

Summary

St. Louis Regional Office Market Q4 2020

January 2021

<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	13,995,645	2,053,941	14.7% ↓ .1%	(14.6%)	Class A - \$18.78 Class B - \$16.87
St. Louis City	3,024,874	182,654	6.0% ↓ 2.7%	(8.7%)	Class A - \$32.52 Class B - \$19.48
Clayton	8,315,742	795,964	9.6% ↑ 2.1%	(7.5%)	Class A - \$34.60 Class B - \$22.02
Olive-270/Westport	7,903,716	883,853	11.2% ↑ 1.1%	(10.1%)	Class A - \$27.26 Class B - \$18.70
West County	7,488,817	978,509	13.1% ↑ .5%	(12.6%)	Class A - \$26.39 Class B - \$21.40
South County	2,978,456	377,197	12.7% ↓ 1.0%	(13.7%)	Class A - \$23.48 Class B - \$20.92
North County	3,502,218	443,298	12.7% ↓ .7%	(13.4%)	Class A - \$20.56 Class B - \$16.13
St. Charles	2,551,264	239,283	9.4% ↓ .6%	(10.0%)	Class A - \$21.27 Class B - \$18.49
Illinois	3,336,116	415,510	12.5% ↔	(12.5%)	Class A - \$22.06 Class B - \$16.35
Total	53,096,848	6,080,821	12.0% ↑ .3%	(11.7%)	Class A - \$25.21 Class B - \$18.93 (\$25.15) (\$18.63)

Source: Gershman Commercial Real Estate

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

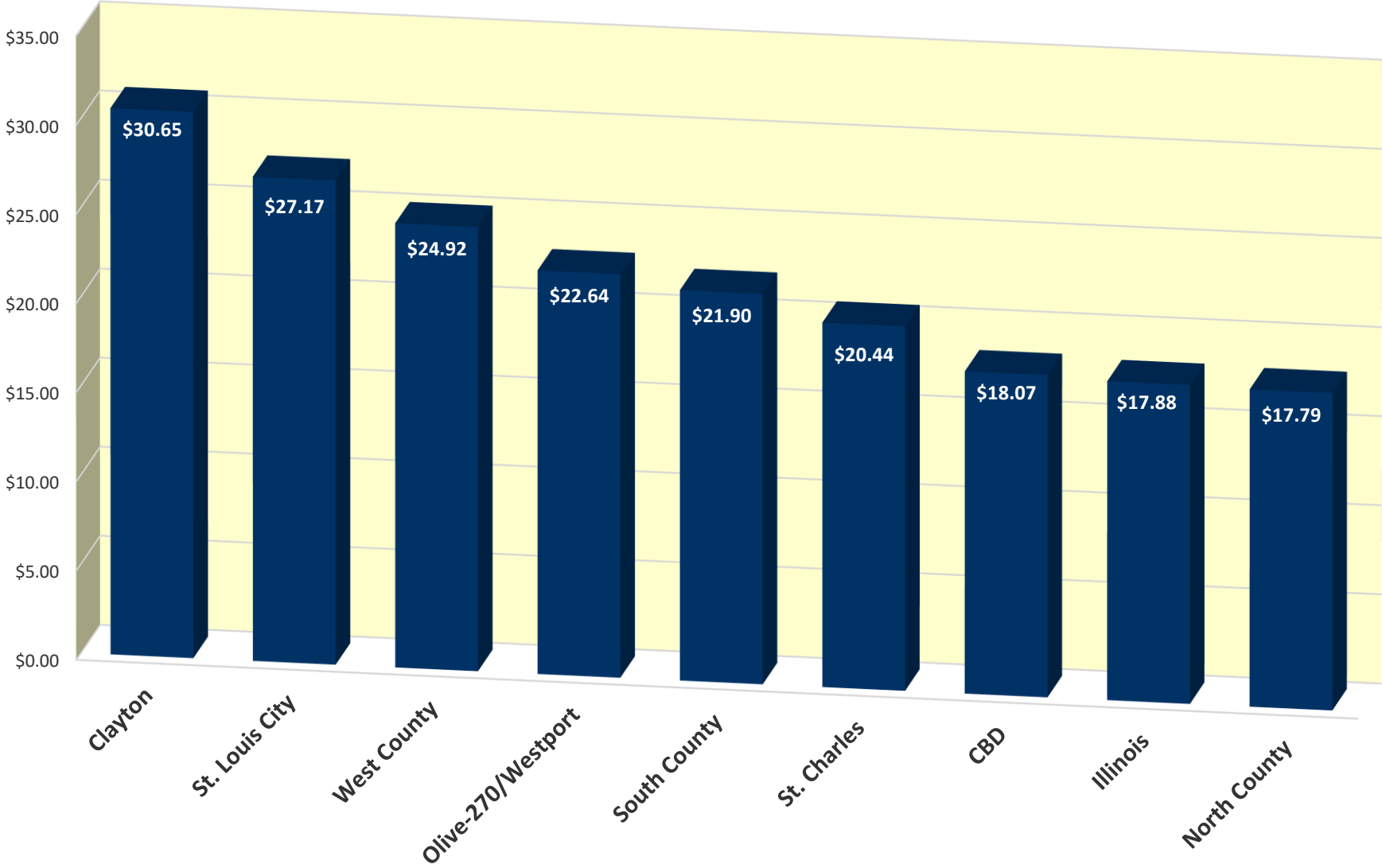
*Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.



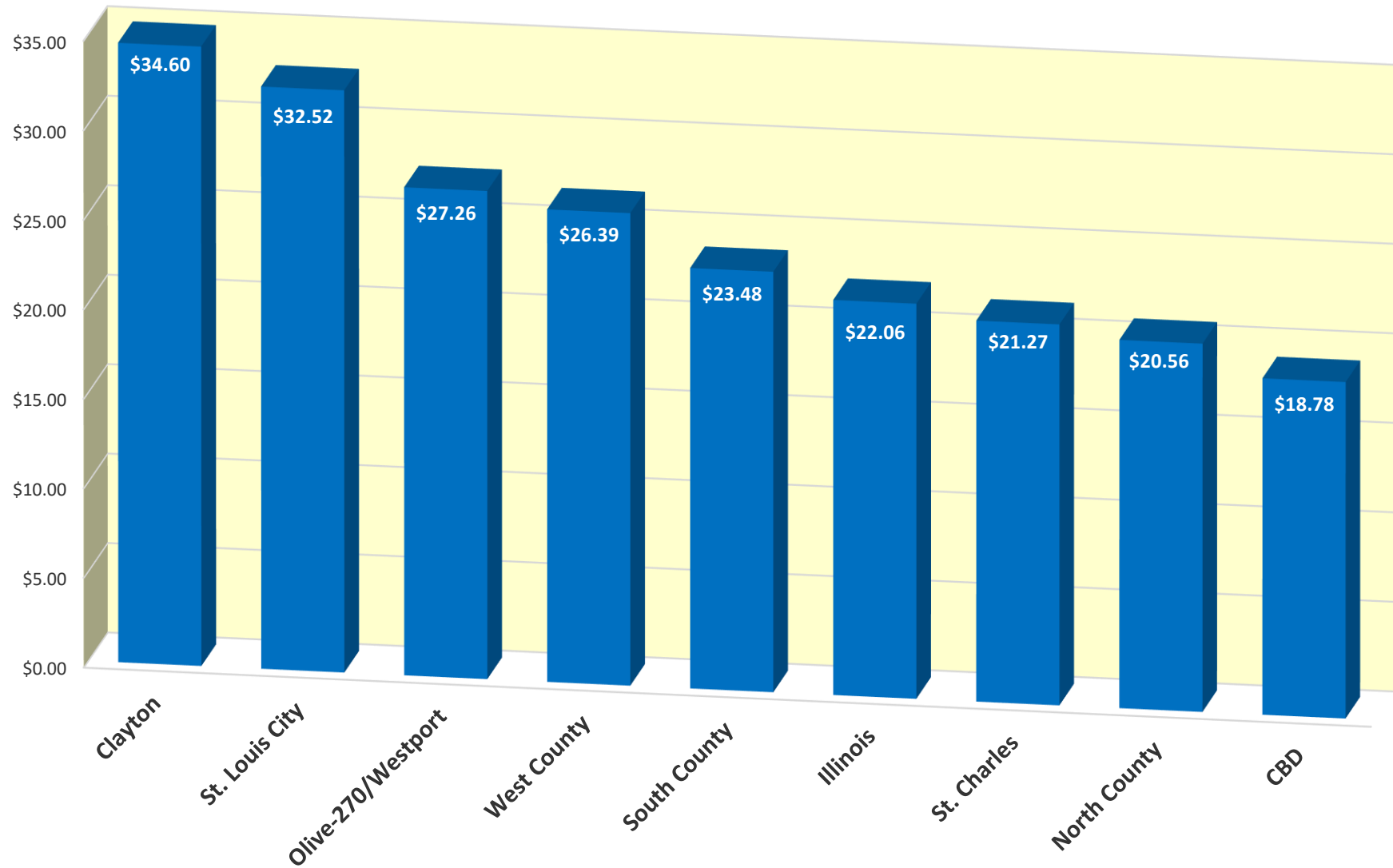
Gershman Commercial
Office Building Database
***** SUMMARY STATISTICS FOR CLASS A & B*****
January 2021

	Total Sq. Ft.	Vacancy	Sublease	Vacancy Rate
St. Louis Suburban Market - Just A & B	33,187,552	4,026,623	207,078	12.13%
St. Louis City - Just A & B	13,873,189	2,014,431	82,310	14.52%
Total St. Louis Region - Just A & B	47,060,741	6,041,054	289,388	12.84%
Total St. Louis Region - Class A	28,164,399	3,533,709	255,566	12.55%
Total St. Louis Region - Class B	18,896,342	2,507,345	33,822	13.27%
St. Louis City	13,873,189	2,014,431	82,310	14.52%
Class A Space	9,235,052	1,437,179	75,551	15.56%
Class B Space	4,638,137	577,252	6,759	12.45%
Suburban St. Louis	33,187,552	4,026,623	207,078	12.13%
Class A Space	18,929,347	2,096,530	180,015	11.08%
Class B Space	14,258,205	1,930,093	27,063	13.54%

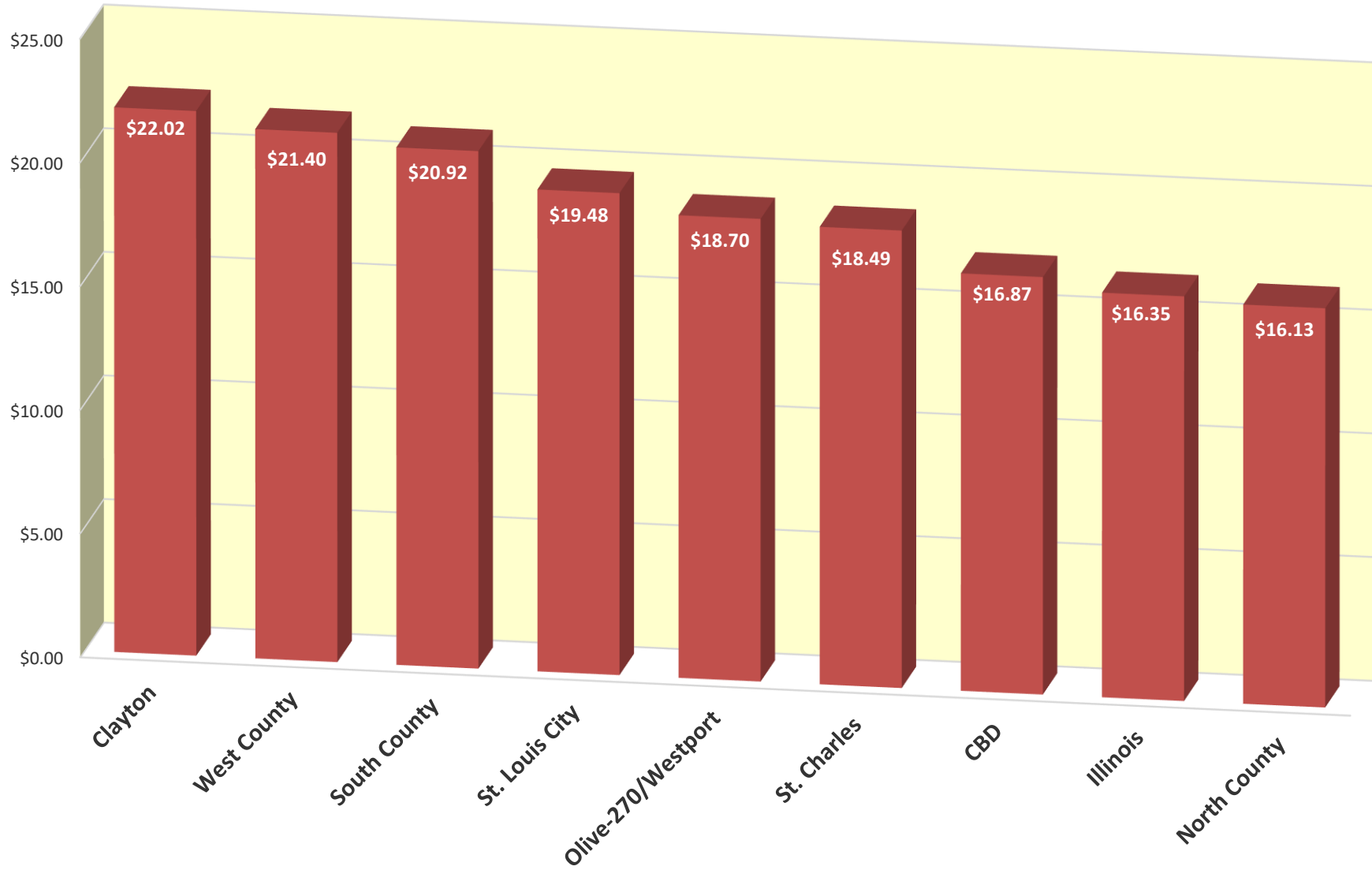
Office Rental Rate by Submarket January 2021



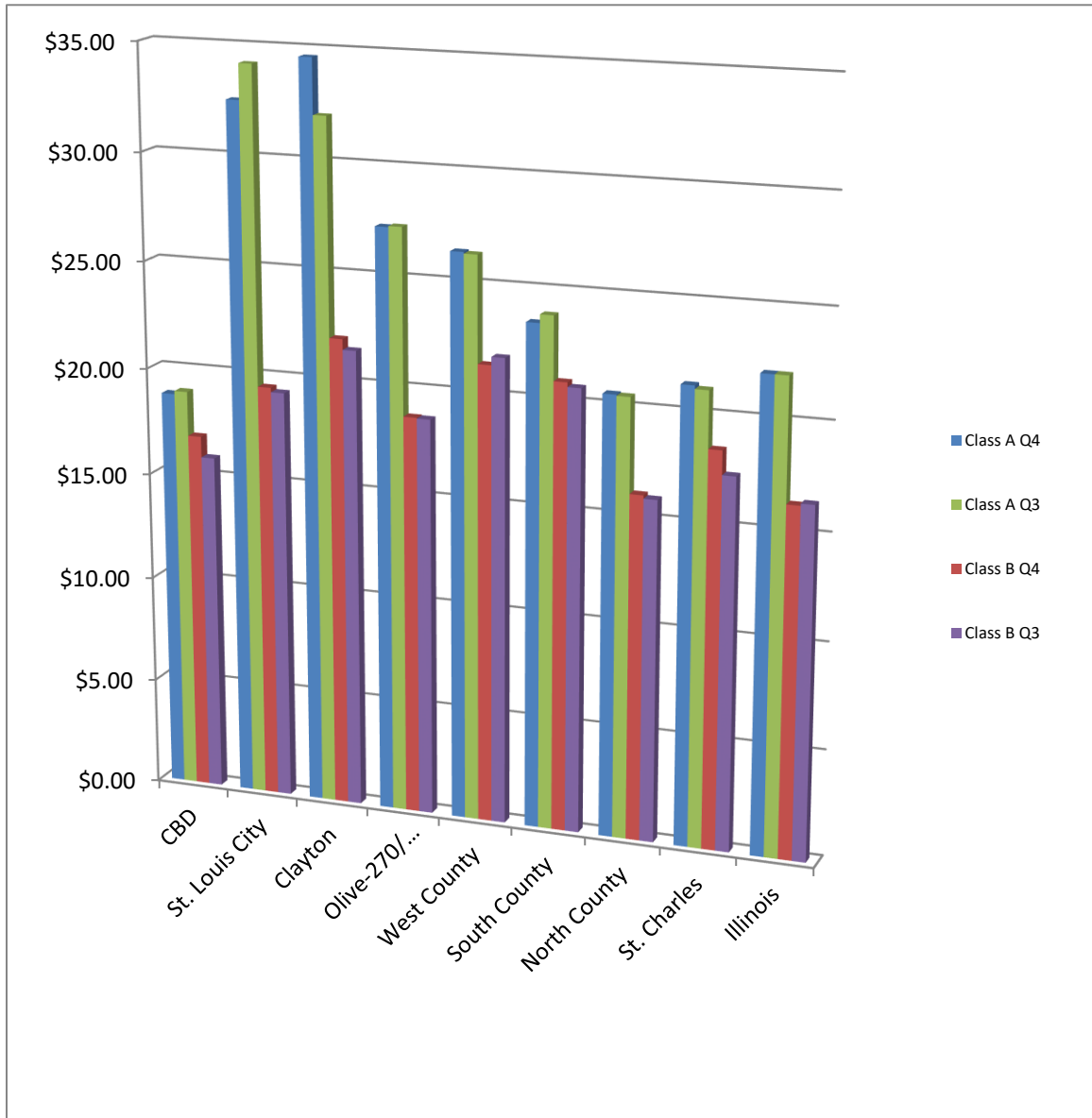
Class A Office Rental Rate by Submarket January 2021



Class B Office Rental Rate by Submarket January 2021

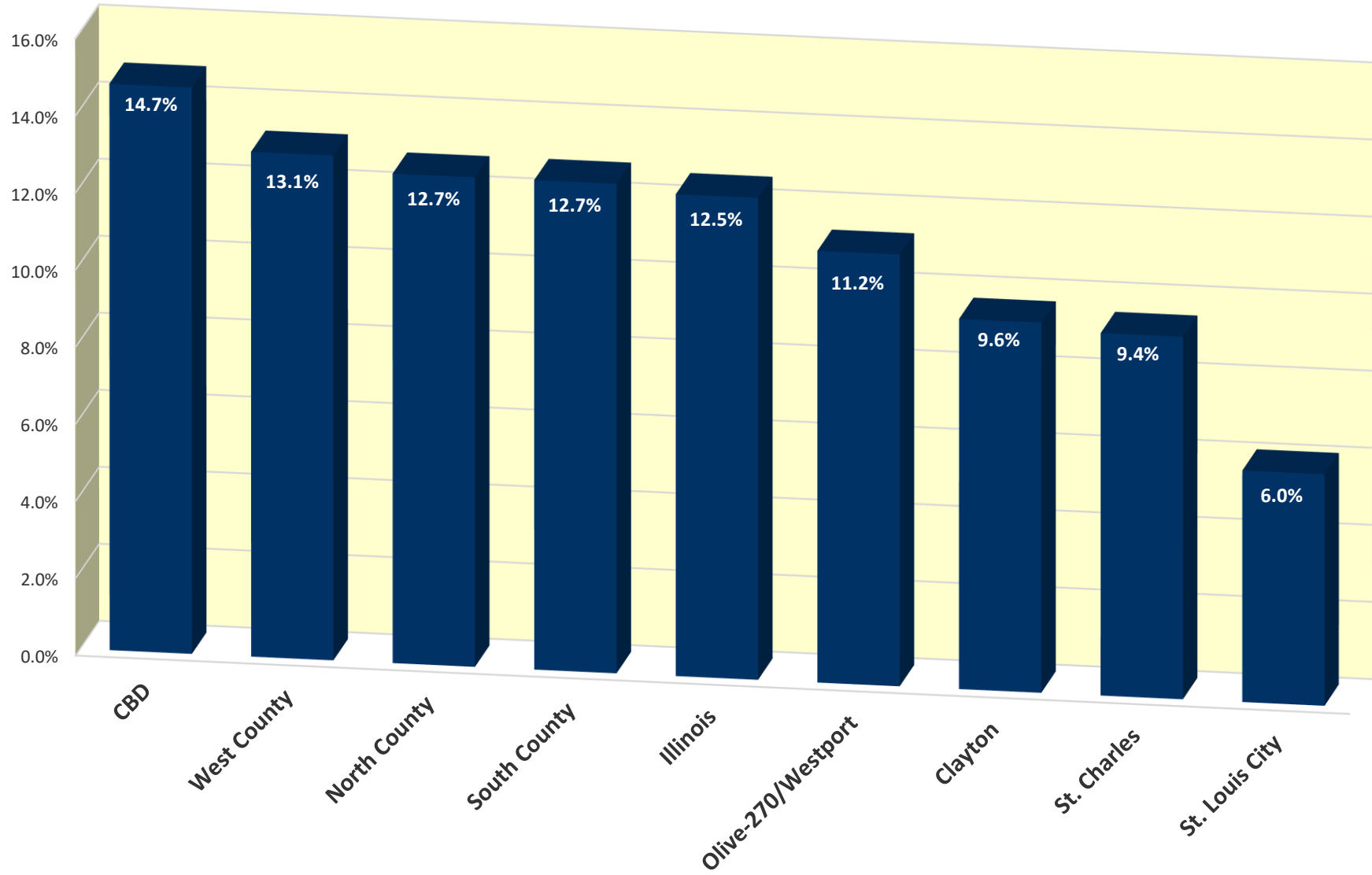


Class A & Class B Asking Rates by Submarket

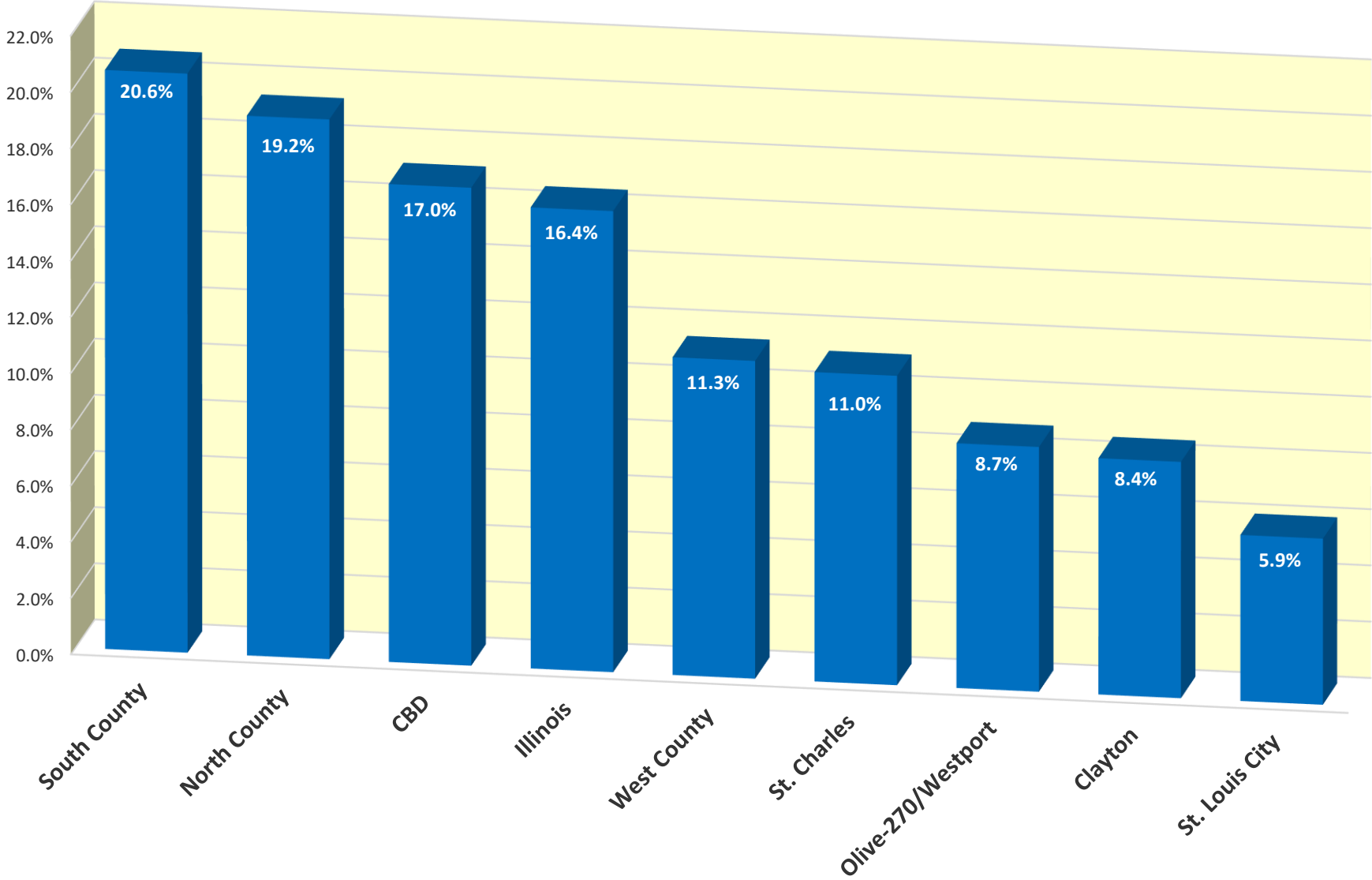


	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	\$18.78	\$18.93	\$16.87	\$15.90
St. Louis City	\$32.52	\$34.17	\$19.48	\$19.28
Clayton	\$34.60	\$32.04	\$22.02	\$21.53
Olive-270/ Westport	\$27.26	\$27.31	\$18.70	\$18.67
West County	\$26.39	\$26.32	\$21.40	\$21.78
South County	\$23.48	\$23.87	\$20.92	\$20.71
North County	\$20.56	\$20.51	\$16.13	\$15.98
St. Charles	\$21.27	\$21.11	\$18.49	\$17.38
Illinois	\$22.06	\$22.06	\$16.35	\$16.45
Average	\$25.21	\$25.15	\$18.93	\$18.63

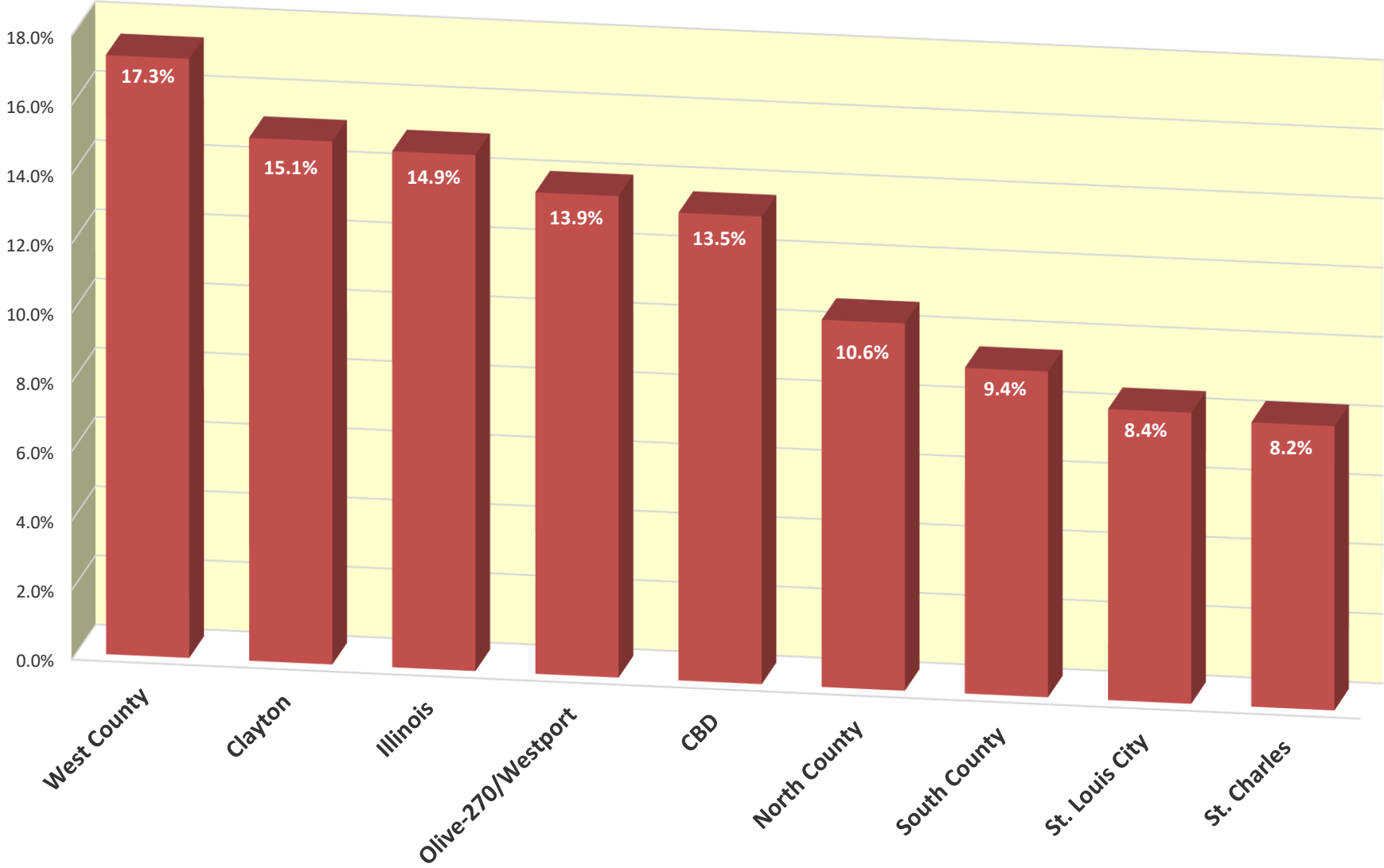
Office Vacancy Rate by Submarket January 2021



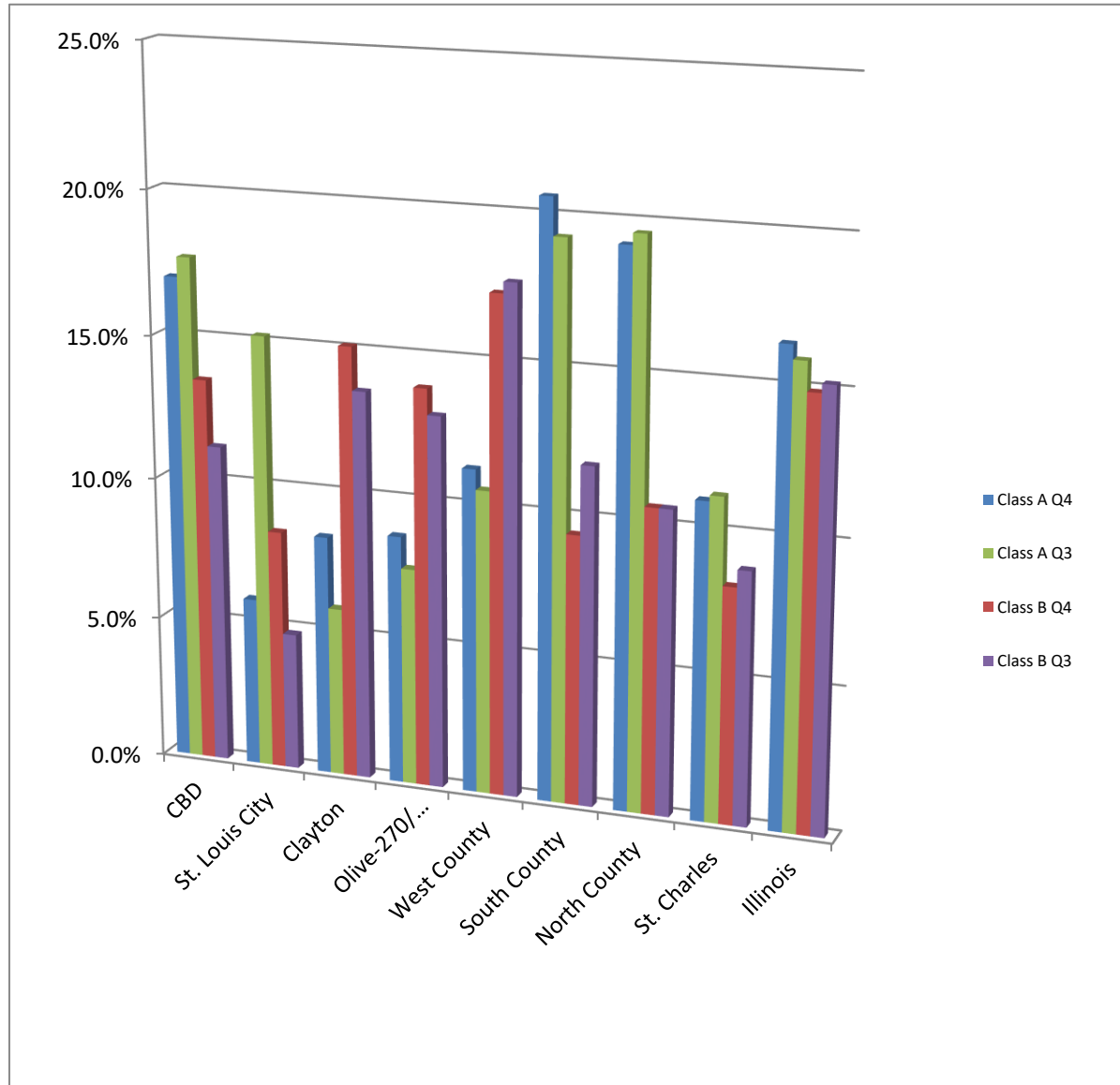
Class A Office Vacancy Rate by Submarket January 2021



Class B Office Vacancy Rate by Submarket January 2021



Class A & Class B Vacancy Rates by Submarket



	Class A Q4	Class A Q3	Class B Q4	Class B Q3
CBD	17.0%	17.7%	13.5%	11.2%
St. Louis City	5.9%	15.2%	8.4%	4.8%
Clayton	8.4%	5.9%	15.1%	13.6%
Olive-270/ Westport	8.7%	7.6%	13.9%	13.0%
West County	11.3%	10.6%	17.3%	17.7%
South County	20.6%	19.3%	9.4%	11.8%
North County	19.2%	19.6%	10.6%	10.6%
St. Charles	11.0%	11.2%	8.2%	8.8%
Illinois	16.4%	15.9%	14.9%	15.2%
Average	13.2%	13.7%	12.4%	11.9%

CBD

From Previous Qtr.

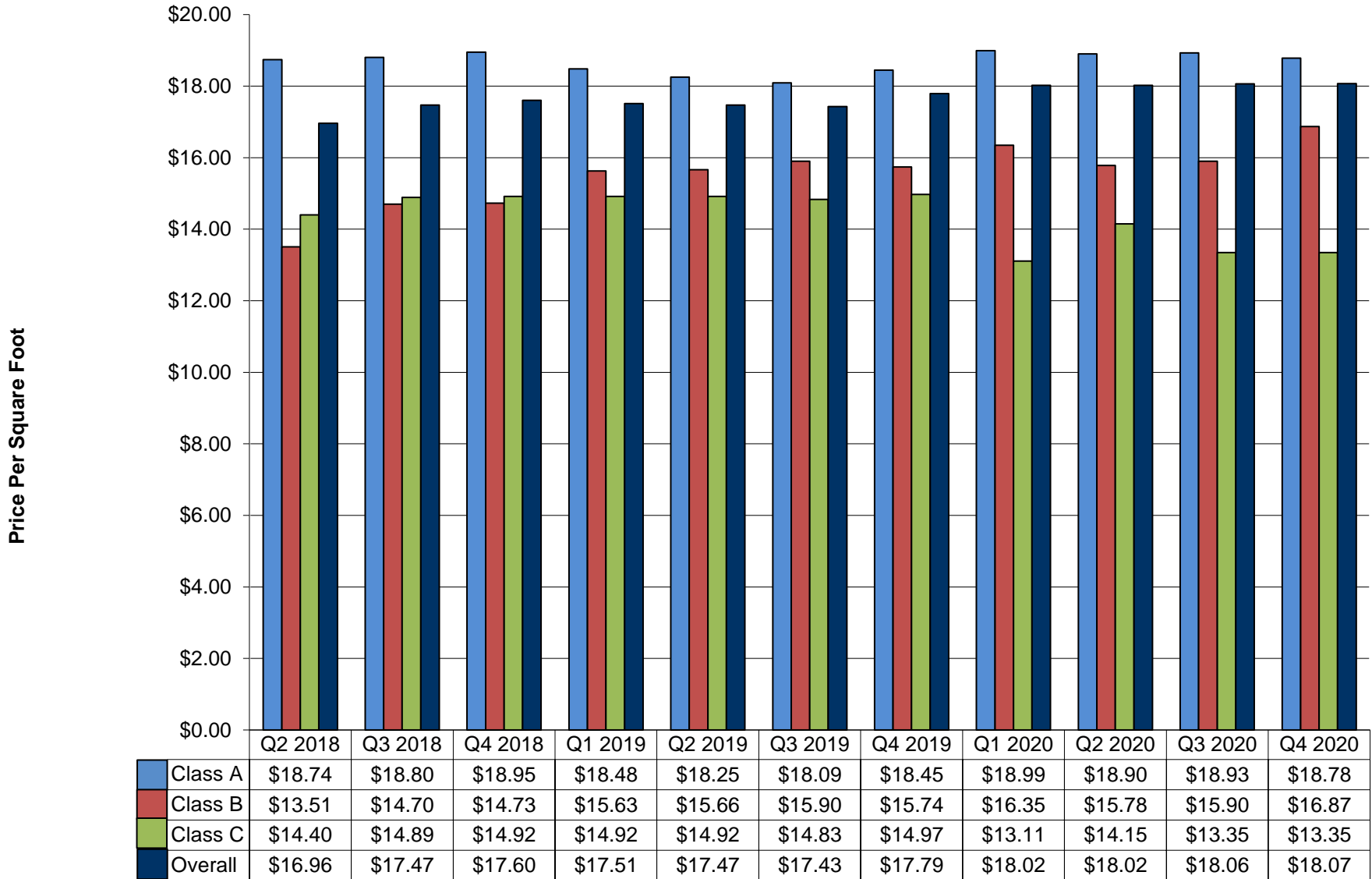
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	16.1%	16.8%	16.4%	17.4%	19.4%	19.8%	19.2%	18.4%	17.3%	17.7%	17.0%	-0.7%
Class B	18.0%	17.3%	12.4%	8.5%	8.6%	9.2%	9.8%	11.2%	11.7%	11.2%	13.5%	2.3%
Class C	6.2%	7.4%	7.7%	7.5%	5.6%	7.5%	7.7%	8.2%	8.7%	8.9%	8.4%	-0.5%
Overall	15.0%	15.4%	13.9%	13.4%	14.2%	15.0%	14.8%	14.8%	14.4%	14.6%	14.7%	0.1%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	(2,304)	(53,461)	35,951	(81,930)	(156,185)	(33,400)	147,833	64,083	82,419	(33,038)	58,231	91,269
Class B	1,947	25,336	183,779	140,592	(2,015)	(22,261)	(20,289)	(53,989)	(18,000)	19,893	(85,794)	(105,687)
Class C	(26,150)	(27,300)	(6,390)	4,150	44,140	(42,796)	(4,881)	(11,685)	(11,654)	(5,185)	12,838	18,023
Overall	(26,507)	(55,425)	213,340	62,812	(114,060)	(98,457)	122,663	(1,591)	52,765	(18,330)	(14,725)	3,605

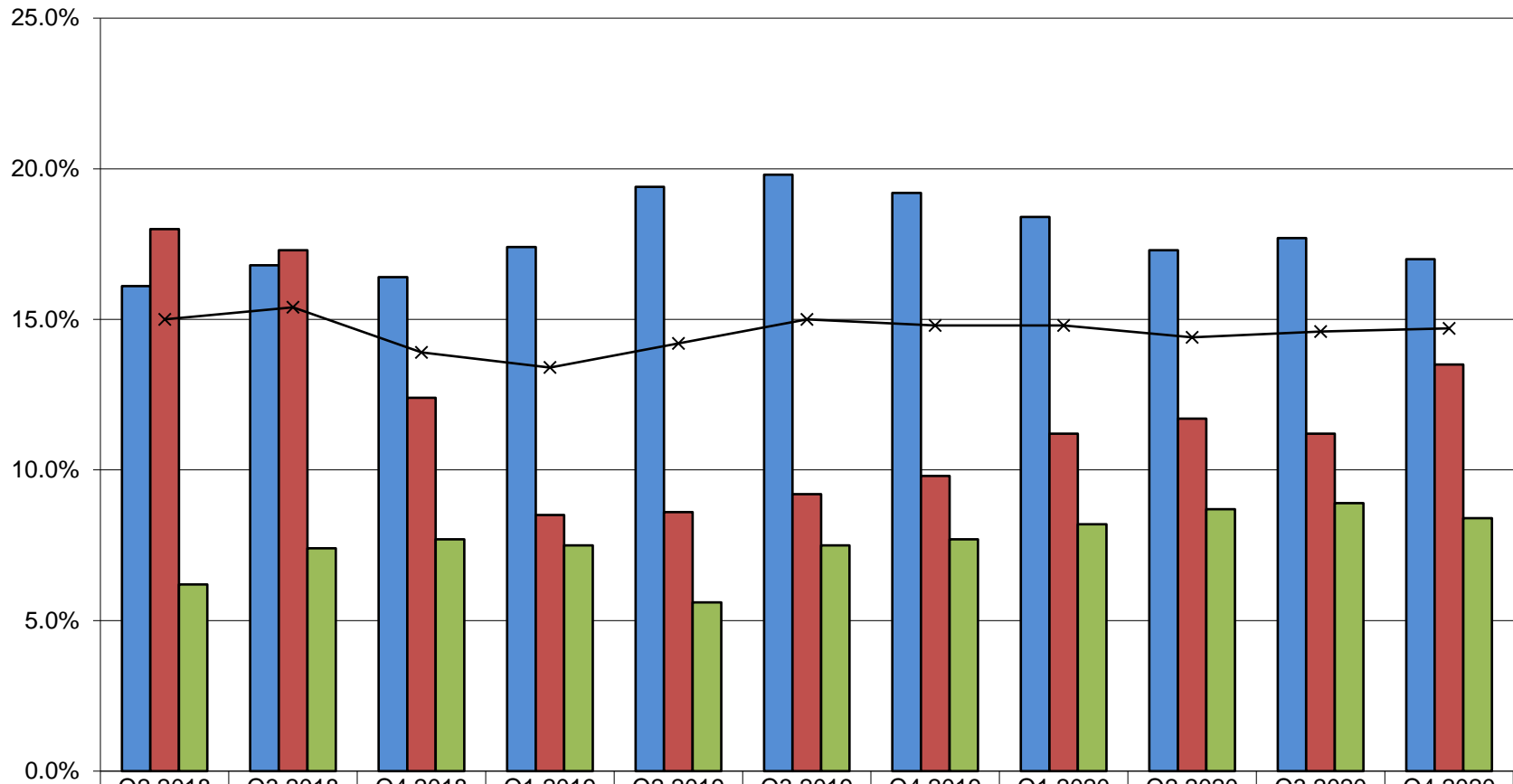
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$18.74	\$18.80	\$18.95	\$18.48	\$18.25	\$18.09	\$18.45	\$18.99	\$18.90	\$18.93	\$18.78	-\$0.15
Class B	\$13.51	\$14.70	\$14.73	\$15.63	\$15.66	\$15.90	\$15.74	\$16.35	\$15.78	\$15.90	\$16.87	\$0.97
Class C	\$14.40	\$14.89	\$14.92	\$14.92	\$14.92	\$14.83	\$14.97	\$13.11	\$14.15	\$13.35	\$13.35	\$0.00
Overall	\$16.96	\$17.47	\$17.60	\$17.51	\$17.47	\$17.43	\$17.79	\$18.02	\$18.02	\$18.06	\$18.07	\$0.01

Notes:

Average Asking Rates CBD Submarket

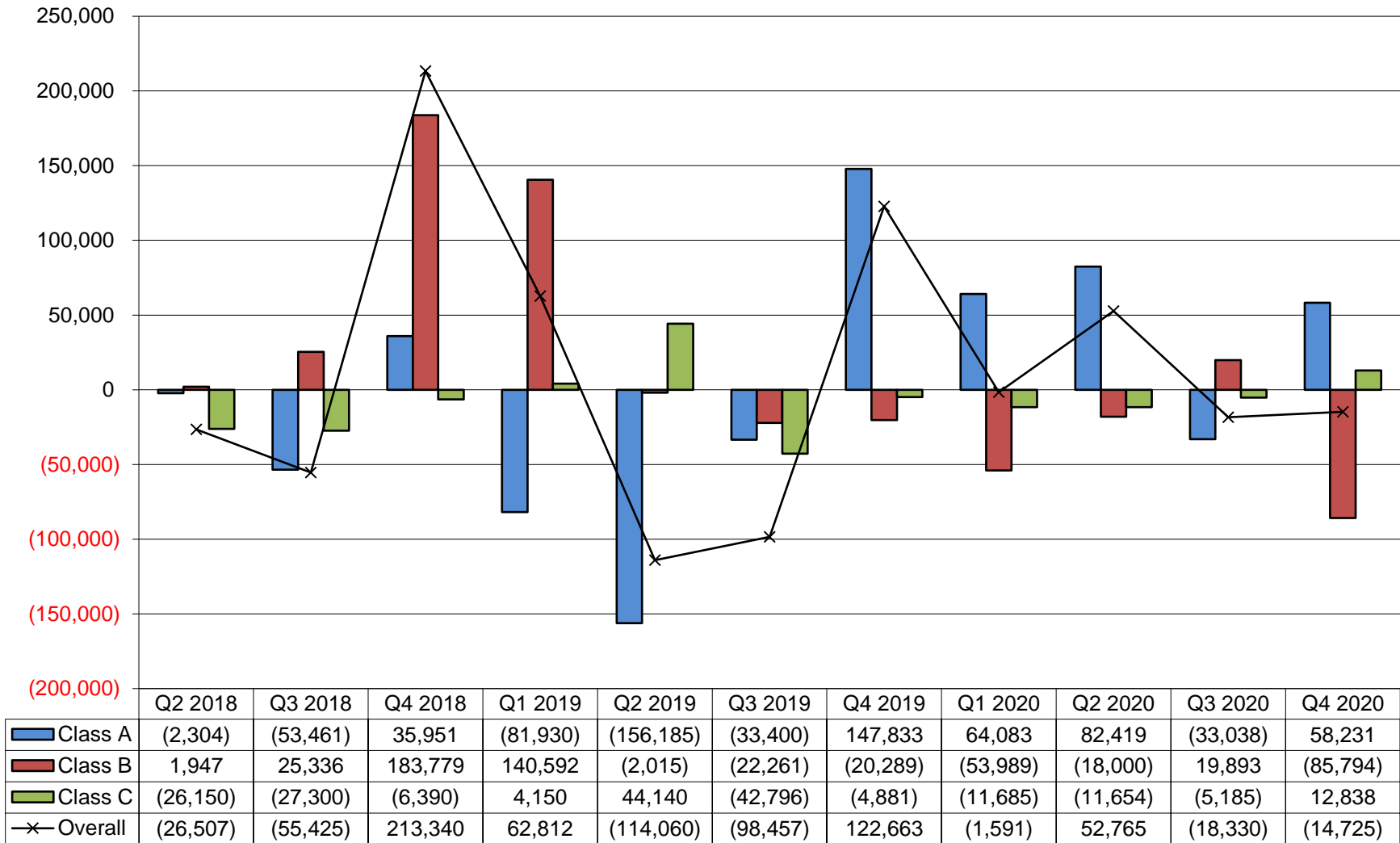


CBD Historic Vacancy Trends



	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Class A	16.1%	16.8%	16.4%	17.4%	19.4%	19.8%	19.2%	18.4%	17.3%	17.7%	17.0%
Class B	18.0%	17.3%	12.4%	8.5%	8.6%	9.2%	9.8%	11.2%	11.7%	11.2%	13.5%
Class C	6.2%	7.4%	7.7%	7.5%	5.6%	7.5%	7.7%	8.2%	8.7%	8.9%	8.4%
Overall	15.0%	15.4%	13.9%	13.4%	14.2%	15.0%	14.8%	14.8%	14.4%	14.6%	14.7%

CBD Historic Net Absorption Trends



CBD Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
100 S 4th St	260,811	58,251	22.3%	58,251	22.3%	85,332	58,251	22,081	22,081	\$16.00/fs
505 N 7th St	658,000	78,095	11.9%	78,095	11.9%	78,095	78,095	0	53,757	\$20.00/fs
415 S 18TH St	67,784	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
308 N 21st St	45,755	0	0.0%	0	0.0%	21,652	21,652	0	8,553	\$16.00/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	58,498	17.4%	58,498	17.4%	76,282	58,282	18,000	37,883	\$16.96/fs
211 N Broadway	1,171,595	144,310	12.3%	144,310	12.3%	165,334	140,834	0	31,600	\$21.29/fs
500 N Broadway	285,211	9,164	3.2%	65,924	23.1%	65,924	9,164	56,760	18,920	\$17.50/fs
10 S Broadway	430,373	22,551	5.2%	31,083	7.2%	72,256	63,724	8,532	62,449	\$21.00/fs
6 Cardinal Way	120,000	47,000	39.2%	47,000	39.2%	47,000	47,000	0	47,000	\$28.50/+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%	3,417	3.3%	14,417	11,000	3,417	11,000	\$22.38/fs
701 Market St	401,625	87,825	21.9%	87,825	21.9%	144,060	144,060	0	29,766	\$20.00/fs
800 Market St	749,857	92,677	12.4%	98,007	13.1%	222,647	92,677	129,970	72,876	\$19.38/fs
1010 Market St	347,399	170,312	49.0%	170,312	49.0%	225,526	225,526	0	73,118	\$16.00/fs
2351 Market St	84,370	56,743	67.3%	56,743	67.3%	56,743	56,743	0	56,743	\$14.00/nnn
1-99 S Memorial Dr	213,228	19,452	9.1%	19,452	9.1%	19,452	19,452	0	8,264	\$16.75/fs
720 Olive St	457,900	0	0.0%	1,512	0.3%	1,512	0	1,512	1,512	\$16.76/fs
900-920 Spruce St	144,823	2,247	1.6%	2,247	1.6%	2,247	2,247	0	2,247	\$24.50/fs
210 N Tucker Blvd	400,000	24,905	6.2%	24,905	6.2%	24,905	24,905	0	10,499	\$19.00/fs
710 N Tucker Blvd	626,760	101,600	16.2%	101,600	16.2%	207,130	207,130	0	165,000	\$17.50/fs
600 Washington Ave	460,150	86,637	18.8%	86,637	18.8%	86,637	86,637	0	55,782	\$18.75/fs
Total (22 Bldgs)	8,021,025	1,289,560	16.1%	1,365,111	17.0%	1,889,935	1,620,163	240,272	165,000	\$18.78/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	0	0.0%	0	0.0%	0	0	0	0	\$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	\$14.16/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	\$13.96/fs
704-710 N 2nd St	50,850	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	84,120	21,377	25.4%	21,377	25.4%	35,883	35,883	0	14,020	\$16.00/fs
712 N 2nd St	20,000	7,964	39.8%	11,221	56.1%	12,981	9,724	3,257	6,000	\$10.00/mg
801-805 N 2nd St	46,250	0	0.0%	0	0.0%	0	0	0	0	\$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	33,017	22.3%	33,017	22.3%	33,017	33,017	0	11,414	\$13.57/fs
440-444 N 4th St	60,000	0	0.0%	0	0.0%	0	0	0	0	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	8,064	8,064	0	8,064	\$10.00/fs
215-217 N 10th St	22,240	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	11,500	\$18.00/nnn
133 S 11th St	48,180	2,000	4.2%	2,000	4.2%	5,533	5,533	0	3,533	\$18.50/fs
326 S 21st St	43,391	26,940	62.1%	26,940	62.1%	26,940	26,940	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	104,479	32.5%	107,981	33.6%	107,981	104,479	3,502	29,191	\$13.88/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%	0	0	0	0	\$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	0	0.0%	0	0.0%	0	0	0	0	\$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	-
1133 Pine St	28,122	28,122	100.0%	28,122	100.0%	28,122	28,122	0	28,122	-
1881 Pine St	110,060	0	0.0%	0	0.0%	0	0	0	0	-
800 St. Louis Union Station	57,814	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
900 N Tucker Blvd	235,000	54,140	23.0%	54,140	23.0%	54,140	54,140	0	25,850	-
700 Union Station	39,648	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
505 Washington Ave	80,000	60,000	75.0%	60,000	75.0%	60,000	60,000	0	20,000	\$22.50/fs
555 Washington Ave	160,000	13,500	8.4%	13,500	8.4%	13,500	13,500	0	10,000	-
911-919 Washington Ave	159,500	0	0.0%	0	0.0%	0	0	0	0	-
1001 Washington Ave	69,218	0	0.0%	0	0.0%	0	0	0	0	\$14.25/fs
1227 Washington Ave	126,328	0	0.0%	0	0.0%	70,000	0	70,000	70,000	-
1409 Washington Ave	34,234	8,998	26.3%	8,998	26.3%	34,234	36,634	0	28,740	\$16.00/fs



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
1426-1432 Washington Ave	27,045	15,598	57.7%	15,598	57.7%	15,598	15,598	0	9,015	\$9.39/fs
1517 Washington Ave	35,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (46 Bldgs)	3,691,762	491,307	13.3%	498,066	13.5%	621,165	546,806	76,759	70,000	\$16.87/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
757 S 2nd St	72,000	0	0.0%	0	0.0%	0	0	0	0	-
209 N 4th St	20,000	0	0.0%	0	0.0%	0	0	0	0	-
330 N 4th St	52,000	28,000	53.8%	28,000	53.8%	28,000	28,000	0	18,000	\$9.00/fs
101 S 11th St	48,035	0	0.0%	0	0.0%	0	0	0	0	-
1609 N 14th St	28,024	0	0.0%	0	0.0%	0	0	0	0	-
717 N 16th St	24,500	11,000	44.9%	11,000	44.9%	11,000	11,000	0	11,000	\$23.00/mg
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%	0	0	0	0	-
917 Locust St	61,200	0	0.0%	0	0.0%	0	0	0	0	-
921 Locust St	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1221 Locust St	125,000	0	0.0%	0	0.0%	0	0	0	0	-
2101-2107 Locust St	32,014	0	0.0%	0	0.0%	0	0	0	0	-
2311-2315 Locust St	53,676	8,348	15.6%	8,348	15.6%	8,348	8,348	0	4,450	\$17.61/mg
1101 Lucas Ave	38,500	11,000	28.6%	11,000	28.6%	14,000	14,000	0	11,000	\$20.00/fs
1520 Market St	401,529	0	0.0%	0	0.0%	0	0	0	0	-
1720 Market St	256,504	0	0.0%	0	0.0%	0	0	0	0	-
815 Olive St	132,000	32,502	24.6%	32,502	24.6%	32,502	32,502	0	32,502	\$9.75/fs
1017 Olive St	120,000	30,500	25.4%	30,500	25.4%	30,500	30,500	0	24,000	\$10.00/mg
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	\$12.95/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	101,600	0	0.0%	0	0.0%	0	0	0	0	-
900 Walnut St	112,266	33,214	29.6%	33,214	29.6%	36,617	36,617	0	8,663	\$19.00/fs
1128-1130 Washington Ave	41,840	0	0.0%	0	0.0%	0	0	0	0	-
1422 Washington Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (26 Bldgs)	2,282,858	190,764	8.4%	190,764	8.4%	241,160	241,160	0	33,493	\$13.35/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(94 Bldgs)	13,995,645	1,971,631	14.1%	2,053,941	14.7%	2,752,260	2,408,129	317,031	165,000	\$18.07/fs

St. Louis City

From Previous Qtr.

Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	7.5%	7.4%	5.5%	5.1%	2.2%	1.8%	3.5%	3.7%	3.7%	15.2%	5.9%	-9.3%
Class B	5.5%	5.7%	6.9%	3.5%	3.5%	3.8%	3.7%	4.1%	4.8%	4.8%	8.4%	3.6%
Class C	1.9%	1.8%	2.1%	1.2%	1.0%	2.1%	2.5%	4.1%	4.4%	3.6%	3.6%	0.0%
Overall	5.2%	5.2%	4.9%	3.4%	2.2%	2.5%	3.3%	4.0%	4.3%	8.7%	6.0%	-2.7%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	153,330	1,395	21,413	4,216	32,457	3,953	(19,208)	(1,463)	0	(37,586)	113,060	150,646
Class B	5,262	(1,420)	(11,290)	31,931	574	(3,000)	903	(4,407)	(6,114)	0	(33,916)	(33,916)
Class C	8,798	1,168	(2,891)	8,361	1,150	(9,000)	(3,700)	(14,100)	(2,400)	6,800	0	(6,800)
Overall	167,390	1,143	7,232	44,508	34,181	(8,047)	(22,005)	(19,970)	(8,514)	(30,786)	79,144	109,930

Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$30.25	\$30.25	\$27.90	\$31.12	\$31.99	\$30.58	\$31.79	\$31.40	\$31.55	\$34.17	\$32.52	-\$1.65
Class B	\$19.47	\$15.21	\$15.12	\$14.10	\$14.06	\$13.92	\$14.09	\$16.66	\$16.68	\$19.28	\$19.48	\$0.20
Class C	\$14.13	\$14.20	\$14.57	\$14.57	\$14.57	\$13.43	\$13.02	\$18.10	\$18.32	\$16.30	\$16.58	\$0.28
Overall	\$25.30	\$24.43	\$21.41	\$17.38	\$17.27	\$17.44	\$20.12	\$20.57	\$19.89	\$29.15	\$27.17	-\$1.98

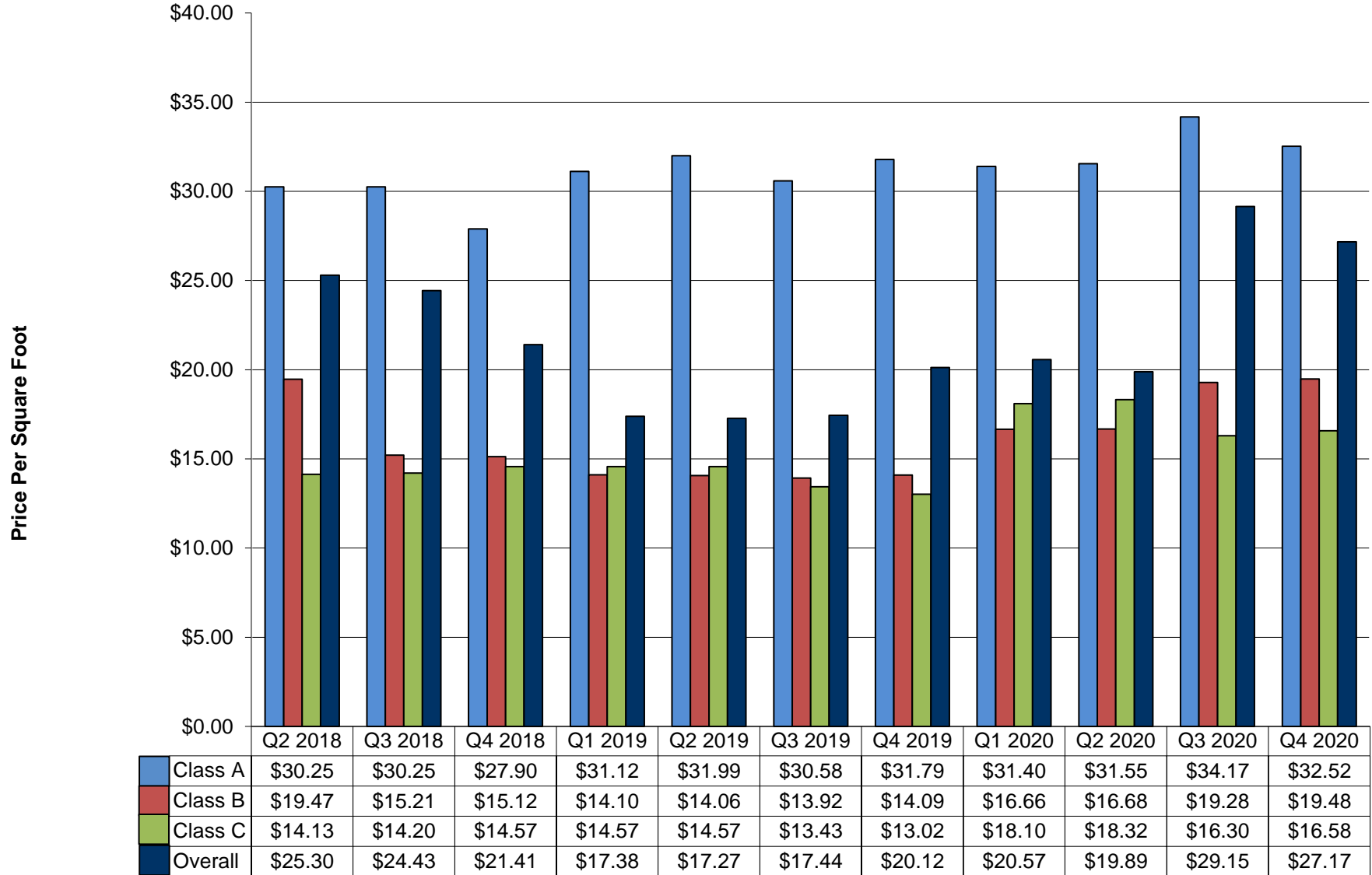
Notes:

Higher rates are due to conversion of NNN to PSF rates, primarily in the CORTEX District.

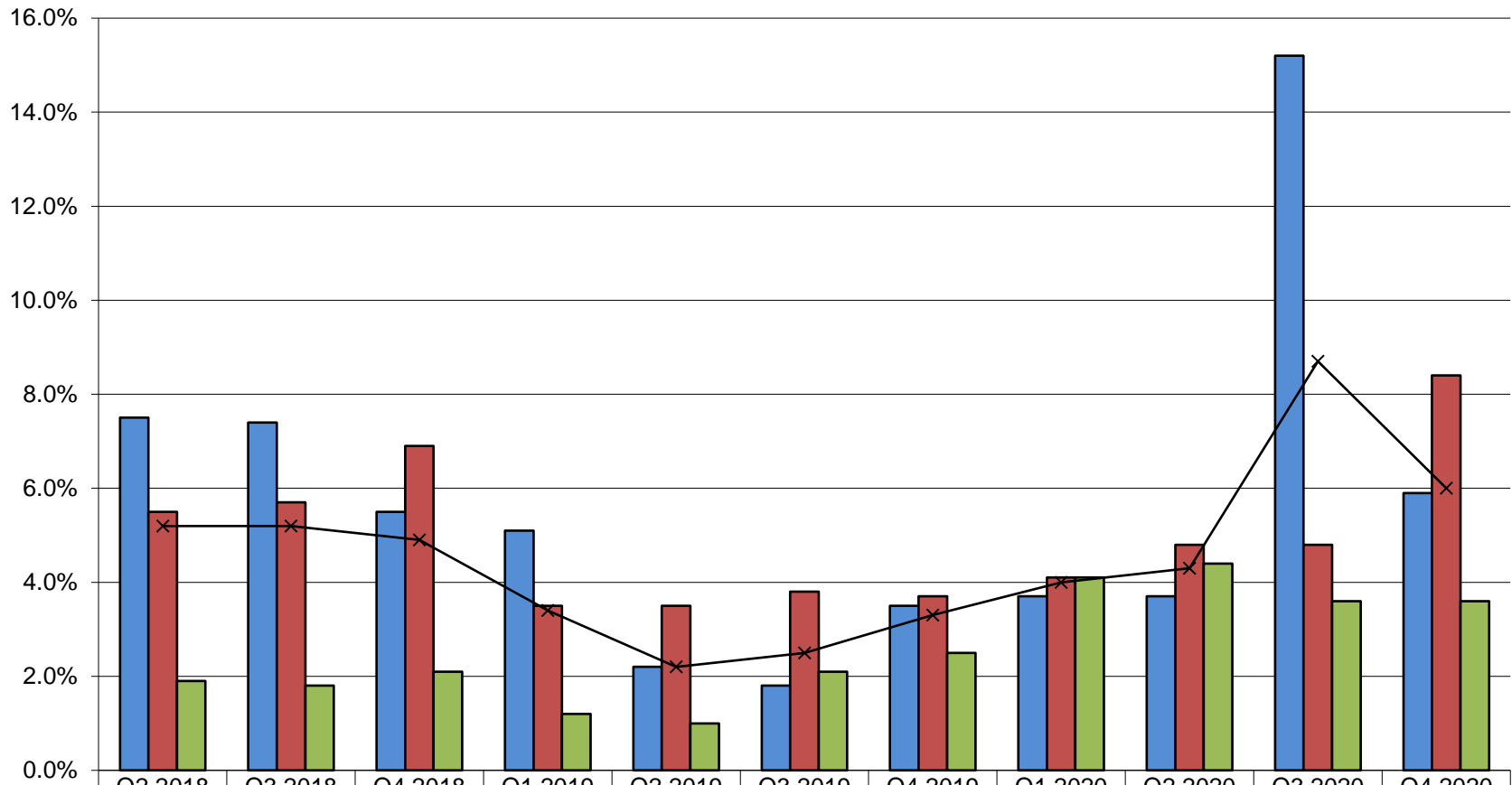
Class A: 4320 Forest Park (Cortex I) went from 11.6% to 0% leasing 19,208 SF

3700 Forest Park (City Foundry Office II) went from 100% vacant to 4.7% leasing 102,000 SF

Average Asking Rates St. Louis City Submarket

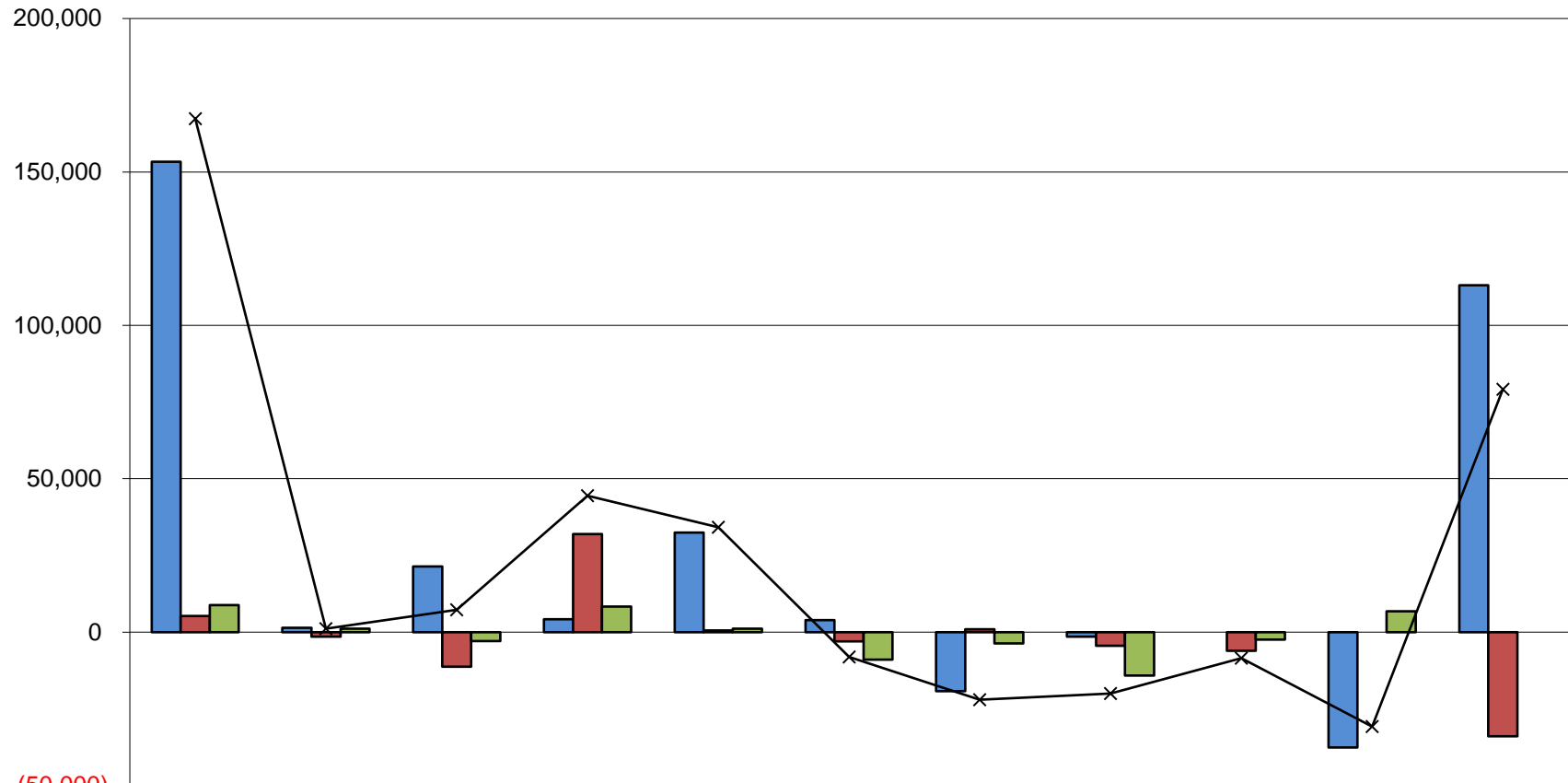


St. Louis City Historic Vacancy Trends



	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Class A	7.5%	7.4%	5.5%	5.1%	2.2%	1.8%	3.5%	3.7%	3.7%	15.2%	5.9%
Class B	5.5%	5.7%	6.9%	3.5%	3.5%	3.8%	3.7%	4.1%	4.8%	4.8%	8.4%
Class C	1.9%	1.8%	2.1%	1.2%	1.0%	2.1%	2.5%	4.1%	4.4%	3.6%	3.6%
Overall	5.2%	5.2%	4.9%	3.4%	2.2%	2.5%	3.3%	4.0%	4.3%	8.7%	6.0%

St. Louis City Historic Net Absorption Trends



	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Class A	153,330	1,395	21,413	4,216	32,457	3,953	(19,208)	(1,463)	0	(37,586)	113,060
Class B	5,262	(1,420)	(11,290)	31,931	574	(3,000)	903	(4,407)	(6,114)	0	(33,916)
Class C	8,798	1,168	(2,891)	8,361	1,150	(9,000)	(3,700)	(14,100)	(2,400)	6,800	0
Overall	167,390	1,143	7,232	44,508	34,181	(8,047)	(22,005)	(19,970)	(8,514)	(30,786)	79,144

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	-
4240 Duncan Ave	197,527	17,332	8.8%	17,332	8.8%	17,332	17,332	0	17,332	-
4300 Duncan Ave	172,000	0	0.0%	0	0.0%	0	0	0	0	-
3700 Forest Park Ave	107,000	5,000	4.7%	5,000	4.7%	5,000	5,000	0	5,000	\$27.00/mg
4260 Forest Park Ave	60,000	18,269	30.4%	18,269	30.4%	18,269	18,269	0	18,269	\$22.50/nnn
4320 Forest Park Ave	165,000	0	0.0%	0	0.0%	27,048	0	27,048	27,048	\$20.00/fs
1001 Highlands Plaza Dr	144,593	0	0.0%	0	0.0%	0	0	0	0	-
1000 Jefferson Ave	0	0	-	0	-	0	0	0	0	-
3950 Laclede Ave	0	0	-	0	-	0	0	0	0	-
3676 Market St	0	0	-	0	-	193,498	193,498	0	193,498	\$27.00/nnn
26-56 Maryland Plz	62,241	18,200	29.2%	18,200	29.2%	18,200	18,200	0	13,000	\$26.00/fs
645 S Newstead Ave	61,308	0	0.0%	0	0.0%	0	0	0	0	-
5700-5724 Oakland Ave	62,290	13,267	21.3%	13,267	21.3%	13,267	13,267	0	4,706	\$28.50/fs
Total (13 Bldgs)	1,214,027	72,068	5.9%	72,068	5.9%	292,614	265,566	27,048	193,498	\$32.52/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	28,971	0	0.0%	0	0.0%	0	0	0	0	-
4100 Lindell Blvd	24,441	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	64,475	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
4625 Lindell Blvd	71,652	22,603	31.5%	22,603	31.5%	48,603	22,603	0	26,000	\$23.50/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	19,860	9.0%	19,860	9.0%	55,765	55,765	0	31,505	\$15.27/fs
4140 Park Ave	108,000	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	11,073	14.4%	11,073	14.4%	11,073	11,073	0	4,400	\$19.50/fs
501-523 N Taylor Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1238-1260 S Vandeventer Ave	36,856	25,650	69.6%	25,650	69.6%	25,650	25,650	0	6,350	\$18.00/nnn
3830 Washington Ave	32,278	0	0.0%	0	0.0%	0	0	0	0	-
3800-3810 Washington Blvd	102,351	0	0.0%	0	0.0%	0	0	0	0	-
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
454 Whittier St	28,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (16 Bldgs)	946,375	79,186	8.4%	79,186	8.4%	141,091	115,091	0	31,505	\$19.48/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	\$7.81/mg
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	11,000	20.0%	11,000	20.0%	33,500	33,500	0	11,000	\$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	30,000	0	0.0%	0	0.0%	0	0	0	0	-
3701-3715 Forest Park Ave	71,872	13,400	18.6%	13,400	18.6%	13,400	13,400	0	13,400	\$25.00/+clea
3008-3030 S Grand Ave	20,219	0	0.0%	0	0.0%	0	0	0	0	-
1300 Hampton Ave	39,316	4,000	10.2%	4,000	10.2%	4,000	4,000	0	4,000	\$17.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
4301 Hampton Ave	23,579	0	0.0%	0	0.0%	0	0	0	0	-
2400 S Jefferson Ave	52,632	3,000	5.7%	3,000	5.7%	9,500	9,500	0	6,500	\$8.63/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	-
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	0	0.0%	0	0.0%	0	0	0	0	-
5615-5617 Pershing Ave	27,200	0	0.0%	0	0.0%	0	0	0	0	\$11.01/mg
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	864,472	31,400	3.6%	31,400	3.6%	60,400	60,400	0	13,400	\$16.58/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(51 Bldgs)	3,024,874	182,654	6.0%	182,654	6.0%	494,105	441,057	27,048	193,498	\$27.17/fs

Clayton

From Previous Qtr.

Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	2.6%	2.8%	2.4%	3.2%	3.1%	3.5%	3.1%	3.6%	4.3%	5.9%	8.4%	2.5%
Class B	9.7%	9.4%	13.1%	12.7%	10.5%	11.5%	10.4%	10.5%	11.3%	13.6%	15.1%	1.5%
Class C	12.5%	12.0%	2.6%	2.6%	2.4%	2.2%	2.1%	2.8%	2.9%	1.6%	0.1%	-1.5%
Overall	5.0%	5.0%	5.2%	5.6%	5.0%	5.5%	4.8%	5.2%	5.9%	7.5%	9.6%	2.1%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	30,886	(12,607)	24,437	(45,220)	6,521	(19,684)	663,155	(34,034)	(41,162)	(93,701)	(149,768)	(56,067)
Class B	(1,937)	5,700	(73,160)	(36,109)	41,642	(19,912)	21,713	(1,477)	(14,677)	(45,411)	(28,992)	16,419
Class C	(791)	1,989	39,858	(296)	1,150	584	370	(2,742)	(350)	5,546	6,058	512
Overall	28,158	(4,918)	(8,865)	(81,625)	49,313	(39,012)	685,238	(38,253)	(56,189)	(133,566)	(172,702)	(39,136)

Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$28.92	\$29.47	\$29.38	\$29.45	\$29.91	\$31.24	\$31.28	\$31.33	\$31.33	\$32.04	\$34.60	\$2.56
Class B	\$20.73	\$20.79	\$20.92	\$21.02	\$21.03	\$21.23	\$21.25	\$21.08	\$21.18	\$21.53	\$22.02	\$0.49
Class C	\$16.31	\$18.84	\$18.90	\$18.09	\$18.15	\$18.20	\$17.66	\$15.56	\$15.56	\$14.54	\$17.51	\$2.97
Overall	\$24.35	\$24.85	\$25.27	\$25.10	\$25.40	\$26.65	\$27.05	\$27.24	\$27.60	\$28.58	\$30.65	\$2.07

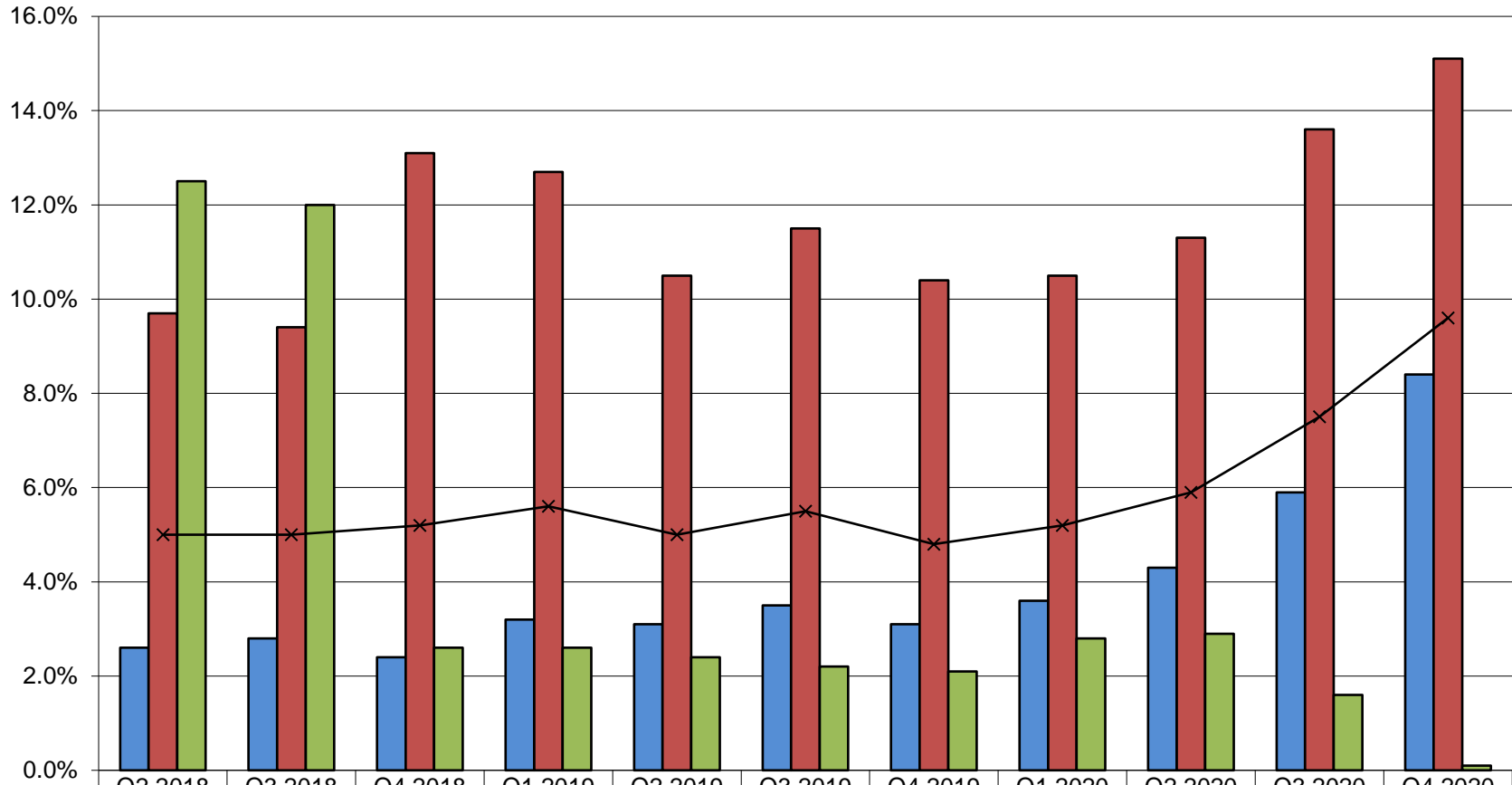
Notes:

Class A Centene Plaza went from 13.3% to 28.1% adding 98,000 SF to vacancy.
 Pierre Laclede Center II went from .8% vacant to 6.7% vacant adding 22,000 SF to vacancy.
 Bemiston Tower went from 9.9% to 11.3%.
 Shaw Park Plaza went from 0% to 3% adding 8,119 SF to vacancy.
 1401 Brentwood went from 1.7% to 4.5% adding 5,000 SF to vacancy.

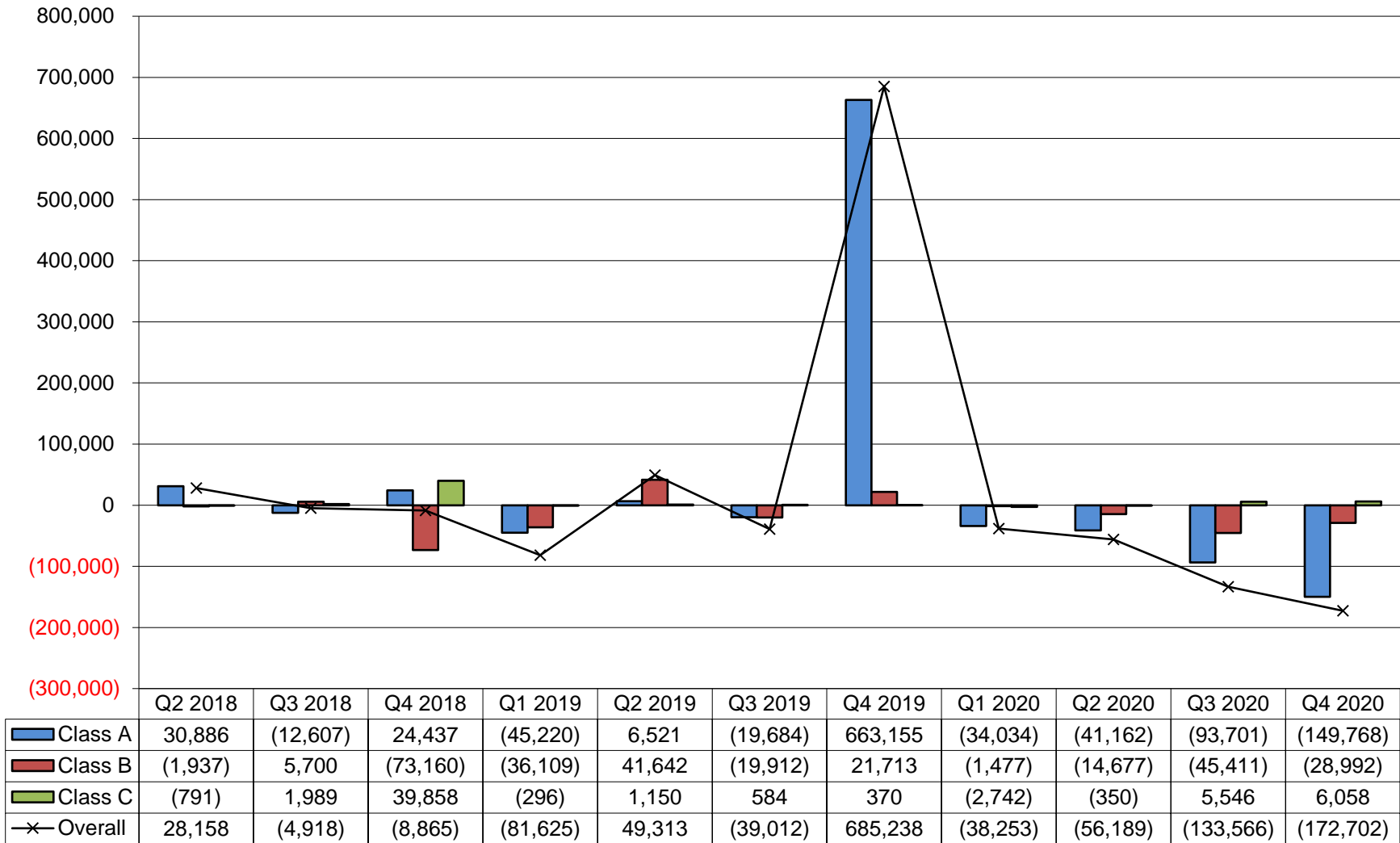
Average Asking Rates Clayton Submarket



Clayton Historic Vacancy Trends



Clayton Historic Net Absorption Trends



Clayton Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
231 S Bemiston Ave	174,241	19,752	11.3%	19,752	11.3%	23,532	23,532	0	13,970	\$29.20/fs
7700 Bonhomme Ave	182,185	13,047	7.2%	13,047	7.2%	13,047	13,047	0	7,679	\$30.00/fs
7777 Bonhomme Ave	200,782	17,366	8.6%	17,366	8.6%	37,038	32,038	0	12,353	\$29.50/fs
1 N Brentwood Blvd	274,272	8,119	3.0%	8,119	3.0%	8,119	8,119	0	8,119	-
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	29,015	11.1%	29,015	11.1%	40,781	40,781	0	16,208	\$25.49/fs
1401 S Brentwood Blvd	170,157	7,718	4.5%	7,718	4.5%	11,273	11,273	0	4,843	\$33.00/fs
1600 S Brentwood Blvd	105,000	25,632	24.4%	25,632	24.4%	25,632	25,632	0	13,636	\$29.50/fs
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	52,079	38,961	13,118	32,171	\$36.00/fs
120 S Central Ave	299,176	32,716	10.9%	47,966	16.0%	47,966	32,716	15,250	13,725	\$27.05/fs
7980 Clayton Rd	68,816	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	0	0.0%	0	0.0%	0	0	0	0	-
8225-8235 Clayton Rd	20,245	3,648	18.0%	3,648	18.0%	3,648	3,648	0	3,648	\$24.00/mg
700 Corporate Park Dr	125,000	0	0.0%	0	0.0%	0	0	0	0	-
8300 Eager Rd	175,000	0	0.0%	0	0.0%	0	0	0	0	-
8915 Eager Rd	34,780	0	0.0%	0	0.0%	0	0	0	0	-
7676 Forsyth Blvd	662,500	185,979	28.1%	185,979	28.1%	185,979	185,979	0	155,688	\$42.50/fs
7700 Forsyth Blvd	500,000	0	0.0%	0	0.0%	0	0	0	0	-
7701 Forsyth Blvd	217,668	39,202	18.0%	39,202	18.0%	39,202	39,202	0	20,608	\$32.00/fs
7733 Forsyth Blvd	362,069	24,316	6.7%	24,316	6.7%	41,825	32,046	4,779	15,087	\$32.00/fs
7800 Forsyth Blvd	108,000	4,402	4.1%	4,402	4.1%	27,284	27,284	0	12,136	\$28.86/fs
7911 Forsyth Blvd	57,543	0	0.0%	0	0.0%	0	0	0	0	\$27.50/fs
8001 Forsyth Blvd	0	0	-	0	-	84,360	84,360	0	78,000	\$45.50/fs
8049 Forsyth Blvd	0	0	-	0	-	94,830	94,830	0	94,830	-
8235 Forsyth Blvd	217,564	7,784	3.6%	7,784	3.6%	62,404	62,404	0	32,523	\$35.87/fs
101 S Hanley Rd	360,505	7,405	2.1%	7,405	2.1%	60,497	41,217	19,280	19,280	\$31.28/fs
1405-1413 S Hanley Rd	45,000	0	0.0%	0	0.0%	0	0	0	0	-
8000 Maryland Ave	199,000	12,403	6.2%	17,823	9.0%	54,145	48,725	5,420	14,000	\$29.52/fs
8112 Maryland Ave	80,120	7,000	8.7%	7,000	8.7%	33,903	11,903	0	15,000	\$32.00/fs
8182 Maryland Ave	337,082	0	0.0%	28,026	8.3%	70,657	42,631	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	66,716	0	0.0%	0	0.0%	0	0	0	0	\$28.00/fs
168 N Meramec Ave	58,499	0	0.0%	0	0.0%	4,695	4,695	0	4,695	\$28.00/fs
Total (34 Bldgs)	5,938,917	452,294	7.6%	500,990	8.4%	1,022,896	905,023	85,873	155,688	\$34.60/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	11,334	14.5%	11,334	14.5%	12,128	12,128	0	3,768	-
230 S Bemiston Ave	131,190	13,172	10.0%	13,172	10.0%	17,252	17,252	0	7,500	\$22.38/fs
7711 Bonhomme Ave	82,473	21,357	25.9%	21,357	25.9%	21,357	21,357	0	7,247	\$24.00/fs
1750 S Brentwood Blvd	74,568	5,485	7.4%	5,485	7.4%	10,391	10,391	0	4,326	\$19.50/+util
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	5,904	5,904	0	2,340	\$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	2,138	6.9%	2,138	6.9%	1,868	1,868	0	946	\$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	33,555	25.0%	41,682	31.0%	38,897	30,770	8,127	11,720	\$24.14/fs
6710 Clayton Rd	57,075	0	0.0%	0	0.0%	0	0	0	0	-
7930 Clayton Rd	126,060	21,754	17.3%	21,754	17.3%	21,754	21,754	0	10,877	\$26.00/fs
6677-6683 Delmar Blvd	36,560	5,433	14.9%	5,433	14.9%	5,433	5,433	0	5,433	-
6801 Delmar Blvd	27,973	0	0.0%	0	0.0%	0	0	0	0	-
7620 Forsyth Blvd	0	0	-	0	-	0	0	0	0	-
8020 Forsyth Blvd	46,852	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	130,000	53,787	41.4%	53,787	41.4%	53,787	53,787	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	1,945	5.6%	1,945	5.6%	15,159	15,159	0	5,106	\$13.95/mg
2001 S Hanley Rd	35,000	0	0.0%	0	0.0%	5,106	5,106	0	5,106	\$14.60/mg
1150 Hanley Industrial Ct	30,000	0	0.0%	0	0.0%	0	0	0	0	-
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	5,945	7.5%	5,945	7.5%	5,945	5,945	0	3,900	\$21.50/fs
8820 Ladue Rd	38,364	9,765	25.5%	9,765	25.5%	9,765	9,765	0	9,765	\$23.50/fs
8860-8866 Ladue Rd	28,005	459	1.6%	459	1.6%	459	459	0	459	\$26.50/fs
8760-8798 Manchester Rd	40,000	1,672	4.2%	1,672	4.2%	1,672	1,672	0	1,672	\$15.75/fs
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	4,188	8.3%	4,188	8.3%	4,188	4,188	0	4,188	\$21.00/fs
135 N Meramec Ave	50,995	27,320	53.6%	27,320	53.6%	31,566	31,566	0	8,921	\$28.00/fs
222 S Meramec Ave	20,838	0	0.0%	0	0.0%	4,400	4,400	0	4,400	\$18.50/fs
225 S Meramec Ave	102,600	10,771	10.5%	10,771	10.5%	24,549	24,549	0	2,489	\$21.50/fs
235 S Meramec Ave	71,815	0	0.0%	0	0.0%	0	0	0	0	-
8780 Olive Blvd	0	0	-	0	-	0	0	0	0	-
Total (35 Bldgs)	1,954,303	286,279	14.6%	294,406	15.1%	366,062	357,935	8,127	30,210	\$22.02/fs

Clayton Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	0	0.0%	0	0.0%	1,467	1,467	0	1,467	\$19.00/fs
30-44 N Brentwood Blvd	34,200	568	1.7%	568	1.7%	568	568	0	568	\$17.30/fs
2500-2518 S Brentwood Blvd	63,008	0	0.0%	0	0.0%	0	0	0	0	\$15.00/mg
6346-6370 Delmar Blvd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
8400-8448 Delmar Blvd	44,980	0	0.0%	0	0.0%	0	0	0	0	\$11.35/fs
8328-8332 Eager Rd	26,985	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
8230 Forsyth Blvd	27,500	0	0.0%	0	0.0%	0	0	0	0	-
2503 S Hanley Rd	29,308	0	0.0%	0	0.0%	0	0	0	0	-
7305 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
1265-1314 Strassner Dr	34,000	0	0.0%	0	0.0%	19,569	0	19,569	19,569	\$12.00/nnn
Total (12 Bldgs)	422,522	568	0.1%	568	0.1%	21,604	2,035	19,569	19,569	\$17.51/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(81 Bldgs)	8,315,742	739,141	8.9%	795,964	9.6%	1,410,562	1,264,993	113,569	155,688	\$30.65/fs

Olive-270/Westport

From Previous Qtr.

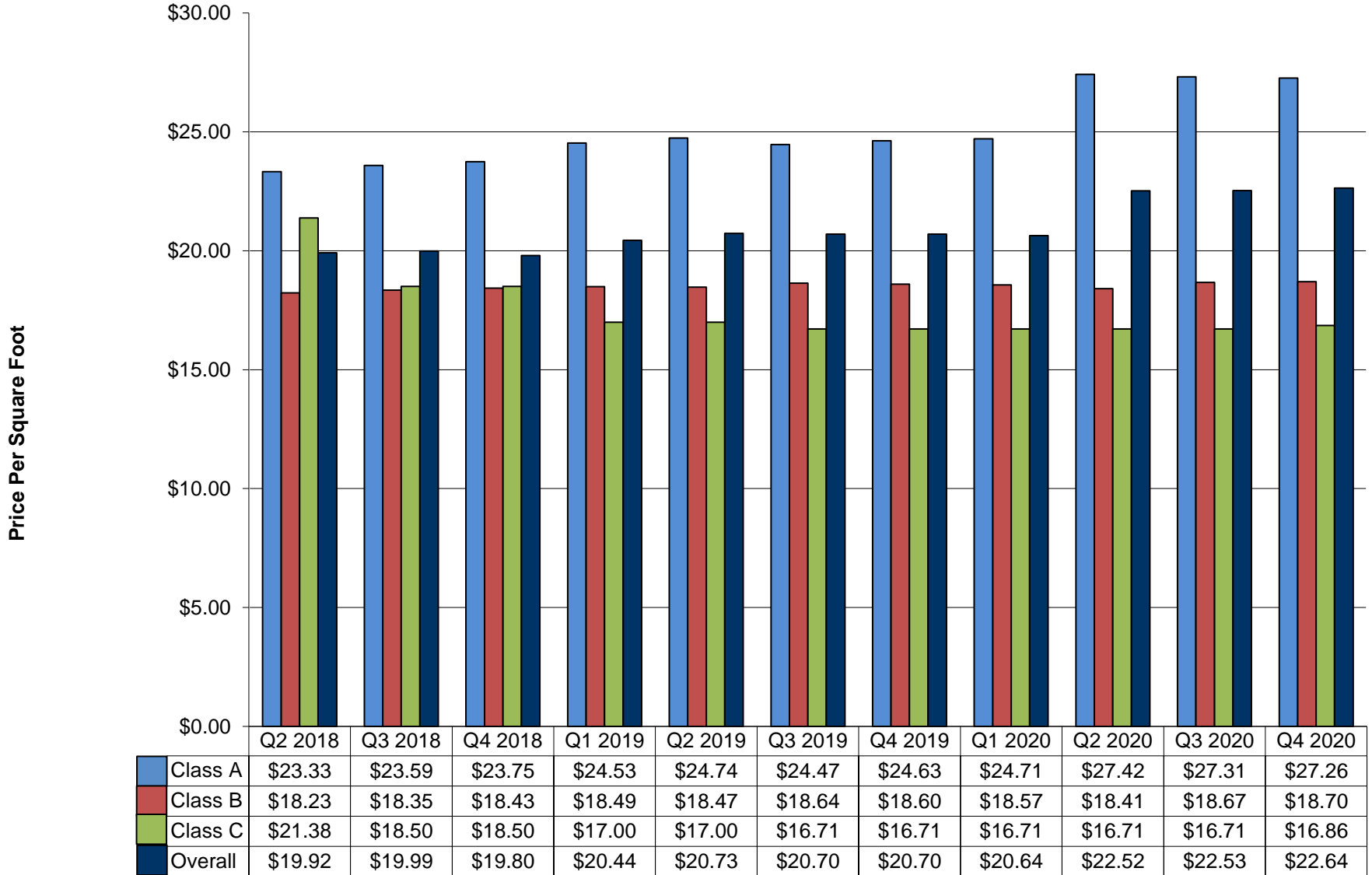
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	5.1%	4.9%	4.4%	4.8%	5.5%	6.8%	6.7%	7.9%	8.2%	7.6%	8.7%	1.1%
Class B	16.0%	15.4%	14.9%	15.4%	14.8%	15.8%	15.2%	12.2%	11.7%	13.0%	13.9%	0.9%
Class C	0.0%	0.0%	0.0%	0.7%	0.7%	1.6%	1.6%	2.1%	2.1%	0.9%	5.6%	4.7%
Overall	10.3%	9.9%	9.4%	9.9%	9.9%	11.0%	10.7%	9.8%	9.7%	10.1%	11.2%	1.1%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	48,833	9,869	17,747	(15,899)	(25,628)	(46,985)	2,609	(42,116)	(11,583)	21,455	(40,088)	(61,543)
Class B	(145,363)	22,982	21,826	(20,990)	21,854	(36,462)	24,228	114,453	156,587	(51,478)	(32,800)	18,678
Class C	0	0	0	(1,959)	0	(2,750)	0	(1,362)	0	3,321	(13,737)	(17,058)
Overall	(96,530)	32,851	39,573	(38,848)	(3,774)	(86,197)	26,837	70,975	145,004	(26,702)	(86,625)	(59,923)

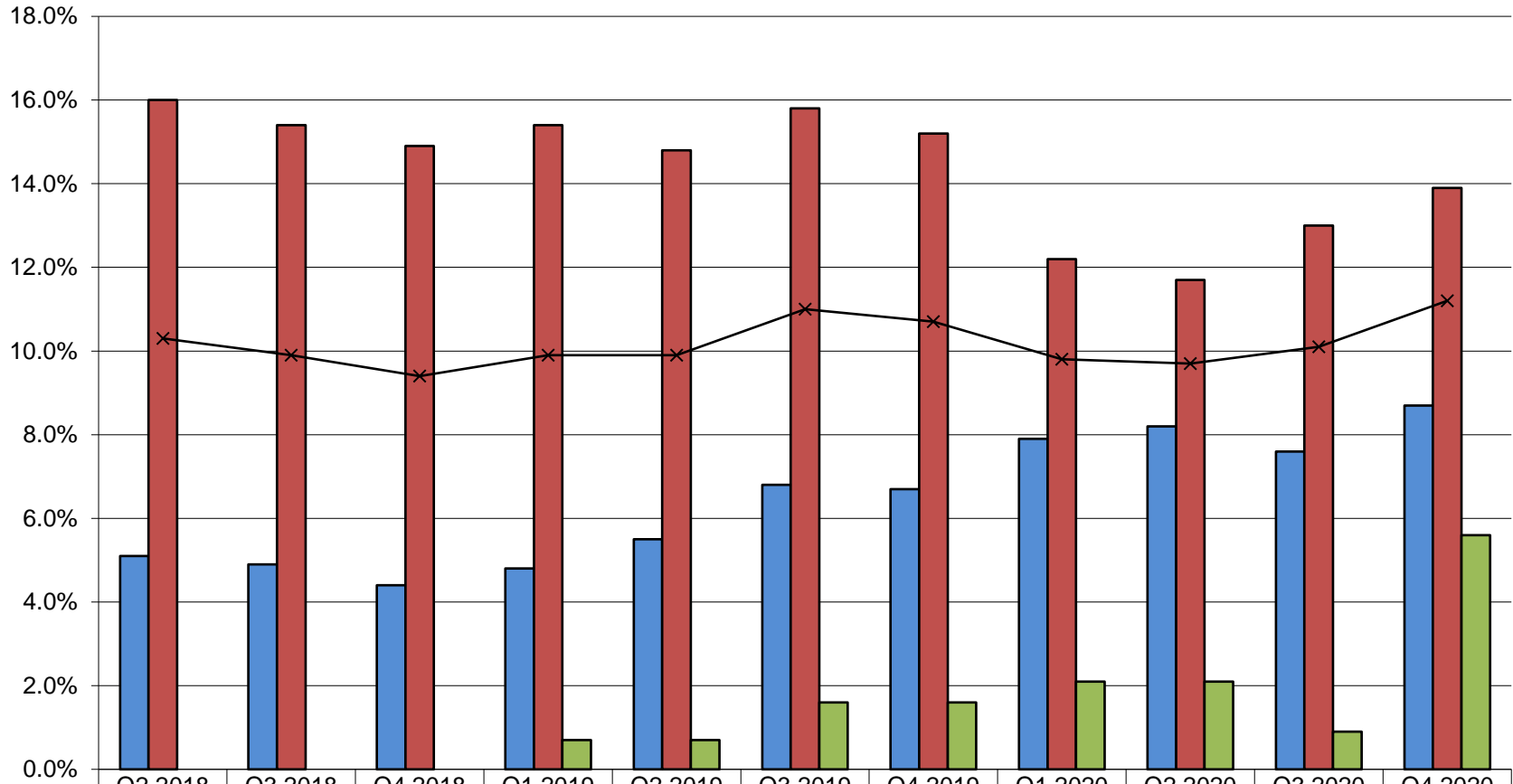
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$23.33	\$23.59	\$23.75	\$24.53	\$24.74	\$24.47	\$24.63	\$24.71	\$27.42	\$27.31	\$27.26	-\$0.05
Class B	\$18.23	\$18.35	\$18.43	\$18.49	\$18.47	\$18.64	\$18.60	\$18.57	\$18.41	\$18.67	\$18.70	\$0.03
Class C	\$21.38	\$18.50	\$18.50	\$17.00	\$17.00	\$16.71	\$16.71	\$16.71	\$16.71	\$16.71	\$16.86	\$0.15
Overall	\$19.92	\$19.99	\$19.80	\$20.44	\$20.73	\$20.70	\$20.70	\$20.64	\$22.52	\$22.53	\$22.64	\$0.11

Notes: Class C: 9358 Dielman Industrial went from 0% to 47.6% vacant adding 13,737 SF to vacancy.

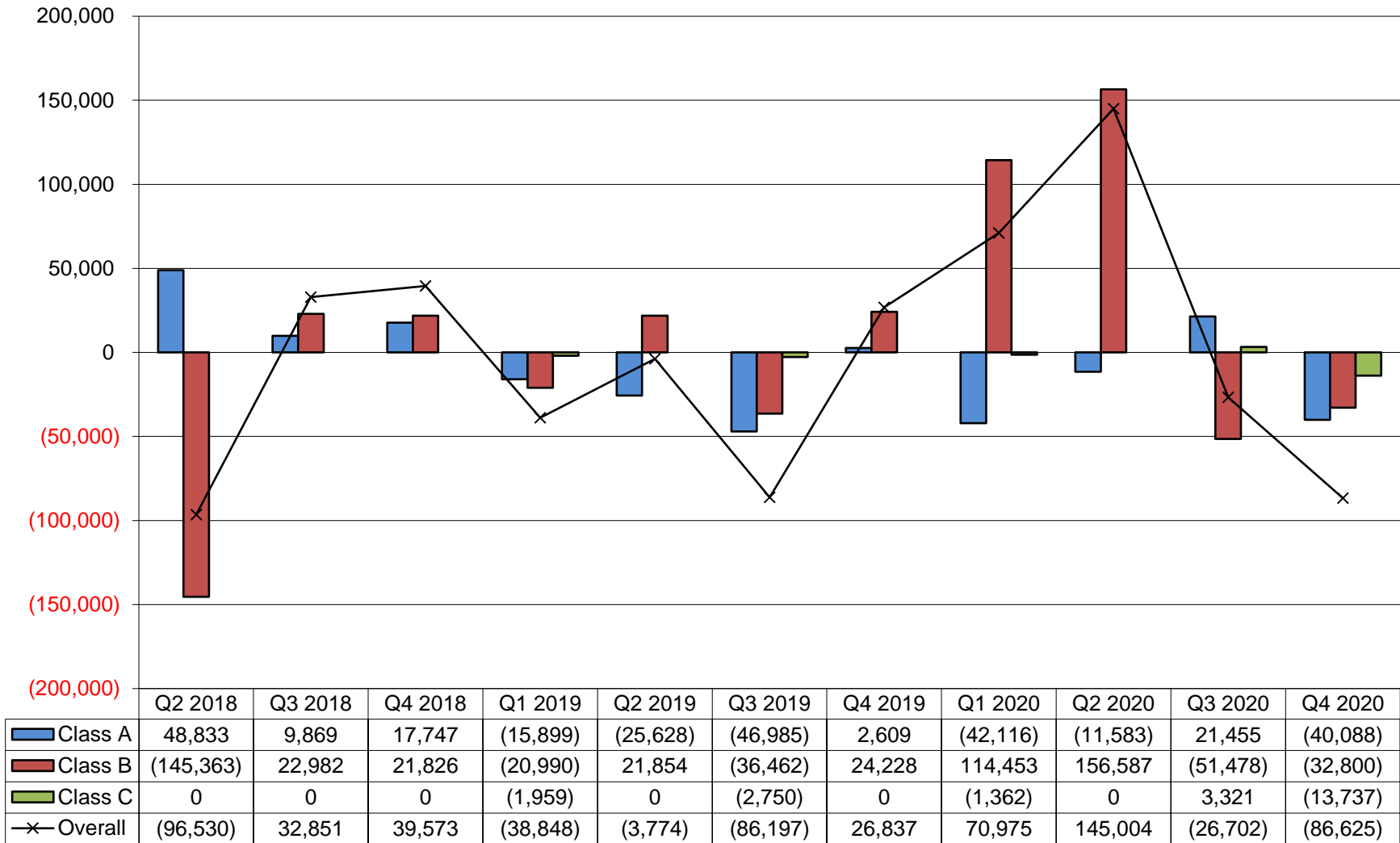
Average Asking Rates Olive-270/Westport Submarket



Olive-270/Westport Historic Vacancy Trends



Olive-270/Westport Historic Net Absorption Trends



Olive-270/Westport Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 Cityplace Dr	287,000	21,058	7.3%	21,058	7.3%	51,447	22,666	28,781	28,781	\$25.76/fs
2 Cityplace Dr	117,936	9,677	8.2%	9,677	8.2%	25,547	20,547	0	8,413	\$28.00/fs
3 Cityplace Dr	293,184	11,639	4.0%	11,639	4.0%	51,491	41,552	9,939	22,160	\$29.03/fs
4 CityPlace Dr	103,034	1,116	1.1%	1,116	1.1%	28,167	1,116	27,051	27,051	\$24.16/fs
6 Cityplace Dr	223,000	34,142	15.3%	56,726	25.4%	79,769	57,185	22,584	46,086	\$27.58/fs
600 Emerson Rd	118,322	1,864	1.6%	1,864	1.6%	34,399	1,864	32,535	32,535	\$21.14/fs
622 Emerson Rd	210,039	34,640	16.5%	34,640	16.5%	45,319	45,319	0	10,853	\$27.50/fs
701 Emerson Rd	130,595	2,253	1.7%	2,253	1.7%	43,106	10,991	32,115	26,119	\$22.15/fs
721 Emerson Rd	154,820	30,984	20.0%	30,984	20.0%	30,984	30,984	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	0	0.0%	0	0.0%	9,199	9,199	0	9,199	\$26.50/fs
12400 Olive Blvd	115,460	18,009	15.6%	18,009	15.6%	30,465	26,819	3,646	12,252	\$22.58/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12645 Olive Blvd	0	0	-	0	-	83,923	83,923	0	83,923	\$37.75/fs
12647 Olive Blvd	134,544	12,539	9.3%	12,539	9.3%	25,990	25,990	0	11,249	\$23.46/fs
12655 Olive Blvd	121,406	8,805	7.3%	8,805	7.3%	8,805	8,805	0	7,100	\$25.50/fs
1801 Park 270 Dr	152,353	7,781	5.1%	7,781	5.1%	7,781	7,781	0	3,463	\$20.00/fs
1807 Park 270 Dr	122,297	13,482	11.0%	13,482	11.0%	19,567	19,567	0	4,350	\$19.00/fs
1005 N Warson Rd	118,412	21,399	18.1%	21,399	18.1%	21,399	21,399	0	11,134	\$35.00/nnn
55 Westport Plaza Dr	87,670	8,139	9.3%	13,964	15.9%	17,510	11,685	5,825	8,856	\$22.67/fs
77 Westport Plaza Dr	147,170	18,487	12.6%	18,487	12.6%	18,487	18,487	0	14,577	\$24.50/fs
111 Westport Plaza Dr	317,909	33,393	10.5%	33,393	10.5%	69,073	64,073	0	30,778	\$24.50/fs
Total (26 Bldgs)	3,648,837	289,407	7.9%	317,816	8.7%	702,428	529,952	162,476	83,923	\$27.26/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	3,005	15.0%	3,005	15.0%	1,709	1,709	0	789	\$18.08/fs
10426-10434 Baur Blvd	28,000	7,216	25.8%	7,216	25.8%	7,216	7,216	0	3,608	\$16.95/fs
1850-1862 Borman Ct	41,391	0	0.0%	0	0.0%	0	0	0	0	-
11701 Borman Dr	81,617	61,017	74.8%	61,017	74.8%	61,017	61,017	0	61,017	\$16.95/nnn
11756 Borman Dr	28,000	0	0.0%	0	0.0%	4,075	4,075	0	4,075	\$17.50/fs
11970 Borman Dr	25,989	7,752	29.8%	7,752	29.8%	7,752	7,752	0	5,781	\$16.00/fs
1804 Borman Circle Dr	20,090	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	67,771	0	0.0%	0	0.0%	0	0	0	0	-
1100 Corporate Square Dr	46,753	0	0.0%	0	0.0%	0	0	0	0	-
10176 Corporate Square Dr	87,972	0	0.0%	0	0.0%	87,972	87,972	0	87,972	\$18.14/fs
655 Craig Rd	55,000	14,464	26.3%	14,464	26.3%	20,697	20,697	0	3,257	\$17.00/fs
680 Craig Rd	52,500	5,319	10.1%	5,319	10.1%	5,319	5,319	0	2,668	\$17.50/fs
745 Craig Rd	21,373	603	2.8%	603	2.8%	239	239	0	239	\$18.00/mg
1001 Craig Rd	77,000	1,067	1.4%	4,603	6.0%	11,811	4,893	6,918	3,542	\$17.76/fs
1810 Craig Rd	25,000	0	0.0%	0	0.0%	10,496	10,496	0	5,981	\$17.00/fs
1820-1868 Craig Rd	30,000	1,345	4.5%	1,345	4.5%	1,345	1,345	0	739	\$16.50/fs
1850 Craigshire Rd	61,374	19,174	31.2%	19,174	31.2%	19,174	19,174	0	5,826	\$18.50/fs
2055 Craigshire Rd	35,701	15,737	44.1%	15,737	44.1%	17,214	17,214	0	7,583	\$17.00/fs
955 Executive Parkway Dr	34,955	5,771	16.5%	5,771	16.5%	7,686	7,686	0	5,771	\$19.00/fs
999 Executive Parkway Dr	59,691	11,982	20.1%	16,971	28.4%	16,971	11,982	4,989	4,989	\$18.03/fs
1000 Executive Parkway Dr	31,142	12,432	39.9%	12,432	39.9%	6,471	6,471	0	3,181	\$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	14,889	25.2%	14,889	25.2%	14,685	14,685	0	8,228	\$16.50/fs
1224 Fern Ridge Pky	50,374	10,999	21.8%	10,999	21.8%	10,999	10,999	0	6,048	\$16.95/fs
1285 Fern Ridge Pky	98,520	3,808	3.9%	3,808	3.9%	3,808	3,808	0	3,808	\$21.00/fs
2127 Innerbelt Business Center Dr	45,461	0	0.0%	0	0.0%	24,732	24,732	0	12,366	\$18.50/fs
2122 Kratky Rd	25,344	16,672	65.8%	16,672	65.8%	16,672	16,672	0	12,672	\$14.00/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	0	0.0%	0	0.0%	4,211	4,211	0	4,211	\$20.00/fs
275 N Lindbergh Blvd	26,000	0	0.0%	0	0.0%	0	0	0	0	\$21.00/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	-
425 N New Ballas Rd	78,252	10,037	12.8%	10,037	12.8%	16,174	16,174	0	8,283	\$22.50/fs
443-465 N New Ballas Rd	24,586	1,672	6.8%	1,672	6.8%	1,672	1,672	0	1,672	\$19.00/+elec
522 N New Ballas Rd	55,922	16,073	28.7%	17,510	31.3%	16,603	15,166	1,437	3,181	\$23.00/fs
555 N New Ballas Rd	105,000	0	0.0%	0	0.0%	0	0	0	0	\$26.35/fs
634-680 Office Pky	26,462	1,079	4.1%	1,079	4.1%	3,691	3,691	0	2,612	\$18.00/fs
744 Office Pky	36,392	0	0.0%	0	0.0%	0	0	0	0	-
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	2,516	2,516	0	2,516	-
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	698	2.6%	698	2.6%	5,484	5,484	0	4,786	\$18.50/fs
11433 Olde Cabin Rd	27,559	6,939	25.2%	6,939	25.2%	6,939	6,939	0	6,939	\$22.50/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
11457 Olde Cabin Rd	37,236	0	0.0%	0	0.0%	2,140	2,140	0	2,140	\$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	5,894	17.9%	5,894	17.9%	5,794	5,794	0	2,640	\$17.31/fs
9666 Olive Blvd	148,000	16,034	10.8%	16,034	10.8%	14,444	13,484	960	8,427	\$17.44/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
11330 Olive Blvd	170,632	47,825	28.0%	47,825	28.0%	47,825	47,825	0	29,640	-
11500 Olive Blvd	36,897	5,696	15.4%	5,696	15.4%	9,887	9,887	0	2,706	\$15.94/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%	30,680	30,680	0	24,126	\$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	-
2150 Schuetz Rd	79,569	0	0.0%	0	0.0%	0	0	0	0	-
2258 Schuetz Rd	26,360	19,210	72.9%	19,210	72.9%	21,433	21,433	0	13,164	\$16.81/fs
2280 Schuetz Rd	26,360	5,255	19.9%	5,255	19.9%	0	0	0	0	\$17.25/fs
2388 Schuetz Rd	26,928	2,145	8.0%	2,145	8.0%	2,145	2,145	0	1,800	\$16.50/fs
1001 N Warson Rd	160,000	0	0.0%	0	0.0%	0	0	0	0	-
1276-1278 N Warson Rd	26,168	0	0.0%	0	0.0%	0	0	0	0	-
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	0	0	0	0	-
127 Weldon Pky	20,115	0	0.0%	0	0.0%	0	0	0	0	-
4 West Dr	24,818	0	0.0%	0	0.0%	0	0	0	0	-
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
11830 Westline Industrial Dr	27,697	0	0.0%	0	0.0%	0	0	0	0	-
11840 Westline Industrial Dr	53,596	0	0.0%	0	0.0%	4,585	4,585	0	4,585	\$18.25/fs
11861-11865 Westline Industrial Dr	40,287	5,980	14.8%	5,980	14.8%	11,851	11,851	0	8,748	\$15.27/fs
11960 Westline Industrial Dr	91,011	4,962	5.5%	4,962	5.5%	9,099	9,099	0	4,962	\$18.00/fs
11969-11975 Westline Industrial Dr	120,960	52,340	43.3%	52,340	43.3%	52,340	52,340	0	27,631	\$18.50/fs
540-734 Westport Plaza Dr	30,434	2,452	8.1%	2,452	8.1%	15,814	15,814	0	6,800	\$15.00/fs
940 Westport Plaza Dr	105,373	25,699	24.4%	25,699	24.4%	25,699	25,699	0	25,699	\$24.00/fs
2200 Westport Plaza Dr	39,173	4,777	12.2%	4,777	12.2%	4,777	4,777	0	1,955	\$17.95/mg
12140 Woodcrest Exec Dr	92,960	17,560	18.9%	17,560	18.9%	13,723	13,723	0	3,499	\$17.00/fs
12125 Woodcrest Executive Dr	54,815	8,309	15.2%	8,309	15.2%	10,317	10,317	0	8,309	\$18.75/fs
2043 Woodlands Pky	64,858	11,040	17.0%	11,040	17.0%	11,040	11,040	0	5,793	\$18.00/fs
Total (79 Bldgs)	3,959,815	539,588	13.6%	549,550	13.9%	775,578	761,274	14,304	87,972	\$18.70/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	\$17.00/fs
1845 Borman Ct	31,104	0	0.0%	0	0.0%	0	0	0	0	-
9358-9362 Dielman Industrial Dr	28,864	13,737	47.6%	13,737	47.6%	13,737	13,737	0	13,737	-
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	-
1183-1185 N Price Rd	30,000	2,750	9.2%	2,750	9.2%	2,750	2,750	0	2,750	\$14.00/+util
11480 Warnen Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
2 West Dr	25,547	0	0.0%	0	0.0%	0	0	0	0	-
11933 Westline Industrial Dr	38,772	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	295,064	16,487	5.6%	16,487	5.6%	16,487	16,487	0	13,737	\$16.86/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(115 Bldgs)	7,903,716	845,482	10.7%	883,853	11.2%	1,494,493	1,307,713	176,780	87,972	\$22.64/fs

West County

From Previous Qtr.

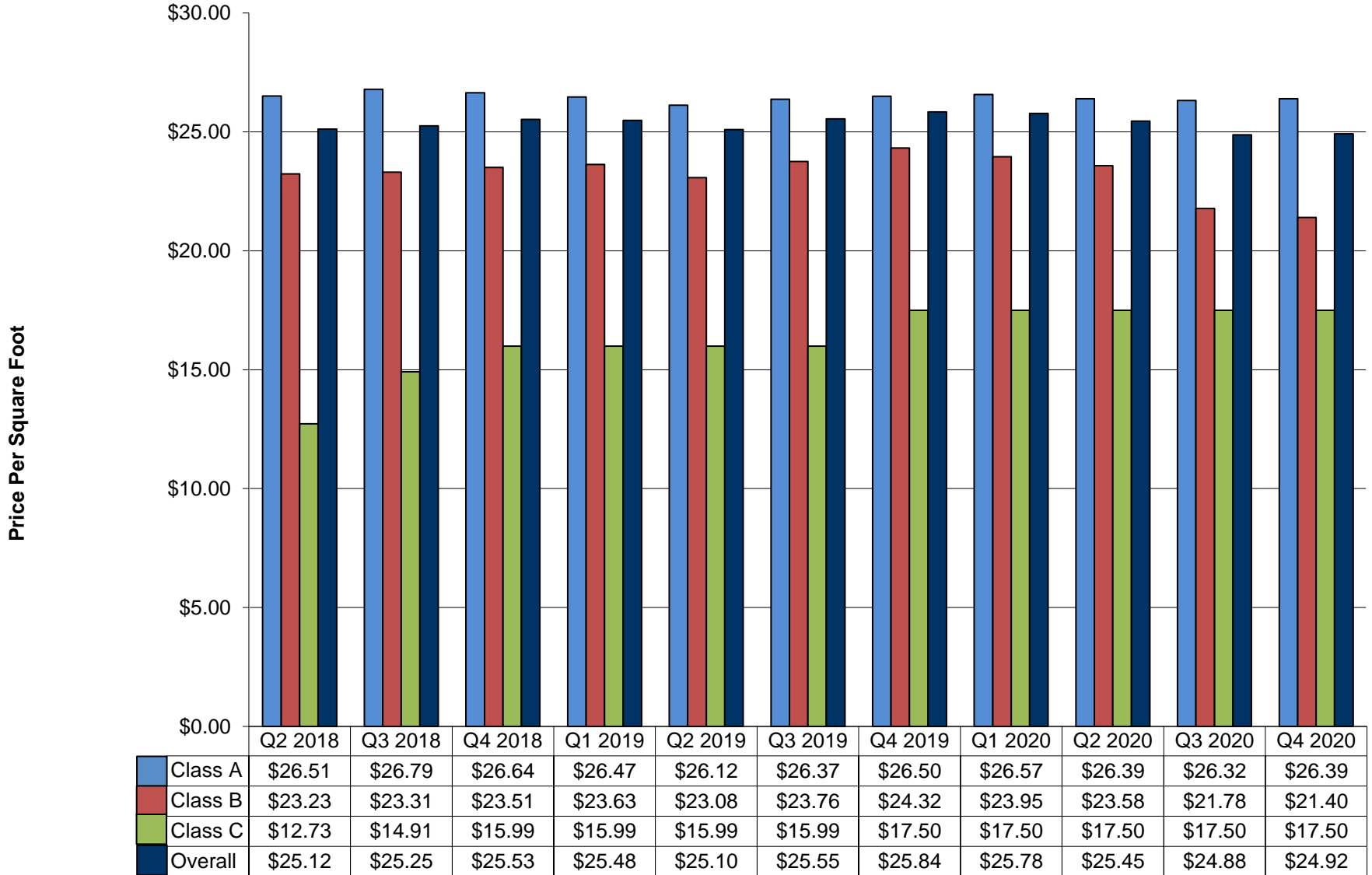
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	6.8%	8.6%	10.0%	9.3%	12.3%	11.6%	13.3%	13.6%	9.5%	10.6%	11.3%	0.7%
Class B	13.0%	15.0%	15.8%	16.4%	12.1%	11.2%	11.3%	11.1%	11.9%	17.7%	17.3%	-0.4%
Class C	5.2%	5.2%	5.0%	2.2%	2.2%	1.8%	1.2%	1.1%	0.0%	2.3%	5.9%	3.6%
Overall	8.8%	10.6%	11.7%	11.4%	11.9%	11.2%	12.3%	12.4%	10.0%	12.6%	13.1%	0.5%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	(19,873)	(87,707)	(63,758)	33,011	(144,081)	31,672	(81,822)	(15,915)	200,252	(52,295)	(33,593)	18,702
Class B	(75,818)	(48,329)	(18,684)	(15,178)	105,244	20,423	(2,354)	6,725	(21,405)	(139,778)	8,859	148,637
Class C	(1,591)	0	344	6,514	0	850	1,214	248	2,553	(5,175)	(8,054)	(2,879)
Overall	(97,282)	(136,036)	(82,098)	24,347	(38,837)	52,945	(82,962)	(8,942)	181,400	(197,248)	(32,788)	164,460

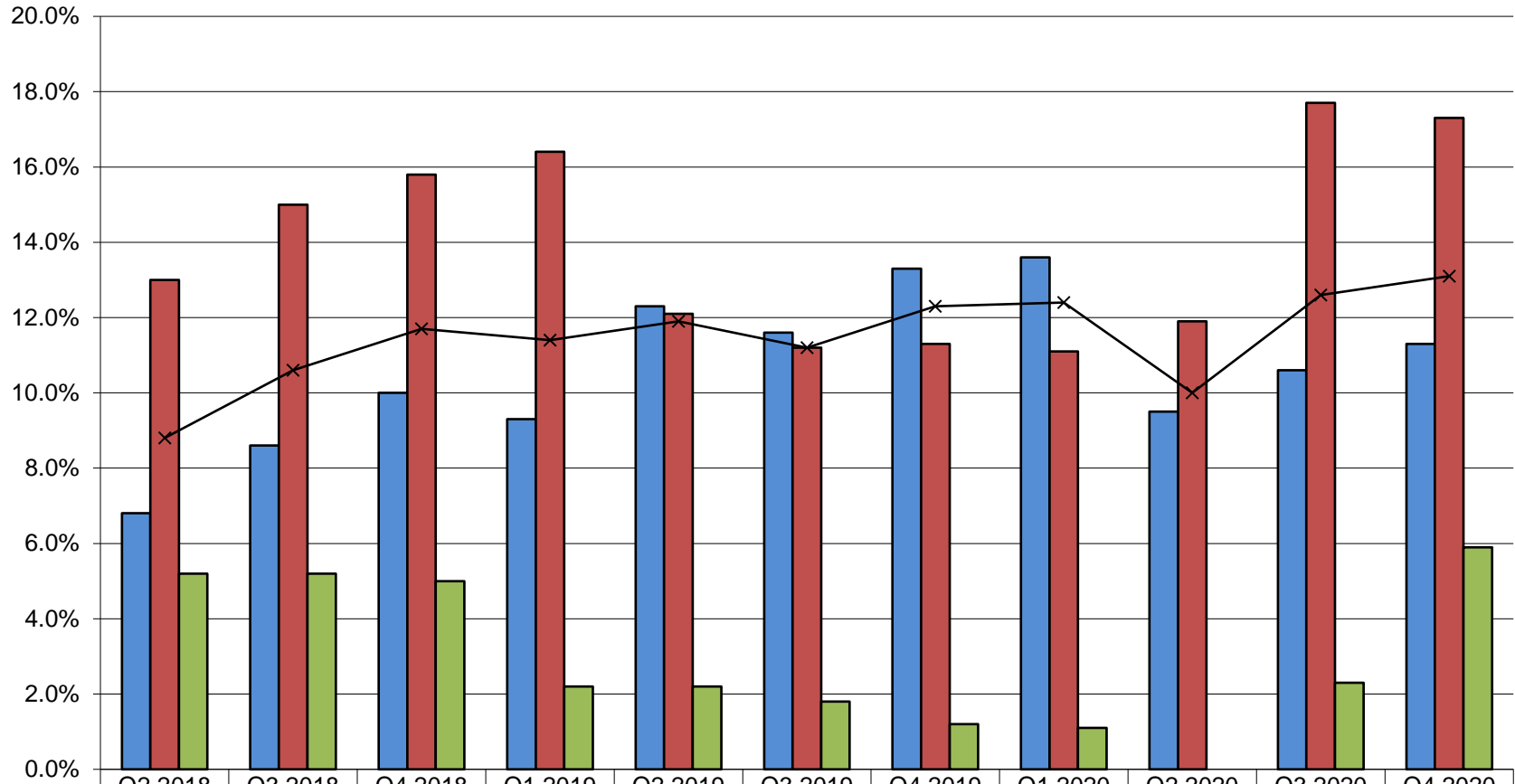
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$26.51	\$26.79	\$26.64	\$26.47	\$26.12	\$26.37	\$26.50	\$26.57	\$26.39	\$26.32	\$26.39	\$0.07
Class B	\$23.23	\$23.31	\$23.51	\$23.63	\$23.08	\$23.76	\$24.32	\$23.95	\$23.58	\$21.78	\$21.40	-\$0.38
Class C	\$12.73	\$14.91	\$15.99	\$15.99	\$15.99	\$15.99	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$0.00
Overall	\$25.12	\$25.25	\$25.53	\$25.48	\$25.10	\$25.55	\$25.84	\$25.78	\$25.45	\$24.88	\$24.92	\$0.04

Notes:

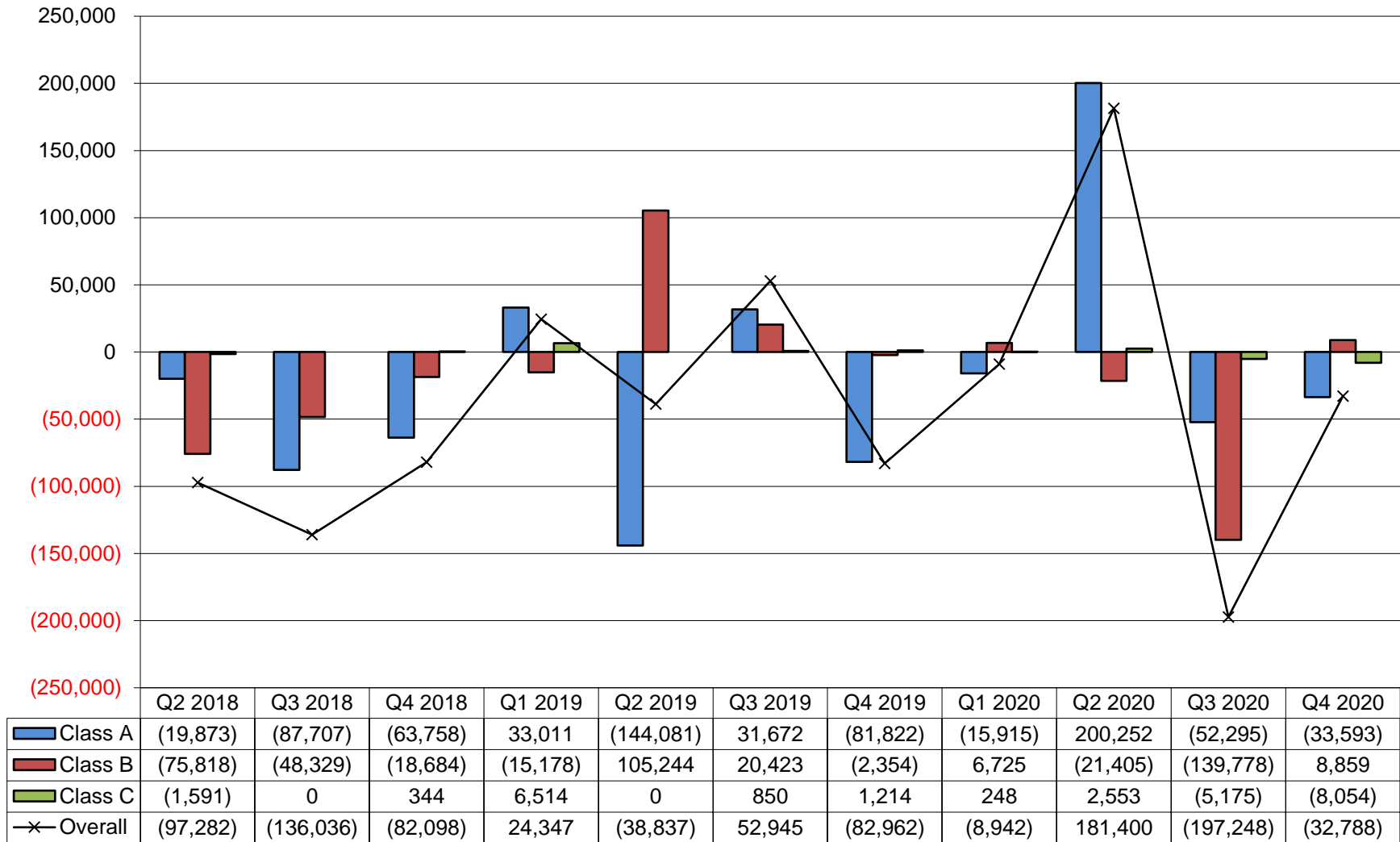
Average Asking Rates West County Submarket



West County Historic Vacancy Trends



West County Historic Net Absorption Trends



West County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
400 Chesterfield Ctr	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
15945 Clayton Rd	156,253	0	0.0%	0	0.0%	0	0	0	0	-
12800 Corporate Hill Dr	179,000	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	16,506	17.1%	16,506	17.1%	36,576	36,576	0	10,081	\$23.14/fs
1630 Des Peres Rd	96,378	5,582	5.8%	7,182	7.5%	7,182	5,582	1,600	5,582	\$24.00/fs
1650 Des Peres Rd	96,258	13,037	13.5%	13,037	13.5%	19,691	13,037	6,654	6,654	\$23.49/fs
600 Kellwood Pky	72,502	29,692	41.0%	29,692	41.0%	29,692	29,692	0	25,617	\$22.75/fs
16150 Main Circle Dr	95,585	5,930	6.2%	18,930	19.8%	18,930	5,930	13,000	13,000	\$26.47/fs
12701-12800 Manchester Rd	46,534	0	0.0%	0	0.0%	0	0	0	0	-
13205 Manchester Rd	68,816	0	0.0%	0	0.0%	7,736	7,736	0	7,736	-
13358 Manchester Rd	23,908	0	0.0%	0	0.0%	0	0	0	0	-
520 Maryville Centre Dr	115,453	0	0.0%	22,559	19.5%	56,961	34,402	22,559	22,559	\$26.83/fs
530 Maryville Centre Dr	107,962	20,077	18.6%	20,077	18.6%	23,051	23,051	0	11,952	\$29.24/fs
540 Maryville Centre Dr	107,972	48,831	45.2%	48,831	45.2%	48,831	48,831	0	48,831	\$29.77/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	\$28.00/fs
625 Maryville Centre Dr	104,988	23,802	22.7%	36,755	35.0%	36,755	23,802	12,953	23,802	\$27.53/fs
635-645 Maryville Centre Dr	152,415	0	0.0%	4,037	2.6%	39,166	4,037	35,129	20,265	\$24.00/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%	1,752	1.4%	22,389	10,864	11,525	9,773	\$30.82/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
14755 N Outer 40 Rd	143,473	28,769	20.1%	28,769	20.1%	28,769	28,769	0	20,856	\$27.92/fs
14767 N Outer 40 Rd	125,000	0	0.0%	0	0.0%	0	0	0	0	-
14805 N Outer 40 Rd	60,000	3,352	5.6%	3,352	5.6%	3,352	3,352	0	3,352	\$30.50/fs
14528 S Outer 40 Rd	226,000	1,667	0.7%	1,667	0.7%	1,667	1,667	0	1,667	-
14567 N Outer Forty	111,874	10,894	9.7%	10,894	9.7%	34,007	34,007	0	14,357	\$28.00/fs
15450 S Outer Forty	104,410	19,502	18.7%	19,502	18.7%	19,502	19,502	0	9,450	\$23.50/fs
12412 Powerscourt Dr	62,578	17,171	27.4%	17,171	27.4%	17,171	17,171	0	12,179	\$26.00/fs
12444 Powerscourt Dr	130,695	6,158	4.7%	6,158	4.7%	6,158	6,158	0	4,098	\$26.00/fs
16020 Swingley Ridge Rd	49,410	2,053	4.2%	2,053	4.2%	4,610	4,610	0	1,203	\$25.00/fs
16052 Swingley Ridge Rd	47,740	3,864	8.1%	3,864	8.1%	15,845	15,845	0	8,018	\$25.00/fs
16090 Swingley Ridge Rd	120,000	53,438	44.5%	53,438	44.5%	70,026	68,165	1,861	42,902	\$26.31/fs
16091 Swingley Ridge Rd	48,419	5,115	10.6%	5,115	10.6%	38,070	38,070	0	15,000	\$25.00/fs
16253 Swingley Ridge Rd	68,259	0	0.0%	0	0.0%	8,165	8,165	0	8,165	\$24.00/fs
16305 Swingley Ridge Rd	120,163	37,461	31.2%	45,838	38.1%	45,838	37,461	8,377	12,427	\$19.75/fs
16401 Swingley Ridge Rd	134,245	35,863	26.7%	35,863	26.7%	58,278	35,863	22,415	22,415	\$25.46/fs
16690 Swingley Ridge Rd	97,024	1,052	1.1%	1,052	1.1%	1,052	1,052	0	1,052	\$26.50/fs
1350 Timberlake Manor Pky	117,306	0	0.0%	0	0.0%	0	0	0	0	-
1370 Timberlake Manor Pky	118,135	0	0.0%	0	0.0%	0	0	0	0	-
1390 Timberlake Manor Pky	116,361	10,167	8.7%	10,167	8.7%	10,167	10,167	0	10,167	\$28.00/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
390 S Woods Mill Rd	118,768	0	0.0%	15,299	12.9%	18,583	3,284	15,299	15,299	\$16.59/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
425 S Woods Mill Rd	79,566	0	0.0%	0	0.0%	27,605	27,605	0	10,121	\$25.50/fs
Total (45 Bldgs)	4,838,869	499,386	10.3%	578,963	12.0%	887,128	735,756	151,372	99,403	\$26.50/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	7,345	11.9%	7,345	11.9%	7,345	7,345	0	3,017	\$19.00/fs
500 Chesterfield Ctr	38,204	7,512	19.7%	7,512	19.7%	12,391	12,391	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	12,686	27.3%	12,686	27.3%	12,686	12,686	0	3,796	\$20.00/fs
16640 Chesterfield Grove Rd	33,909	1,236	3.6%	1,236	3.6%	1,236	1,236	0	1,236	-
16647 Chesterfield Grove Rd	30,567	3,909	12.8%	3,909	12.8%	3,909	3,909	0	3,909	\$24.00/fs
16650 Chesterfield Grove Rd	33,882	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	3,392	9.7%	3,392	9.7%	8,184	8,184	0	4,792	-
1819 Clarkson Rd	38,800	7,326	18.9%	7,326	18.9%	7,326	7,326	0	6,204	\$18.50/fs
10403-10411 Clayton Rd	80,000	23,602	29.5%	23,602	29.5%	24,652	24,652	0	10,406	\$26.00/fs
15480 Clayton Rd	28,111	0	0.0%	0	0.0%	0	0	0	0	-
15933 Clayton Rd	126,546	0	0.0%	0	0.0%	21,479	21,479	0	9,389	\$18.75/fs
15455 Conway Rd	50,364	3,517	7.0%	3,517	7.0%	3,517	3,517	0	1,546	\$20.24/fs
1714 Deer Track Trl	39,442	1,483	3.8%	1,483	3.8%	1,483	1,483	0	1,483	\$24.00/fs
1715 Deer Track Trl	30,000	9,390	31.3%	9,390	31.3%	9,390	9,390	0	6,622	\$19.75/fs
1515 Des Peres Rd	45,324	0	0.0%	0	0.0%	0	0	0	0	-
1350 Elbridge Payne	30,536	0	0.0%	0	0.0%	0	0	0	0	-
1415 Elbridge Payne	43,196	8,073	18.7%	8,073	18.7%	8,073	8,073	0	3,202	\$20.00/fs
1422 Elbridge Payne	29,529	9,147	31.0%	9,147	31.0%	9,147	9,147	0	3,484	\$20.00/fs
1400 Elbridge Payne Rd	27,788	2,788	10.0%	2,788	10.0%	2,788	2,788	0	2,788	\$20.00/fs
12801 Flushing Meadows Dr	42,894	7,070	16.5%	7,070	16.5%	10,830	10,830	0	5,434	\$24.00/fs
12813 Flushing Meadows Dr	23,421	1,359	5.8%	1,359	5.8%	1,359	1,359	0	1,359	\$19.75/fs
12825 Flushing Meadows Dr	22,831	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	14,188	37.3%	14,188	37.3%	14,188	14,188	0	9,291	\$24.00/fs
2021 S Lindbergh Blvd	36,000	5,009	13.9%	5,009	13.9%	5,009	5,009	0	5,009	-
13075 Manchester Rd	132,736	2,359	1.8%	2,359	1.8%	2,359	2,359	0	2,359	\$31.00/fs
13100 Manchester Rd	28,527	1,015	3.6%	1,015	3.6%	1,015	1,015	0	1,015	\$19.00/fs
13354 Manchester Rd	23,362	17,676	75.7%	17,676	75.7%	17,676	17,676	0	10,386	-
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	\$21.00/mg
2190 S Mason Rd	21,792	6,378	29.3%	6,378	29.3%	5,504	5,504	0	3,169	\$18.95/fs
621 S New Ballas Rd	150,000	0	0.0%	0	0.0%	0	0	0	0	-
755 S New Ballas Rd	20,000	4,893	24.5%	4,893	24.5%	4,893	4,893	0	4,893	\$19.50/fs
707-757 Old Frontenac Sq	28,000	0	0.0%	0	0.0%	2,516	2,516	0	2,516	-
14515 N Outer Forty	82,460	0	0.0%	0	0.0%	10,556	10,556	0	3,698	\$19.00/fs
12935 N Outer Forty Rd	42,334	1,846	4.4%	1,846	4.4%	1,846	1,846	0	1,846	\$21.95/fs
14323 S Outer Forty	81,000	31,350	38.7%	31,350	38.7%	32,781	32,781	0	6,265	\$21.11/fs
15400 S Outer Forty	31,733	2,517	7.9%	2,517	7.9%	2,517	2,517	0	2,517	\$19.00/fs
14500 S Outer Forty Rd	85,509	31,153	36.4%	31,153	36.4%	31,153	31,153	0	12,458	\$20.50/fs
14522 S Outer Forty Rd	87,082	0	0.0%	0	0.0%	22,207	22,207	0	22,207	\$21.00/fs
300 Ozark Trail Dr	21,504	11,750	54.6%	11,750	54.6%	11,750	11,750	0	2,416	\$16.00/fs
410 Sovereign Ct	34,000	0	0.0%	0	0.0%	0	0	0	0	-
449-465 Sovereign Ct	28,000	0	0.0%	0	0.0%	0	0	0	0	\$8.95/mg

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
16100 Swingley Ridge Rd	21,715	0	0.0%	0	0.0%	0	0	0	0	-
16141 Swingley Ridge Rd	48,500	9,225	19.0%	9,225	19.0%	9,225	9,225	0	6,556	\$21.00/fs
1590 Woodlake Ct	54,250	0	0.0%	0	0.0%	0	0	0	0	-
400 S Woods Mill Rd	101,474	93,324	92.0%	93,324	92.0%	101,474	101,474	0	101,474	-
424 S Woods Mill Rd	102,300	63,114	61.7%	72,088	70.5%	59,561	50,587	8,974	50,587	\$23.50/fs
Total (49 Bldgs)	2,423,849	409,160	16.9%	418,134	17.3%	485,553	476,579	8,974	101,474	\$21.18/fs

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
930 Kehrs Mill Rd	62,423	7,105	11.4%	7,105	11.4%	7,105	7,105	0	1,930	-
1630 S Lindbergh Blvd	21,897	0	0.0%	0	0.0%	0	0	0	0	-
12005-12085 Manchester Rd	56,319	0	0.0%	0	0.0%	0	0	0	0	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
301 Sovereign Ct	30,000	6,124	20.4%	6,124	20.4%	6,124	6,124	0	1,931	\$17.50/fs
Total (5 Bldgs)	226,099	13,229	5.9%	13,229	5.9%	13,229	13,229	0	1,931	\$17.50/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(99 Bldgs)	7,488,817	921,775	12.3%	1,010,326	13.5%	1,385,910	1,225,564	160,346	101,474	\$25.03/fs

South County

From Previous Qtr.

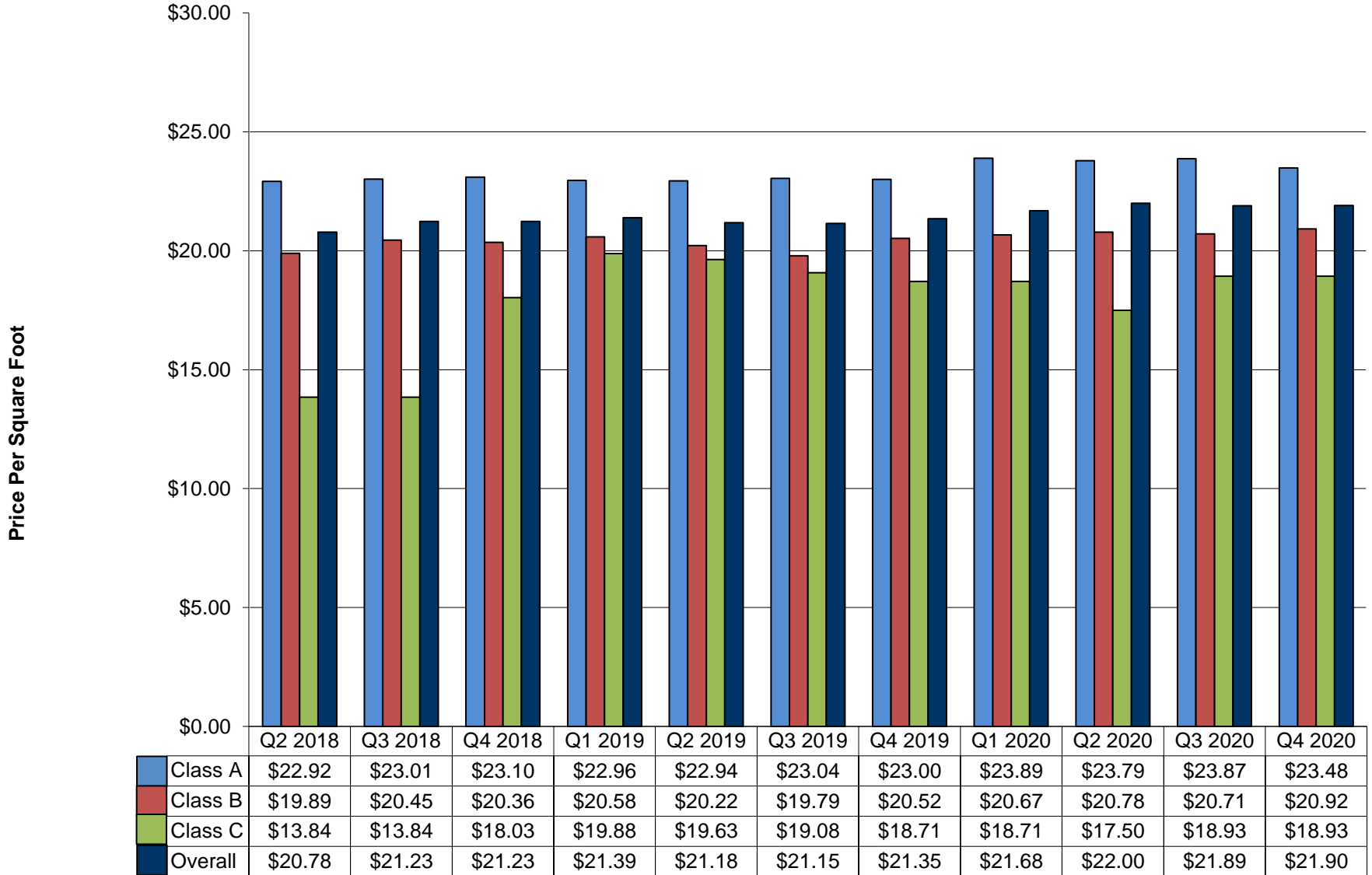
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	13.8%	12.9%	12.9%	13.2%	13.9%	19.6%	19.4%	19.7%	19.6%	19.3%	20.6%	1.3%
Class B	10.4%	9.3%	7.3%	8.0%	8.4%	8.2%	7.3%	8.8%	8.8%	11.8%	9.4%	-2.4%
Class C	1.3%	1.8%	11.2%	13.7%	15.0%	0.0%	0.0%	0.9%	5.9%	5.9%	5.9%	0.0%
Overall	10.8%	9.8%	9.4%	10.1%	10.7%	11.2%	10.6%	11.6%	12.0%	13.7%	12.7%	-1.0%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	(1,017)	8,468	0	(3,551)	(6,057)	(54,567)	1,977	(2,686)	978	2,610	(11,756)	(14,366)
Class B	14,958	21,128	35,317	(12,150)	(7,093)	3,598	14,891	(26,221)	28	(53,901)	43,392	97,293
Class C	(3,027)	(1,234)	(22,766)	(6,000)	(3,000)	36,027	0	(2,200)	(12,000)	0	0	0
Overall	10,914	28,362	12,551	(21,701)	(16,150)	(14,942)	16,868	(31,107)	(10,994)	(51,291)	31,636	82,927

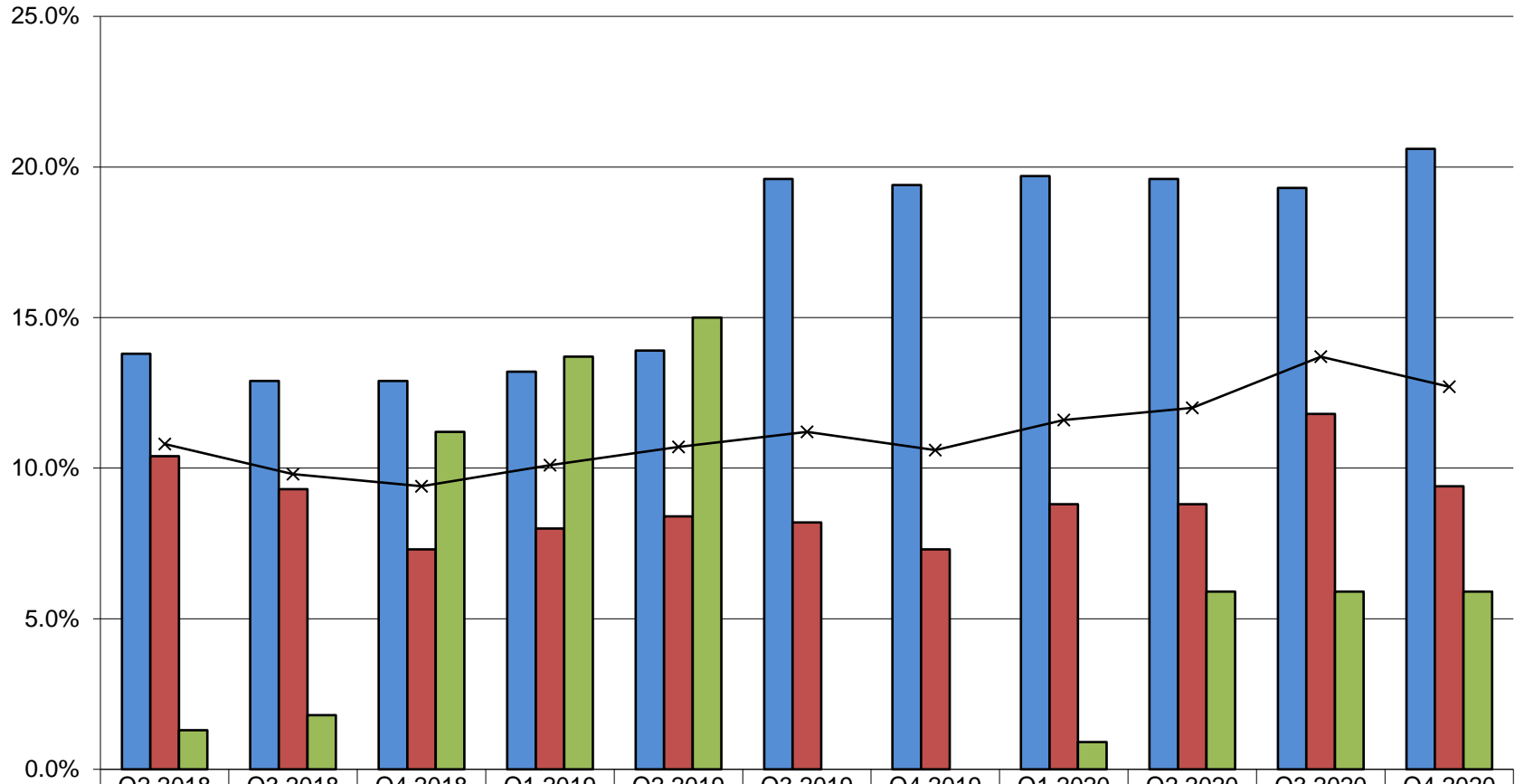
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$22.92	\$23.01	\$23.10	\$22.96	\$22.94	\$23.04	\$23.00	\$23.89	\$23.79	\$23.87	\$23.48	-\$0.39
Class B	\$19.89	\$20.45	\$20.36	\$20.58	\$20.22	\$19.79	\$20.52	\$20.67	\$20.78	\$20.71	\$20.92	\$0.21
Class C	\$13.84	\$13.84	\$18.03	\$19.88	\$19.63	\$19.08	\$18.71	\$18.71	\$17.50	\$18.93	\$18.93	\$0.00
Overall	\$20.78	\$21.23	\$21.23	\$21.39	\$21.18	\$21.15	\$21.35	\$21.68	\$22.00	\$21.89	\$21.90	\$0.01

Notes:

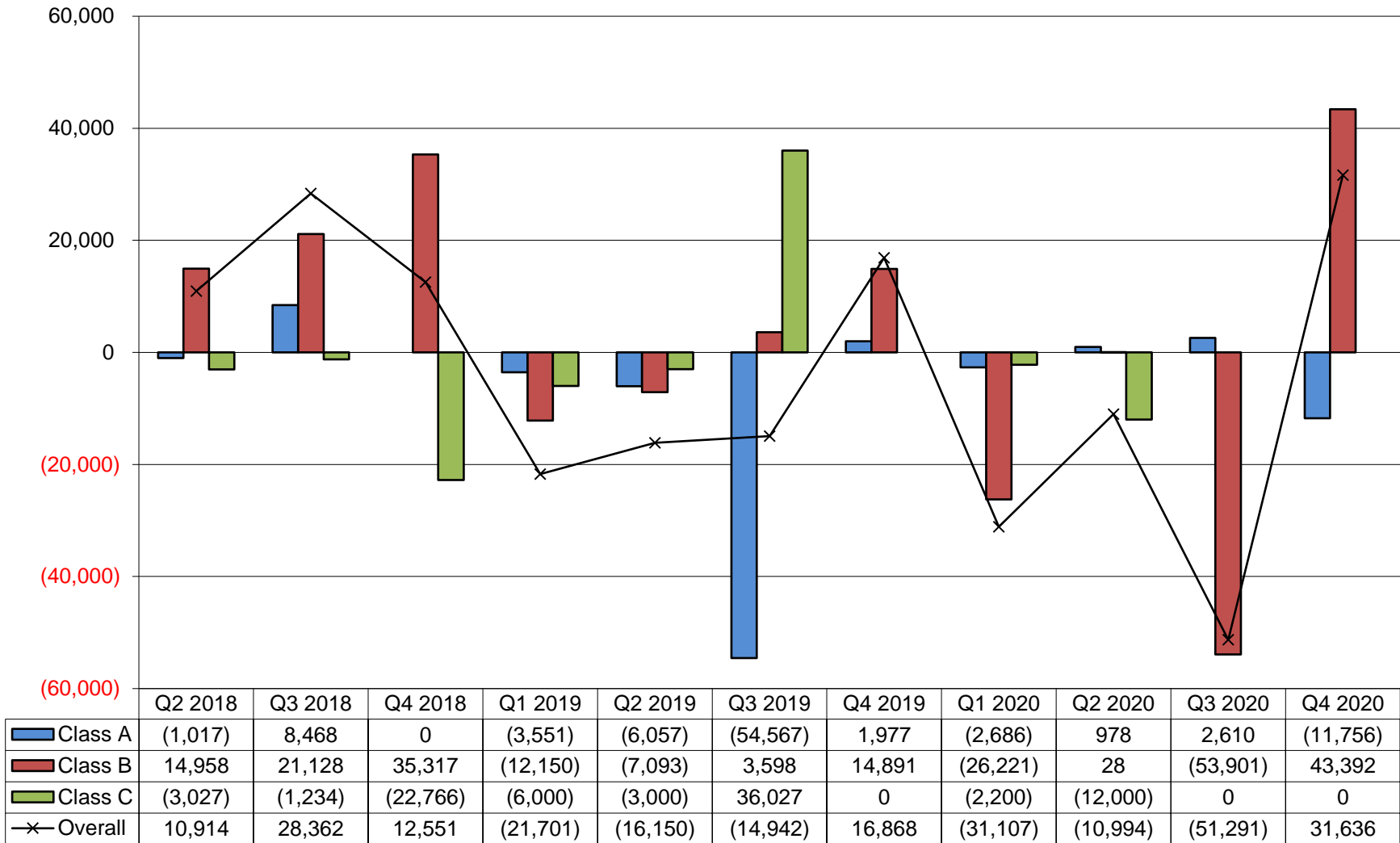
Average Asking Rates South County Submarket



South County Historic Vacancy Trends



South County Historic Net Absorption Trends



South County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1055 Bowles Ave	33,250	0	0.0%	0	0.0%	0	0	0	0	-
3636 S Geyer Rd	149,016	8,155	5.5%	8,155	5.5%	13,155	8,155	0	8,155	\$28.00/fs
3660 S Geyer Rd	51,843	0	0.0%	6,057	11.7%	9,576	3,519	6,057	6,057	\$20.32/fs
3668 S Geyer Rd	61,340	0	0.0%	0	0.0%	0	0	0	0	\$23.83/fs
1400 S Highway Dr	400,000	148,265	37.1%	148,265	37.1%	148,265	148,265	0	68,903	\$23.50/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	-
2-44 Soccer Park Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	-
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	23,624	23,624	0	23,624	\$25.00/fs
12250 Weber Hill Rd	64,370	18,732	29.1%	32,539	50.5%	32,539	18,732	13,807	13,807	\$22.67/fs
Total (11 Bldgs)	948,312	175,152	18.5%	195,016	20.6%	227,159	202,295	19,864	68,903	\$23.48/fs

South County Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
13515 Barrett Parkway Dr	43,513	5,129	11.8%	5,129	11.8%	5,129	5,129	0	5,129	\$20.50/fs
13523 Barrett Parkway Dr	43,353	7,007	16.2%	7,007	16.2%	7,007	7,007	0	2,862	\$20.50/fs
13537 Barrett Parkway Dr	40,000	8,092	20.2%	8,092	20.2%	8,092	8,092	0	3,368	\$20.50/fs
13545 Barrett Parkway Dr	64,241	18,630	29.0%	18,630	29.0%	18,630	18,630	0	12,198	\$20.50/fs
8670 Big Bend Blvd	23,904	0	0.0%	0	0.0%	0	0	0	0	-
10296 Big Bend Rd	25,556	9,772	38.2%	9,772	38.2%	9,772	9,772	0	7,182	\$25.95/fs
1859 Bowles Ave	65,320	5,757	8.8%	5,757	8.8%	5,757	5,757	0	3,706	\$22.00/fs
4173-4175 Crescent Dr	26,379	3,800	14.4%	3,800	14.4%	3,800	3,800	0	1,218	\$11.62/mg
4-68 Crestwood Executive Dr	42,845	6,858	16.0%	6,858	16.0%	10,199	10,199	0	4,416	\$16.50/fs
1000 Des Peres Rd	75,000	19,335	25.8%	19,335	25.8%	23,898	23,898	0	19,335	\$23.00/fs
2705 Dougherty Ferry Rd	27,000	2,251	8.3%	2,251	8.3%	2,251	2,251	0	2,251	\$18.00/fs
900 S Highway Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
10010 Kennerly Rd	84,168	0	0.0%	0	0.0%	0	0	0	0	-
9735 Landmark Parkway Dr	84,905	33,572	39.5%	33,572	39.5%	39,070	39,070	0	17,718	\$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	5,501	19.5%	5,501	19.5%	5,501	5,501	0	5,501	\$24.50/fs
7321 S Lindbergh Blvd	38,738	17,486	45.1%	17,486	45.1%	17,486	17,486	0	6,464	\$17.81/fs
11102 S Lindbergh Business Ct	21,750	0	0.0%	0	0.0%	0	0	0	0	-
601-609 E Lockwood Ave	30,000	0	0.0%	0	0.0%	0	0	0	0	-
75 W Lockwood Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
227-235 W Lockwood Ave	85,449	0	0.0%	0	0.0%	1,899	1,899	0	1,899	-
345 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	3,058	10.0%	3,058	10.0%	3,058	3,058	0	3,058	\$18.50/fs
1099 Milwaukee St	34,820	3,014	8.7%	3,014	8.7%	12,693	12,693	0	8,040	\$19.68/fs
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
1345 Smizer Mill Rd	55,000	0	0.0%	0	0.0%	0	0	0	0	-
15 Sunnen Dr	71,288	2,000	2.8%	2,000	2.8%	2,000	2,000	0	2,000	\$18.50/fs
10777 Sunset Office Dr	52,193	0	0.0%	0	0.0%	3,821	3,821	0	3,109	\$22.00/fs
10805 Sunset Office Dr	75,839	10,791	14.2%	10,791	14.2%	14,240	14,240	0	3,873	\$24.00/fs
10820 Sunset Office Dr	45,000	699	1.6%	699	1.6%	2,088	2,088	0	1,389	\$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	3,119	15.6%	3,119	15.6%	4,519	4,519	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%	0	0	0	0	\$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%	0	0	0	0	\$18.00/fs
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (41 Bldgs)	1,789,565	167,981	9.4%	167,981	9.4%	223,386	223,386	0	19,335	\$20.92/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	-
3117 S Big Bend Blvd	24,478	12,000	49.0%	12,000	49.0%	12,000	12,000	0	12,000	\$17.50/fs
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,452	2,200	10.3%	2,200	10.3%	9,500	9,500	0	7,300	\$14.18/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	3,100	3,100	0	3,100	-
12900 Maurer Industrial Dr	30,290	0	0.0%	0	0.0%	30,290	30,290	0	30,290	\$19.50/fs
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	240,579	14,200	5.9%	14,200	5.9%	54,890	54,890	0	30,290	\$18.93/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(61 Bldgs)	2,978,456	357,333	12.0%	377,197	12.7%	505,435	480,571	19,864	68,903	\$21.90/fs

North County

From Previous Qtr.

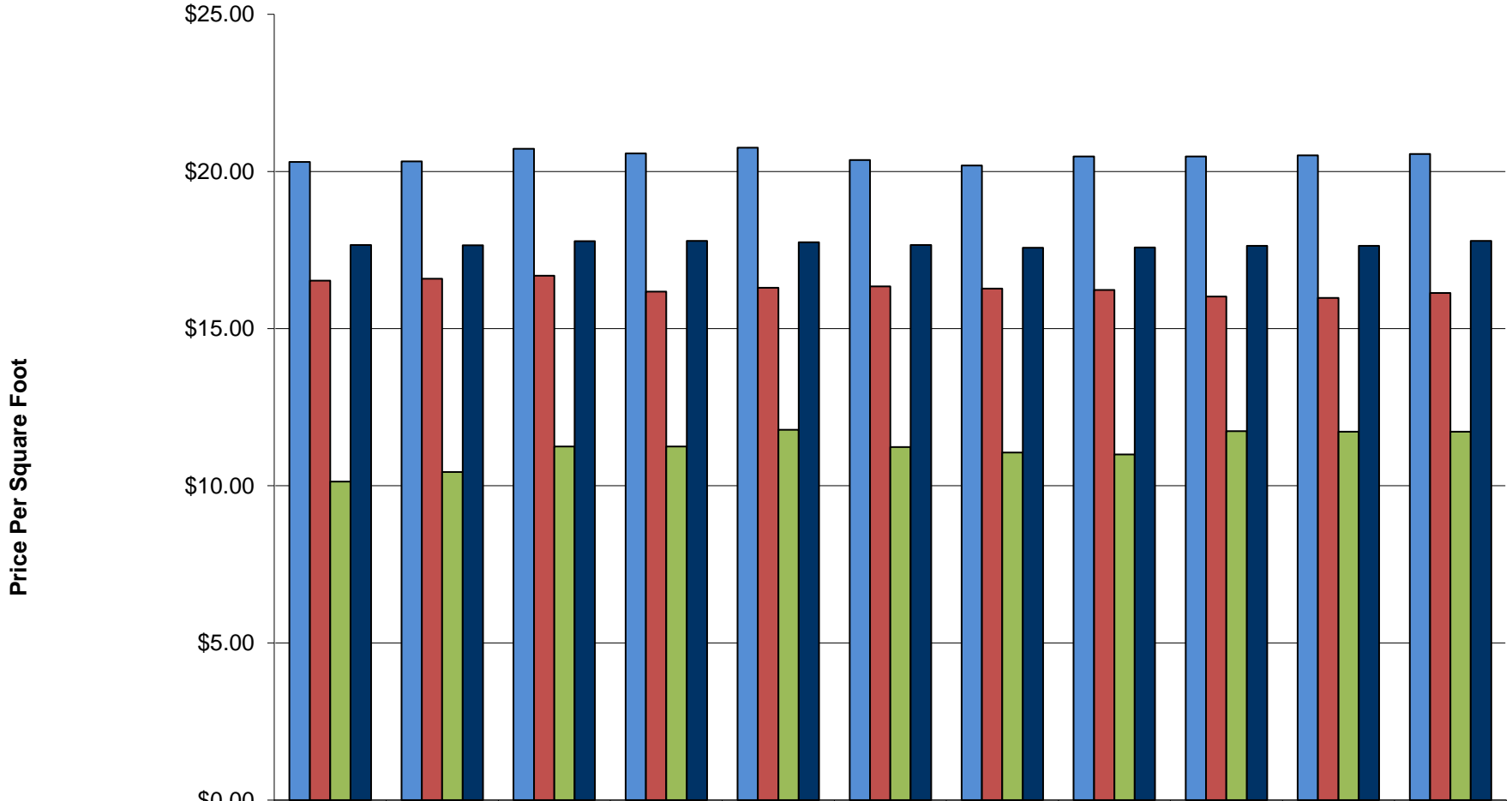
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	5.9%	5.0%	3.8%	12.7%	17.3%	17.5%	19.3%	21.9%	20.1%	19.6%	19.2%	-0.4%
Class B	23.6%	22.8%	20.5%	21.2%	20.2%	16.1%	10.7%	10.6%	11.4%	10.6%	10.6%	0.0%
Class C	5.5%	5.3%	6.4%	5.5%	6.1%	5.9%	4.6%	4.9%	4.6%	4.7%	0.1%	-4.6%
Overall	14.1%	13.4%	11.9%	15.7%	17.2%	15.3%	13.3%	14.4%	14.0%	13.4%	12.7%	-0.7%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	79,034	12,850	17,907	(125,293)	(64,940)	(2,892)	(24,867)	(36,624)	25,413	6,511	5,753	(758)
Class B	(2,769)	13,783	37,175	(11,966)	17,340	67,518	88,230	1,888	(13,293)	13,293	(469)	(13,762)
Class C	6,396	1,141	(5,388)	4,200	(2,652)	880	5,776	(1,280)	1,650	(500)	21,028	21,528
Overall	82,661	27,774	49,694	(133,059)	(50,252)	65,506	69,139	(36,016)	13,770	19,304	26,312	7,008

Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$20.30	\$20.32	\$20.72	\$20.57	\$20.76	\$20.36	\$20.19	\$20.48	\$20.48	\$20.51	\$20.56	\$0.05
Class B	\$16.53	\$16.59	\$16.68	\$16.18	\$16.30	\$16.34	\$16.27	\$16.23	\$16.02	\$15.98	\$16.13	\$0.15
Class C	\$10.13	\$10.44	\$11.25	\$11.25	\$11.78	\$11.23	\$11.06	\$11.00	\$11.74	\$11.72	\$11.72	\$0.00
Overall	\$17.66	\$17.65	\$17.78	\$17.79	\$17.75	\$17.66	\$17.57	\$17.58	\$17.63	\$17.63	\$17.79	\$0.16

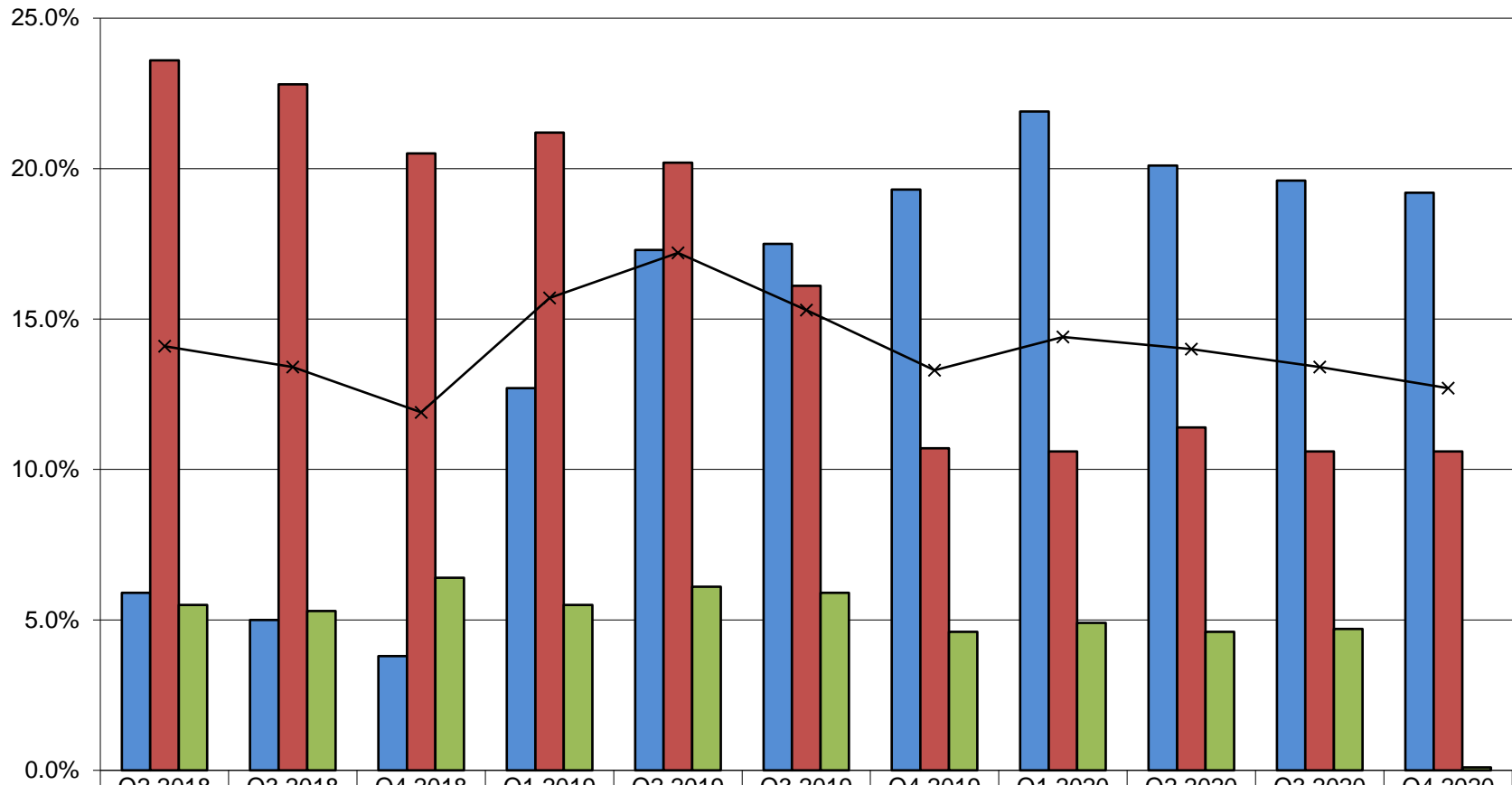
Notes:

Average Asking Rates North County Submarket



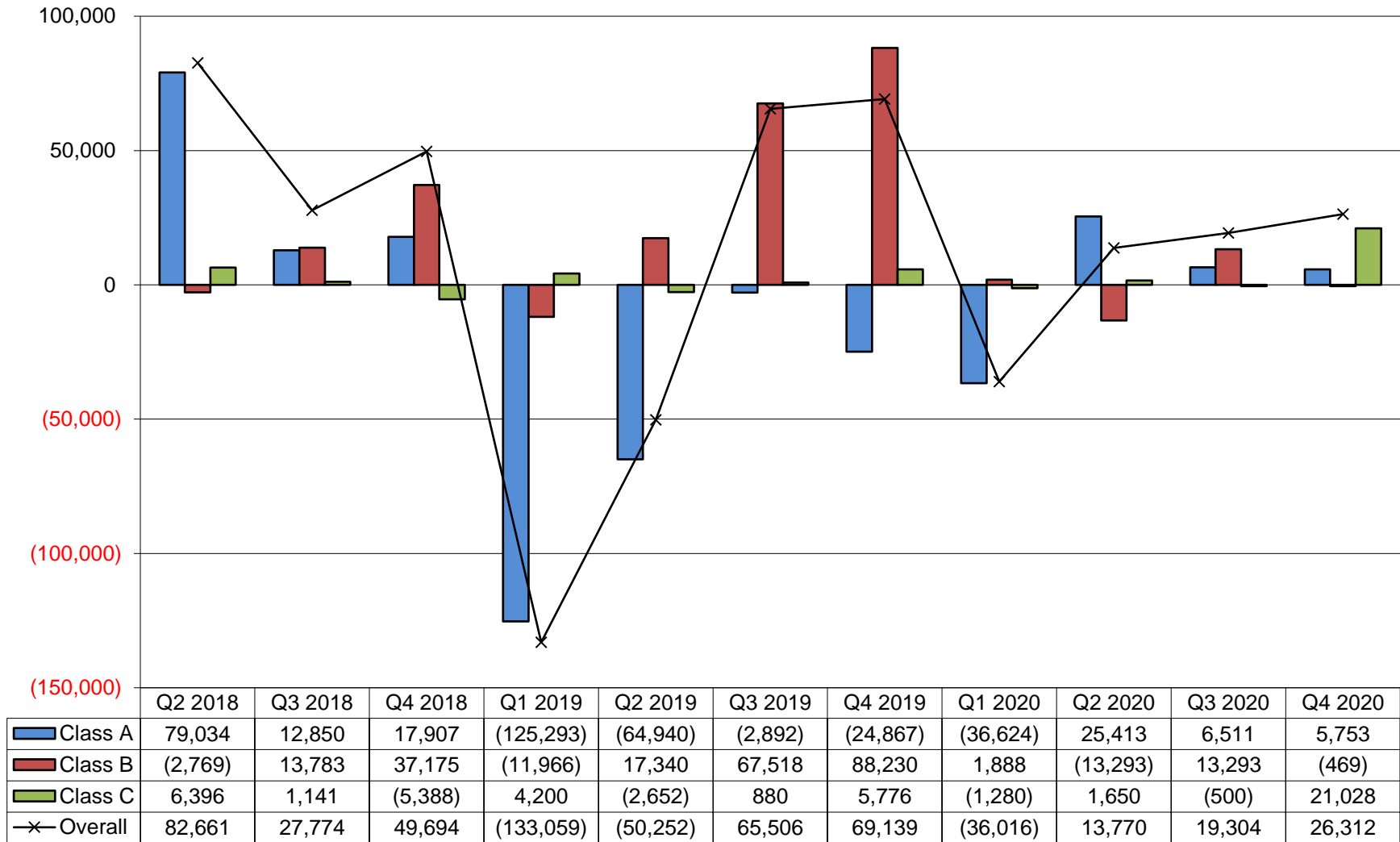
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
■ Class A	\$20.30	\$20.32	\$20.72	\$20.57	\$20.76	\$20.36	\$20.19	\$20.48	\$20.48	\$20.51	\$20.56
■ Class B	\$16.53	\$16.59	\$16.68	\$16.18	\$16.30	\$16.34	\$16.27	\$16.23	\$16.02	\$15.98	\$16.13
■ Class C	\$10.13	\$10.44	\$11.25	\$11.25	\$11.78	\$11.23	\$11.06	\$11.00	\$11.74	\$11.72	\$11.72
■ Overall	\$17.66	\$17.65	\$17.78	\$17.79	\$17.75	\$17.66	\$17.57	\$17.58	\$17.63	\$17.63	\$17.79

North County Historic Vacancy Trends



	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
■ Class A	5.9%	5.0%	3.8%	12.7%	17.3%	17.5%	19.3%	21.9%	20.1%	19.6%	19.2%
■ Class B	23.6%	22.8%	20.5%	21.2%	20.2%	16.1%	10.7%	10.6%	11.4%	10.6%	10.6%
■ Class C	5.5%	5.3%	6.4%	5.5%	6.1%	5.9%	4.6%	4.9%	4.6%	4.7%	0.1%
✕ Overall	14.1%	13.4%	11.9%	15.7%	17.2%	15.3%	13.3%	14.4%	14.0%	13.4%	12.7%

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	\$13.00/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%	67,605	14,318	53,287	35,621	\$21.50/fs
1 Rider Trail Plaza Dr	112,000	0	0.0%	0	0.0%	0	0	0	0	-
13500 Riverport Dr	117,330	74,837	63.8%	74,837	63.8%	74,837	74,837	0	51,454	\$21.50/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	39,576	33.4%	39,576	33.4%	39,576	39,576	0	29,890	\$18.00/fs
13736 Riverport Dr	332,323	92,412	27.8%	92,412	27.8%	92,412	92,412	0	92,412	\$22.52/fs
13801 Riverport Dr	100,521	5,589	5.6%	5,589	5.6%	25,423	25,423	0	14,054	\$18.00/fs
13900 Riverport Dr	141,774	0	0.0%	0	0.0%	0	0	0	0	-
Total (10 Bldgs)	1,405,459	269,688	19.2%	269,688	19.2%	361,329	289,522	71,807	92,412	\$20.56/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%	68,166	68,166	0	28,985	\$16.75/fs
9300-9320 Lewis and Clark Blvd	46,000	0	0.0%	0	0.0%	0	0	0	0	-
3165 Mckelvey Rd	51,067	0	0.0%	0	0.0%	21,108	21,108	0	11,836	\$18.00/fs
500 Northwest Plz	265,000	66,964	25.3%	66,964	25.3%	121,677	121,677	0	143,136	\$13.50/fs
700 Northwest Plz	300,000	0	0.0%	0	0.0%	0	0	0	0	-
10801 Pear Tree Ln	50,615	10,095	19.9%	10,095	19.9%	24,393	24,393	0	8,508	\$14.00/fs
8920 Pershall Rd	89,050	0	0.0%	0	0.0%	0	0	0	0	\$12.95/nnn
5757 Phantom Dr	86,449	26,553	30.7%	26,553	30.7%	26,553	26,553	0	15,198	\$17.50/fs
3120 Rider Trail S	60,000	0	0.0%	0	0.0%	0	0	0	0	-
3301 S Rider Trail	115,777	0	0.0%	0	0.0%	0	0	0	0	-
8944 Saint Charles Rock Rd	55,500	0	0.0%	0	0.0%	0	0	0	0	-
11966 Saint Charles Rock Rd	20,086	0	0.0%	0	0.0%	0	0	0	0	-
13600 Shoreline Dr	27,558	0	0.0%	0	0.0%	14,464	14,464	0	14,464	\$12.00/fs
2464 West Port Plaza Dr	20,088	0	0.0%	0	0.0%	0	0	0	0	-
540-734 Westport Plaza Dr	30,434	2,452	8.1%	2,452	8.1%	15,814	15,814	0	6,800	\$15.00/fs
4349-4363 Woodson Rd	53,350	0	0.0%	0	0.0%	12,075	12,075	0	12,075	\$14.50/fs
4433 Woodson Rd	20,000	2,247	11.2%	2,247	11.2%	8,617	8,617	0	4,488	\$14.50/fs
4477 Woodson Rd	29,666	13,000	43.8%	13,000	43.8%	13,000	13,000	0	13,000	-
4678-4698 World Parkway Cir	31,328	0	0.0%	0	0.0%	0	0	0	0	-
Total (22 Bldgs)	1,636,146	173,110	10.6%	173,110	10.6%	382,171	382,171	0	143,136	\$16.13/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	-
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 Penridge Dr	24,371	500	2.1%	500	2.1%	500	500	0	500	\$9.95/fs
3553 S Rider Trl	23,446	0	0.0%	0	0.0%	0	0	0	0	-
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
10449 Saint Charles Rock Rd	24,980	0	0.0%	0	0.0%	0	0	0	0	\$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	500	0.1%	500	0.1%	500	500	0	500	\$11.72/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)	3,502,218	443,298	12.7%	443,298	12.7%	744,000	672,193	71,807	143,136	\$17.79/fs

South County Building List

Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8045 Big Bend Blvd	27,556	0	0.0%	0	0.0%	0	0	0	0	-
3117 S Big Bend Blvd	24,478	12,000	49.0%	12,000	49.0%	12,000	12,000	0	12,000	\$17.50/fs
4372 Casa Brazilia Dr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
14 Euclid Ave	23,000	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,452	2,200	10.3%	2,200	10.3%	9,500	9,500	0	7,300	\$14.18/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	3,100	3,100	0	3,100	-
12900 Maurer Industrial Dr	30,290	0	0.0%	0	0.0%	30,290	30,290	0	30,290	\$19.50/fs
8050 Watson Rd	43,876	0	0.0%	0	0.0%	0	0	0	0	-
8330-8340 Watson Rd	21,760	0	0.0%	0	0.0%	0	0	0	0	-
Total (9 Bldgs)	240,579	14,200	5.9%	14,200	5.9%	54,890	54,890	0	30,290	\$18.93/fs

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(61 Bldgs)	2,978,456	357,333	12.0%	377,197	12.7%	505,435	480,571	19,864	68,903	\$21.90/fs

St. Charles

From Previous Qtr.

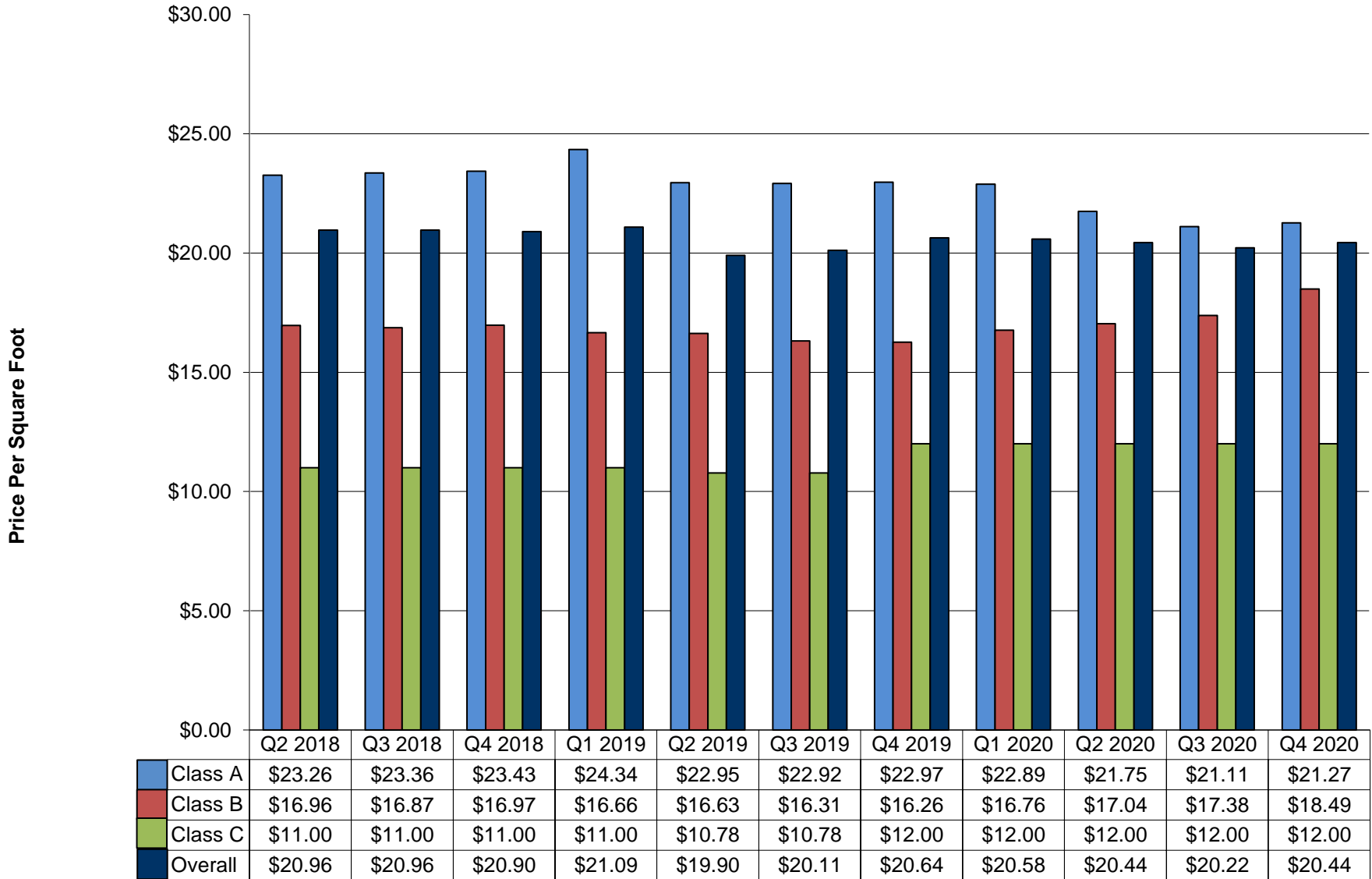
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	19.0%	19.1%	14.8%	11.8%	11.9%	11.1%	7.0%	9.3%	7.5%	11.2%	11.0%	-0.2%
Class B	12.5%	14.2%	13.2%	12.2%	11.9%	10.8%	11.3%	12.5%	7.5%	8.8%	8.2%	-0.6%
Class C	7.7%	6.1%	8.8%	11.6%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	3.1%	-3.2%
Overall	16.0%	16.3%	13.7%	11.9%	11.3%	10.5%	8.1%	9.8%	7.4%	10.0%	9.4%	-0.6%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	(16,835)	(1,650)	69,089	47,653	(2,200)	13,193	64,000	(36,370)	28,447	(58,365)	2,624	60,989
Class B	(4,929)	(11,369)	6,941	6,625	2,121	7,567	(3,428)	(8,476)	34,576	(8,583)	3,839	12,422
Class C	(3,000)	4,515	(7,800)	(7,900)	15,100	0	0	0	0	0	9,152	9,152
Overall	(24,764)	(8,504)	68,230	46,378	15,021	20,760	60,572	(44,846)	63,023	(66,948)	15,615	82,563

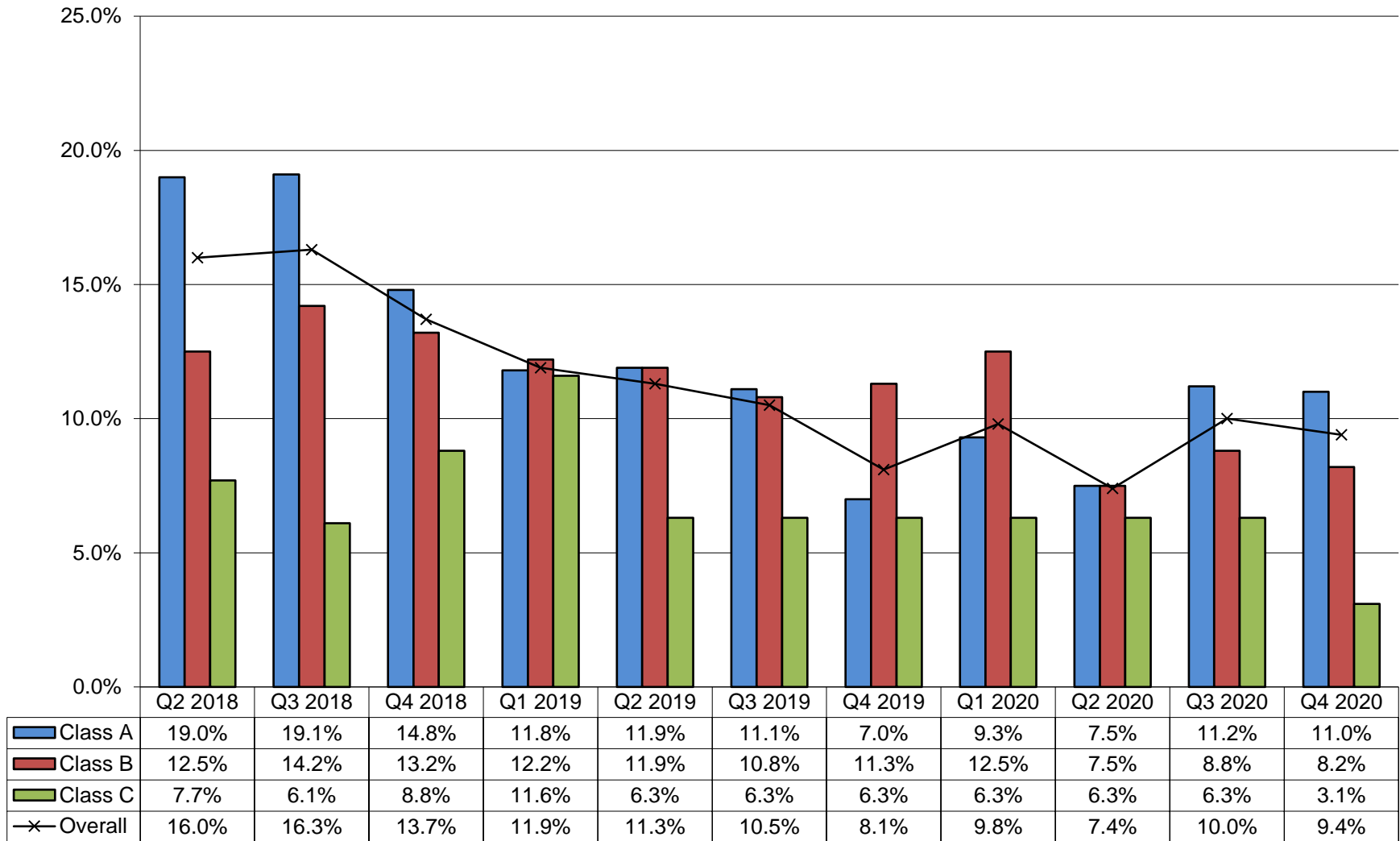
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$23.26	\$23.36	\$23.43	\$24.34	\$22.95	\$22.92	\$22.97	\$22.89	\$21.75	\$21.11	\$21.27	\$0.16
Class B	\$16.96	\$16.87	\$16.97	\$16.66	\$16.63	\$16.31	\$16.26	\$16.76	\$17.04	\$17.38	\$18.49	\$1.11
Class C	\$11.00	\$11.00	\$11.00	\$11.00	\$10.78	\$10.78	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$0.00
Overall	\$20.96	\$20.96	\$20.90	\$21.09	\$19.90	\$20.11	\$20.64	\$20.58	\$20.44	\$20.22	\$20.44	\$0.22

Notes:

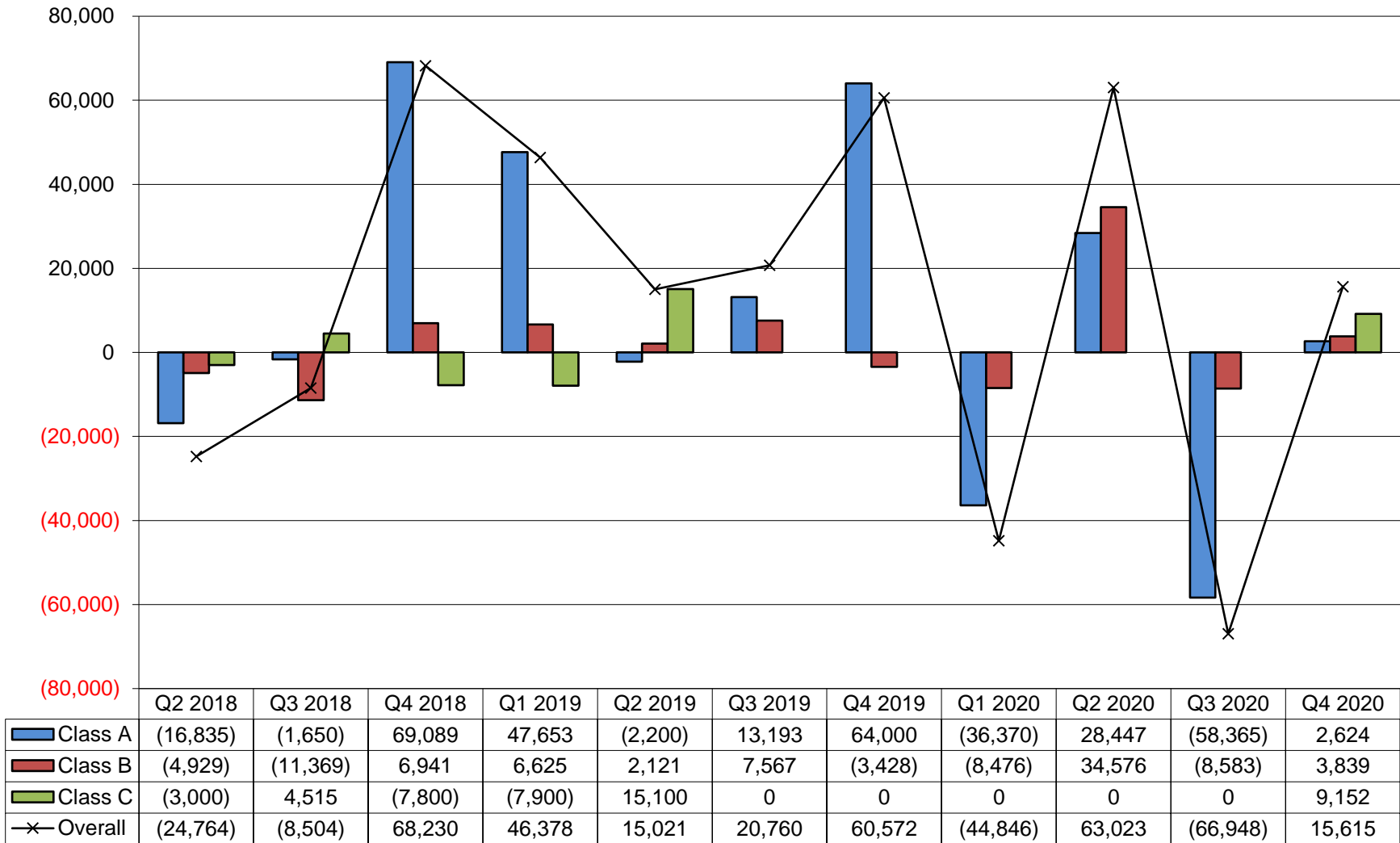
Average Asking Rates St. Charles Submarket



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	15,458	25.8%	15,458	25.8%	15,458	15,458	0	10,949	\$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	100,000	0	0.0%	0	0.0%	100,000	100,000	0	100,000	\$19.50/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,540	0	0.0%	0	0.0%	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	-
500 Technology Dr	52,000	18,144	34.9%	18,144	34.9%	18,144	18,144	0	18,144	\$20.95/fs
1000 Technology Dr	518,601	93,000	17.9%	93,000	17.9%	93,000	93,000	0	63,000	\$19.50/fs
2342 Technology Dr	72,381	0	0.0%	0	0.0%	72,381	72,381	0	72,381	\$23.00/fs
3401 Technology Dr	22,173	5,565	25.1%	5,565	25.1%	9,265	9,265	0	5,565	\$22.50/fs
5301 Veterans Memorial Pky	35,890	10,548	29.4%	10,548	29.4%	10,548	10,548	0	7,709	\$20.50/fs
Total (17 Bldgs)	1,578,095	174,111	11.0%	174,111	11.0%	360,477	360,477	0	100,000	\$21.27/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
1360 S 5th St	60,000	0	0.0%	0	0.0%	0	0	0	0	\$16.00/fs
1360 S 5th St	59,770	10,223	17.1%	10,223	17.1%	10,223	10,223	0	1,700	\$20.00/fs
820 S Main St	36,113	1,800	5.0%	1,800	5.0%	5,560	2,780	0	2,780	\$15.00/mg
1053 Cave Springs Rd	21,336	8,457	39.6%	8,457	39.6%	8,457	8,457	0	3,013	\$15.50/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1540 Country Club Plaza Dr	20,930	0	0.0%	0	0.0%	0	0	0	0	-
1000 Edgewater Pt	22,000	0	0.0%	0	0.0%	0	0	0	0	-
4600 Executive Center Pky	21,000	0	0.0%	0	0.0%	0	0	0	0	\$12.75/nnn
2070 Little Hills Expy	41,125	0	0.0%	0	0.0%	0	0	0	0	\$15.95/fs
3000 Little Hills Expy	26,316	10,895	41.4%	10,895	41.4%	10,895	10,895	0	10,895	\$15.95/fs
5600 Mexico Rd	26,600	0	0.0%	0	0.0%	0	0	0	0	-
5650 Mexico Rd	31,848	0	0.0%	0	0.0%	0	0	0	0	-
1 Mid Rivers Mall Dr	57,831	5,961	10.3%	5,961	10.3%	9,440	9,440	0	2,840	\$21.42/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
128-130 Point West Blvd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	4,475	9.5%	4,475	9.5%	4,475	4,475	0	4,475	\$19.50/fs
255 Spencer Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
300 St. Peters Centre Blvd	29,878	0	0.0%	0	0.0%	0	0	0	0	-
2299 Technology Dr	46,380	14,596	31.5%	14,596	31.5%	22,845	14,596	8,249	14,596	\$23.67/fs
Total (20 Bldgs)	688,248	56,407	8.2%	56,407	8.2%	71,895	60,866	8,249	14,596	\$18.49/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	0	0.0%	0	0.0%	0	0	0	0	\$13.00/mg
20 Missouri Research Park Dr	90,900	0	0.0%	0	0.0%	0	0	0	0	-
3731-3741 Mueller Rd	28,280	0	0.0%	0	0.0%	0	0	0	0	-
100-148 E Pearce Blvd	22,279	0	0.0%	0	0.0%	0	0	0	0	-
Total (6 Bldgs)	284,921	8,765	3.1%	8,765	3.1%	8,765	8,765	0	8,765	-

Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(43 Bldgs)	2,551,264	239,283	9.4%	239,283	9.4%	441,137	430,108	8,249	100,000	\$20.44/fs

Illinois

From Previous Qtr.

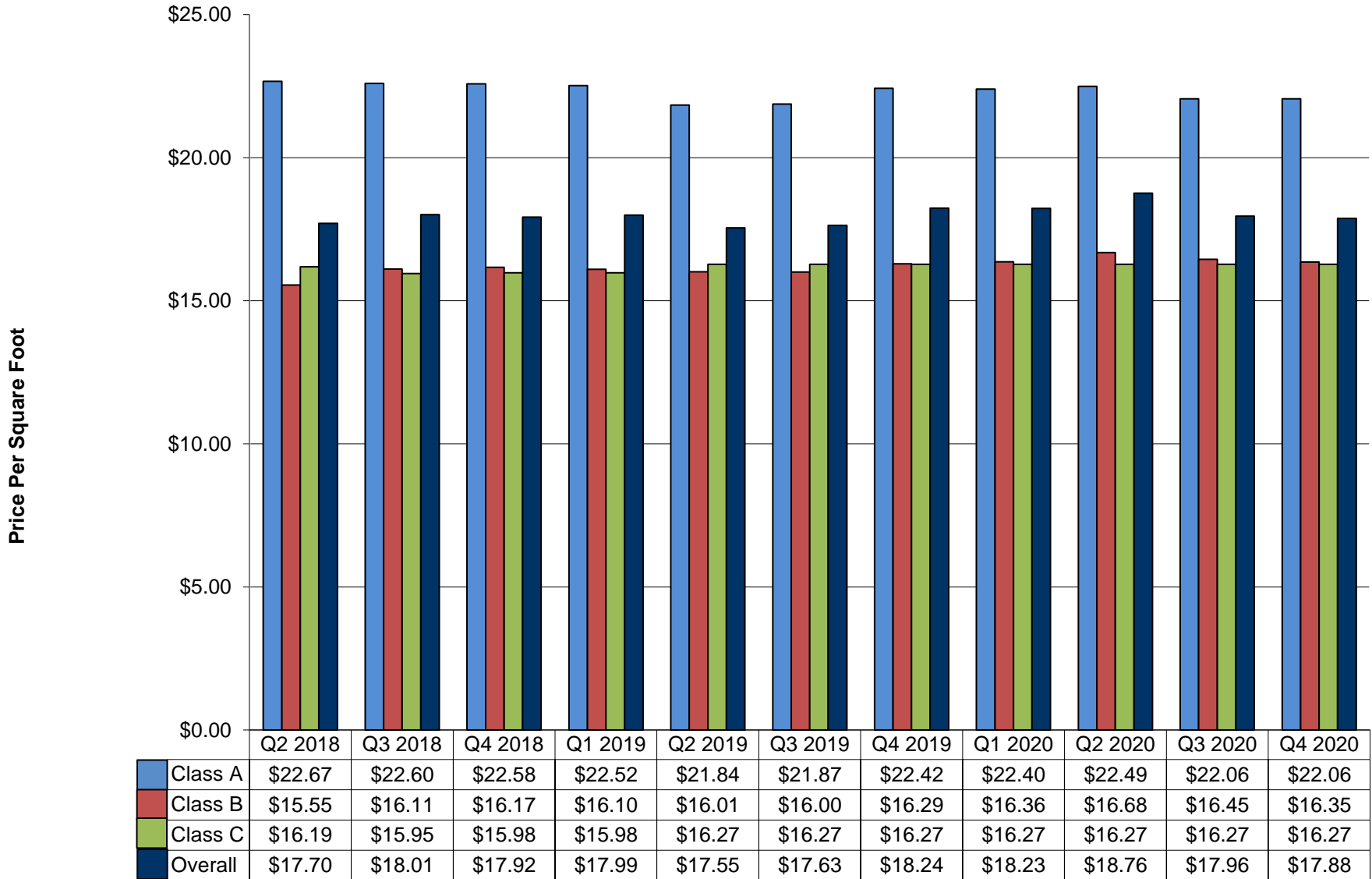
Vacancy Rate												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	13.8%	14.7%	14.6%	17.8%	17.7%	17.9%	16.8%	18.9%	18.4%	15.9%	16.4%	0.5%
Class B	9.6%	9.4%	9.8%	9.7%	9.6%	12.1%	13.4%	13.4%	12.6%	15.2%	14.9%	-0.3%
Class C	2.0%	2.1%	2.1%	2.5%	2.5%	2.5%	2.5%	5.1%	5.6%	5.6%	5.6%	0.0%
Overall	8.1%	8.2%	8.4%	9.0%	8.9%	10.3%	10.9%	12.0%	11.5%	12.5%	12.5%	0.0%

Net Absorption												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	12,552	(4,732)	433	(18,546)	741	(1,023)	6,280	(11,998)	2,782	14,047	(2,915)	(16,962)
Class B	(9,374)	4,571	(6,858)	110	3,364	(45,333)	(24,690)	(240)	16,080	(47,002)	5,409	52,411
Class C	1,268	(1,200)	0	(3,600)	0	0	0	(24,878)	(4,731)	0	0	0
Overall	4,446	(1,361)	(6,425)	(22,036)	4,105	(46,356)	(18,410)	(37,116)	14,131	(32,955)	2,494	35,449

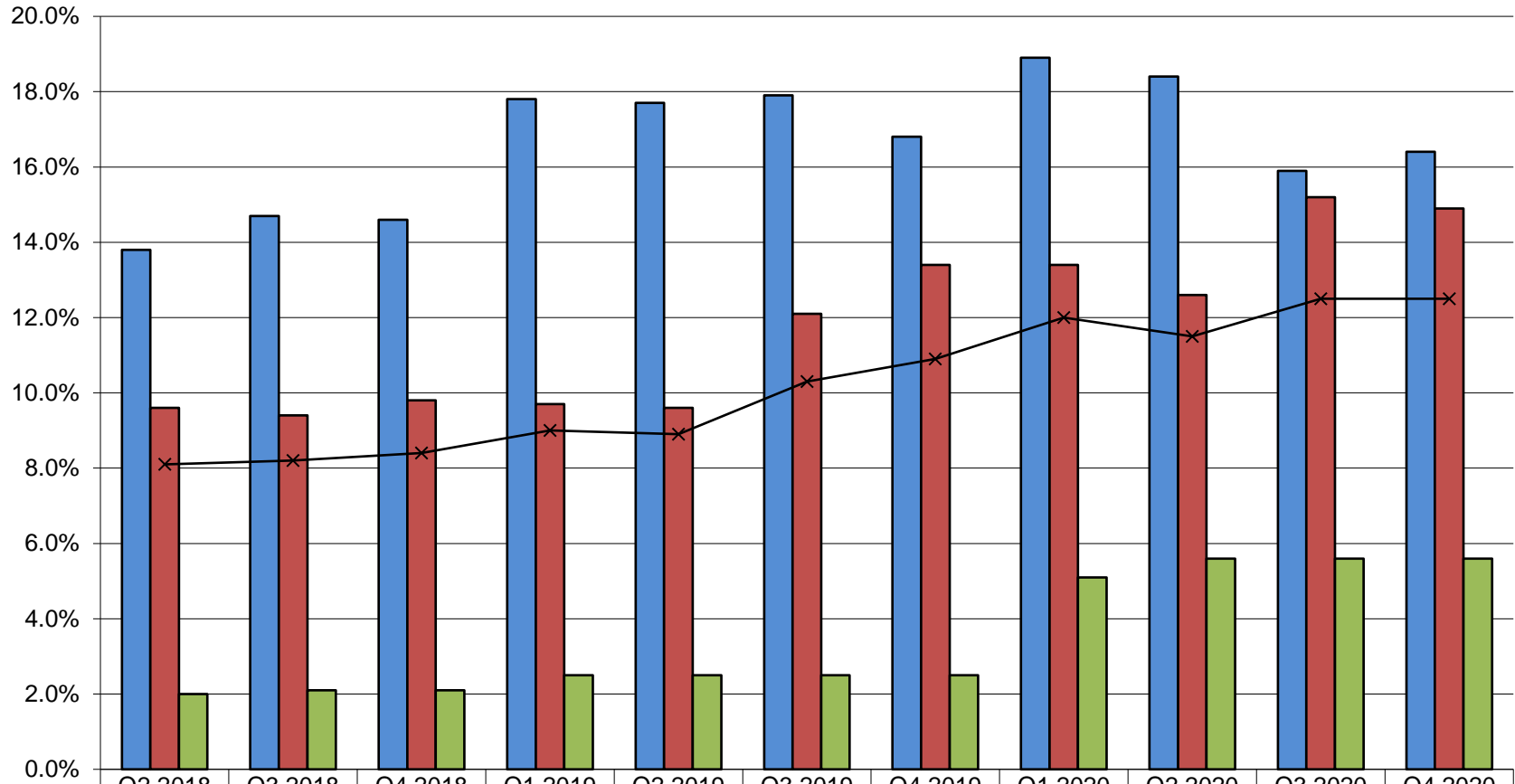
Asking Rates												
	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Difference
Class A	\$22.67	\$22.60	\$22.58	\$22.52	\$21.84	\$21.87	\$22.42	\$22.40	\$22.49	\$22.06	\$22.06	\$0.00
Class B	\$15.55	\$16.11	\$16.17	\$16.10	\$16.01	\$16.00	\$16.29	\$16.36	\$16.68	\$16.45	\$16.35	-\$0.10
Class C	\$16.19	\$15.95	\$15.98	\$15.98	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$16.27	\$0.00
Overall	\$17.70	\$18.01	\$17.92	\$17.99	\$17.55	\$17.63	\$18.24	\$18.23	\$18.76	\$17.96	\$17.88	-\$0.08

Notes:

Average Asking Rates Illinois Submarket

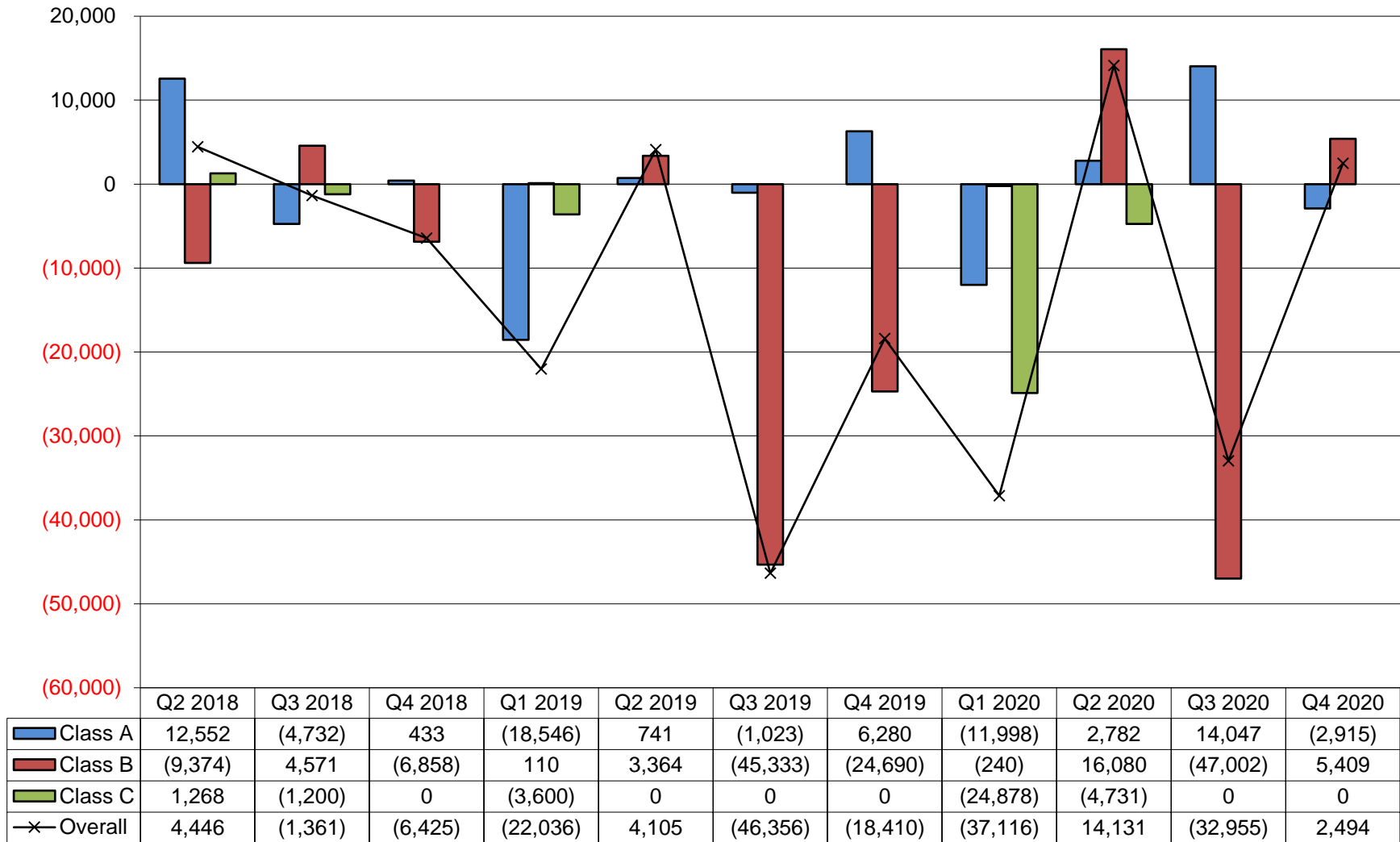


Illinois Historic Vacancy Trends



Class A	13.8%	14.7%	14.6%	17.8%	17.7%	17.9%	16.8%	18.9%	18.4%	15.9%	16.4%
Class B	9.6%	9.4%	9.8%	9.7%	9.6%	12.1%	13.4%	13.4%	12.6%	15.2%	14.9%
Class C	2.0%	2.1%	2.1%	2.5%	2.5%	2.5%	2.5%	5.1%	5.6%	5.6%	5.6%
Overall	8.1%	8.2%	8.4%	9.0%	8.9%	10.3%	10.9%	12.0%	11.5%	12.5%	12.5%

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	2,984	5.8%	2,984	5.8%	2,984	2,984	0	2,984	\$24.50/fs
1405 N Green Mount Rd	60,000	0	0.0%	0	0.0%	0	0	0	0	\$28.00/fs
509 Hamacher St	26,368	11,116	42.2%	11,116	42.2%	18,576	18,576	0	11,190	-
1 Horticultural Ln	67,000	0	0.0%	0	0.0%	0	0	0	0	-
23 Public Square	58,000	13,000	22.4%	13,000	22.4%	13,000	13,000	0	13,000	\$20.00/fs
475 Regency Park Dr	52,000	1,182	2.3%	1,182	2.3%	1,182	1,182	0	1,182	\$26.95/fs
331 Salem Pl	31,121	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	90,363	15.8%	93,832	16.4%	105,839	102,370	3,469	13,000	\$22.06/fs

Illinois Building List

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1635 W 1st St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
620 E 3rd St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
111 E 4th St	81,402	0	0.0%	0	0.0%	0	0	0	0	-
1 Bronze Pointe Blvd	33,408	16,704	50.0%	16,704	50.0%	26,365	26,365	0	9,661	\$12.42/mg
235-237 E Center Dr	22,000	1,544	7.0%	1,544	7.0%	1,544	1,544	0	1,544	\$14.00/nnn
1 S Church St	45,513	11,798	25.9%	11,798	25.9%	11,798	11,798	0	7,179	\$8.39/fs
100-130 Commerce Ln	69,641	69,641	100.0%	69,641	100.0%	69,641	69,641	0	69,641	-
2421 Corporate Center Dr	25,000	4,200	16.8%	4,200	16.8%	5,502	5,502	0	2,500	\$12.74/fs
101 Credit Union Way	50,970	0	0.0%	0	0.0%	0	0	0	0	-
310 Easton St	34,054	0	0.0%	0	0.0%	0	0	0	0	-
1500 Eastport Plaza Dr	34,000	0	0.0%	0	0.0%	0	0	0	0	-
1616-1640 Eastport Plaza Dr	39,631	0	0.0%	0	0.0%	0	0	0	0	\$5.25/nnn
11 Executive Dr	34,487	8,380	24.3%	8,380	24.3%	9,923	9,923	0	9,923	\$8.46/nnn
13 Executive Dr	41,593	10,022	24.1%	10,022	24.1%	13,212	13,212	0	6,604	\$8.22/nnn
15 Executive Dr	28,624	0	0.0%	0	0.0%	0	0	0	0	-
303 Fountains Pky	25,789	1,492	5.8%	1,492	5.8%	1,492	1,492	0	1,492	\$21.00/fs
343 Fountains Pky	24,300	2,082	8.6%	2,082	8.6%	2,082	2,082	0	2,082	\$16.50/mg
307 Henry St	35,000	0	0.0%	0	0.0%	0	0	0	0	-
7 N High St	38,000	20,150	53.0%	20,150	53.0%	20,150	20,150	0	17,000	\$10.50/nnn
7645 Magna Dr	150,000	0	0.0%	0	0.0%	0	0	0	0	-
7650 Magna Dr	164,033	106,263	64.8%	106,263	64.8%	130,779	130,779	0	34,934	\$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	10,036	27.9%	10,036	27.9%	12,668	12,668	0	9,006	\$18.00/fs
525 W Main St	36,030	1,040	2.9%	1,040	2.9%	1,040	1,040	0	1,040	\$18.00/fs
720 W Main St	39,545	0	0.0%	0	0.0%	0	0	0	0	-
6464 W Main St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
7210 W Main St	21,000	0	0.0%	0	0.0%	0	0	0	0	-
141 Market Place Dr	43,683	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	26,354	0	0.0%	0	0.0%	0	0	0	0	-
2246 State Route 157	25,320	0	0.0%	0	0.0%	6,400	6,400	0	4,000	\$23.00/fs
12860 Troxler Ave	63,229	0	0.0%	0	0.0%	0	0	0	0	-
330 W Vandalia St	70,000	0	0.0%	0	0.0%	0	0	0	0	-
405-415 Veterans Dr	21,567	0	0.0%	0	0.0%	0	0	0	0	-
784 Wall St	22,016	0	0.0%	0	0.0%	0	0	0	0	\$33.72/fs
303-327 W Washington St	32,115	0	0.0%	0	0.0%	0	0	0	0	-
12 Wolf Creek Dr	23,926	0	0.0%	0	0.0%	0	0	0	0	\$15.00/nnn
Total (41 Bldgs)	1,806,279	268,436	14.9%	268,436	14.9%	317,680	317,680	0	69,641	\$16.35/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	-
1640 W 7th St	29,609	29,609	100.0%	29,609	100.0%	29,609	29,609	0	12,703	\$9.00/mg
701 N Belt West	22,000	0	0.0%	0	0.0%	0	0	0	0	-
217-219 E Center Dr	20,000	4,800	24.0%	4,800	24.0%	4,800	4,800	0	3,600	\$14.00/nnn
1220 Centreville Ave	47,145	0	0.0%	0	0.0%	0	0	0	0	-
1100-1102 Eastport Plaza Dr	199,481	0	0.0%	0	0.0%	0	0	0	0	-
6701 N Illinois Rd	31,400	18,833	60.0%	18,833	60.0%	18,833	18,833	0	10,495	\$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 (23 Bldgs)	958,979	53,242	5.6%	53,242	5.6%	53,242	53,242	0	12,703	\$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
(77 Bldgs)	3,336,116	412,041	12.4%	415,510	12.5%	476,761	473,292	3,469	69,641	\$17.88/fs