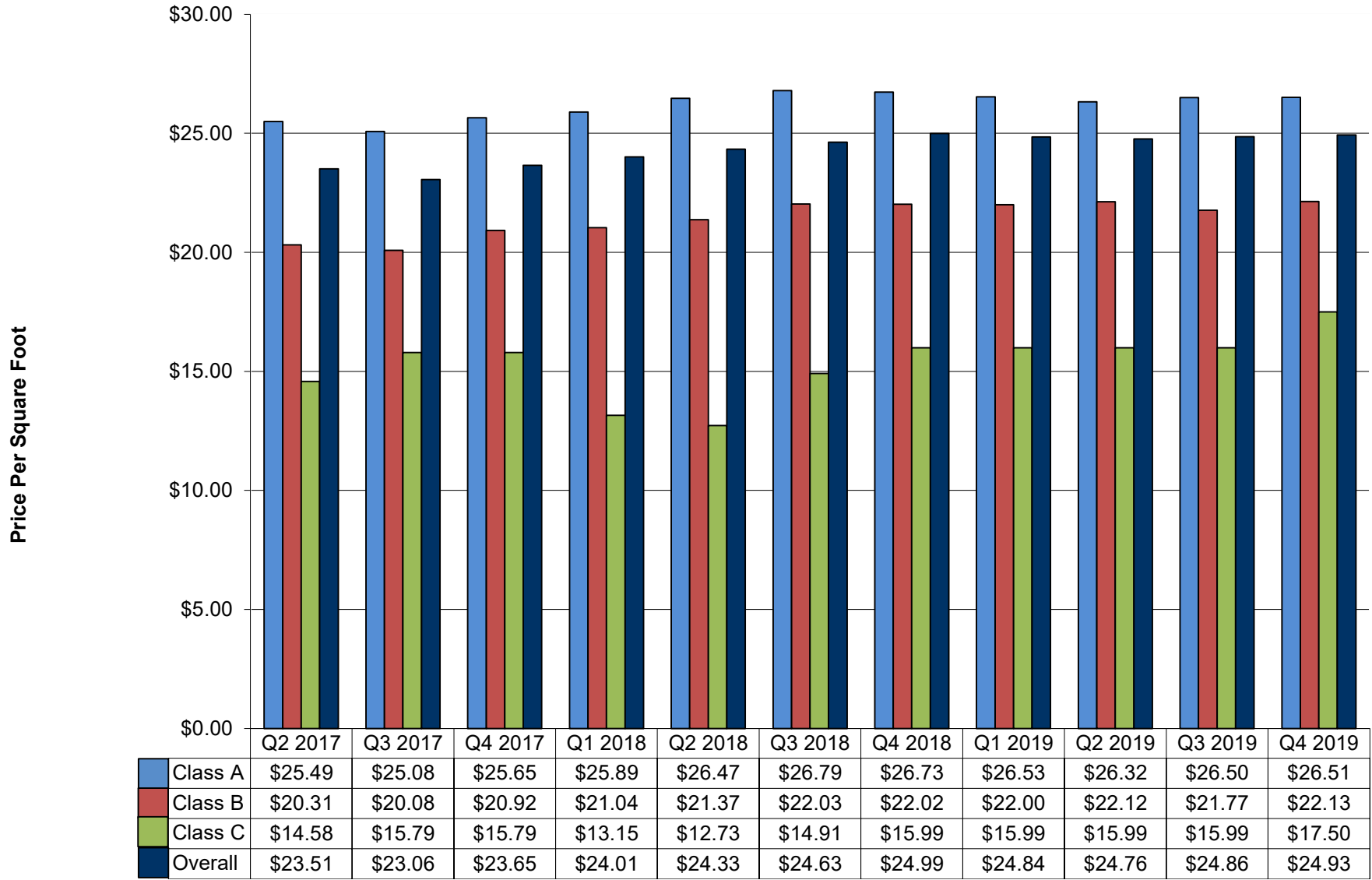
530 Maryville: 6,385 SF vacated

625 Maryville: 23,802 SF vacated

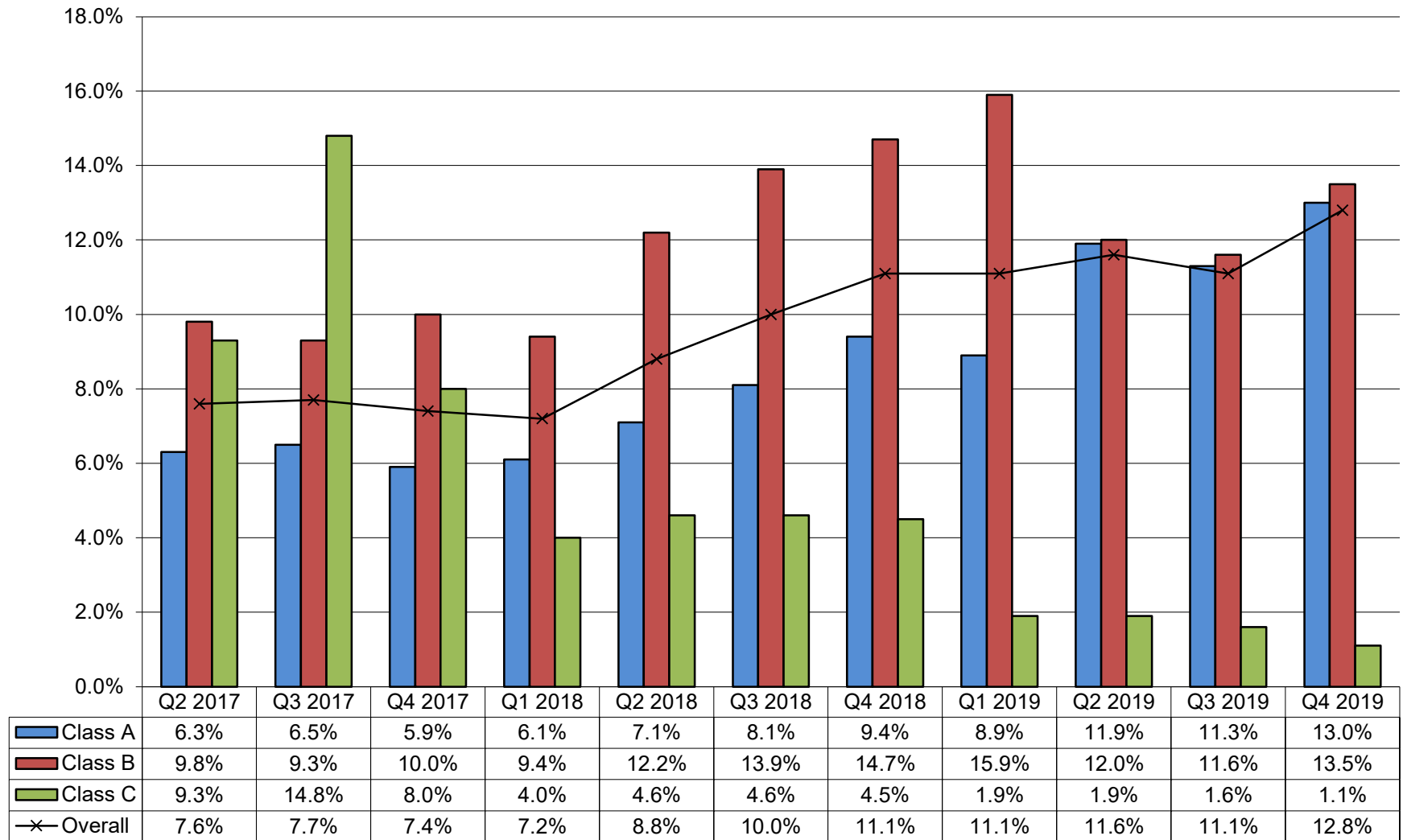
One Chesterfield Place: 15,055 SF vacated by Principal Financial

Roosevelt: 7,991 SF vacated

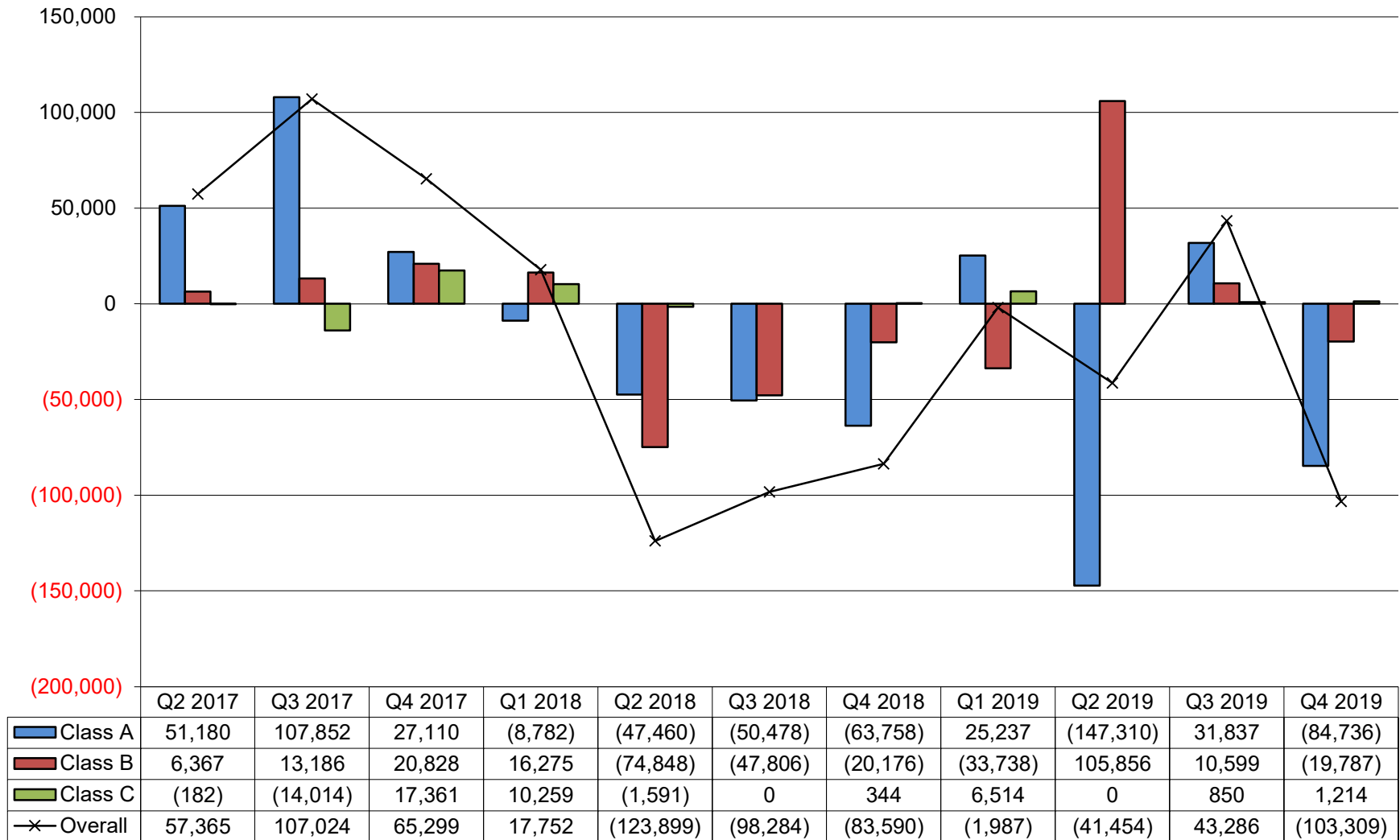
Average Asking Rates West County Submarket



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	87,863	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
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	5,000	0	0	5,000	\$27.50/fs
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	179,000	174,965	97.7%	174,965	97.7%	0	0	0	0	\$25.50/fs
1610 Des Peres Rd	96,609	15,669	16.2%	15,669	16.2%	37,097	27,016	10,081	21,485	\$23.18/fs
1630 Des Peres Rd	96,378	0	0.0%	0	0.0%	0	0	0	0	-
1650 Des Peres Rd	96,258	9,052	9.4%	9,052	9.4%	9,052	9,052	0	4,730	\$24.00/fs
600 Kellwood Pky	76,851	25,617	33.3%	25,617	33.3%	25,617	25,617	0	25,617	\$24.75/fs
16150 Main Circle Dr	95,585	8,321	8.7%	8,321	8.7%	14,768	14,768	0	8,321	\$27.50/fs
12701-12800 Manchester Rd	46,534	18,000	38.7%	18,000	38.7%	18,000	18,000	0	18,000	-
13205 Manchester Rd	68,816	11,133	16.2%	11,133	16.2%	11,133	11,133	0	8,947	\$25.50/fs
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	11,722	10.2%	92,775	80.4%	92,775	11,722	81,053	70,216	\$29.50/fs
530 Maryville Centre Dr	107,962	21,355	19.8%	21,355	19.8%	20,827	20,827	0	11,952	\$29.22/fs
540 Maryville Centre Dr	107,972	18,568	17.2%	18,568	17.2%	52,292	52,292	0	22,966	\$29.75/fs
550 Maryville Centre Dr	99,403	99,403	100.0%	99,403	100.0%	99,403	99,403	0	99,403	\$29.50/fs
575 Maryville Centre Dr	260,000	0	0.0%	0	0.0%	7,110	7,110	0	7,110	\$29.50/fs
625 Maryville Centre Dr	104,990	26,209	25.0%	26,209	25.0%	31,538	31,538	0	29,131	\$30.00/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	4,037	2.6%	4,037	0	4,037	4,037	\$18.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	0	0.0%	1,574	1.2%	15,655	14,081	1,574	14,081	\$29.90/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	6,714	6,714	0	6,714	\$18.50/fs
17280 N Outer 40	23,600	0	0.0%	434	1.8%	2,608	2,174	434	2,174	\$28.49/fs
17298 N Outer 40	0	0	-	0	-	0	0	0	0	-
14755 N Outer 40 Rd	143,473	22,968	16.0%	22,968	16.0%	22,968	22,968	0	15,055	\$27.90/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	0	0.0%	0	0.0%	3,352	3,352	0	3,352	-
14528 S Outer 40 Rd	226,000	4,825	2.1%	4,825	2.1%	4,825	4,825	0	4,825	-
14567 N Outer Forty	111,874	9,941	8.9%	12,694	11.3%	12,694	9,941	2,753	4,199	\$24.26/fs
15450 S Outer Forty	104,410	5,873	5.6%	5,873	5.6%	5,873	5,873	0	5,303	\$23.00/fs
12412 Powerscourt Dr	62,578	7,897	12.6%	22,460	35.9%	22,460	7,897	14,563	12,179	\$22.36/fs
12444 Powerscourt Dr	130,989	1,715	1.3%	3,430	2.6%	3,430	1,715	1,715	1,715	\$24.00/fs
16020 Swingley Ridge Rd	45,434	0	0.0%	2,500	5.5%	9,024	1,467	7,557	5,057	\$23.00/fs
16052 Swingley Ridge Rd	47,740	1,579	3.3%	1,579	3.3%	16,610	16,610	0	16,610	\$23.00/fs
16090 Swingley Ridge Rd	105,961	7,991	7.5%	7,991	7.5%	9,852	7,991	1,861	7,991	\$24.77/fs
16091 Swingley Ridge Rd	48,419	5,115	10.6%	5,115	10.6%	5,115	5,115	0	5,115	\$23.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	0	0	0	0	\$24.50/fs
16305 Swingley Ridge Rd	120,163	0	0.0%	0	0.0%	2,824	2,824	0	2,824	-
16401 Swingley Ridge Rd	134,245	2,209	1.6%	2,209	1.6%	26,690	26,690	0	22,415	\$27.00/fs
16690 Swingley Ridge Rd	97,024	1,052	1.1%	1,052	1.1%	1,052	1,052	0	1,052	\$26.50/fs
1350 Timberlake Manor Pky	117,036	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	-

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
1390 Timberlake Manor Pky	116,361	10,167	8.7%	10,167	8.7%	10,167	10,167	0	10,167	\$28.00/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	87,567	4,581	5.2%	4,581	5.2%	18,566	18,566	0	18,566	\$24.00/fs
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	0	0	0	0	-
Total (48 Bldgs)	4,877,628	525,927	10.8%	634,556	13.0%	653,918	523,290	125,628	99,403	\$26.55/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	13,664	22.1%	13,664	22.1%	16,681	16,681	0	3,674	\$19.00/fs
500 Chesterfield Ctr	38,204	12,175	31.9%	12,175	31.9%	13,132	13,132	0	7,512	\$24.00/fs
690 Chesterfield Pky	72,002	0	0.0%	0	0.0%	0	0	0	0	-
16100 Chesterfield Pky W	46,521	14,920	32.1%	14,920	32.1%	16,449	16,449	0	6,354	\$20.00/fs
17151 Chesterfield Airport Rd	70,000	0	0.0%	0	0.0%	0	0	0	0	-
17998 Chesterfield Airport Rd	25,924	1,614	6.2%	1,614	6.2%	3,761	3,761	0	2,147	\$16.75/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	0	0	0	0	-
16647 Chesterfield Grove Rd	30,567	9,654	31.6%	9,654	31.6%	9,654	9,654	0	9,654	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	6,989	20.0%	6,989	20.0%	6,989	6,989	0	2,846	-
1819 Clarkson Rd	38,800	6,204	16.0%	6,204	16.0%	6,204	6,204	0	6,204	\$19.50/fs
10403-10411 Clayton Rd	80,000	2,355	2.9%	2,355	2.9%	22,386	22,386	0	10,406	\$26.00/fs
15480 Clayton Rd	28,111	0	0.0%	0	0.0%	0	0	0	0	\$15.90/fs
15933 Clayton Rd	126,546	5,111	4.0%	5,111	4.0%	8,032	8,032	0	8,032	\$18.75/mg
15455 Conway Rd	50,364	0	0.0%	0	0.0%	0	0	0	0	\$22.00/mg
1714 Deer Track Trl	39,442	5,802	14.7%	5,802	14.7%	5,802	5,802	0	4,319	\$24.00/fs
1715 Deer Track Trl	30,000	3,772	12.6%	3,772	12.6%	22,542	13,157	9,385	6,617	\$21.00/mg
1515 Des Peres Rd	45,324	19,885	43.9%	19,885	43.9%	19,885	19,885	0	19,885	\$25.95/fs
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	43,196	8,073	18.7%	8,073	18.7%	8,073	8,073	0	3,202	\$20.00/nnn
1422 Elbridge Payne	29,529	9,147	31.0%	9,147	31.0%	9,147	9,147	0	3,484	\$20.00/nnn
1400 Elbridge Payne Rd	27,788	2,788	10.0%	2,788	10.0%	2,788	2,788	0	2,788	\$20.00/nnn
12801 Flushing Meadows Dr	42,894	7,070	16.5%	7,070	16.5%	8,698	8,698	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	4,503	19.2%	4,503	19.2%	4,503	4,503	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%	4,897	4,897	0	4,897	\$22.50/fs
2021 S Lindbergh Blvd	36,000	34,910	97.0%	34,910	97.0%	10,910	10,910	0	10,910	-
13075 Manchester Rd	132,736	14,761	11.1%	14,761	11.1%	14,761	14,761	0	14,761	\$27.50/fs
13100 Manchester Rd	28,527	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
13354 Manchester Rd	23,362	16,510	70.7%	16,510	70.7%	16,510	16,510	0	9,213	-
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	4,000	4,000	0	4,000	\$21.00/mg
2190 S Mason Rd	21,792	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	31,137	0	0.0%	0	0.0%	2,538	2,538	0	2,538	\$22.00/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%	3,829	3,829	0	3,829	\$19.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	0	0	0	0	\$22.00/nnn
14515 N Outer Forty	82,460	0	0.0%	0	0.0%	0	0	0	0	-
12935 N Outer Forty Rd	42,334	1,846	4.4%	7,616	18.0%	7,616	1,846	5,770	5,770	\$18.96/fs
14323 S Outer Forty	81,000	16,308	20.1%	16,308	20.1%	17,739	17,739	0	6,265	\$21.20/fs
15400 S Outer Forty	31,733	2,517	7.9%	2,517	7.9%	2,517	2,517	0	2,517	\$19.00/fs
14500 S Outer Forty Rd	85,509	7,810	9.1%	7,810	9.1%	12,452	12,452	0	5,076	\$20.50/fs
14522 S Outer Forty Rd	87,082	86,400	99.2%	86,400	99.2%	87,082	86,400	8,992	86,400	\$21.48/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
300 Ozark Trail Dr	21,504	0	0.0%	0	0.0%	9,991	9,991	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	\$8.95/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	0	0.0%	0	0.0%	7,985	7,985	0	7,985	\$15.00/fs
743 Spirit 40 Park Dr	36,998	0	0.0%	0	0.0%	0	0	0	0	-
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%	15,214	11,834	3,380	7,529	\$22.06/fs
Total (58 Bldgs)	2,744,792	365,333	13.3%	371,103	13.5%	442,360	423,143	27,527	86,400	\$22.15/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	2,801	4.5%	2,801	4.5%	2,801	2,801	0	1,522	-
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	0	0.0%	0	0.0%	7,585	7,585	0	2,827	\$17.50/fs
Total (6 Bldgs)	254,543	2,801	1.1%	2,801	1.1%	10,386	10,386	0	2,827	\$17.50/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(112 Bldgs)	7,876,963	894,061	11.4%	1,008,460	12.8%	1,106,664	956,819	153,155	99,403	\$24.96/fs

South County

From Previous Qtr.

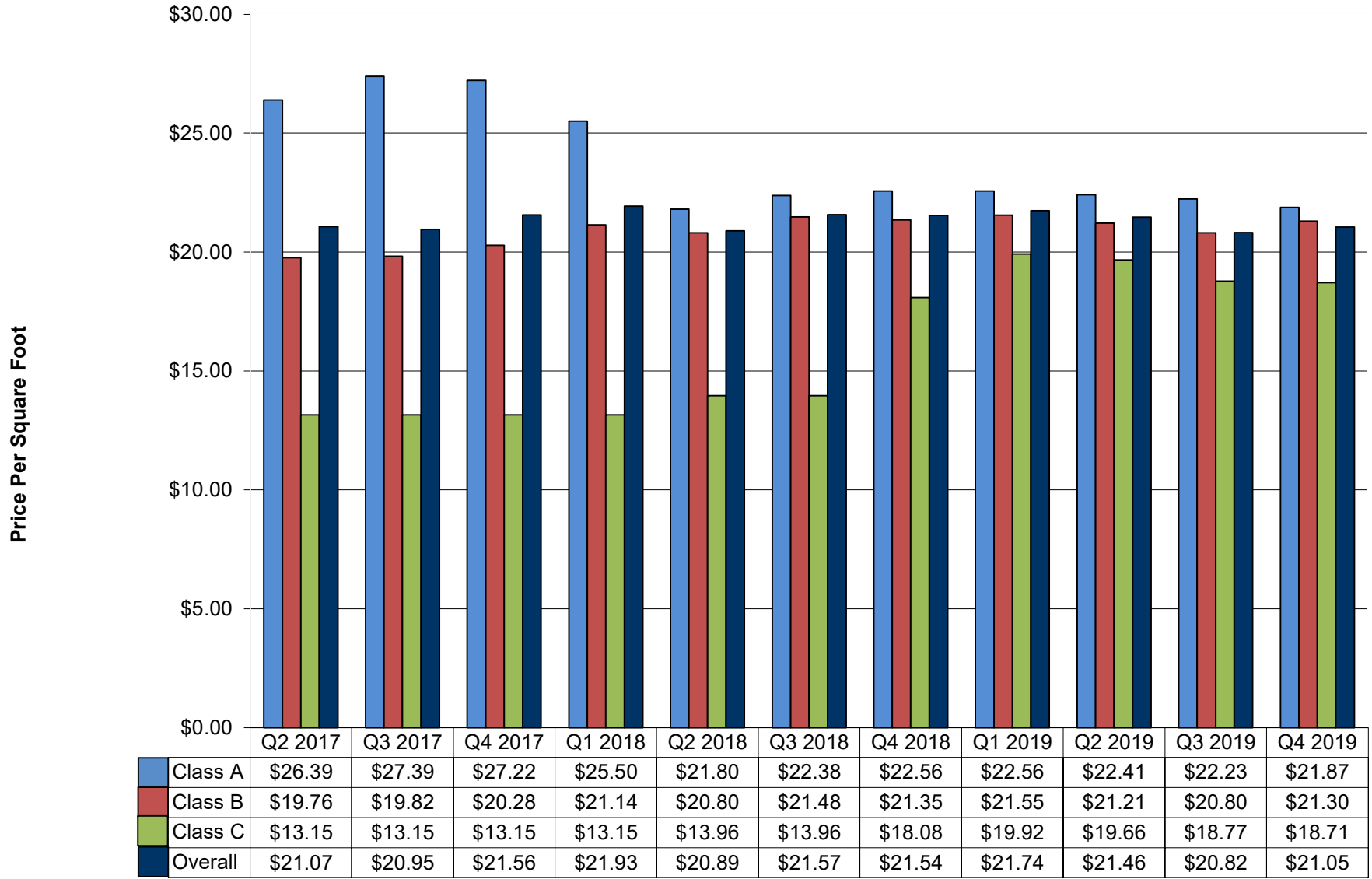
Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	13.0%	10.4%	12.0%	14.0%	14.1%	13.5%	5.0%	5.6%	6.5%	7.0%	6.6%	-0.4%
Class B	10.6%	11.2%	10.5%	11.7%	10.9%	10.0%	10.4%	11.6%	12.0%	12.2%	11.5%	-0.7%
Class C	4.2%	3.3%	3.3%	0.0%	1.3%	1.8%	11.3%	13.8%	15.0%	0.0%	0.0%	0.0%
Overall	10.6%	10.4%	10.2%	11.2%	10.9%	10.1%	9.3%	10.5%	11.1%	10.1%	9.5%	-0.6%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	0	17,251	(10,300)	(12,911)	(1,017)	4,129	55,000	(3,551)	(6,057)	(2,950)	1,977	4,927
Class B	2,601	(13,149)	15,845	(24,994)	15,458	18,767	(7,328)	(25,950)	(8,393)	(4,102)	14,991	19,093
Class C	(1,120)	2,220	0	7,940	(3,027)	(1,234)	(22,766)	(6,000)	(3,000)	36,027	0	(36,027)
Overall	1,481	6,322	5,545	(29,965)	11,414	21,662	24,906	(35,501)	(17,450)	28,975	16,968	(12,007)

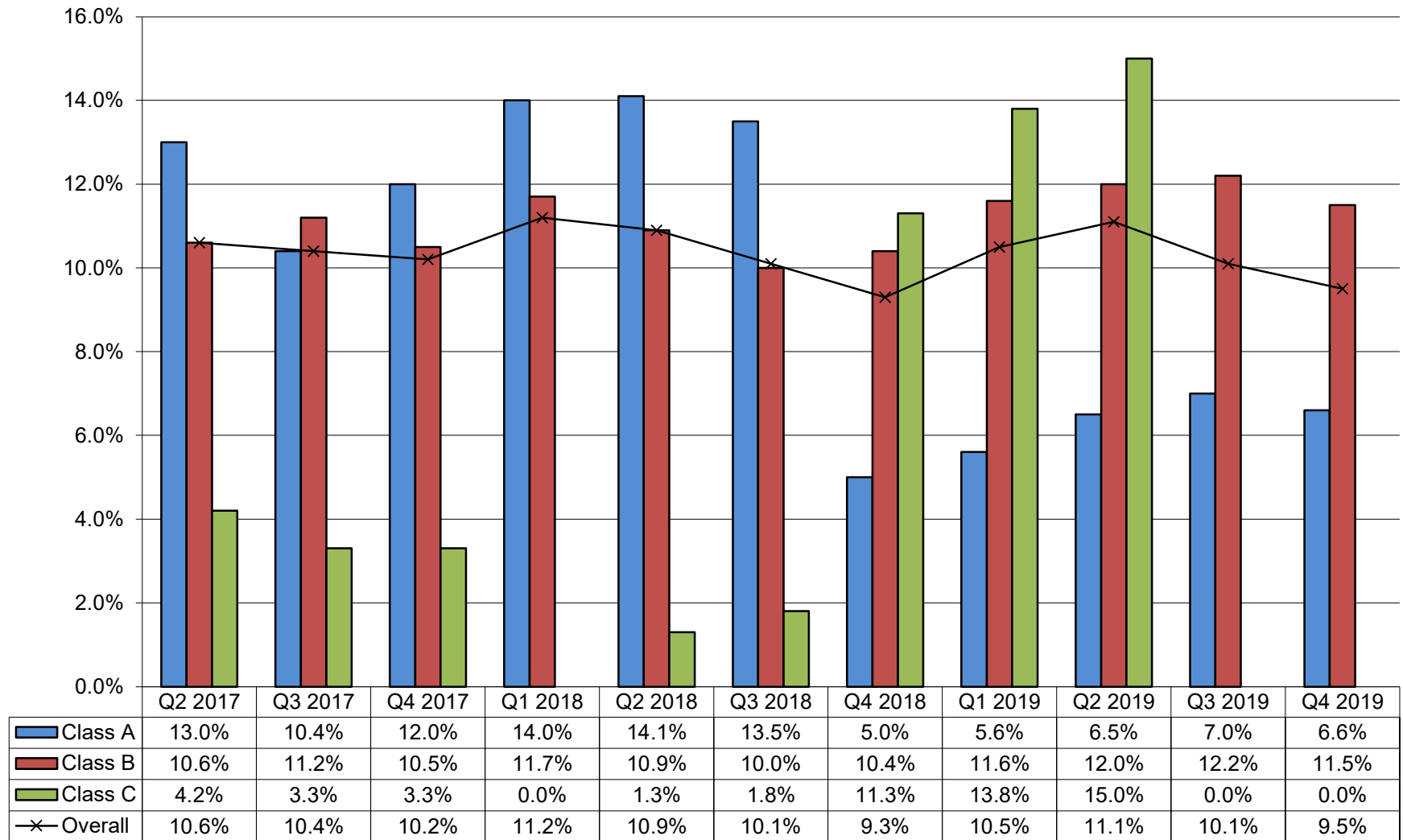
Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$26.39	\$27.39	\$27.22	\$25.50	\$21.80	\$22.38	\$22.56	\$22.56	\$22.41	\$22.23	\$21.87	-\$0.36
Class B	\$19.76	\$19.82	\$20.28	\$21.14	\$20.80	\$21.48	\$21.35	\$21.55	\$21.21	\$20.80	\$21.30	\$0.50
Class C	\$13.15	\$13.15	\$13.15	\$13.15	\$13.96	\$13.96	\$18.08	\$19.92	\$19.66	\$18.77	\$18.71	-\$0.06
Overall	\$21.07	\$20.95	\$21.56	\$21.93	\$20.89	\$21.57	\$21.54	\$21.74	\$21.46	\$20.82	\$21.05	\$0.23

Notes:

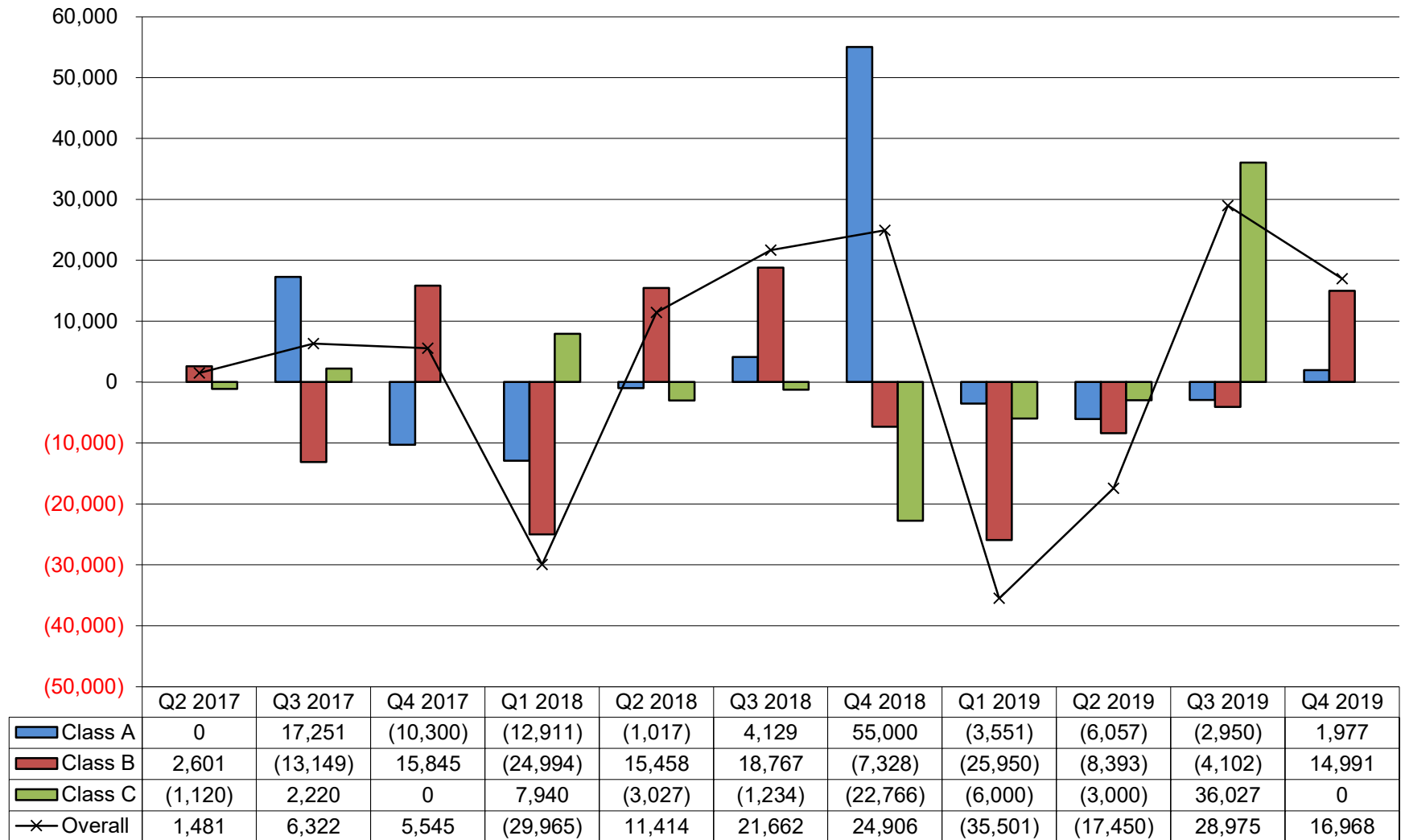
Average Asking Rates South County Submarket



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
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%	9,403	4,403	0	5,000	\$27.00/fs
3660 S Geyer Rd	51,843	7,278	14.0%	7,278	14.0%	51,843	51,843	0	51,843	\$23.50/fs
3668 S Geyer Rd	61,340	2,785	4.5%	2,785	4.5%	2,785	2,785	0	2,785	\$26.00/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	0	0	0	0	-
10025 Office Center Ave	22,304	0	0.0%	0	0.0%	0	0	0	0	-
900 N Rock Hill Rd	27,282	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	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	\$16.00/mg
12200 Weber Hill Rd	44,827	1,305	2.9%	1,305	2.9%	1,305	1,305	0	1,305	\$25.00/fs
12250 Weber Hill Rd	64,370	27,480	42.7%	27,480	42.7%	27,480	27,480	0	13,752	\$25.00/fs
Total (11 Bldgs)	650,631	43,251	6.6%	43,251	6.6%	92,816	87,816	0	51,843	\$25.02/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
129-135 W Adams Ave	21,000	21,000	100.0%	21,000	100.0%	21,000	21,000	0	21,000	-
13610 Barrett Office Dr	22,597	0	0.0%	0	0.0%	0	0	0	0	-
13515 Barrett Parkway Dr	43,513	9,619	22.1%	9,619	22.1%	9,619	9,619	0	5,129	\$19.75/fs
13523 Barrett Parkway Dr	43,353	5,007	11.5%	5,007	11.5%	21,831	21,831	0	11,668	\$19.75/fs
13537 Barrett Parkway Dr	40,000	3,368	8.4%	3,368	8.4%	4,361	4,361	0	3,368	\$19.75/fs
13545 Barrett Parkway Dr	64,241	16,699	26.0%	16,699	26.0%	16,699	16,699	0	14,899	\$19.75/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
1859 Bowles Ave	65,320	12,276	18.8%	12,276	18.8%	12,276	12,276	0	4,117	\$22.00/fs
4173-4175 Crescent Dr	26,379	2,886	10.9%	2,886	10.9%	1,385	1,385	0	1,385	\$11.00/mg
4-68 Crestwood Executive Dr	42,845	3,846	9.0%	3,846	9.0%	7,590	7,590	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	24,359	32.5%	24,359	32.5%	26,311	26,311	0	19,335	\$23.00/fs
2705 Dougherty Ferry Rd	27,000	0	0.0%	0	0.0%	4,605	4,605	0	2,595	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	\$20.75/fs
1400 S Highway Dr	400,000	89,294	22.3%	89,294	22.3%	89,294	89,294	0	68,779	\$23.50/fs
9735 Landmark Parkway Dr	84,905	15,584	18.4%	15,584	18.4%	84,905	84,905	0	84,905	\$21.00/fs
240 Larkin Williams Ind. Ct	32,533	0	0.0%	0	0.0%	0	0	0	0	-
4850 Lemay Ferry Rd	26,884	0	0.0%	0	0.0%	4,495	4,495	0	2,649	\$22.00/fs
3701 S Lindbergh Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3870 S Lindbergh Blvd	38,585	0	0.0%	0	0.0%	3,871	3,871	0	3,871	\$24.50/fs
3890 S Lindbergh Blvd	28,179	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	12,194	31.5%	12,194	31.5%	12,194	12,194	0	6,464	\$17.00/fs
11102 S Lindbergh Business Ct	21,750	0	0.0%	0	0.0%	0	0	0	0	-
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	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	-
1099 Milwaukee St	31,500	0	0.0%	0	0.0%	5,825	5,825	0	4,000	\$17.94/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	2,000	2.8%	2,000	2.8%	2,000	2,000	0	2,000	\$18.50/fs
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	8,015	8,015	0	4,194	\$22.00/fs
10805 Sunset Office Dr	77,704	9,468	12.2%	9,468	12.2%	16,098	16,098	0	3,873	\$23.74/fs
10820 Sunset Office Dr	45,000	0	0.0%	0	0.0%	0	0	0	0	\$19.00/fs
4111 Telegraph Rd	29,842	2,110	7.1%	2,110	7.1%	2,110	2,110	0	2,110	\$19.50/fs
11116 S Towne Sq	20,000	3,963	19.8%	3,963	19.8%	3,963	3,963	0	1,400	\$17.00/fs
11124 S Towne Sq	20,000	0	0.0%	0	0.0%	12,000	12,000	0	12,000	\$18.00/fs
4121 Union Rd	68,873	0	0.0%	0	0.0%	6,725	6,725	0	4,027	\$12.50/mg
9200 Watson Rd	56,010	0	0.0%	0	0.0%	0	0	0	0	-
9201 Watson Rd	31,256	4,000	12.8%	4,000	12.8%	14,512	14,512	0	10,512	\$20.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (41 Bldgs)	2,062,936	237,673	11.5%	237,673	11.5%	393,583	393,583	0	84,905	\$21.33/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	\$15.50/mg
3117 S Big Bend Blvd	24,478	0	0.0%	0	0.0%	24,000	24,000	0	24,000	\$17.50/fs
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	0	0.0%	0	0.0%	1,800	1,800	0	1,800	\$13.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	3,114	3,114	0	3,114	-
12900 Maurer Industrial Dr	30,290	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	240,127	0	0.0%	0	0.0%	28,914	28,914	0	24,000	\$18.71/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(61 Bldgs)	2,953,694	280,924	9.5%	280,924	9.5%	515,313	510,313	0	84,905	\$21.35/fs

North County

From Previous Qtr.

Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	14.8%	14.8%	6.4%	11.6%	5.9%	5.0%	5.7%	12.7%	17.3%	17.5%	19.3%	1.8%
Class B	27.7%	29.1%	30.6%	29.6%	30.1%	29.3%	27.2%	27.7%	17.8%	14.0%	9.0%	-5.0%
Class C	4.6%	5.8%	5.4%	6.9%	5.5%	5.3%	6.4%	6.4%	7.0%	7.6%	6.4%	-1.2%
Overall	19.8%	20.6%	18.0%	19.7%	17.6%	16.9%	16.3%	19.2%	16.2%	14.5%	12.6%	-1.9%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	0	(400)	118,430	(73,130)	79,034	12,850	(9,871)	(97,515)	(64,940)	(2,892)	(24,867)	(21,975)
Class B	171,641	(24,805)	(25,500)	18,209	(9,410)	13,783	37,175	(8,355)	174,605	67,518	88,230	20,712
Class C	1,372	(5,102)	1,576	(6,836)	6,396	1,141	(5,388)	0	(2,652)	(2,950)	5,776	8,726
Overall	173,013	(30,307)	74,506	(61,757)	76,020	27,774	21,916	(105,870)	107,013	61,676	69,139	7,463

Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$19.80	\$19.10	\$19.49	\$19.31	\$20.04	\$20.14	\$20.45	\$20.68	\$20.76	\$20.36	\$20.19	-\$0.17
Class B	\$16.85	\$16.82	\$16.77	\$16.77	\$16.83	\$16.88	\$16.94	\$16.43	\$16.54	\$16.56	\$16.28	-\$0.28
Class C	\$11.73	\$11.73	\$11.56	\$12.00	\$10.13	\$10.44	\$11.25	\$11.25	\$11.78	\$11.23	\$11.06	-\$0.17
Overall	\$17.65	\$17.39	\$17.56	\$17.58	\$17.75	\$17.76	\$17.87	\$17.77	\$17.69	\$17.61	\$17.58	-\$0.03

Notes:

Class A:

13736 Riverport: 27,723 SF Vacated

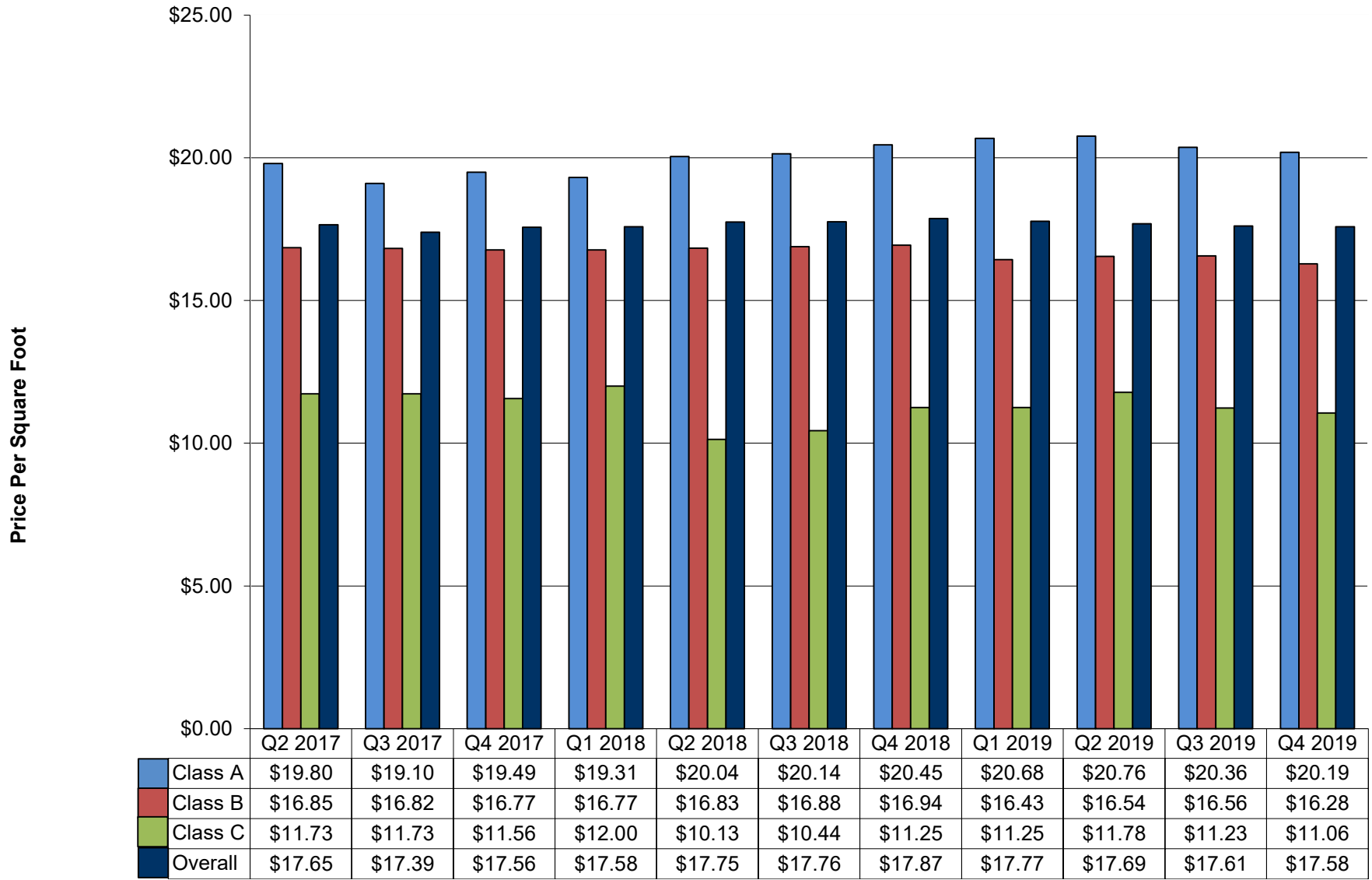
13801 Riverport: 10,800 SF Vacated

Class B:

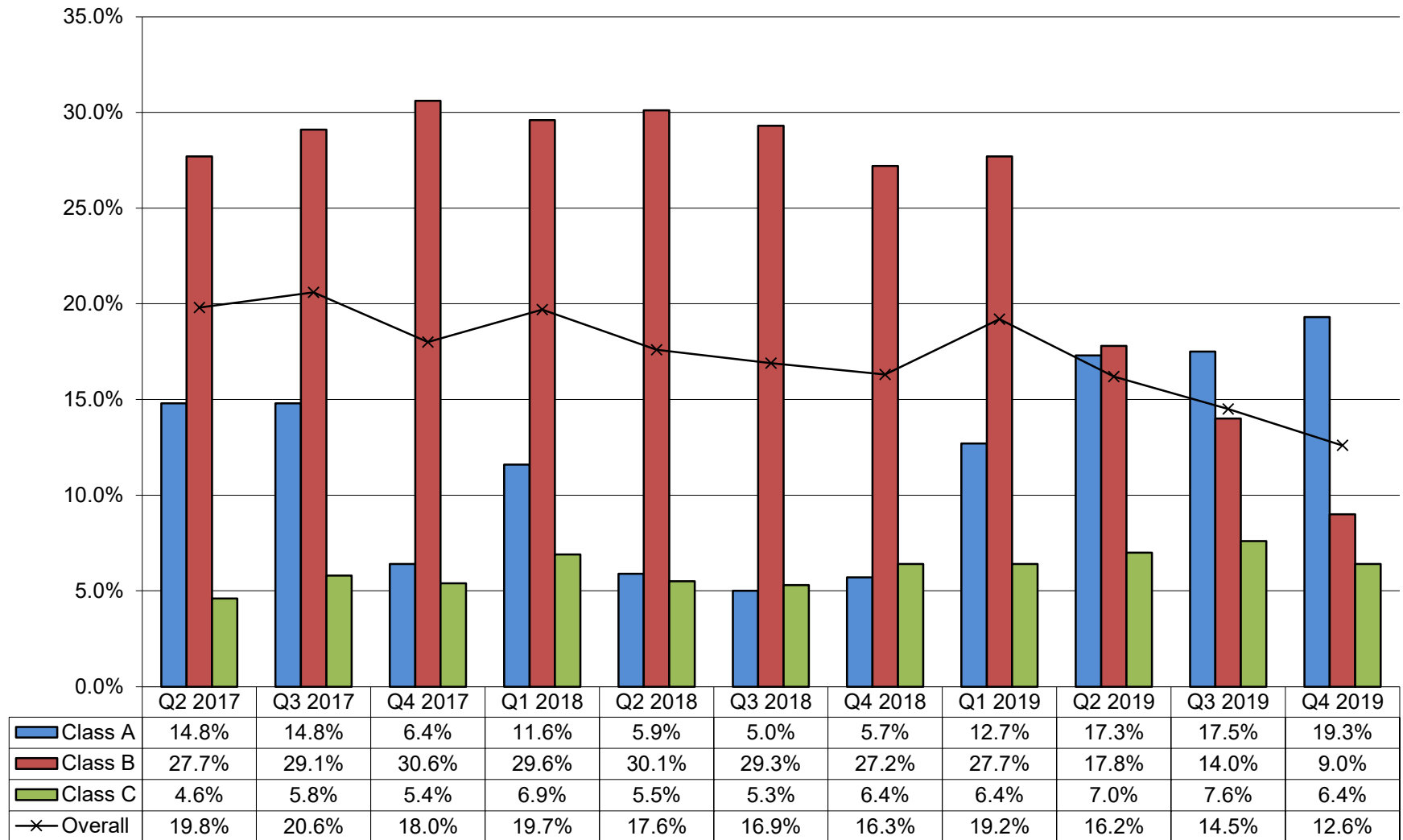
945-951 Hornet: 105,087 SF was Occupied

5757 Phantom: 15,198 was Vacated

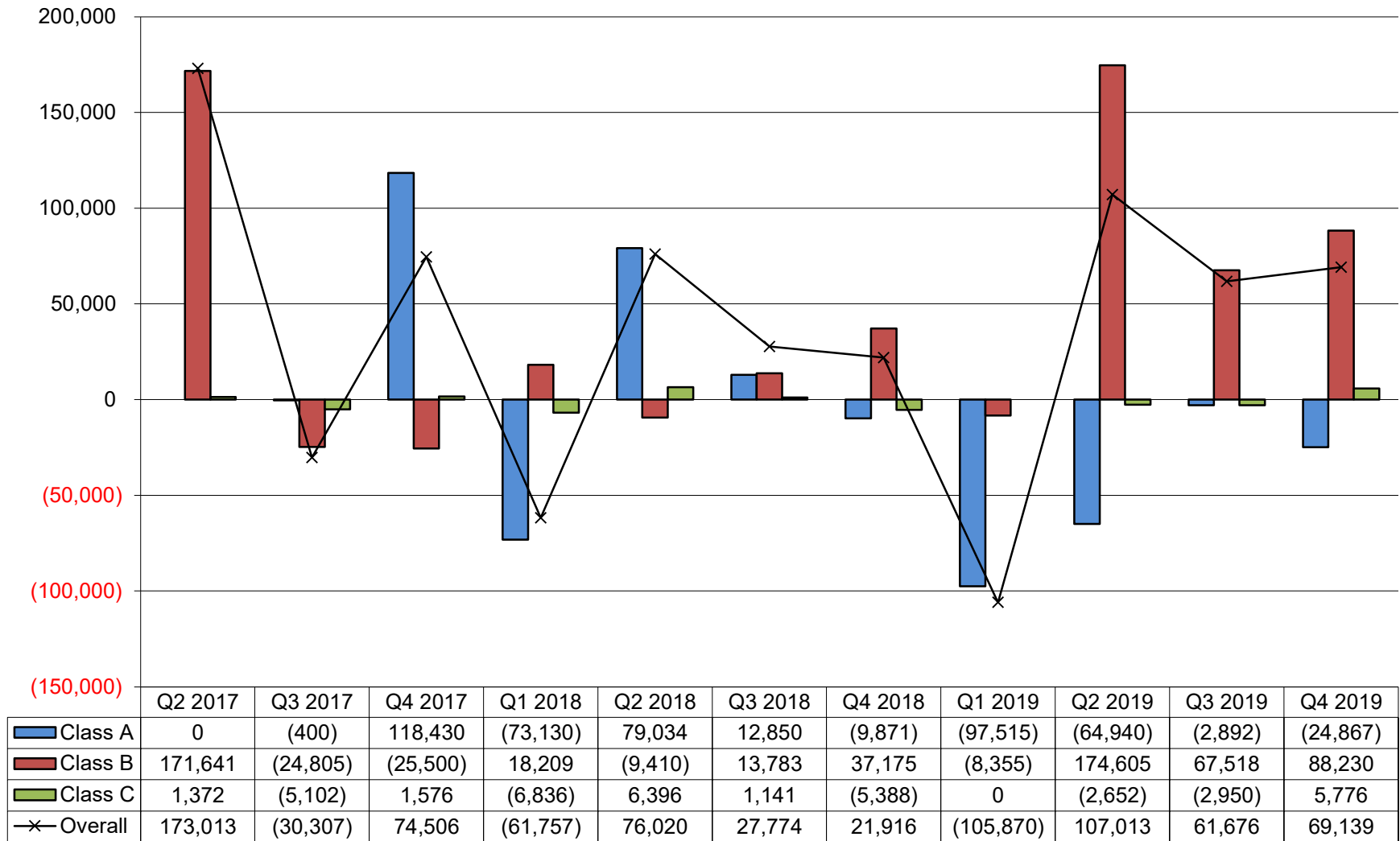
Average Asking Rates North County Submarket



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%	18,520	0	18,520	18,520	\$15.00/fs
3221 McKelvey Rd	109,083	0	0.0%	0	0.0%	0	0	0	0	-
3300 Rider Trail S	104,583	14,318	13.7%	14,318	13.7%	14,318	14,318	0	14,318	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	-
13500 Riverport Dr	117,330	74,837	63.8%	74,837	63.8%	74,837	74,837	0	51,454	\$21.50/fs
13640-13690 Riverport Dr	121,316	42,956	35.4%	42,956	35.4%	42,956	42,956	0	42,956	\$21.50/fs
13723 Riverport Dr	118,557	59,942	50.6%	59,942	50.6%	44,608	44,608	0	25,413	\$18.00/fs
13736 Riverport Dr	332,323	58,414	17.6%	58,414	17.6%	92,412	92,412	0	92,412	\$22.52/fs
13801 Riverport Dr	100,521	9,474	9.4%	20,274	20.2%	26,805	11,469	15,336	10,800	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,405,459	259,941	18.5%	270,741	19.3%	314,456	280,600	33,856	92,412	\$20.76/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3440 DePaul Ln	24,802	0	0.0%	0	0.0%	0	0	0	0	-
12131 Dorsett Rd	26,000	0	0.0%	0	0.0%	0	0	0	0	-
502-514 Earth City Expy	128,289	51,799	40.4%	51,799	40.4%	56,304	56,304	0	25,045	\$13.50/fs
945-951 Hornet Dr	105,087	0	0.0%	0	0.0%	0	0	0	0	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	46,000	66,000	0	46,000	-
3165 McKelvey Rd	51,067	0	0.0%	0	0.0%	30,775	30,775	0	13,293	\$18.00/fs
400 Northwest Plz	159,572	0	0.0%	0	0.0%	0	0	0	0	-
500 Northwest Plz	265,000	66,964	25.3%	66,964	25.3%	147,211	121,677	25,534	143,136	\$13.36/fs
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
10801 Pear Tree Ln	50,615	10,095	19.9%	10,095	19.9%	36,465	36,465	0	23,228	\$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	27,137	31.4%	27,137	31.4%	27,137	27,137	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	\$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	-
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	-
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	4,837	4,837	0	2,590	\$13.50/fs
4477 Woodson Rd	29,666	0	0.0%	0	0.0%	0	0	0	0	-
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,765,284	158,242	9.0%	158,242	9.0%	452,243	446,709	25,534	143,136	\$16.28/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	\$12.00/mg
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	8,400	34.5%	8,400	34.5%	8,400	8,400	0	4,200	\$9.95/fs
3553 S Rider Trl	23,446	0	0.0%	0	0.0%	0	0	0	0	\$12.75/mg
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
10449 Saint Charles Rock Rd	24,980	21,028	84.2%	21,028	84.2%	21,028	21,028	0	10,433	\$12.44/fs
13761 St. Charles Rock Rd	21,620	0	0.0%	0	0.0%	0	0	0	0	-
4450 Washington St	46,374	0	0.0%	0	0.0%	0	0	0	0	-
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	460,613	29,428	6.4%	29,428	6.4%	29,428	29,428	0	10,433	\$11.06/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)	3,631,356	447,611	12.3%	458,411	12.6%	796,127	756,737	59,390	143,136	\$17.66/fs

St. Charles

From Previous Qtr.

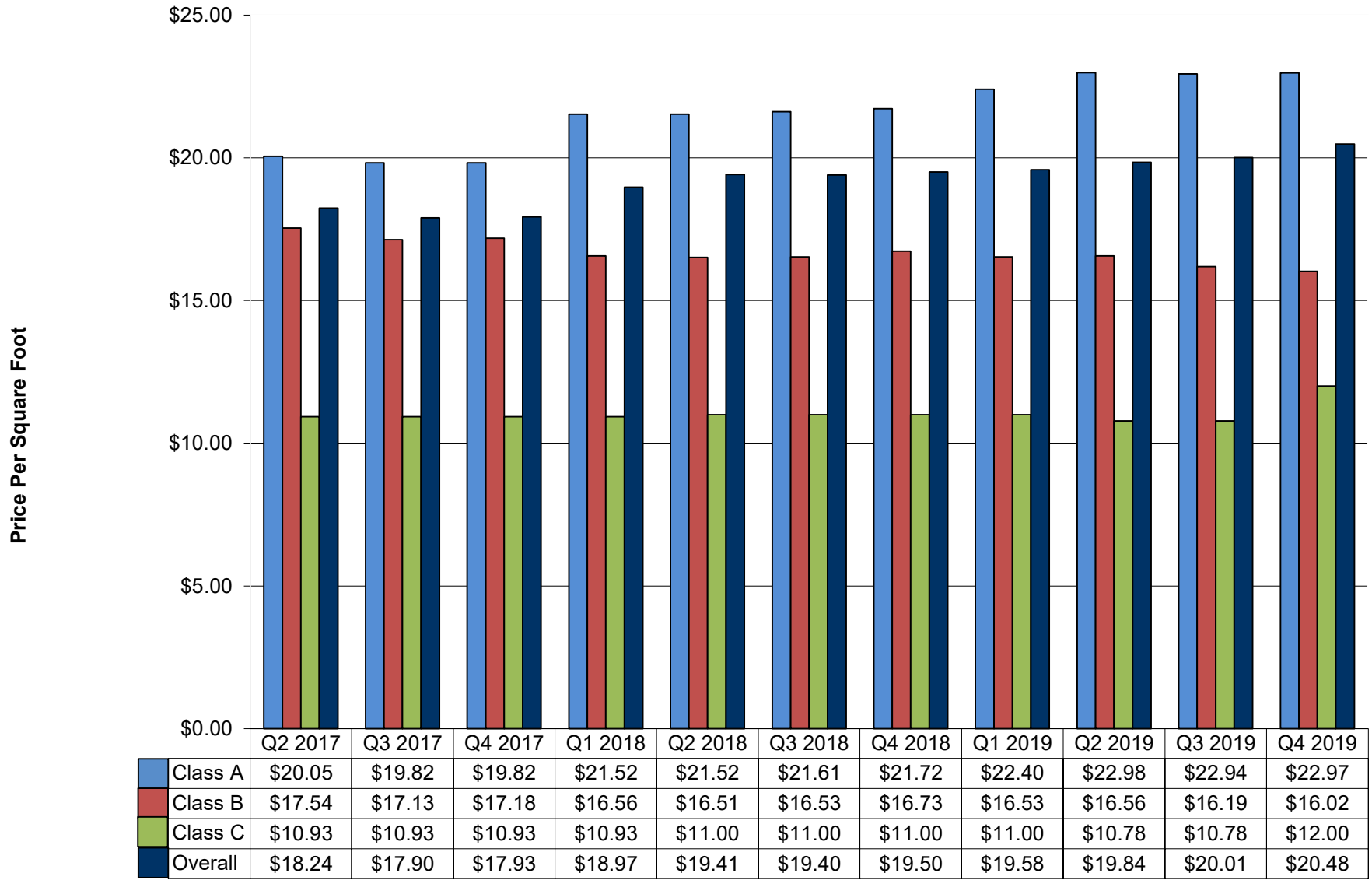
Vacancy Rate												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	3.5%	3.5%	3.5%	11.2%	12.0%	12.1%	9.0%	7.8%	8.7%	8.1%	8.1%	0.0%
Class B	9.2%	15.5%	15.3%	13.1%	14.0%	15.7%	14.9%	13.8%	13.4%	12.3%	12.8%	0.5%
Class C	6.6%	6.6%	6.6%	6.6%	7.7%	6.1%	8.8%	11.6%	6.3%	6.3%	6.3%	0.0%
Overall	5.0%	6.4%	6.3%	11.2%	12.0%	12.3%	10.3%	9.4%	9.5%	8.8%	8.9%	0.1%

Net Absorption												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	(6,555)	521	(100)	(162,320)	(16,835)	(1,650)	64,777	26,762	34,864	13,193	0	(13,193)
Class B	(2,408)	(14,186)	1,889	14,227	(6,009)	(11,369)	5,640	7,173	2,121	7,567	(3,428)	(10,995)
Class C	622	0	0	0	(3,000)	4,515	(7,800)	(7,900)	15,100	0	0	0
Overall	(8,341)	(40,665)	1,798	(148,093)	(25,844)	(8,504)	62,617	26,035	52,085	20,760	(3,428)	(24,188)

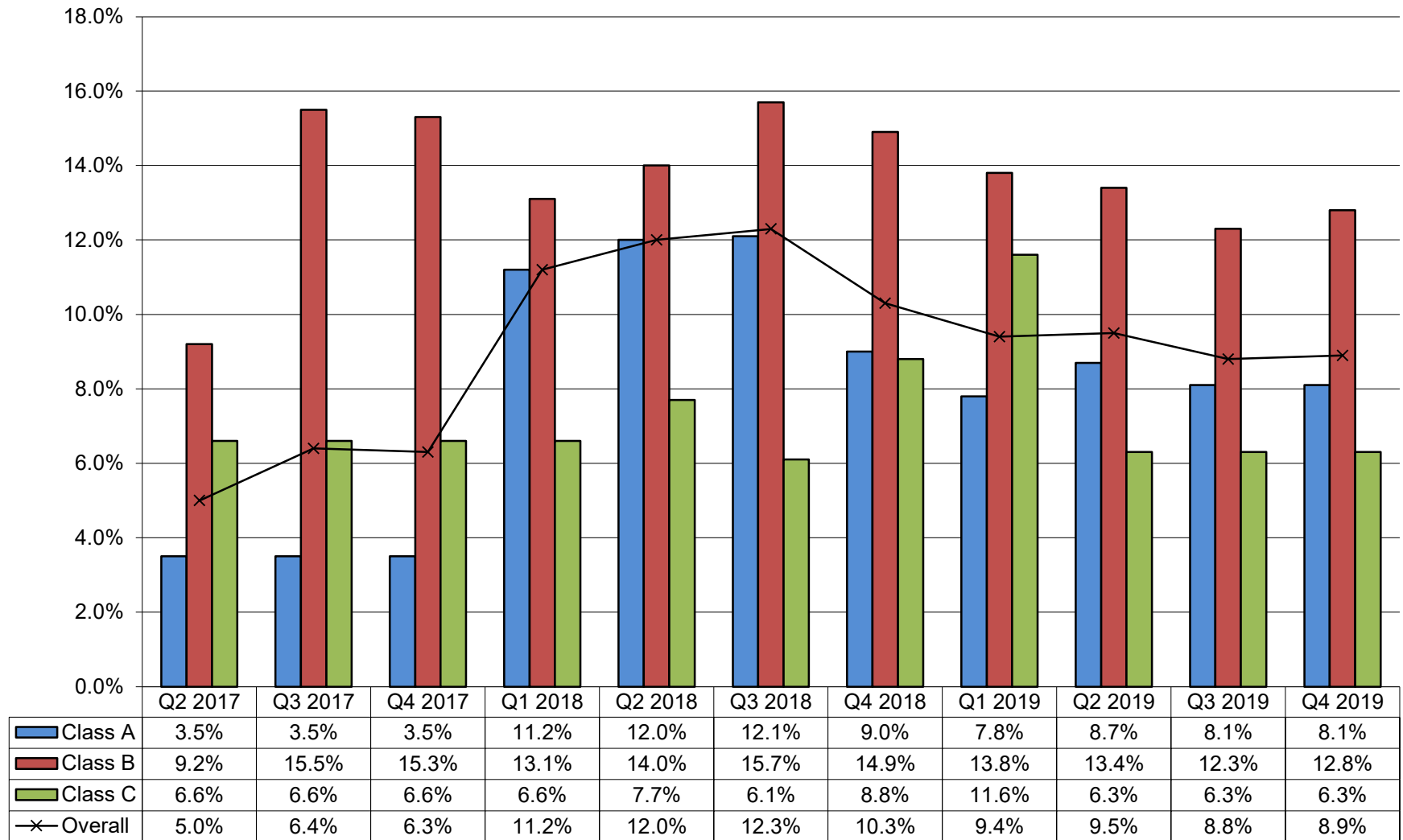
Asking Rates												
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$20.05	\$19.82	\$19.82	\$21.52	\$21.52	\$21.61	\$21.72	\$22.40	\$22.98	\$22.94	\$22.97	\$0.03
Class B	\$17.54	\$17.13	\$17.18	\$16.56	\$16.51	\$16.53	\$16.73	\$16.53	\$16.56	\$16.19	\$16.02	-\$0.17
Class C	\$10.93	\$10.93	\$10.93	\$10.93	\$11.00	\$11.00	\$11.00	\$11.00	\$10.78	\$10.78	\$12.00	\$1.22
Overall	\$18.24	\$17.90	\$17.93	\$18.97	\$19.41	\$19.40	\$19.50	\$19.58	\$19.84	\$20.01	\$20.48	\$0.47

Notes:

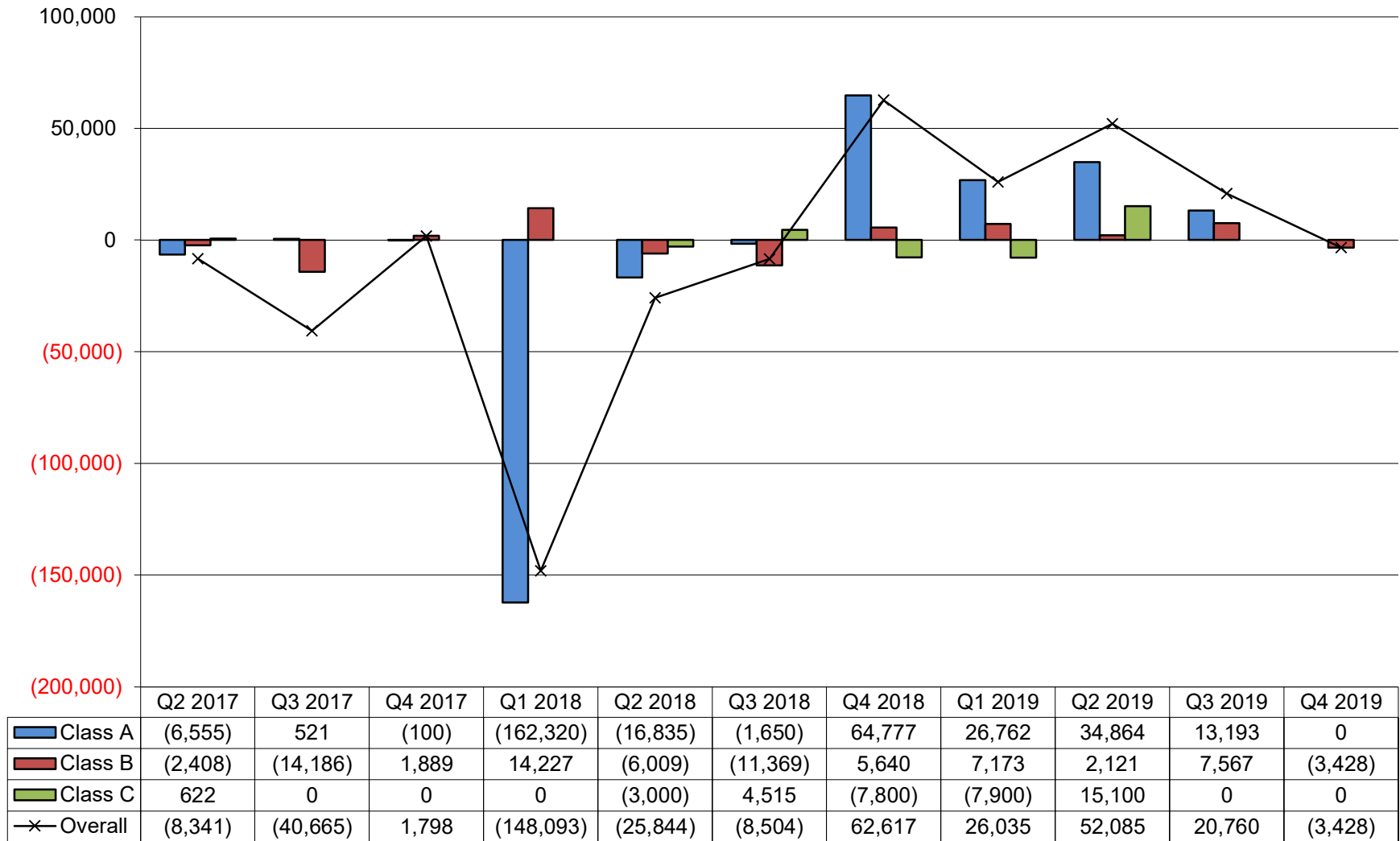
Average Asking Rates St. Charles Submarket



St. Charles Historic Vacancy Trends



St. Charles Historic Net Absorption Trends



St. Charles Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1520 S 5th St	108,448	25,772	23.8%	25,772	23.8%	25,772	25,772	0	20,865	\$32.00/fs
1450 Beale St	60,000	16,729	27.9%	16,729	27.9%	16,729	16,729	0	12,220	\$34.00/fs
1001 Boardwalk Springs Pl	101,268	0	0.0%	0	0.0%	10,285	10,285	0	10,285	\$23.50/fs
3050 W Clay St	34,200	5,624	16.4%	5,624	16.4%	5,624	5,624	0	3,000	\$18.00/fs
801 Corporate Centre Dr	193,185	0	0.0%	0	0.0%	40,000	40,000	0	40,000	\$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
2200 Mastercard Blvd	537,735	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	0	0.0%	0	0.0%	0	0	0	0	-
36 Research Park Ct	81,125	0	0.0%	0	0.0%	0	0	0	0	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	0	0	0	0	-
150-160 Saint Peters Centre Blvd	22,250	0	0.0%	0	0.0%	0	0	0	0	-
295 Salt Lick Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
500 Technology Dr	128,000	0	0.0%	0	0.0%	0	0	0	0	\$19.95/fs
1000 Technology Dr	518,601	94,000	18.1%	94,000	18.1%	30,000	30,000	0	30,000	-
2342 Technology Dr	72,381	24,613	34.0%	24,613	34.0%	72,381	72,381	0	72,381	\$23.00/fs
3401 Technology Dr	22,173	0	0.0%	0	0.0%	11,504	5,939	5,565	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,400	7,709	21.8%	7,709	21.8%	10,548	10,548	0	7,709	\$20.50/fs
Total (17 Bldgs)	2,156,525	174,447	8.1%	174,447	8.1%	222,843	217,278	5,565	72,381	\$23.11/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	1,080	1.8%	1,080	1.8%	9,280	9,280	0	8,200	-
820 S Main St	36,113	5,980	16.6%	5,980	16.6%	5,980	5,980	0	2,500	\$12.02/mg
1053 Cave Springs Rd	21,336	0	0.0%	0	0.0%	0	0	0	0	\$15.50/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	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
2070 Little Hills Expy	41,125	41,125	100.0%	41,125	100.0%	41,125	41,125	0	41,125	\$15.95/fs
3000 Little Hills Expy	26,316	21,760	82.7%	21,760	82.7%	21,760	21,760	0	10,895	\$15.95/fs
5600 Mexico Rd	26,600	0	0.0%	0	0.0%	0	0	0	0	-
5650 Mexico Rd	31,848	0	0.0%	0	0.0%	0	0	0	0	-
1 Mid Rivers Mall Dr	56,724	2,940	5.2%	2,940	5.2%	6,419	6,419	0	2,292	\$18.95/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
128-130 Point West Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	4,330	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	-
300 St. Peters Centre Blvd	29,878	0	0.0%	0	0.0%	0	0	0	0	-
2299 Technology Dr	46,380	0	0.0%	0	0.0%	14,596	0	14,596	14,596	-
Total (20 Bldgs)	651,371	83,465	12.8%	83,465	12.8%	109,740	95,144	14,596	41,125	\$16.35/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
2645 W Clay St	20,400	0	0.0%	0	0.0%	0	0	0	0	-
3737 Harry S Truman Blvd	60,000	8,765	14.6%	8,765	14.6%	8,765	8,765	0	8,765	\$9.50/mg
1600 Heritage Lndg	63,062	9,152	14.5%	9,152	14.5%	9,152	9,152	0	3,600	\$12.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (6 Bldgs)	284,921	17,917	6.3%	17,917	6.3%	17,917	17,917	0	8,765	\$12.00/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)	3,092,817	275,829	8.9%	275,829	8.9%	350,500	330,339	20,161	72,381	\$20.50/fs

Illinois

From Previous Qtr.

Vacancy Rate

	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	16.3%	16.7%	14.7%	16.0%	13.8%	14.7%	14.6%	17.8%	17.7%	17.9%	16.8%	-1.1%
Class B	10.9%	10.4%	8.7%	8.9%	9.5%	9.5%	9.6%	9.6%	9.4%	12.0%	13.2%	1.2%
Class C	2.0%	2.0%	0.5%	2.2%	2.0%	2.2%	2.2%	2.5%	2.5%	2.5%	2.5%	0.0%
Overall	9.3%	9.1%	7.4%	8.2%	8.1%	8.3%	8.3%	9.0%	8.9%	10.3%	10.7%	0.4%

Net Absorption

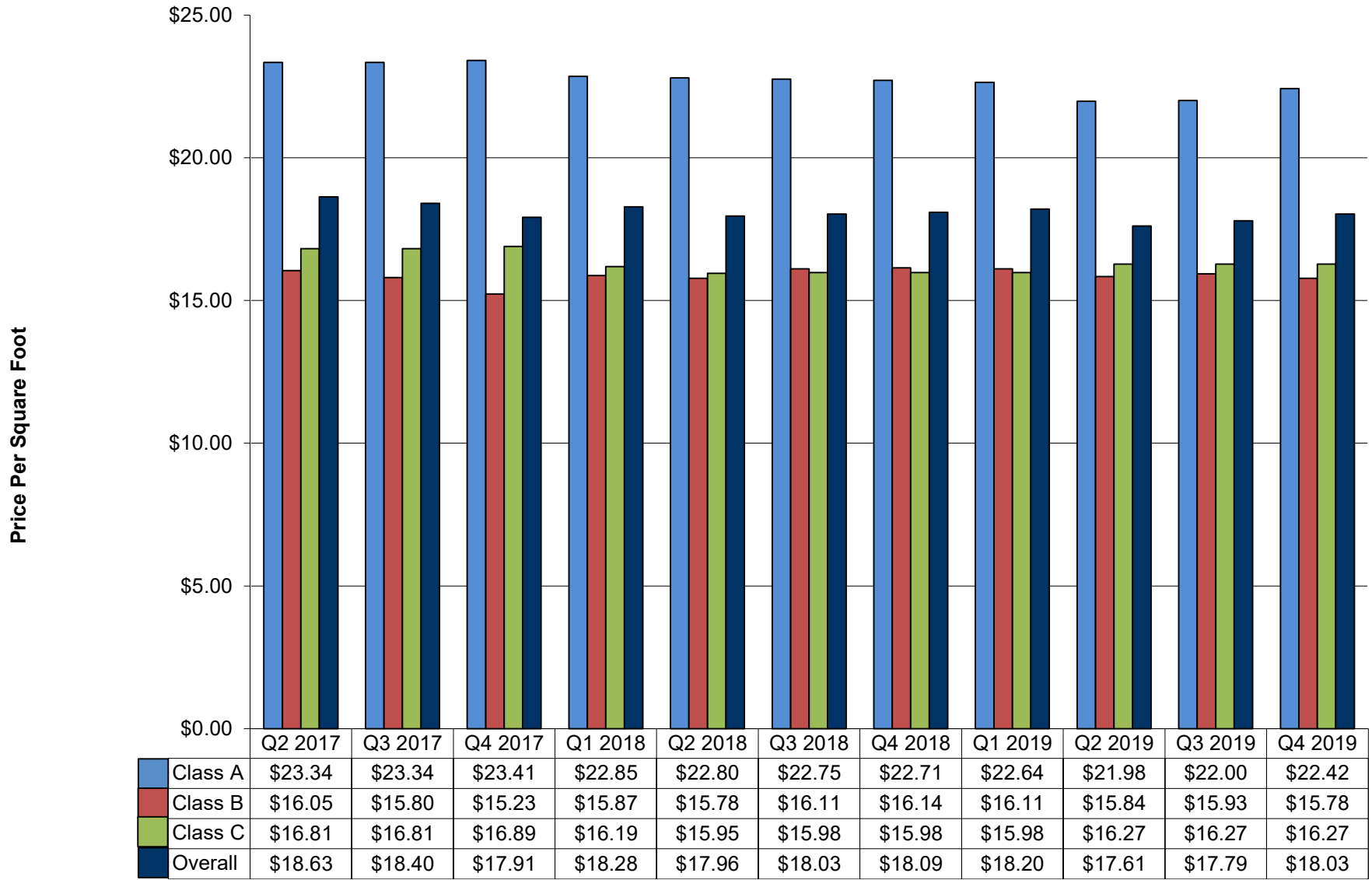
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	14,892	(2,785)	11,432	(7,284)	12,552	(4,732)	433	(18,546)	741	(1,023)	6,280	7,303
Class B	(63)	8,908	27,314	(2,557)	(9,674)	171	(2,458)	310	3,264	(44,732)	(20,012)	24,720
Class C	260	0	14,623	(15,846)	1,268	(1,200)	0	(3,600)	0	0	0	0
Overall	15,089	6,123	53,369	(25,687)	4,146	(5,761)	(2,025)	(21,836)	4,005	(45,755)	(13,732)	32,023

Asking Rates

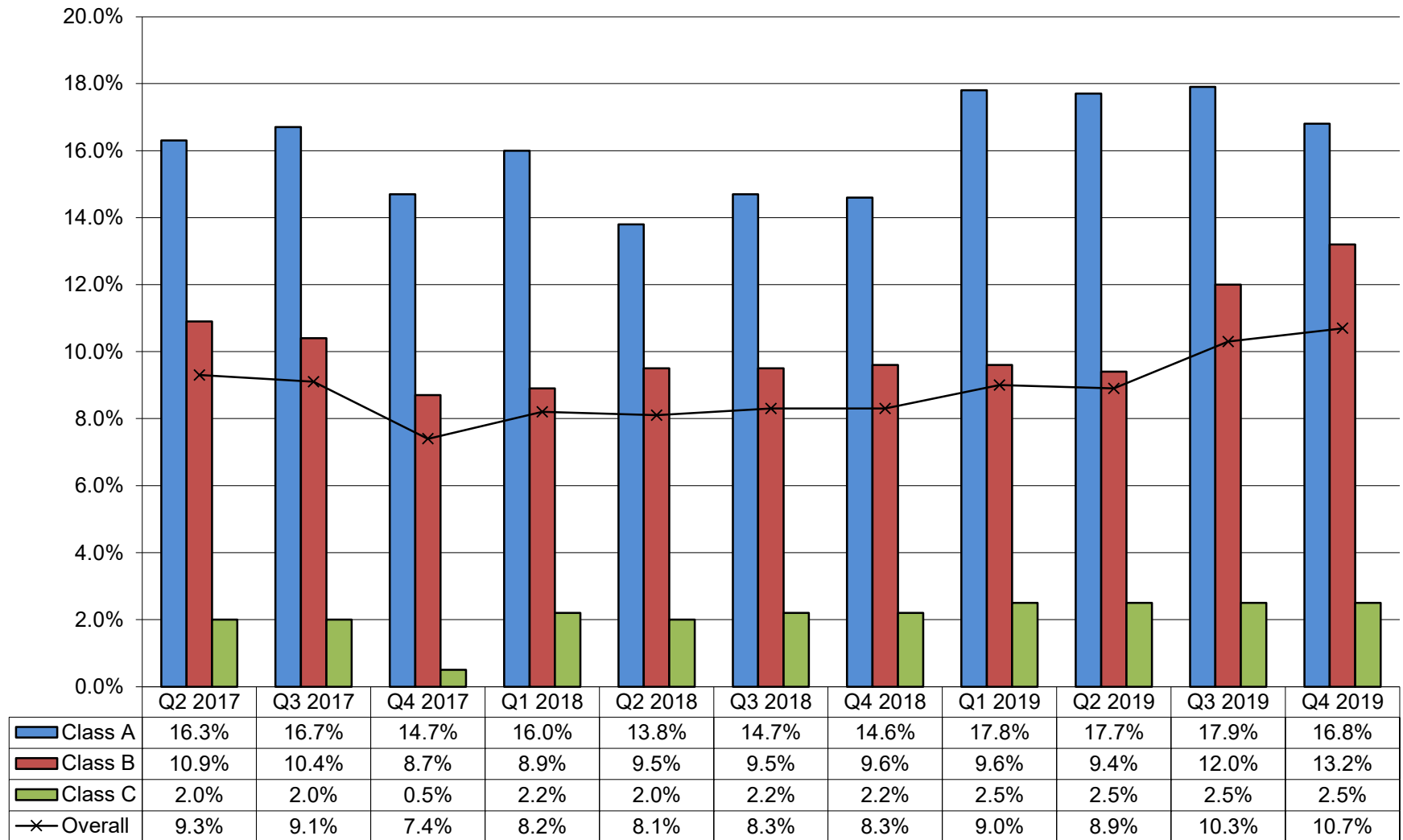
	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Difference
Class A	\$23.34	\$23.34	\$23.41	\$22.85	\$22.80	\$22.75	\$22.71	\$22.64	\$21.98	\$22.00	\$22.42	\$0.42
Class B	\$16.05	\$15.80	\$15.23	\$15.87	\$15.78	\$16.11	\$16.14	\$16.11	\$15.84	\$15.93	\$15.78	-\$0.15
Class C	\$16.81	\$16.81	\$16.89	\$16.19	\$15.95	\$15.98	\$15.98	\$15.98	\$16.27	\$16.27	\$16.27	\$0.00
Overall	\$18.63	\$18.40	\$17.91	\$18.28	\$17.96	\$18.03	\$18.09	\$18.20	\$17.61	\$17.79	\$18.03	\$0.24

Notes:

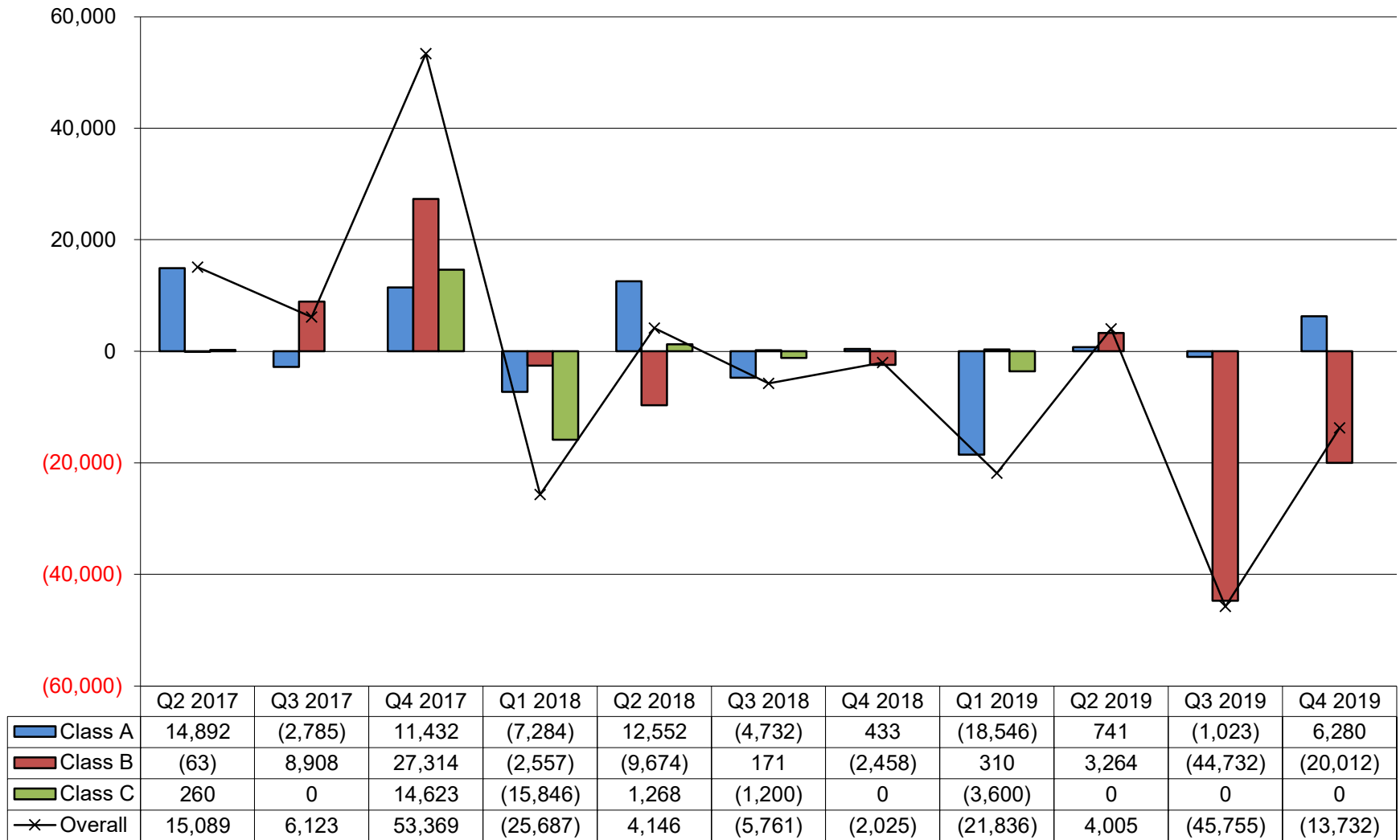
Average Asking Rates Illinois Submarket



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	21,911	51.4%	21,911	51.4%	21,911	21,911	0	6,166	\$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	-
509 Hamacher St	26,368	0	0.0%	0	0.0%	3,730	3,730	0	3,730	\$23.50/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	\$20.00/fs
475 Regency Park Dr	52,000	0	0.0%	0	0.0%	11,998	11,998	0	11,998	\$26.50/fs
331 Salem Pl	31,121	12,263	39.4%	15,732	50.6%	16,636	13,167	3,469	3,469	\$21.45/fs
333 Salem Pl	30,942	5,927	19.2%	5,927	19.2%	8,364	8,364	0	4,904	\$21.90/fs
4217 S State Route 159	21,789	0	0.0%	0	0.0%	0	0	0	0	-
101 W Vandalia St	43,531	16,649	38.2%	16,649	38.2%	17,855	17,855	0	7,366	\$21.90/fs
103 W Vandalia St	45,711	0	0.0%	0	0.0%	0	0	0	0	-
105 W Vandalia St	40,700	5,331	13.1%	5,331	13.1%	5,331	5,331	0	2,686	\$22.90/fs
Total (13 Bldgs)	570,858	92,279	16.2%	95,748	16.8%	116,023	112,554	3,469	13,000	\$22.42/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	9,340	20.5%	9,340	20.5%	9,340	9,340	0	5,100	\$12.64/fs
100-130 Commerce Ln	69,641	69,641	100.0%	69,641	100.0%	69,641	69,641	0	69,641	\$7.50/nnn
2421 Corporate Center Dr	25,000	5,160	20.6%	5,160	20.6%	6,462	6,462	0	2,500	\$12.85/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
1616-1640 Eastport Plaza Dr	39,631	0	0.0%	6,635	16.7%	6,635	0	6,635	6,635	\$15.25/nnn
11 Executive Dr	34,487	8,380	24.3%	8,380	24.3%	10,070	10,070	0	5,225	\$8.07/nnn
13 Executive Dr	41,593	10,022	24.1%	10,022	24.1%	10,022	10,022	0	3,414	\$7.81/nnn
15 Executive Dr	28,624	0	0.0%	0	0.0%	0	0	0	0	\$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	2,082	8.6%	2,082	8.6%	2,082	2,082	0	2,082	\$16.50/nnn
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,825	54.8%	20,825	54.8%	20,825	20,825	0	17,000	\$10.50/nnn
6550 N Illinois	28,000	0	0.0%	0	0.0%	0	0	0	0	-
7645 Magna Dr	150,000	20,500	13.7%	20,500	13.7%	20,500	20,500	0	14,000	-
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	1,040	2.9%	1,040	2.9%	1,040	1,040	0	1,040	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	5,084	11.6%	5,084	11.6%	5,084	5,084	0	3,161	\$14.00/fs
650 Missouri Ave	33,959	0	0.0%	0	0.0%	0	0	0	0	-
317 W Park St	49,915	0	0.0%	0	0.0%	0	0	0	0	-
604 Pierce Blvd	24,940	0	0.0%	0	0.0%	0	0	0	0	-
1803 Ramada Blvd	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	-
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	120	0.5%	120	0.5%	360	360	0	120	\$33.72/fs
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
Total (38 Bldgs)	1,699,668	217,657	12.8%	224,292	13.2%	255,446	248,811	6,635	69,641	\$15.80/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	-
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217-219 E Center Dr	20,000	4,800	24.0%	4,800	24.0%	4,800	4,800	0	3,600	\$14.00/nnn
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
1100-1102 Eastport Plaza Dr	199,481	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	18,833	60.0%	18,833	60.0%	18,833	18,833	0	10,495	\$16.00/fs
2166 Madison Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
207 N Main St	50,000	0	0.0%	0	0.0%	0	0	0	0	-
218 W Main St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
218A W Main St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
7705-7707 W Main St	20,900	0	0.0%	0	0.0%	0	0	0	0	-
417 Missouri Ave	52,600	0	0.0%	0	0.0%	0	0	0	0	-
10800 Old Lincoln Trl	36,000	0	0.0%	0	0.0%	0	0	0	0	-
1012 Plummer Dr	21,561	0	0.0%	0	0.0%	0	0	0	0	-
1 Professional Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
210 W Sand Bank Rd	21,083	0	0.0%	0	0.0%	0	0	0	0	-
511 St. Louis St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
322 State St	57,618	0	0.0%	0	0.0%	0	0	0	0	-
4601 State St	36,000	0	0.0%	0	0.0%	0	0	0	0	-
100 E Washington St	23,738	0	0.0%	0	0.0%	0	0	0	0	-
215 W Washington St	45,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	929,370	23,633	2.5%	23,633	2.5%	23,633	23,633	0	10,495	\$16.27/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(73 Bldgs)	3,199,896	333,569	10.4%	343,673	10.7%	395,102	384,998	10,104	69,641	\$18.05/fs