

Summary

St. Louis Regional Office Market Q4

January 2015

<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>
St. Louis City	14,395,447	2,713,031	18.8% ↓ 1.2%	(20.0%)	Class A - \$19.33 Class B - \$14.00
Clayton	6,640,270	701,105	10.6% ↓ 1.6%	(12.2%)	Class A - \$25.20 Class B - \$18.45
Manchester / I-270	1,604,696	230,909	14.4% ↑ .5%	(13.9%)	Class A - \$23.77 Class B - \$18.85
North County	3,404,419	1,242,605	36.5% ↓ 2.3%	(38.8%)	Class A - \$20.23 Class B - \$15.90
Olive / I-270	4,832,250	778,246	16.1% ↓ .1%	(16.2%)	Class A - \$24.84 Class B - \$18.15
South County	4,222,598	613,813	14.5% ↓ .1%	(14.6%)	Class A - \$19.50 Class B - \$20.54
St. Charles	1,738,745	316,127	18.2% ↑ .8%	(17.4%)	Class A - \$21.68 Class B - \$14.30
West County	4,940,572	459,225	9.3% ↓ 1.4%	(10.7%)	Class A - \$25.15 Class B - \$19.02
Westport	2,394,348	515,742	21.5% ↓ .4%	(21.9%)	Class A - \$20.40 Class B - \$16.39
Total	44,173,345	7,570,803	17.1% ↓ 1%	(18.1%)	

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of January 1, 2015.

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

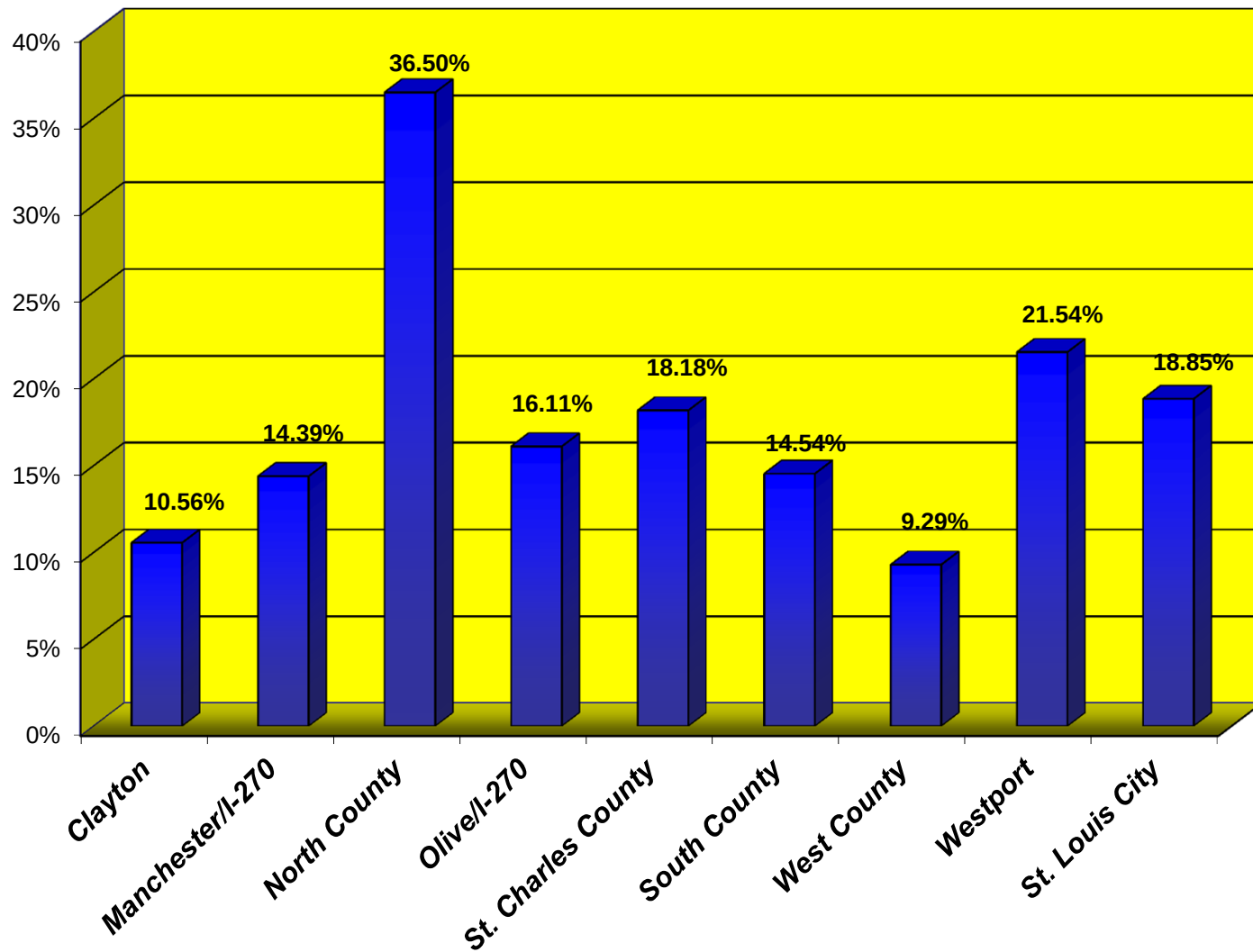


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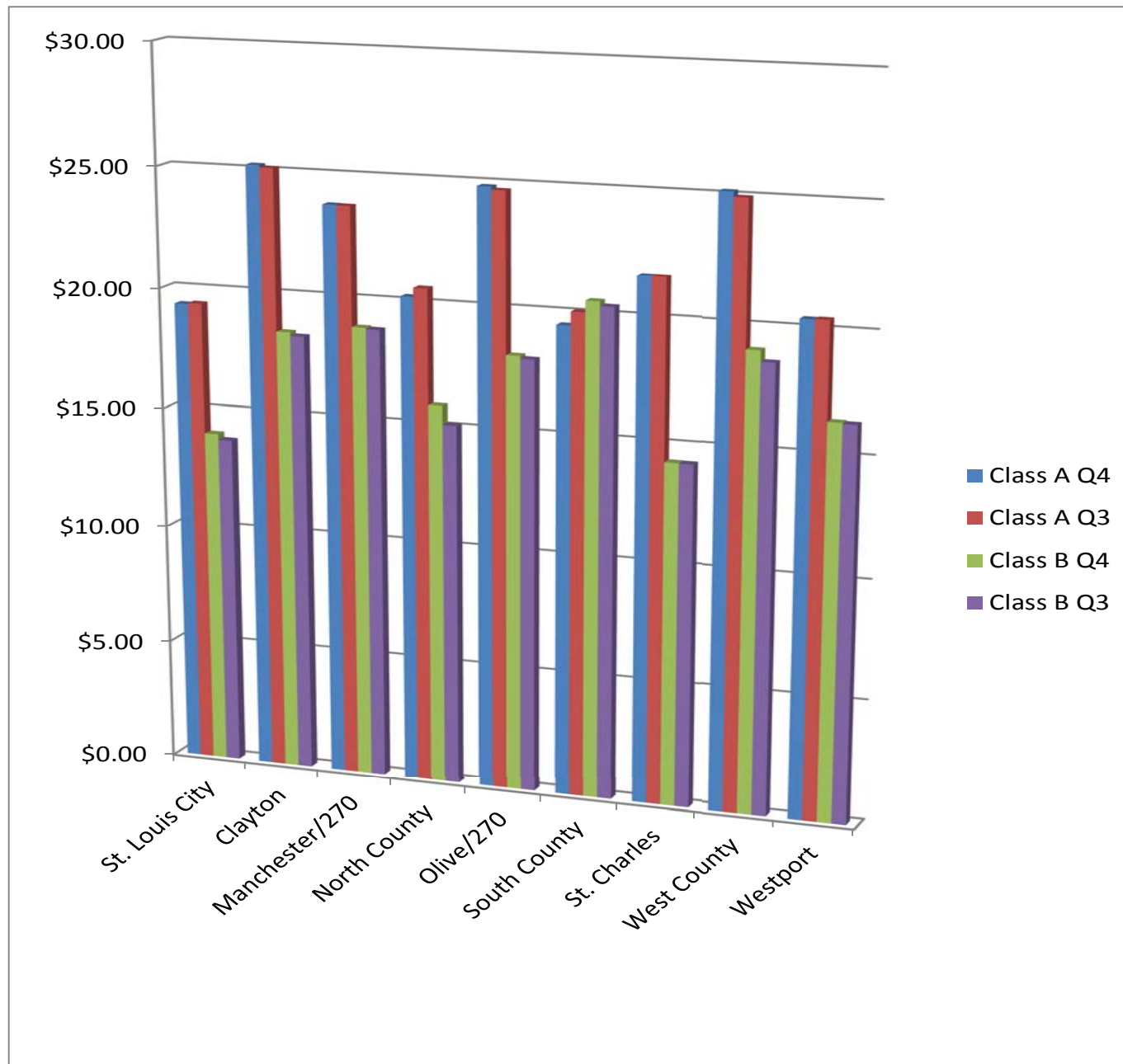
**Gershman Commercial
Office Building Database
*** SUMMARY STATISTICS***
January 2015**

	Total Sq. Ft.	Jan. 2015 Vacancy	Jan. 2015 Sublease	Vacancy Rate
St. Louis Suburban Market	29,777,898	4,857,772	72,663	16.31%
St. Louis City	14,395,447	2,713,031	15,410	18.85%
Total St. Louis Region	44,173,345	7,570,803	88,073	17.14%
Total St. Louis Region - Class A	21,989,431	2,763,123	73,241	12.57%
Total St. Louis Region - Class B	17,956,210	3,807,774	11,085	21.21%
St. Louis City				
Class A Space	7,519,853	1,123,326	15,410	14.94%
Class B Space	4,698,382	1,013,875	0	21.58%
Class C and R Space	2,177,212	575,830	0	26.45%
Suburban St. Louis				
Class A Space	14,469,578	1,639,797	57,831	11.33%
Class B Space	13,257,828	2,793,899	11,085	21.07%
Class C Space	1,867,769	416,149	0	22.28%

**January 2015
Office Vacancy Rate by Submarket**

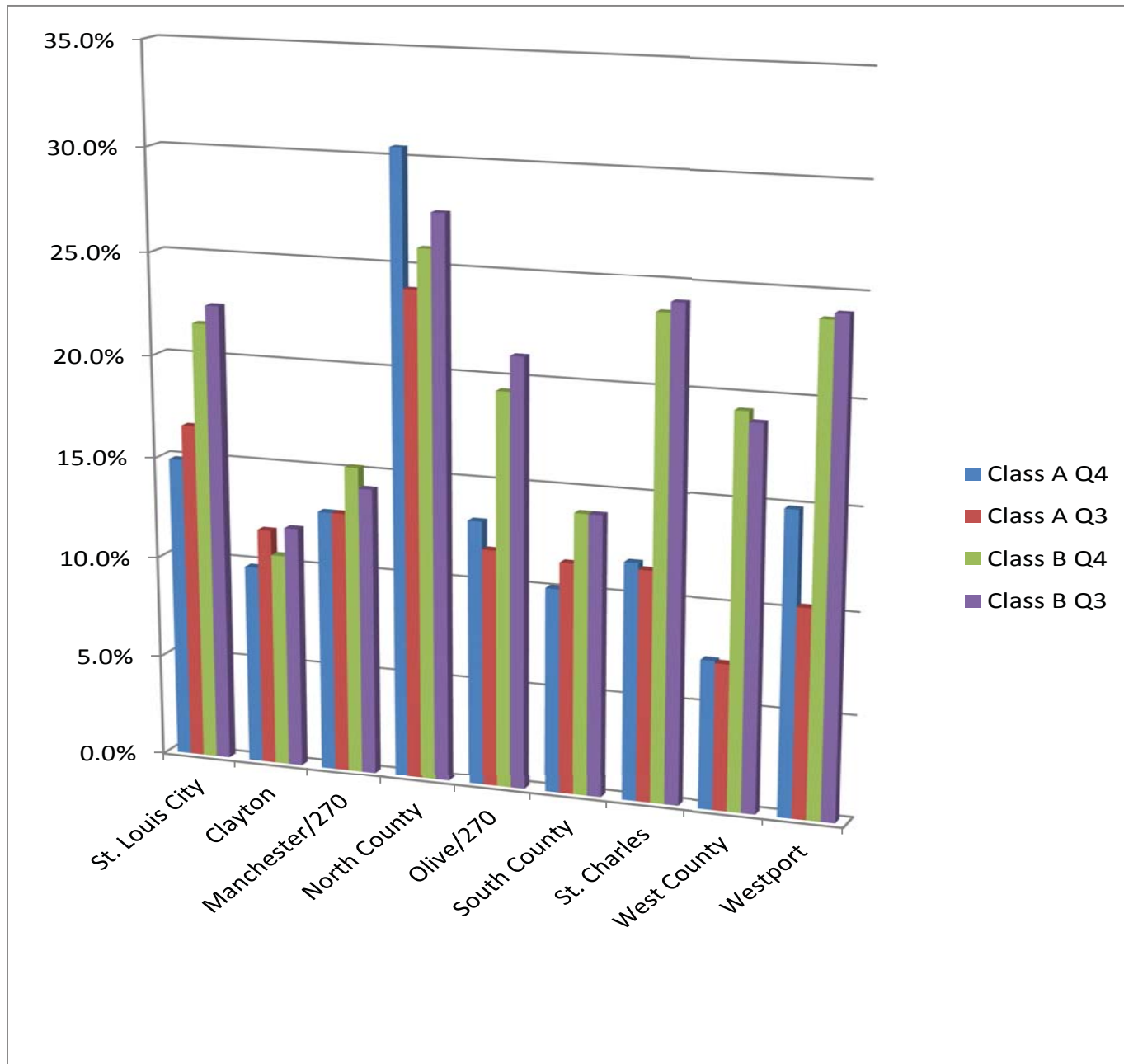


Class A & Class B Rental Rates by Submarket



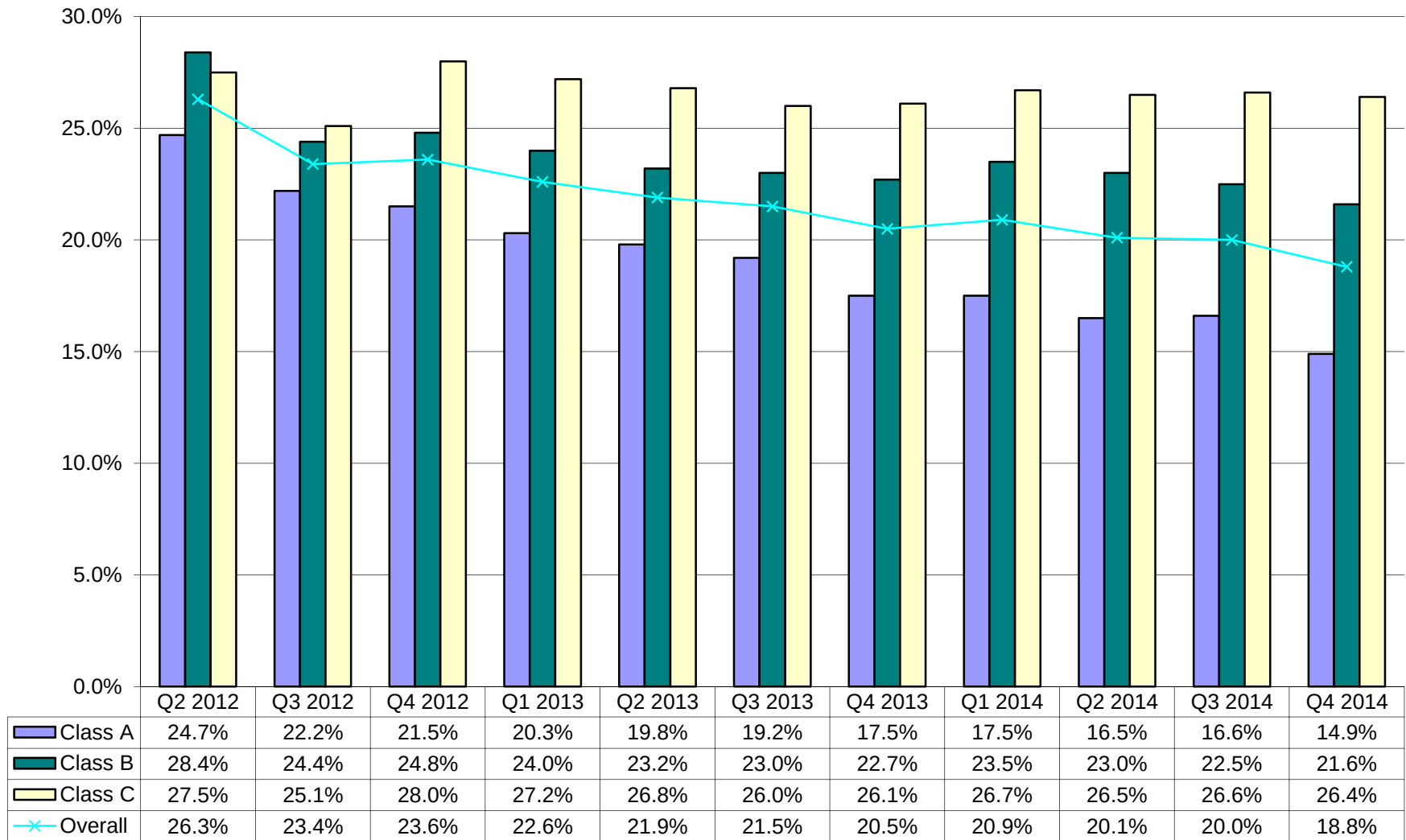
	Class A Q4	Class A Q3	Class B Q4	Class B Q3
St. Louis City	\$19.33	\$19.38	\$14.00	\$13.77
Clayton	\$25.20	\$25.11	\$18.45	\$18.31
Manchester/270	\$23.77	\$23.76	\$18.85	\$18.80
North County	\$20.23	\$20.61	\$15.90	\$15.11
Olive/270	\$24.84	\$24.72	\$18.15	\$18.04
South County	\$19.50	\$20.07	\$20.54	\$20.36
St. Charles	\$21.68	\$21.68	\$14.30	\$14.29
West County	\$25.15	\$24.95	\$19.02	\$18.57
Westport	\$20.40	\$20.42	\$16.39	\$16.35

Class A & Class B Vacancy Rates by Submarket

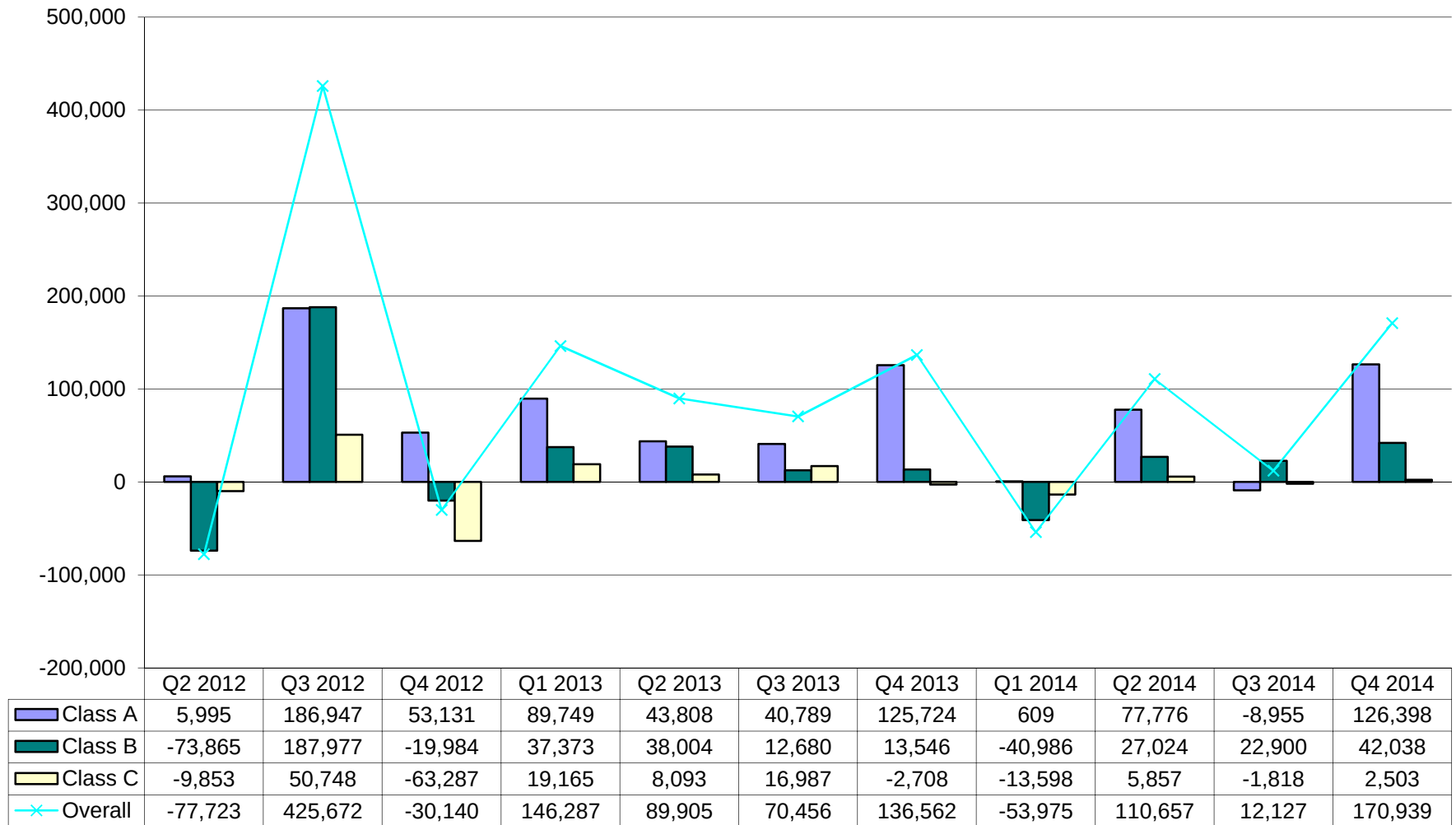


	Class A Q4	Class A Q3	Class B Q4	Class B Q3
St. Louis City	14.9%	16.6%	21.6%	22.5%
Clayton	9.8%	11.7%	10.5%	11.9%
Manchester/270	12.9%	12.9%	15.2%	14.2%
North County	30.5%	23.9%	25.9%	27.6%
Olive/270	13.1%	11.7%	19.4%	21.1%
South County	10.1%	11.4%	13.9%	13.9%
St. Charles	11.7%	11.4%	23.6%	24.1%
West County	7.3%	7.2%	19.3%	18.8%
Westport	14.9%	10.3%	23.8%	24.1%

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
100 S 4th St	278,000	13,346	4.8%	13,346	4.8%	46,647	46,647	0	22,040	-
505 N 7th St	658,000	58,415	8.9%	58,415	8.9%	58,415	58,415	0	23,747	\$18.50/fs
100 N Broadway	510,202	48,216	9.5%	48,216	9.5%	168,264	168,264	0	22,130	\$18.00/fs
200 N Broadway	337,088	69,746	20.7%	69,746	20.7%	94,726	94,726	0	50,892	-
211 N Broadway	1,171,595	209,067	17.8%	209,067	17.8%	216,986	216,986	0	30,831	\$21.00/fs
500 N Broadway	285,211	69,862	24.5%	69,862	24.5%	45,134	45,134	0	18,920	\$17.42/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
10 S Broadway	430,373	19,368	4.5%	19,368	4.5%	59,080	59,080	0	17,000	\$21.00/fs
1001 Highlands Plaza Dr	146,000	4,943	3.4%	4,943	3.4%	28,624	22,293	6,331	23,681	\$25.86/fs
701 Market St	442,080	0	0.0%	0	0.0%	36,553	36,553	0	29,472	\$22.00/fs
800 Market St	749,857	58,158	7.8%	58,158	7.8%	65,083	65,083	0	20,298	\$22.00/fs
1010 Market St	342,660	192,295	56.1%	207,705	60.6%	238,843	223,433	15,410	124,400	\$16.75/fs
26-56 Maryland Plz	24,000	0	0.0%	0	0.0%	0	0	0	0	-
1-99 S Memorial Dr	213,228	29,826	14.0%	29,826	14.0%	29,826	29,826	0	12,873	\$16.50/fs
5700-5720 Oakland Ave	62,290	3,060	4.9%	3,060	4.9%	17,828	4,560	13,268	13,268	\$26.70/fs
1000 Saint Louis Union Station	67,784	25,900	38.2%	25,900	38.2%	25,900	25,900	0	15,949	\$16.25/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	2,247	2,247	0	2,247	-
210 N Tucker Blvd	285,485	49,000	17.2%	49,000	17.2%	59,000	59,000	0	49,000	-
710 N Tucker Blvd	550,000	122,600	22.3%	122,600	22.3%	165,339	165,339	0	70,000	\$19.50/nnn
600-634 Washington Ave	385,000	131,867	34.3%	131,867	34.3%	155,867	155,867	0	113,307	\$18.75/fs
Total (20 Bldgs)	7,519,853	1,107,916	14.7%	1,123,326	14.9%	1,514,362	1,479,353	35,009	124,400	\$19.33/fs

St. Louis City 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	105,000	17,201	16.4%	17,201	16.4%	17,201	17,201	0	4,696	\$15.00/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	22,324	22,324	0	13,214	\$11.59/fs
700 N 2nd St	40,000	0	0.0%	0	0.0%	0	0	0	0	-
707 N 2nd St	62,977	15,369	24.4%	15,369	24.4%	15,369	15,369	0	11,428	\$14.00/fs
712 N 2nd St	20,000	5,757	28.8%	5,757	28.8%	5,757	5,757	0	3,257	\$11.00/mg
801-805 N 2nd St	40,000	2,500	6.3%	2,500	6.3%	2,500	2,500	0	2,500	\$12.00/nnn
1530 S 2nd St	29,000	7,543	26.0%	7,543	26.0%	7,543	7,543	0	4,939	\$19.00/fs
800-812 N 3rd St	28,647	0	0.0%	0	0.0%	28,647	28,647	0	28,647	\$14.00/fs
1800 S 3rd St	50,000	25,000	50.0%	25,000	50.0%	25,000	25,000	0	25,000	\$10.75/nnn
220 N 4th St	52,000	10,136	19.5%	10,136	19.5%	10,136	10,136	0	3,078	\$12.00/fs
319 N 4th St	104,000	27,176	26.1%	27,176	26.1%	31,754	31,754	0	11,414	\$15.00/fs
440-444 N 4th St	60,000	46,000	76.7%	46,000	76.7%	46,000	46,000	0	20,000	\$14.00/mg
312-316 N 8th St	24,502	0	0.0%	0	0.0%	13,664	13,664	0	8,064	\$17.25/nnn
217 N 10th St	22,240	3,150	14.2%	3,150	14.2%	5,100	5,100	0	2,200	\$12.23/fs
411 N 10th St	57,086	16,900	29.6%	16,900	29.6%	16,900	16,900	0	10,400	\$13.00/nnn
901 N 10th St	73,000	73,000	100.0%	73,000	100.0%	73,000	73,000	0	73,000	\$6.75/fs
317 N 11th St	39,200	9,179	23.4%	9,179	23.4%	9,179	9,179	0	5,232	\$12.95/fs
133 S 11th St	37,037	2,260	6.1%	2,260	6.1%	2,260	2,260	0	2,260	\$17.95/fs
308 N 21st St	44,000	0	0.0%	0	0.0%	23,157	23,157	0	21,000	\$16.75/fs
326 S 21st St	50,647	11,851	23.4%	11,851	23.4%	23,232	23,232	0	11,851	\$14.00/fs
1831 Chestnut St	424,518	0	0.0%	0	0.0%	0	0	0	0	-
625 N Euclid Ave	148,151	45,944	31.0%	45,944	31.0%	45,944	45,944	0	6,680	\$9.22/fs
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	-
4144 Lindell Blvd	60,000	0	0.0%	0	0.0%	0	0	0	0	\$12.00/fs
4625 Lindell Blvd	71,652	12,900	18.0%	12,900	18.0%	12,900	12,900	0	12,900	\$18.50/fs
1015-1023 Locust St	321,573	123,941	38.5%	123,941	38.5%	142,835	142,835	0	58,382	\$11.00/fs
1910-1928 Locust St	38,072	0	0.0%	0	0.0%	4,027	0	4,027	4,027	\$15.00/mg
2210 Locust St	36,516	36,516	100.0%	36,516	100.0%	36,516	36,516	0	36,516	\$8.75/negot
620 Market St	27,500	17,000	61.8%	17,000	61.8%	17,000	17,000	0	17,000	\$17.50/fs
301 N Memorial Dr	57,000	25,244	44.3%	25,244	44.3%	25,244	25,244	0	25,244	\$14.00/fs
4545 Oleatha Ave	22,000	0	0.0%	0	0.0%	0	0	0	0	-
501-509 Olive St	33,150	0	0.0%	0	0.0%	0	0	0	0	-
515-521 Olive St	226,200	53,157	23.5%	53,157	23.5%	53,157	53,157	0	12,648	\$14.00/fs
720 Olive St	457,900	93,359	20.4%	93,359	20.4%	279,477	279,477	0	73,045	\$16.50/fs
900-914 Olive St	202,607	50,766	25.1%	50,766	25.1%	50,766	50,766	0	21,754	\$13.75/fs
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Papin St	221,000	34,811	15.8%	34,811	15.8%	39,810	39,810	0	10,297	\$13.20/fs
401 Pine St	42,000	0	0.0%	0	0.0%	37,381	37,381	0	37,381	\$20.00/mg
1881 Pine St	110,060	44,024	40.0%	44,024	40.0%	73,024	73,024	0	44,024	\$11.50/nnn
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	\$15.00/fs
800 St. Louis Union Station	57,814	8,506	14.7%	8,506	14.7%	10,530	10,530	0	6,571	\$16.25/fs
501-523 N Taylor Ave	30,000	3,000	10.0%	3,000	10.0%	3,000	3,000	0	2,000	-
100 N Tucker Blvd	257,400	0	0.0%	0	0.0%	0	0	0	0	-
700 Union Station	39,648	2,291	5.8%	2,291	5.8%	2,291	2,291	0	2,291	\$14.50/fs

St. Louis City 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
505 Washington Ave	75,800	56,800	74.9%	56,800	74.9%	56,800	56,800	0	56,800	\$12.50/fs
555 Washington Ave	160,000	66,100	41.3%	66,100	41.3%	78,100	78,100	0	31,000	\$13.50/fs
911-919 Washington Ave	159,500	28,490	17.9%	28,490	17.9%	38,422	30,654	7,768	8,700	\$14.39/fs
1001 Washington Ave	84,000	0	0.0%	0	0.0%	4,416	4,416	0	4,416	\$14.00/fs
1409 Washington Ave	34,234	20,854	60.9%	20,854	60.9%	20,854	20,854	0	13,196	\$8.10/fs
4500 Washington Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (50 Bldgs)	4,698,382	1,013,875	21.6%	1,013,875	21.6%	1,428,367	1,416,572	11,795	73,045	\$14.00/fs

St. Louis City Building List

Building Class: C

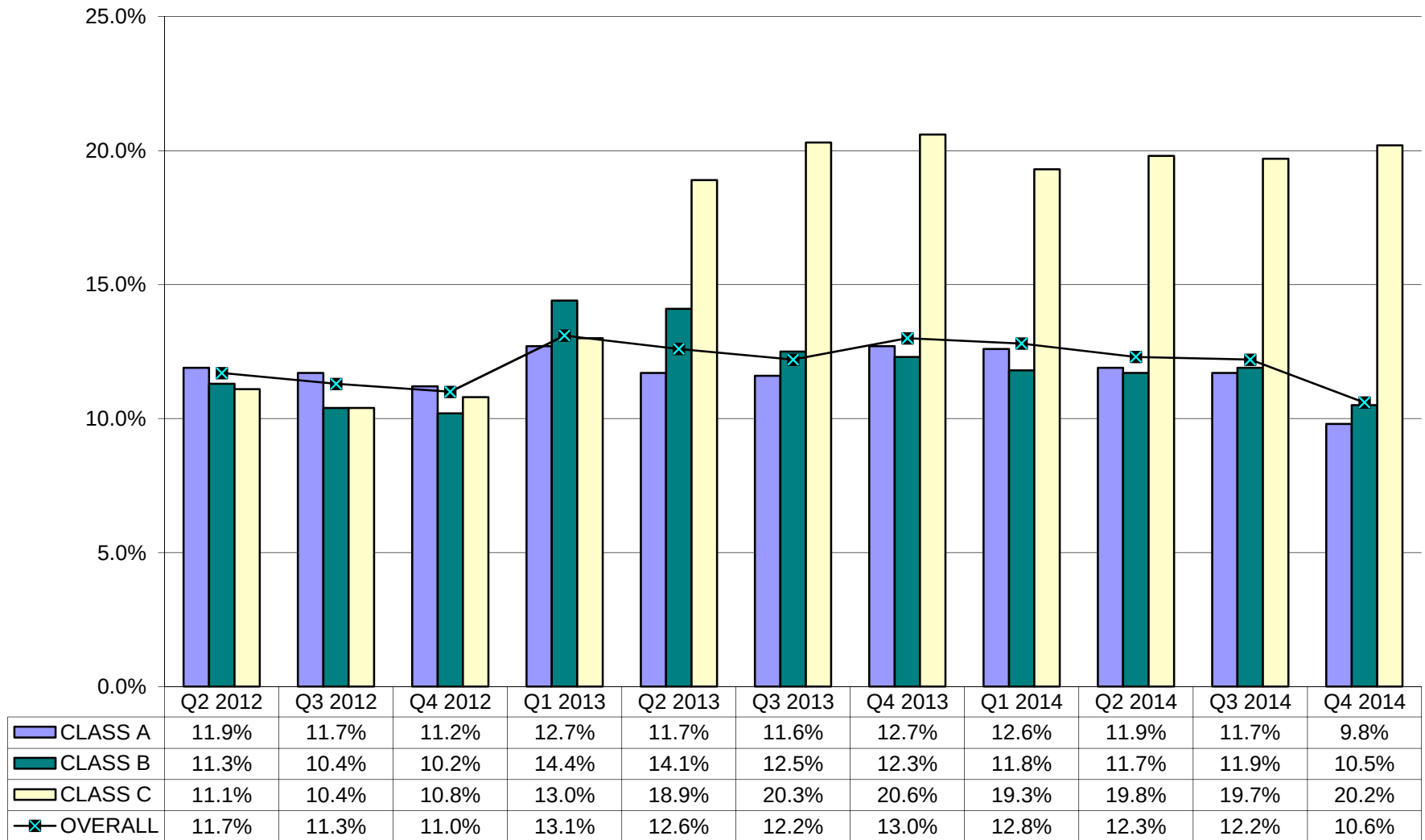
Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
800-804 N 1st St	38,500	12,503	32.5%	12,503	32.5%	12,503	12,503	0	5,544	\$12.00/fs
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
330 N 4th St	52,000	22,000	42.3%	22,000	42.3%	22,000	22,000	0	12,000	\$12.00/nnn
1120 S 6th St	60,000	30,700	51.2%	30,700	51.2%	30,700	30,700	0	23,000	\$14.00/mg
1 CAMPBELL Plz	28,290	17,537	62.0%	17,537	62.0%	18,660	18,660	0	9,430	\$12.00/fs
904 Cherokee St	45,000	0	0.0%	0	0.0%	45,000	45,000	0	45,000	\$3.00/mg
6025 Chippewa St	24,000	3,358	14.0%	3,358	14.0%	3,358	3,358	0	901	\$12.00/fs
4030 Chouteau	55,000	0	0.0%	0	0.0%	3,500	3,500	0	3,500	\$12.75/fs
280-286 DeBaliviere Ave	24,000	14,000	58.3%	14,000	58.3%	14,000	14,000	0	14,000	\$15.00/nnn
1300 Hampton Ave	39,316	2,510	6.4%	2,510	6.4%	9,985	9,985	0	4,000	\$12.00/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	\$19.50/mg
4000 Laclede Ave	40,000	0	0.0%	0	0.0%	0	0	0	0	-
3912 Lindell Blvd	31,200	0	0.0%	0	0.0%	0	0	0	0	-
4236 Lindell Blvd	40,000	16,300	40.8%	16,300	40.8%	16,300	16,300	0	8,300	\$11.44/fs
4931 Lindell Blvd	65,000	0	0.0%	0	0.0%	0	0	0	0	\$18.00/fs
917 Locust St	61,200	61,200	100.0%	61,200	100.0%	61,200	61,200	0	61,200	\$10.00/nnn
1221 Locust St	137,692	55,156	40.1%	55,156	40.1%	56,406	56,406	0	20,000	\$10.75/fs
2101-2107 Locust St	32,014	3,000	9.4%	3,000	9.4%	3,000	3,000	0	3,000	-
2801-2803 Locust St	40,000	20,000	50.0%	20,000	50.0%	20,000	20,000	0	40,000	\$11.00/mg
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
705 Olive St	214,500	54,000	25.2%	54,000	25.2%	54,000	54,000	0	17,000	\$12.50/+elec
815 Olive St	132,000	0	0.0%	0	0.0%	0	0	0	0	-
916 Olive St	27,510	5,500	20.0%	5,500	20.0%	10,153	10,153	0	5,500	\$11.00/fs
1017 Olive St	120,000	80,000	66.7%	80,000	66.7%	80,000	80,000	0	80,000	\$9.00/mg
1430 Olive St	98,700	14,200	14.4%	14,200	14.4%	14,200	14,200	0	14,200	\$12.95/fs
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	-
5615 Pershing Ave	22,564	5,166	22.9%	5,166	22.9%	5,166	5,166	0	2,718	\$12.50/+util
9021 Riverview Dr	24,000	0	0.0%	0	0.0%	1,640	640	0	1,000	-
1917 Rutger St	30,400	0	0.0%	0	0.0%	0	0	0	0	-
300 N Tucker Blvd	115,000	12,000	10.4%	12,000	10.4%	36,000	36,000	0	12,000	\$14.95/fs
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	8,800	8,800	0	8,800	\$7.27/nnn
900 Walnut St	112,266	0	0.0%	0	0.0%	7,000	7,000	0	7,000	\$14.50/fs
1204 Washington Ave	52,500	14,500	27.6%	14,500	27.6%	14,500	14,500	0	7,500	\$15.00/fs
1426-1432 Washington Ave	28,125	0	0.0%	0	0.0%	14,528	14,528	0	9,015	\$12.00/fs
1501-1509 Washington Ave	140,000	0	0.0%	0	0.0%	0	0	0	0	-
1607 Washington Ave	60,204	60,200	100.0%	60,200	100.0%	60,200	60,200	0	45,150	-
Total (37 Bldgs)	2,177,212	575,830	26.4%	575,830	26.4%	694,799	693,799	0	80,000	\$13.35/fs

St. Louis City Building List

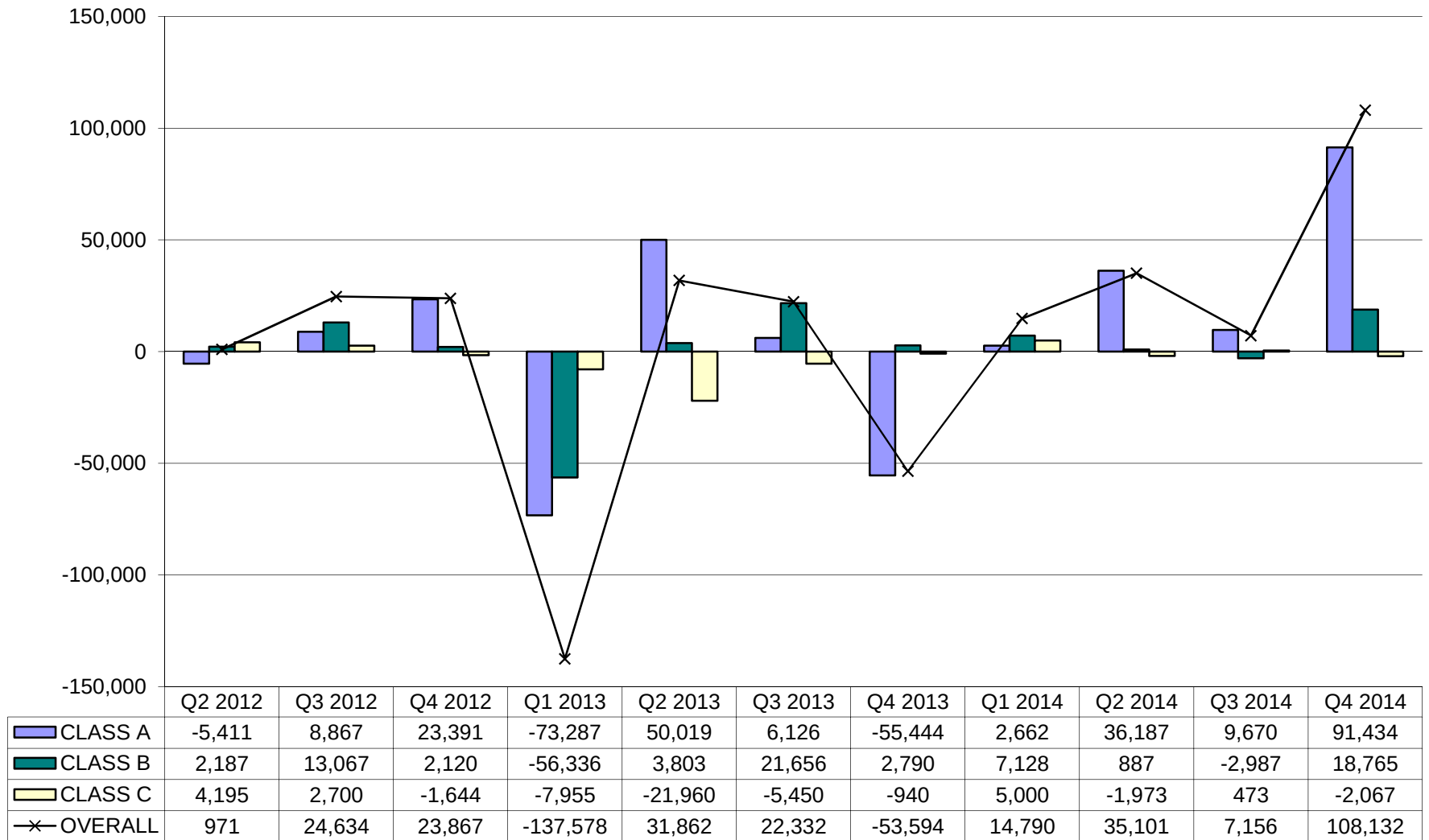
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(107 Bldgs)	14,395,447	2,697,621	18.7%	2,713,031	18.8%	3,637,528	3,589,724	46,804	124,400	\$16.13/fs

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	27,702	15.9%	27,702	15.9%	28,117	27,702	415	7,927	\$24.75/fs
7700 Bonhomme Ave	101,327	3,746	3.7%	3,746	3.7%	9,556	9,556	0	4,166	\$27.46/fs
7777 Bonhomme Ave	197,311	67,476	34.2%	67,476	34.2%	72,636	72,636	0	12,402	\$22.50/fs
1 N Brentwood Blvd	274,272	38,909	14.2%	38,909	14.2%	45,517	45,517	0	26,629	\$31.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	76,051	29.0%	87,991	33.6%	87,991	76,051	11,940	11,963	\$26.59/mg
1401 S Brentwood Blvd	175,000	21,178	12.1%	21,178	12.1%	39,076	21,178	17,898	9,145	\$23.17/fs
1600 S Brentwood Blvd	105,000	4,254	4.1%	13,831	13.2%	17,492	4,254	13,238	9,577	\$17.24/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	6,790	2.1%	6,790	2.1%	45,003	9,890	35,113	17,562	\$32.00/fs
120 S Central Ave	300,500	46,540	15.5%	46,540	15.5%	64,434	64,434	0	23,684	\$24.75/fs
7980 Clayton Rd	63,032	0	0.0%	0	0.0%	0	0	0	0	-
8151 Clayton Rd	31,248	3,916	12.5%	3,916	12.5%	3,916	3,916	0	3,916	\$23.00/fs
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	-
7700 Forsyth Blvd	500,000	2,969	0.6%	2,969	0.6%	2,969	2,969	0	2,969	-
7701 Forsyth Blvd	217,689	5,079	2.3%	5,079	2.3%	12,436	5,079	7,357	7,357	\$27.25/fs
7733 Forsyth Blvd	360,129	18,665	5.2%	18,665	5.2%	34,817	29,817	0	11,152	\$27.25/fs
7911 Forsyth Blvd	55,000	14,446	26.3%	14,446	26.3%	14,446	14,446	0	14,446	\$23.50/fs
8235 Forsyth Blvd	240,000	12,735	5.3%	12,735	5.3%	9,678	9,678	0	5,338	\$29.50/fs
101 S Hanley Rd	346,451	30,398	8.8%	30,398	8.8%	66,120	66,120	0	18,939	\$26.62/fs
8000 Maryland Ave	199,000	17,556	8.8%	17,556	8.8%	22,471	22,471	0	4,528	\$25.56/fs
8182 Maryland Ave	256,829	31,466	12.3%	31,466	12.3%	33,371	33,371	0	31,466	\$25.50/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%	24,262	24,262	0	24,262	\$24.50/fs
165 N Meramec Ave	62,785	7,359	11.7%	7,359	11.7%	9,906	7,359	2,547	6,279	\$23.66/fs
168 N Meramec Ave	58,499	21,373	36.5%	26,068	44.6%	34,243	29,548	4,695	19,740	\$23.89/fs
Total (27 Bldgs)	4,925,878	458,608	9.3%	484,820	9.8%	678,457	580,254	93,203	31,466	\$25.20/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	73,969	6,159	8.3%	6,159	8.3%	11,147	11,147	0	5,121	\$19.50/fs
230 S Bemiston Ave	99,190	11,442	11.5%	11,442	11.5%	11,442	11,442	0	8,100	\$18.39/fs
7711 Bonhomme Ave	82,473	6,070	7.4%	6,070	7.4%	6,294	6,294	0	4,973	\$24.00/fs
10 S Brentwood Blvd	83,769	0	0.0%	0	0.0%	0	0	0	0	-
1750 S Brentwood Blvd	74,568	4,276	5.7%	4,276	5.7%	7,868	7,868	0	3,592	\$18.00/fs
7710 Carondelet Ave	52,350	8,621	16.5%	8,621	16.5%	8,621	8,621	0	4,422	\$18.50/fs
7730 Carondelet Ave	37,120	3,719	10.0%	3,719	10.0%	3,719	3,719	0	5,570	\$14.95/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	0	0.0%	0	0.0%	2,203	2,203	0	1,589	\$17.00/mg
222 S Central Ave	127,949	0	0.0%	0	0.0%	18,699	10,512	8,187	8,883	\$20.53/fs
7930 Clayton Rd	91,219	18,386	20.2%	18,386	20.2%	18,386	18,386	0	9,920	\$22.00/fs
600 Corporate Park Dr	208,124	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	41,473	37.5%	41,473	37.5%	41,473	41,473	0	10,218	\$14.00/fs
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	6,521	6,521	0	6,521	\$22.50/fs
8251 Maryland Ave	55,165	8,743	15.8%	8,743	15.8%	8,743	8,743	0	8,743	\$14.91/fs
135 N Meramec Ave	50,995	16,200	31.8%	16,200	31.8%	16,200	16,200	0	16,200	\$18.00/fs
222 S Meramec Ave	24,760	5,598	22.6%	5,598	22.6%	7,458	7,458	0	6,190	\$18.50/fs
225 S Meramec Ave	34,024	10,529	30.9%	10,529	30.9%	15,291	15,291	0	3,850	\$17.00/fs
Total (19 Bldgs)	1,342,988	141,216	10.5%	141,216	10.5%	184,065	175,878	8,187	16,200	\$18.45/fs

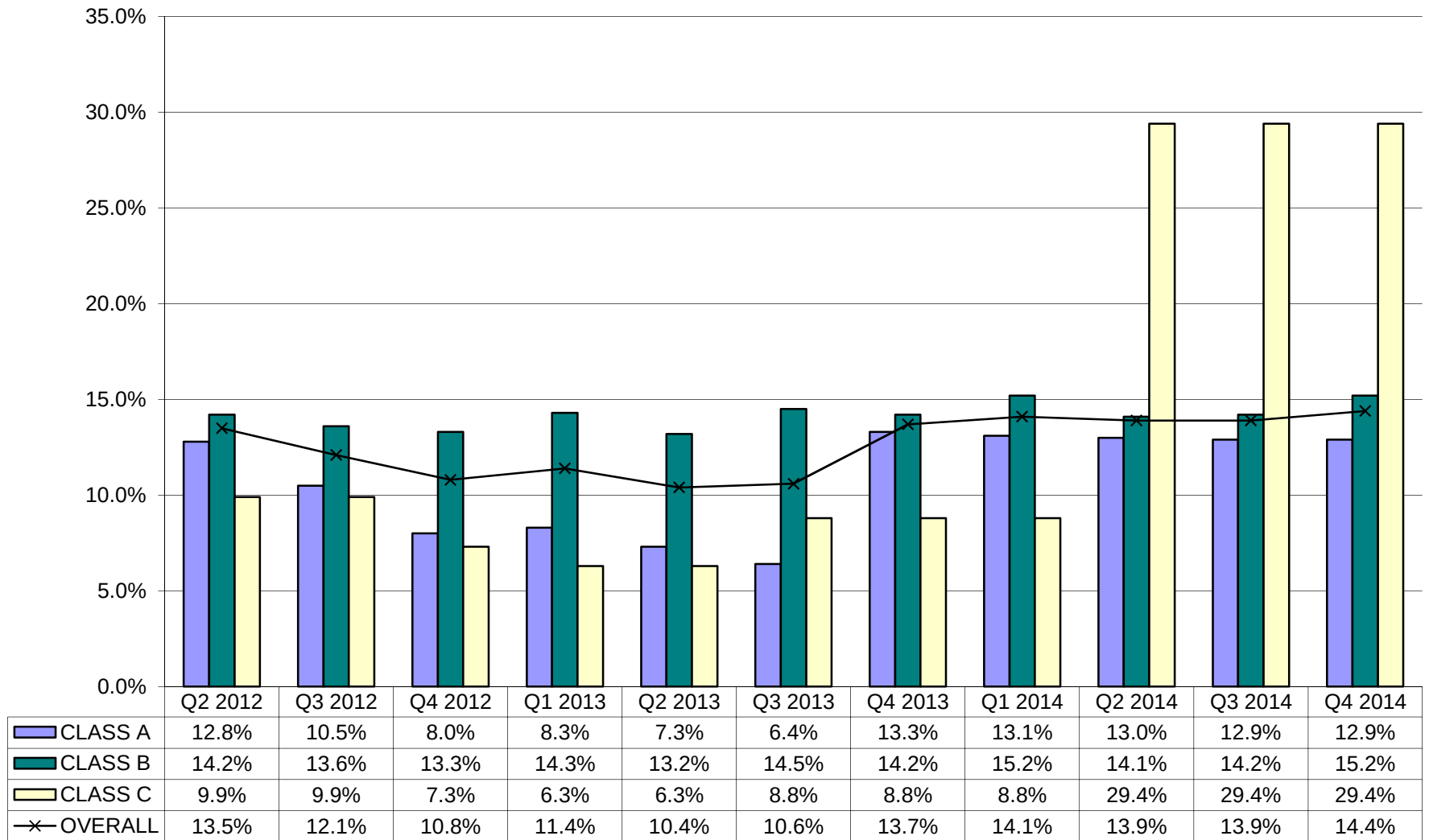
Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8000 Bonhomme Ave	36,800	9,561	26.0%	9,561	26.0%	9,561	9,561	0	1,476	\$17.00/fs
30-34 N Brentwood Blvd	34,200	3,267	9.6%	3,267	9.6%	8,375	8,375	0	4,000	\$18.26/fs
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	15,000	68.2%	15,000	68.2%	15,000	15,000	0	10,000	\$10.00/nnn
7000-7020 Clayton Rd	27,739	5,800	20.9%	5,800	20.9%	5,800	5,800	0	1,800	\$11.59/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	\$16.00/fs
8400-8448 Delmar Blvd	44,980	17,230	38.3%	17,230	38.3%	17,230	17,230	0	5,675	\$16.50/mg
8328 Eager Rd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
8135 Forsyth Blvd	35,240	0	0.0%	0	0.0%	0	0	0	0	-
10 S Hanley Rd	30,551	22,636	74.1%	22,636	74.1%	25,736	25,736	0	10,000	\$14.24/fs
Total (10 Bldgs)	371,404	75,069	20.2%	75,069	20.2%	83,277	83,277	0	10,000	\$15.11/fs

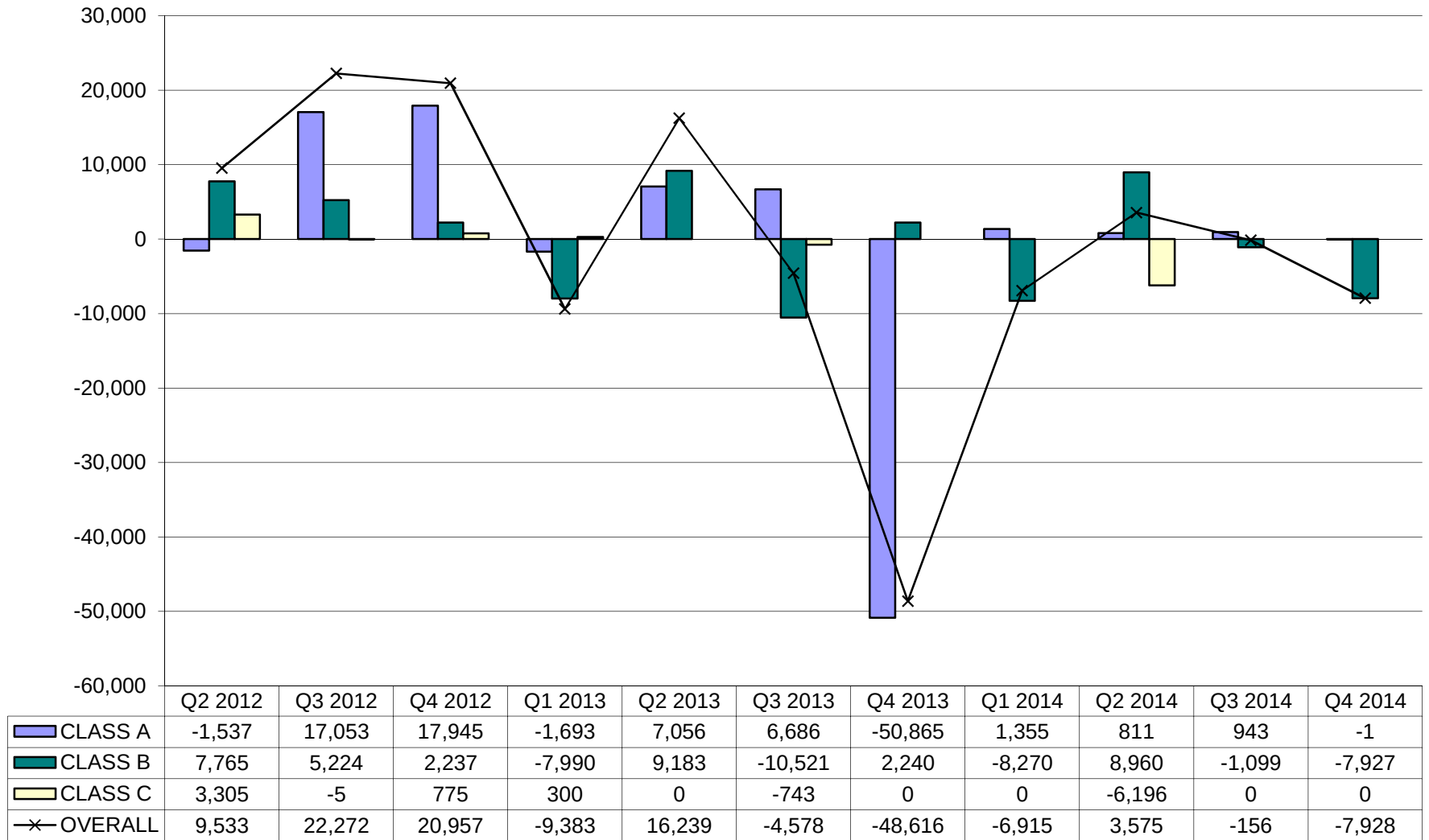
Grand Totals

	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
(56 Bldgs)	6,640,270	674,893	10.2%	701,105	10.6%	945,799	839,409	101,390	31,466	\$23.10/fs

Manchester/I-270 Historic Vacancy Trends



Manchester/I-270 Historic Net Absorption Trends



Manchester Availability and Vacancy 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
12800 Corporate Hill Dr	182,723	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	96,609	6,045	6.3%	6,045	6.3%	6,045	6,045	0	1,980	\$23.00/fs
1630 Des Peres Rd	96,378	7,786	8.1%	7,786	8.1%	7,786	7,786	0	7,786	\$23.00/fs
1650 Des Peres Rd	96,258	0	0.0%	0	0.0%	15,207	15,207	0	15,207	\$23.00/fs
13205 Manchester Rd	73,000	7,224	9.9%	7,224	9.9%	7,224	7,224	0	7,224	\$22.00/fs
12412 Powerscourt Dr	62,578	21,836	34.9%	21,836	34.9%	24,220	24,220	0	9,887	\$23.64/fs
12444 Powerscourt Dr	130,989	53,188	40.6%	53,188	40.6%	53,188	53,188	0	19,046	\$24.50/fs
Total (7 Bldgs)	738,535	95,136	12.9%	95,136	12.9%	113,670	113,670	0	19,046	\$23.77/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
13610 Barrett Office Dr	22,597	3,572	15.8%	3,572	15.8%	5,357	5,357	0	3,572	\$16.50/fs
13515 Barrett Parkway Dr	43,270	2,865	6.6%	2,865	6.6%	6,019	6,019	0	3,154	\$18.00/fs
13523 Barrett Parkway Dr	43,353	5,701	13.2%	5,701	13.2%	23,804	23,804	0	9,777	\$18.00/fs
13537 Barrett Parkway Dr	64,932	18,673	28.8%	18,673	28.8%	10,947	10,947	0	5,466	\$18.00/fs
13545 Barrett Parkway Dr	64,241	30,260	47.1%	34,007	52.9%	40,479	36,732	3,747	28,367	\$17.46/fs
1714 Deer Track Trl	39,442	1,439	3.6%	1,439	3.6%	7,710	7,710	0	6,271	\$21.75/fs
1715 Deer Track Trl	25,969	6,116	23.6%	6,116	23.6%	7,343	7,343	0	4,650	\$17.75/fs
1000 Des Peres Rd	75,000	3,000	4.0%	3,000	4.0%	3,000	3,000	0	3,000	\$24.75/fs
2325 Dougherty Ferry Rd	50,156	16,694	33.3%	16,694	33.3%	13,907	13,907	0	5,264	\$25.00/mg
2705 Dougherty Ferry Rd	27,000	5,681	21.0%	5,681	21.0%	5,681	5,681	0	3,434	\$18.00/fs
12801 Flushing Meadows Dr	42,894	1,636	3.8%	1,636	3.8%	1,636	1,636	0	1,636	\$21.75/fs
12813 Flushing Meadows Dr	23,421	2,662	11.4%	2,662	11.4%	2,662	2,662	0	2,662	\$19.00/fs
12825 Flushing Meadows Dr	22,831	4,371	19.1%	4,371	19.1%	4,371	4,371	0	4,371	\$19.00/fs
1716 Hidden Creek Ct	38,000	14,295	37.6%	14,295	37.6%	14,295	14,295	0	8,245	\$21.00/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	2,747	9.6%	2,747	9.6%	2,747	2,747	0	1,280	\$16.95/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
2190 S Mason Rd	21,792	3,501	16.1%	3,501	16.1%	5,021	5,021	0	1,520	\$17.95/fs
410 Sovereign Ct	34,000	1,886	5.5%	1,886	5.5%	1,886	1,886	0	1,886	\$12.00/mg
Total (19 Bldgs)	836,161	123,193	14.7%	126,940	15.2%	156,865	153,118	3,747	28,367	\$18.85/fs

Building Class: C

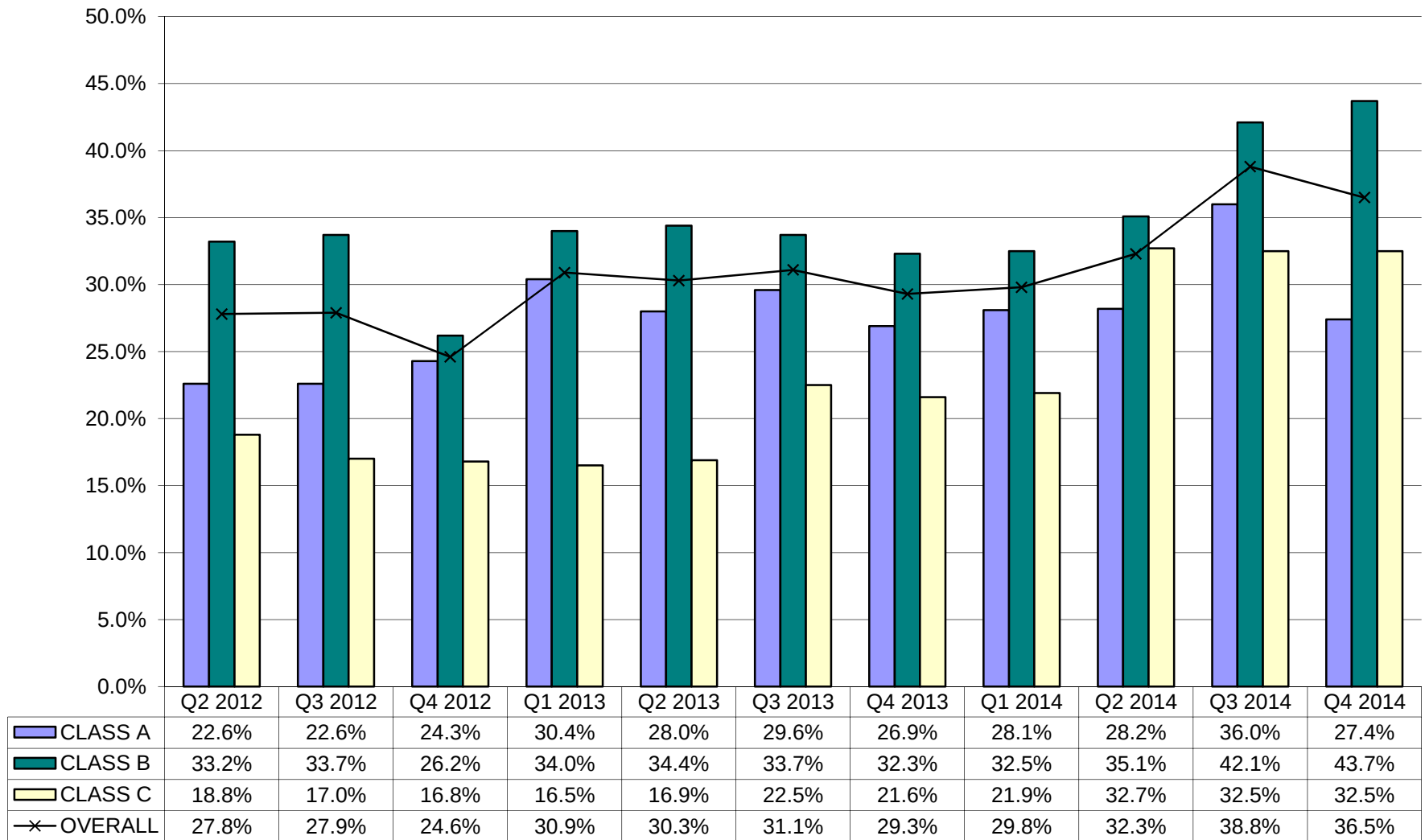
Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
301 Sovereign Ct	30,000	8,833	29.4%	8,833	29.4%	8,833	8,833	0	2,596	\$17.50/fs
Total (1 Bldg)	30,000	8,833	29.4%	8,833	29.4%	8,833	8,833	0	2,596	\$17.50/fs

Manchester Availability and Vacancy Building List

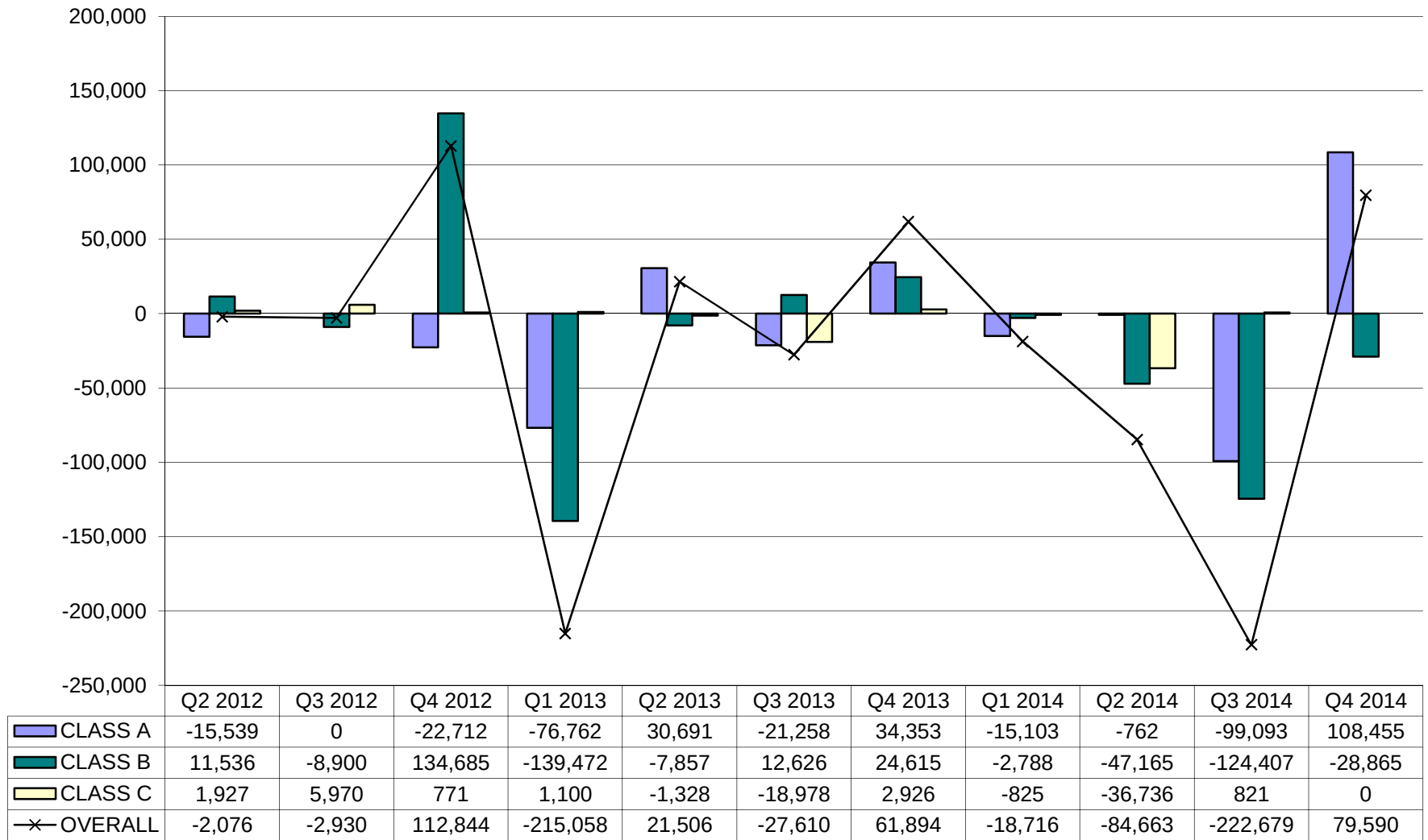
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(27 Bldgs)	1,604,696	227,162	14.2%	230,909	14.4%	279,368	275,621	3,747	28,367	\$20.77/fs

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%	3,820	3,820	0	1,769	\$19.00/fs
3221 McKelvey Rd	109,083	33,825	31.0%	33,825	31.0%	52,560	52,560	0	37,597	\$17.95/fs
3300 Rider Trail S	104,583	104,583	100.0%	104,583	100.0%	104,583	104,583	0	104,583	\$20.50/fs
1 Rider Trail Plaza Dr	112,000	3,627	3.2%	3,627	3.2%	3,627	3,627	0	3,627	\$20.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	59,419	50.1%	59,419	50.1%	60,667	60,667	0	26,952	\$17.75/fs
13736 Riverport Dr	317,891	67,782	21.3%	67,782	21.3%	36,750	36,750	0	30,140	\$22.00/fs
13801 Riverport Dr	100,521	31,609	31.4%	42,255	42.0%	42,255	31,609	10,646	11,812	\$17.75/fs
13900 Riverport Dr	141,774	37,034	26.1%	37,034	26.1%	37,034	37,034	0	14,745	\$22.00/fs
Total (9 Bldgs)	1,269,711	337,879	26.6%	348,525	27.4%	341,296	330,650	10,646	104,583	\$20.23/fs

Building Class: B

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
12131 Dorsett Rd	26,000	4,386	16.9%	4,386	16.9%	4,386	4,386	0	1,263	\$15.00/fs
502-514 Earth City Plz	128,289	47,621	37.1%	56,571	44.1%	61,645	49,370	12,275	15,169	\$15.09/fs
945-951 Hornet Dr	105,087	8,762	8.3%	8,762	8.3%	8,762	8,762	0	4,992	\$15.59/fs
2127 Innerbelt Business Center Dr	42,806	14,978	35.0%	14,978	35.0%	42,806	42,806	0	42,806	\$19.00/fs
600 James S McDonnell Blvd	134,195	0	0.0%	0	0.0%	0	0	0	0	-
8501 Lucas & Hunt Rd	48,454	0	0.0%	0	0.0%	0	0	0	0	-
400 Northwest Plz	150,000	138,000	92.0%	138,000	92.0%	138,000	138,000	0	138,000	\$10.00/nnn
500 Northwest Plz	262,259	148,677	56.7%	148,677	56.7%	138,196	138,196	0	62,909	\$12.50/fs
700 Northwest Plz	236,483	236,483	100.0%	236,483	100.0%	236,483	236,483	0	236,483	\$10.00/nnn
800 Northwest Plz	82,115	82,115	100.0%	82,115	100.0%	82,115	82,115	0	82,115	\$10.00/nnn
10801 Pear Tree Ln	60,958	8,436	13.8%	8,436	13.8%	12,347	12,347	0	6,650	\$16.00/mg
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	89,000	89,000	0	89,000	\$15.00/fs
5757 Phantom Dr	86,449	9,357	10.8%	9,357	10.8%	9,357	9,357	0	9,357	\$16.50/fs
3301 S Rider Trail	120,000	40,891	34.1%	40,891	34.1%	40,891	40,891	0	40,891	\$17.75/fs
11966 Saint Charles Rock Rd	20,086	20,086	100.0%	20,086	100.0%	20,086	20,086	0	20,086	\$8.00/nnn
8421 St John Industrial Dr	144,792	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	14,525	72.6%	14,525	72.6%	15,004	15,004	0	6,387	\$13.50/fs
4477 Woodson Rd	38,800	800	2.1%	800	2.1%	800	800	0	800	\$13.50/fs
Total (18 Bldgs)	1,795,773	775,117	43.2%	784,067	43.7%	899,878	887,603	12,275	236,483	\$15.90/fs

North County Building List

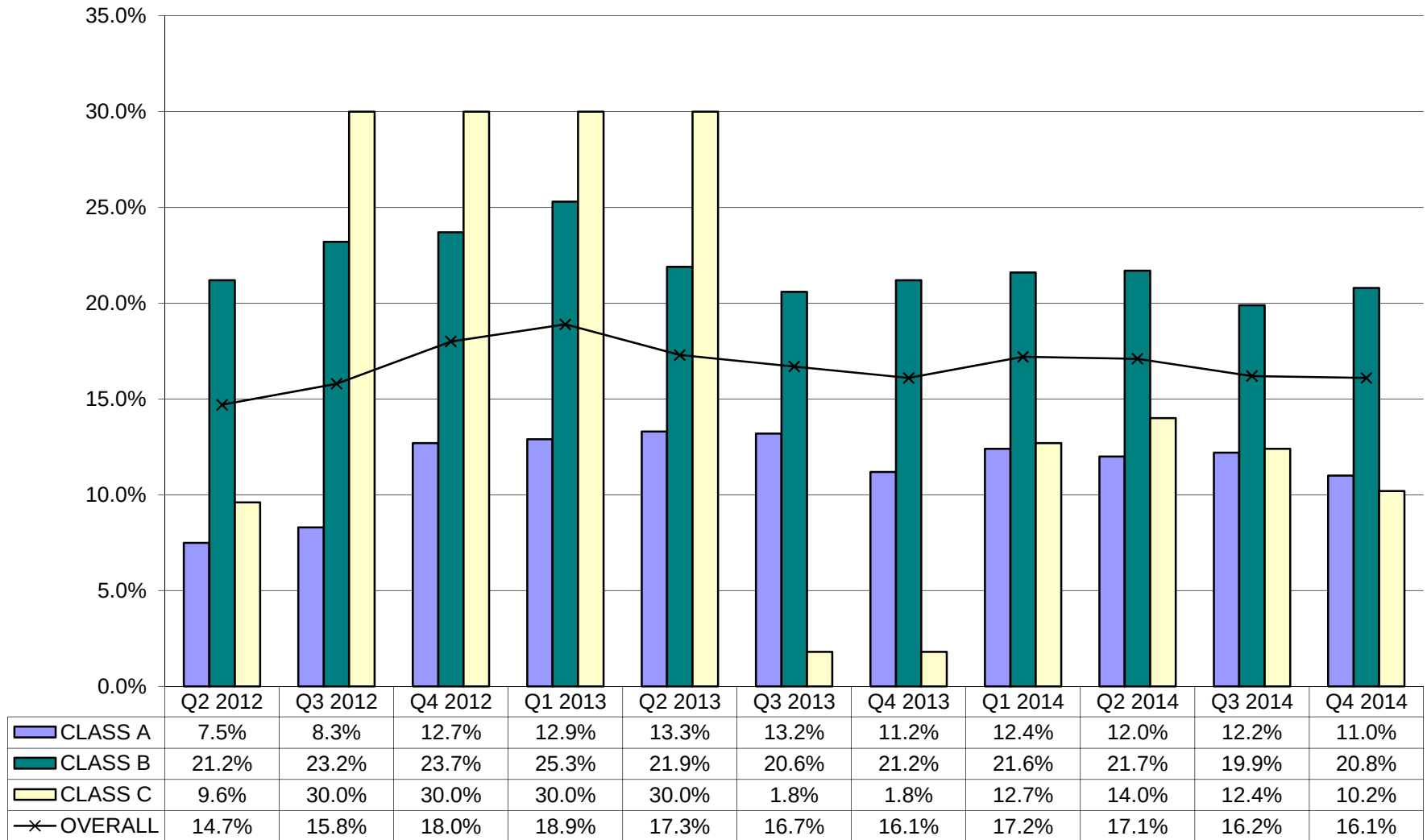
Building Class: C

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	2,350	5.9%	2,350	5.9%	2,350	2,350	0	1,100	\$10.80/fs
111-119 Church St	25,962	1,900	7.3%	1,900	7.3%	1,900	1,900	0	1,100	\$12.00/+elec
12955 Enterprise Way	39,816	0	0.0%	0	0.0%	5,000	5,000	0	5,000	-
3145-3159 Fee Fee Rd	30,000	24,000	80.0%	24,000	80.0%	24,000	24,000	0	24,000	\$9.50/fs
2130-2132 Kratky Rd	36,736	36,736	100.0%	36,736	100.0%	36,736	36,736	0	36,736	\$12.00/fs
3550 McKelvey Rd	21,982	7,399	33.7%	7,399	33.7%	7,399	7,399	0	1,969	\$14.00/fs
228 Millwell Dr	20,571	0	0.0%	0	0.0%	0	0	0	0	-
3751 Pennridge Dr	22,650	7,506	33.1%	7,506	33.1%	8,241	8,241	0	2,057	\$13.95/fs
12181 Prichard Farm Rd	20,648	20,648	100.0%	20,648	100.0%	20,648	20,648	0	20,648	\$13.50/fs
10449 Saint Charles Rock Rd	24,000	3,118	13.0%	3,118	13.0%	3,118	3,118	0	2,277	\$13.50/fs
11520 St. Charles Rock Rd	36,570	6,356	17.4%	6,356	17.4%	13,443	13,443	0	4,325	\$12.75/fs
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (12 Bldgs)	338,935	110,013	32.5%	110,013	32.5%	122,835	122,835	0	36,736	\$12.13/fs

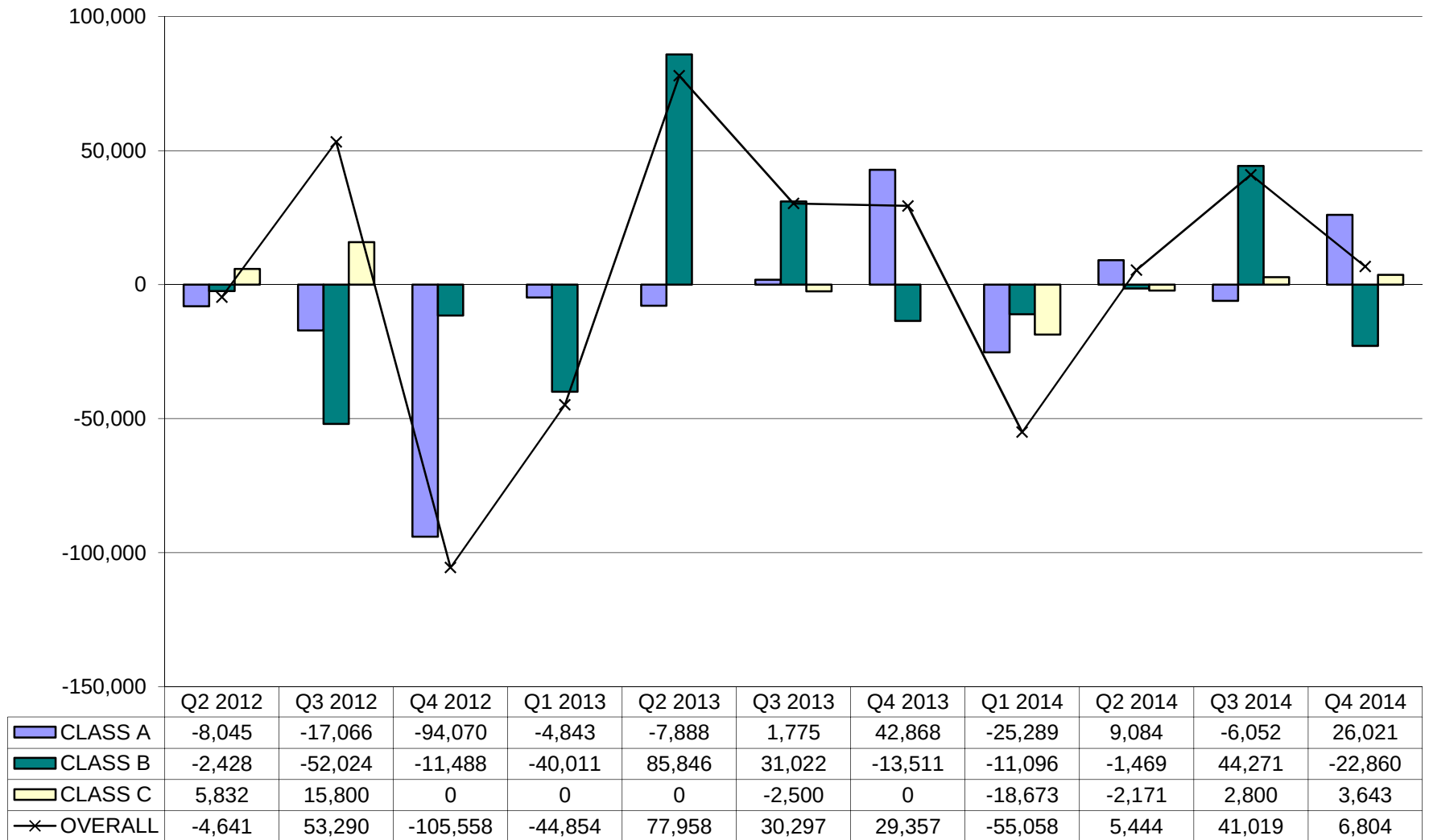
Grand Totals

	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
(39 Bldgs)	3,404,419	1,223,009	35.9%	1,242,605	36.5%	1,364,009	1,341,088	22,921	236,483	\$16.93/fs

Olive/I-270 Historic Vacancy Trends



Olive/I-270 Historic Net Absorption Trends



Olive/I-270 Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1 CityPlace Dr	288,867	22,445	7.8%	22,445	7.8%	19,469	19,469	0	15,285	\$25.00/fs
2 CityPlace Dr	117,936	12,400	10.5%	12,400	10.5%	31,893	26,893	0	8,379	\$25.00/fs
3 CityPlace Dr	230,000	0	0.0%	8,000	3.5%	13,143	5,143	8,000	8,000	\$17.75/fs
4 CityPlace Dr	103,034	18,114	17.6%	18,114	17.6%	4,529	4,529	0	3,369	\$25.00/fs
5 Cityplace Dr	74,728	0	0.0%	0	0.0%	1,689	0	1,689	1,689	-
600 Emerson Rd	112,794	7,917	7.0%	7,917	7.0%	7,917	7,917	0	3,195	\$24.50/fs
622 Emerson Rd	209,687	35,546	17.0%	35,546	17.0%	38,652	38,652	0	24,991	\$26.00/fs
701 Emerson Rd	139,855	0	0.0%	0	0.0%	981	981	0	981	\$23.50/mg
721 Emerson Rd	152,788	10,122	6.6%	10,122	6.6%	12,674	10,122	2,552	8,667	\$23.50/fs
10330 Old Olive Street Rd	25,000	11,000	44.0%	11,000	44.0%	11,000	11,000	0	11,000	\$19.75/fs
12312 Olive Blvd	127,568	38,467	30.2%	38,467	30.2%	55,133	55,133	0	18,375	\$24.00/fs
12400 Olive Blvd	114,757	41,090	35.8%	41,090	35.8%	45,065	45,065	0	21,670	\$22.50/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	-
12647 Olive Blvd	134,544	13,892	10.3%	13,892	10.3%	86,174	86,174	0	86,174	\$24.00/fs
12655 Olive Blvd	98,588	1,069	1.1%	1,069	1.1%	6,951	6,951	0	5,882	\$23.50/fs
1005 N Warson Rd	110,000	16,200	14.7%	16,200	14.7%	16,200	16,200	0	12,500	\$32.00/nnn
Total (16 Bldgs)	2,143,426	228,262	10.6%	236,262	11.0%	351,470	334,229	12,241	86,174	\$24.84/fs

Olive/I-270 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	20,330	615	3.0%	615	3.0%	615	615	0	615	\$16.50/fs
1015 Corporate Square Dr	71,721	0	0.0%	0	0.0%	21,333	21,333	0	21,333	\$18.50/fs
655 Craig Rd	55,000	11,238	20.4%	11,238	20.4%	11,963	11,963	0	2,986	\$17.00/fs
680 Craig Rd	52,500	11,063	21.1%	11,063	21.1%	12,260	12,260	0	4,727	\$16.84/fs
727 Craig Rd	45,656	0	0.0%	0	0.0%	0	0	0	0	-
777 Craig Rd	25,000	6,399	25.6%	6,399	25.6%	6,399	6,399	0	3,115	\$20.00/fs
1001 Craig Rd	77,000	6,419	8.3%	6,419	8.3%	8,777	8,777	0	3,867	\$19.00/fs
999 Executive Parkway Dr	59,691	12,615	21.1%	12,615	21.1%	12,615	12,615	0	5,978	\$19.00/fs
1000 Executive Parkway Dr	30,500	15,360	50.4%	15,360	50.4%	15,360	15,360	0	6,380	\$14.43/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	8,721	28.1%	8,721	28.1%	8,721	8,721	0	4,518	\$19.00/fs
1215 Fern Ridge Pky	59,941	24,091	40.2%	24,091	40.2%	24,091	24,091	0	11,966	\$14.75/fs
1224 Fern Ridge Pky	50,374	26,128	51.9%	26,128	51.9%	26,128	26,128	0	23,951	\$14.75/fs
1227 Fern Ridge Pky	21,563	6,440	29.9%	6,440	29.9%	6,440	6,440	0	3,401	\$17.00/fs
1285 Fern Ridge Pky	68,397	35,535	52.0%	35,535	52.0%	35,535	35,535	0	33,179	\$21.50/fs
1 Insurance Ctr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	4,564	14.0%	4,564	14.0%	4,564	4,564	0	2,901	\$18.00/fs
311 N Lindbergh Blvd	28,000	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	-
1340 N Lindbergh Blvd	30,000	1,175	3.9%	1,175	3.9%	1,175	1,175	0	1,175	\$15.00/fs
425 N New Ballas Rd	77,899	44,649	57.3%	44,649	57.3%	63,450	63,450	0	36,732	\$17.00/fs
555 N New Ballas Rd	105,000	22,806	21.7%	22,806	21.7%	22,806	22,806	0	6,767	\$26.35/fs
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	3,227	3,227	0	3,227	\$17.50/fs
763 S New Ballas Rd	45,920	2,032	4.4%	2,032	4.4%	6,466	6,466	0	2,250	\$18.95/fs
638-672 Office Pky	26,462	14,397	54.4%	14,397	54.4%	14,397	14,397	0	6,997	\$16.95/fs
744 Office Pky	36,392	36,392	100.0%	36,392	100.0%	36,392	36,392	0	36,392	\$20.50/fs
605 Old Ballas Rd	40,000	20,229	50.6%	20,229	50.6%	20,229	20,229	0	15,050	\$23.00/fs
675 Old Ballas Rd	54,741	17,941	32.8%	17,941	32.8%	25,284	17,941	7,343	17,941	\$21.59/fs
11710 Old Ballas Rd	22,000	0	0.0%	0	0.0%	0	0	0	0	-
10425 Old Olive St	27,000	7,000	25.9%	7,000	25.9%	7,000	7,000	0	2,430	\$15.13/fs
9990 Old Olive Street Rd	56,250	0	0.0%	0	0.0%	0	0	0	0	-
10420 Old Olive Street Rd	27,000	4,554	16.9%	4,554	16.9%	4,554	4,554	0	2,781	\$18.50/fs
11457 Olde Cabin Rd	37,236	3,922	10.5%	3,922	10.5%	3,922	3,922	0	3,922	\$18.50/fs
11475-11477 Olde Cabin Rd	84,024	28,510	33.9%	28,510	33.9%	28,510	28,510	0	13,178	\$18.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	10,383	10,383	0	5,295	\$19.57/fs
9666 Olive Blvd	159,229	21,511	13.5%	21,511	13.5%	22,692	22,692	0	15,632	\$16.50/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
10845 Olive Blvd	61,927	1,290	2.1%	1,290	2.1%	1,290	1,290	0	1,290	\$17.00/fs
11330 Olive Blvd	171,052	17,880	10.5%	17,880	10.5%	17,880	17,880	0	12,500	\$18.94/fs
11500 Olive Blvd	36,897	22,213	60.2%	22,213	60.2%	22,525	22,525	0	11,459	\$15.66/fs
11901 Olive Blvd	32,000	288	0.9%	288	0.9%	288	288	0	288	\$18.00/fs
12395 Olive Blvd	29,600	10,044	33.9%	10,044	33.9%	10,044	10,044	0	10,044	\$18.50/fs
12747 Olive Blvd	72,699	30,418	41.8%	30,418	41.8%	30,418	30,418	0	27,336	\$15.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	-



The information contained herein has been provided by sources deemed to be reliable and is intended to provide a general overview of leasing activity in the St. Louis County Office Market.
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Olive/I-270 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
1276-1278 N Warson Rd	26,168	10,000	38.2%	10,000	38.2%	10,000	10,000	0	10,000	\$8.95/mg
1515 N Warson Rd	26,752	0	0.0%	0	0.0%	1,670	1,670	0	450	-
12140 Woodcrest Exec Dr	92,960	21,320	22.9%	21,320	22.9%	22,304	22,304	0	5,529	\$17.00/fs
12101 Woodcrest Executive Dr	89,685	12,217	13.6%	12,217	13.6%	12,217	12,217	0	6,265	\$18.00/fs
12125 Woodcrest Executive Dr	51,545	4,557	8.8%	4,557	8.8%	4,557	4,557	0	3,027	\$17.56/fs
10101 Woodfield Ln	83,322	0	0.0%	0	0.0%	0	0	0	0	-
Total (50 Bldgs)	2,518,303	524,533	20.8%	524,533	20.8%	598,481	591,138	7,343	36,732	\$18.15/fs

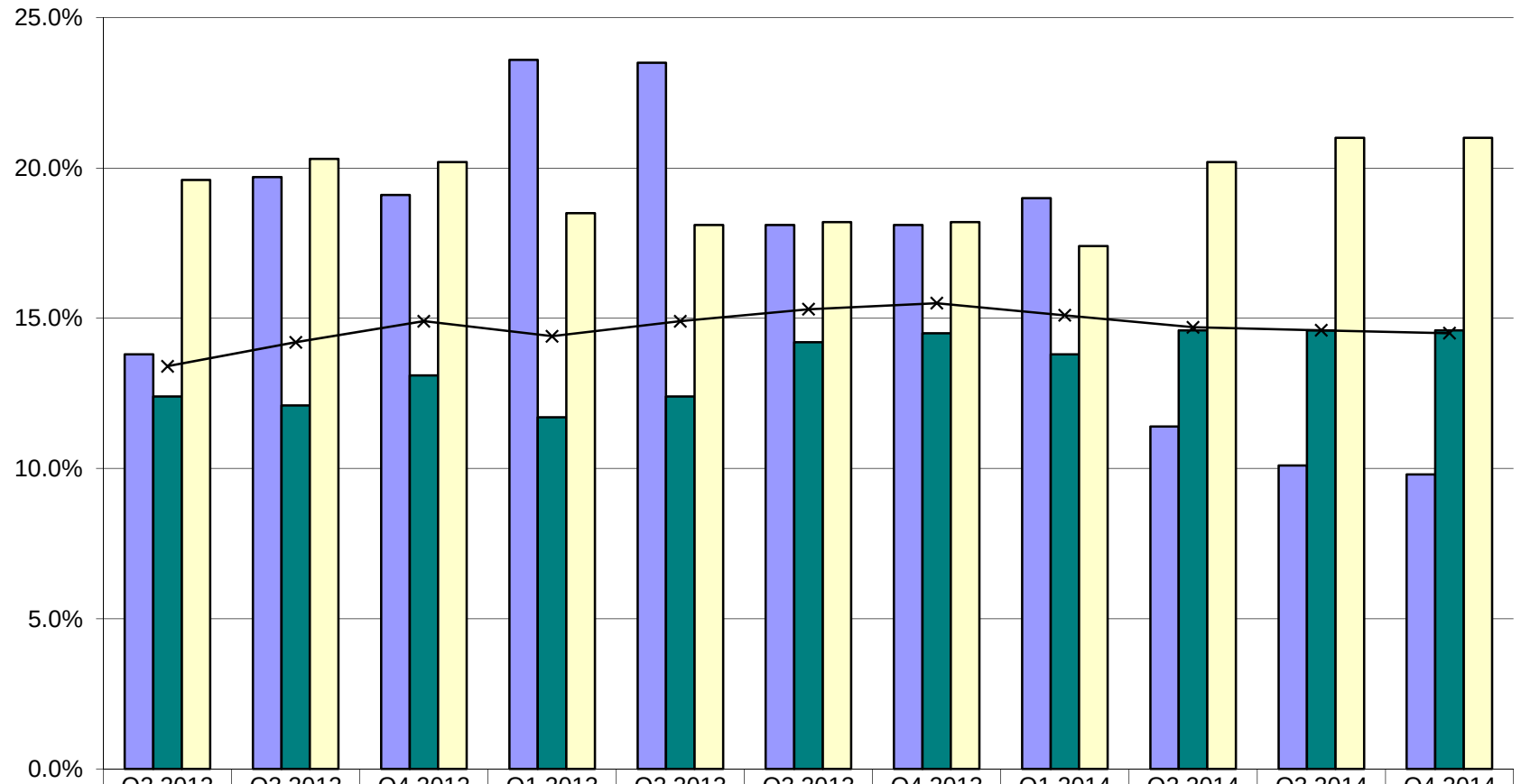
Building Class: C

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
10176 Corporate Square Dr	73,788	16,500	22.4%	16,500	22.4%	16,500	16,500	0	16,500	\$15.00/mg
745 Craig Rd	21,575	951	4.4%	951	4.4%	951	951	0	951	\$15.50/fs
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
1173-1185 N Price Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
1177 N Warson Rd	25,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	170,521	17,451	10.2%	17,451	10.2%	17,451	17,451	0	16,500	\$15.57/fs

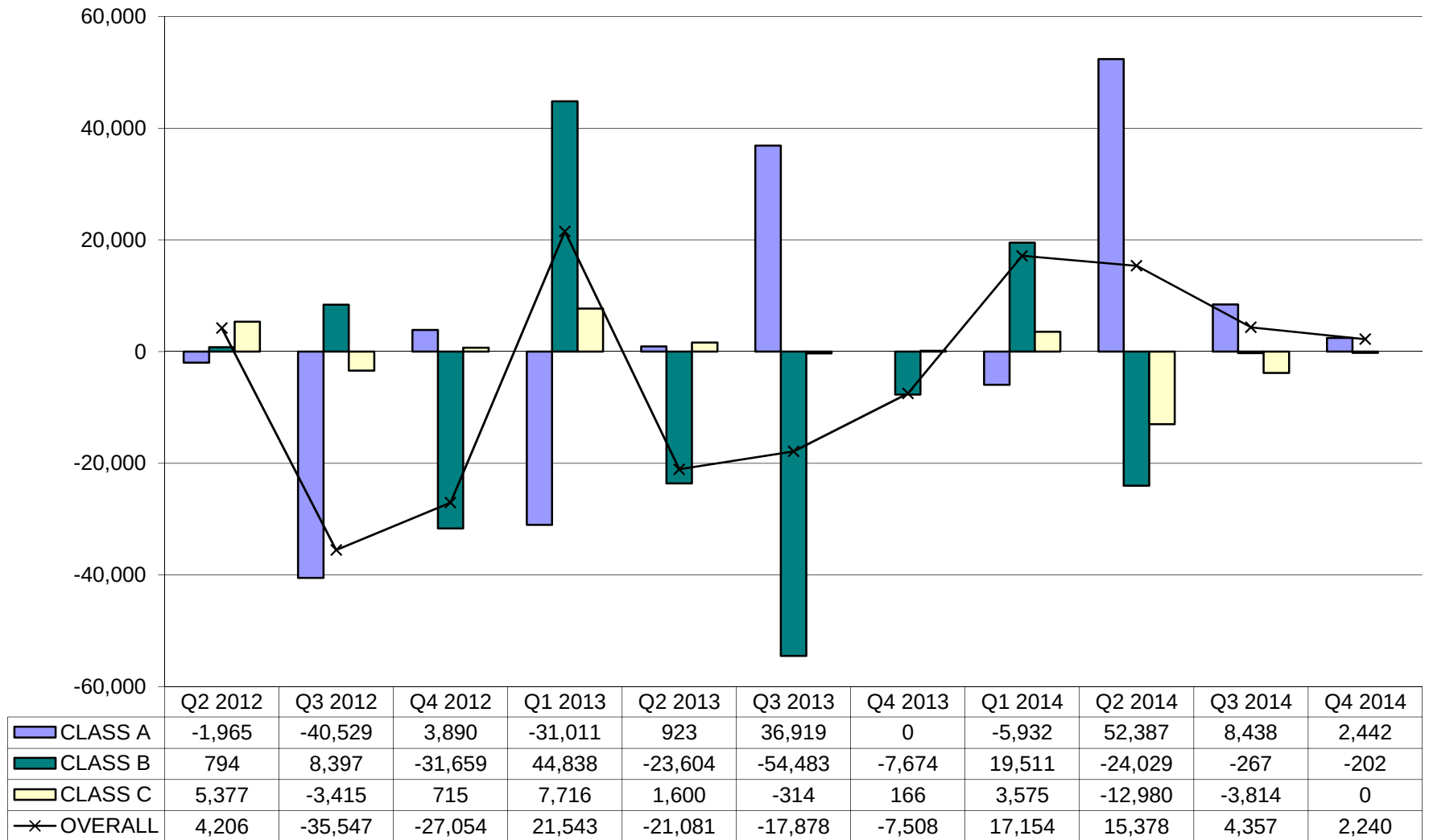
Grand Totals

	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
(71 Bldgs)	4,832,250	770,246	15.9%	778,246	16.1%	967,402	942,818	19,584	86,174	\$20.53/fs

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
3636 S Geyer Rd	113,308	29,766	26.3%	29,766	26.3%	28,736	23,736	0	13,470	\$23.00/fs
3660 S Geyer Rd	51,843	22,241	42.9%	22,241	42.9%	22,241	22,241	0	17,083	\$22.50/fs
3668 S Geyer Rd	61,340	4,155	6.8%	4,155	6.8%	4,155	4,155	0	2,089	\$23.00/fs
1001 S Kirkwood Rd	123,164	0	0.0%	0	0.0%	1,350	1,350	0	1,350	\$24.00/fs
2191 Lemay Ferry Rd	34,080	0	0.0%	0	0.0%	11,360	0	11,360	11,360	\$16.00/fs
1509 Ocello Dr	90,000	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%	55,000	0	55,000	27,500	\$15.00/fs
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	0	0	0	0	-
12250 Weber Hill Rd	64,370	11,047	17.2%	11,047	17.2%	17,899	17,899	0	10,531	\$24.00/fs
Total (11 Bldgs)	687,518	67,209	9.8%	67,209	9.8%	140,741	69,381	66,360	27,500	\$19.50/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
120 W Adams St	71,935	0	0.0%	0	0.0%	0	0	0	0	-
20 Allen Ave	84,052	0	0.0%	0	0.0%	0	0	0	0	-
1859 Bowles Ave	64,607	10,420	16.1%	10,420	16.1%	4,175	4,175	0	4,175	\$19.50/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	234	234	0	117	\$17.50/fs
5000 Cedar Plaza Pky	54,000	5,400	10.0%	5,400	10.0%	5,400	5,400	0	5,400	\$19.50/fs
9900 Clayton Rd	66,026	0	0.0%	0	0.0%	0	0	0	0	-
9909 Clayton Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
10435 Clayton Rd	34,500	0	0.0%	0	0.0%	0	0	0	0	\$26.00/fs
4-68 Crestwood Executive Dr	42,845	11,168	26.1%	11,168	26.1%	11,168	11,168	0	3,014	\$16.50/fs
9811 S Forty Dr	40,680	0	0.0%	0	0.0%	0	0	0	0	-
714 Gravois Rd	29,312	1,900	6.5%	1,900	6.5%	1,900	1,900	0	1,900	-
900 S Highway Dr	30,000	0	0.0%	0	0.0%	1,330	1,330	0	1,330	\$17.81/fs
1400 S Highway Dr	400,000	57,298	14.3%	57,298	14.3%	209,592	209,592	0	209,592	\$21.50/fs
10004 Kennerly Rd	89,742	6,073	6.8%	6,073	6.8%	12,473	12,473	0	3,403	\$24.50/fs
333 S Kirkwood Rd	60,250	1,997	3.3%	1,997	3.3%	1,997	1,997	0	1,136	\$23.12/fs
9701 Landmark Parkway Dr	26,576	4,262	16.0%	4,262	16.0%	18,397	18,397	0	4,962	\$21.66/fs
9717 Landmark Parkway Dr	23,607	12,982	55.0%	12,982	55.0%	17,853	17,853	0	4,208	\$19.75/fs
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	3,300	3,300	0	3,300	\$22.00/fs
3701 S Lindbergh Blvd	30,000	1,872	6.2%	1,872	6.2%	1,872	1,872	0	1,872	\$19.00/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	11,937	30.8%	11,937	30.8%	12,658	12,658	0	8,000	\$16.50/fs
227-235 W Lockwood Ave	81,402	5,804	7.1%	5,804	7.1%	5,804	5,804	0	4,613	\$18.00/fs
345 Marshall Ave	42,319	13,256	31.3%	13,256	31.3%	13,256	13,256	0	10,615	\$17.50/fs
349 Marshall Ave	42,319	0	0.0%	0	0.0%	0	0	0	0	\$17.50/fs
12970 Maurer Industrial Dr	30,504	30,504	100.0%	30,504	100.0%	30,504	30,504	0	30,504	\$11.20/fs
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	2,000	2,000	0	2,000	\$16.50/mg
727 Old Frontenac Square	28,000	2,875	10.3%	2,875	10.3%	2,875	2,875	0	1,686	-
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
12700 Southfork Rd	103,350	2,376	2.3%	2,376	2.3%	2,376	2,376	0	2,376	\$25.00/fs
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	2,752	2,752	0	2,752	\$18.50/fs
10777 Sunset Office Dr	52,193	6,086	11.7%	6,086	11.7%	6,086	6,086	0	3,659	\$21.18/fs
10805 Sunset Office Dr	77,704	6,911	8.9%	6,911	8.9%	13,202	13,202	0	7,167	\$21.29/fs
10820 Sunset Office Dr	45,000	3,820	8.5%	3,820	8.5%	3,820	3,820	0	1,643	\$19.00/fs
13045 Tesson Ferry Rd	646,520	167,700	25.9%	167,700	25.9%	167,700	167,700	0	167,700	\$22.00/fs
11116 S Towne Sq	20,000	7,854	39.3%	7,854	39.3%	8,134	8,134	0	2,810	\$16.50/fs
11124 S Towne Sq	20,000	9,244	46.2%	9,244	46.2%	9,244	9,244	0	2,680	\$16.50/fs
4105-4137 Union Rd	68,873	13,533	19.6%	13,533	19.6%	13,533	13,533	0	4,027	\$17.50/fs
1 United Dr	257,600	50,000	19.4%	50,000	19.4%	50,000	50,000	0	50,000	-
9200 Watson Rd	56,010	2,040	3.6%	2,040	3.6%	2,040	2,040	0	2,040	\$20.00/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	1,200	1,200	0	1,200	-
Total (40 Bldgs)	3,072,599	449,312	14.6%	449,312	14.6%	636,875	636,875	0	209,592	\$20.54/fs

South County Building List

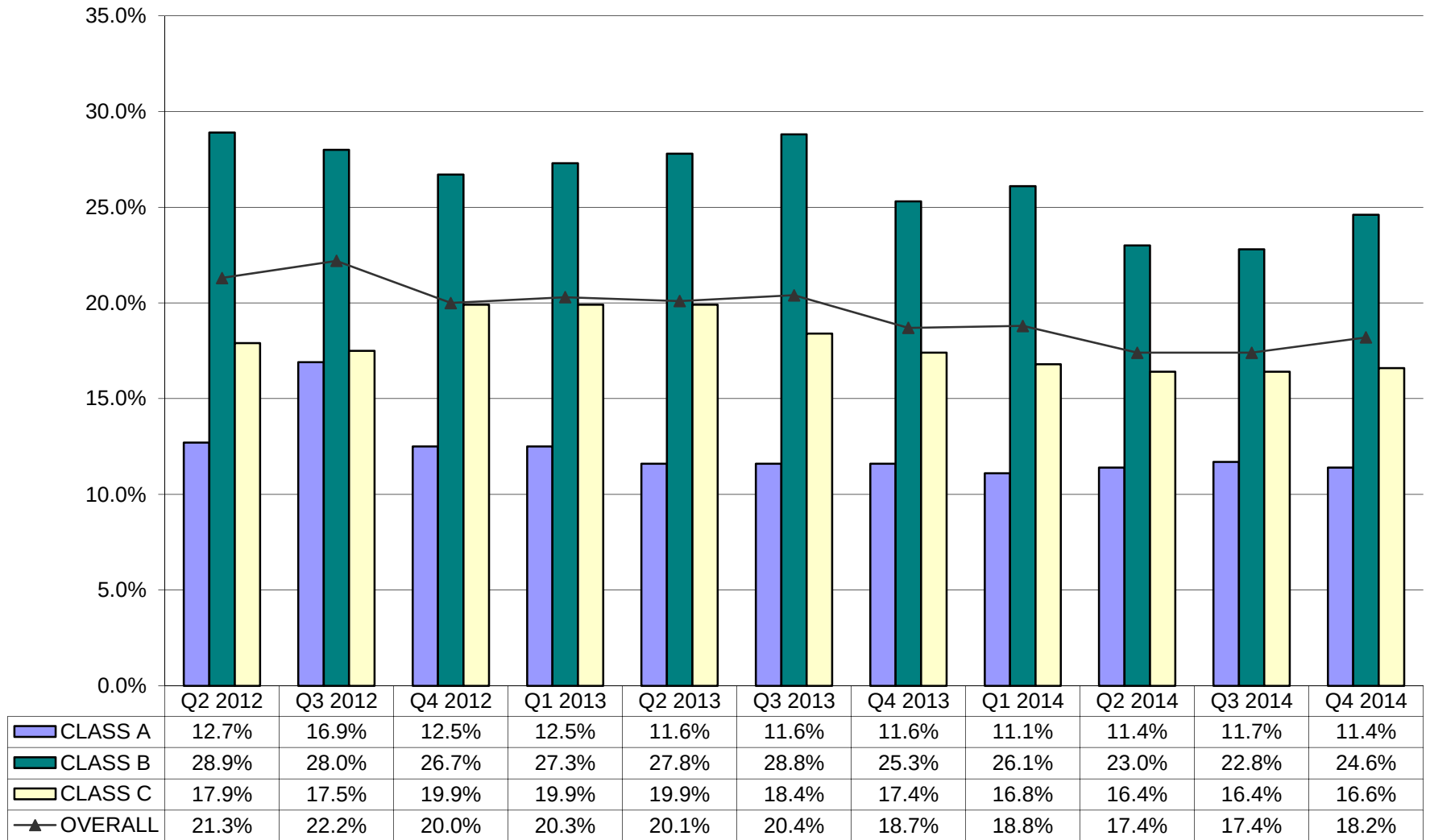
Building Class: C

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	3,200	11.6%	3,200	11.6%	3,200	3,200	0	3,200	\$18.00/mg
2500-2518 S Brentwood Blvd	63,008	13,074	20.7%	13,074	20.7%	13,074	13,074	0	5,056	\$14.00/fs
9890 Clayton Rd	22,647	0	0.0%	0	0.0%	0	0	0	0	-
1700-1748 Gilsinn Ln	21,000	7,174	34.2%	7,174	34.2%	7,174	7,174	0	2,500	\$12.95/mg
2001 S Hanley Rd	30,000	27,537	91.8%	27,537	91.8%	27,537	27,537	0	9,630	\$10.36/mg
5353 S Lindbergh Blvd	21,167	1,000	4.7%	1,000	4.7%	1,000	1,000	0	1,000	\$16.00/fs
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
9001-9011 Manchester Rd	28,169	28,000	99.4%	28,000	99.4%	28,000	28,000	0	28,000	-
7563-7565 Ravensridge Rd	21,000	2,500	11.9%	2,500	11.9%	2,500	2,500	0	2,500	\$12.00/mg
11144 Tesson Ferry Rd	63,797	0	0.0%	0	0.0%	0	0	0	0	-
11166 Tesson Ferry Rd	28,000	1,784	6.4%	1,784	6.4%	1,784	1,784	0	1,784	\$17.75/fs
8050 Watson Rd	43,876	7,940	18.1%	7,940	18.1%	7,940	7,940	0	3,180	\$12.50/mg
8330-8340 Watson Rd	21,760	1,534	7.0%	1,534	7.0%	1,534	1,534	0	1,534	-
8460 Watson Rd	46,000	3,549	7.7%	3,549	7.7%	3,549	3,549	0	2,545	\$12.57/fs
Total (14 Bldgs)	462,481	97,292	21.0%	97,292	21.0%	97,292	97,292	0	28,000	\$12.59/fs

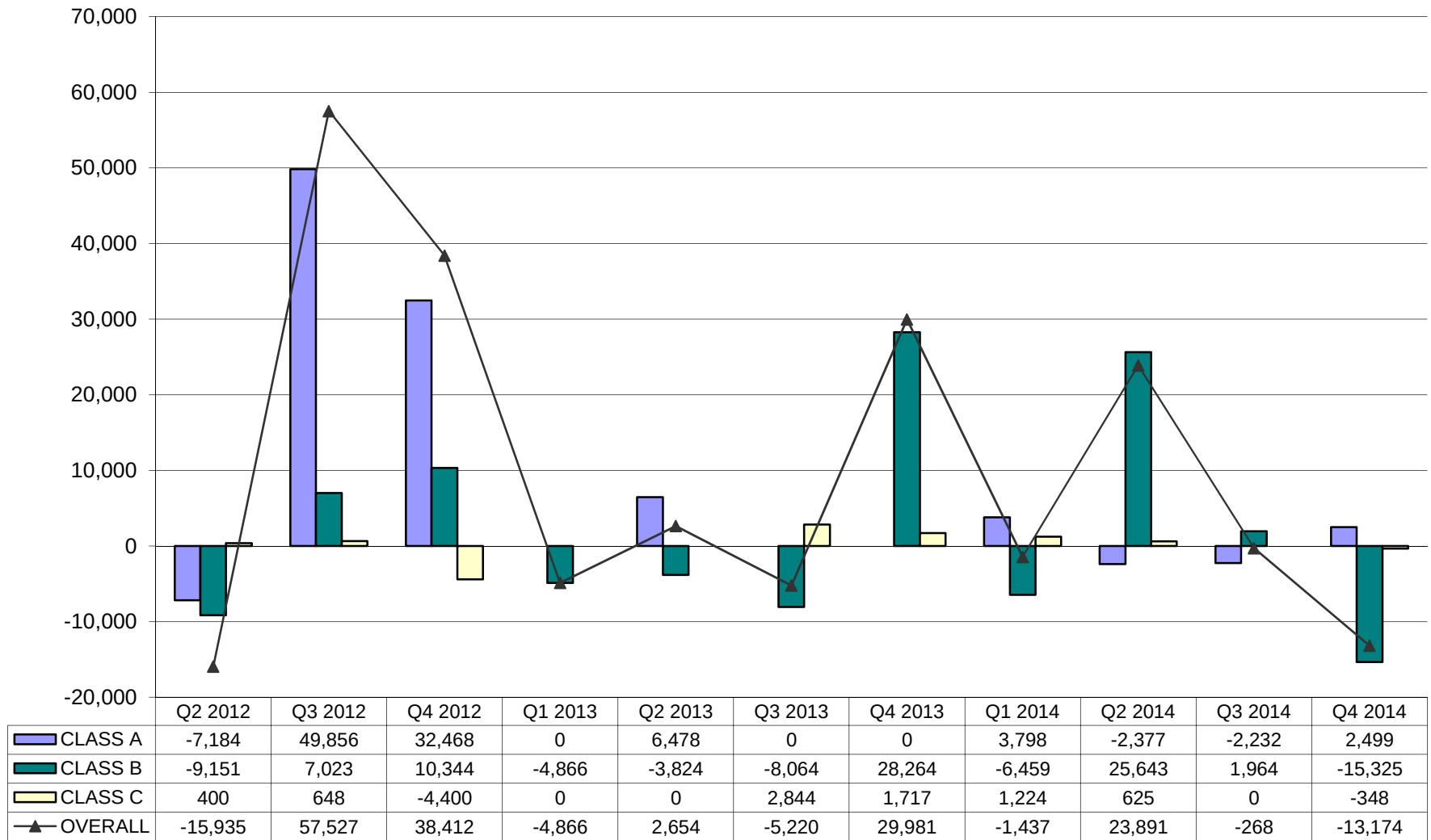
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(65 Bldgs)	4,222,598	613,813	14.5%	613,813	14.5%	874,908	803,548	66,360	209,592	\$19.68/fs

St. Charles County Historic Vacancy Trends



St. Charles County Historic Net Absorption Trends



St. Charles Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1520 S 5th St	92,174	15,061	16.3%	15,061	16.3%	15,061	15,061	0	5,960	\$24.50/fs
1001 Boardwalk Springs Pl	76,000	2,927	3.9%	2,927	3.9%	2,927	2,927	0	2,927	\$21.50/fs
3050 W Clay St	30,000	22,500	75.0%	22,500	75.0%	22,500	22,500	0	22,500	\$18.25/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	33,396	33,396	0	33,396	\$21.00/fs
800 Friedens Rd	25,939	0	0.0%	0	0.0%	0	0	0	0	-
1 Progress Point Pky	123,055	7,178	5.8%	7,178	5.8%	7,178	7,178	0	7,178	\$19.75/fs
36 Research Park Ct	81,125	0	0.0%	0	0.0%	81,125	62,649	81,123	81,123	\$16.00/nnn
295 Salt Lick Rd	21,000	3,070	14.6%	3,070	14.6%	3,070	3,070	0	3,070	\$16.50/fs
2342 Technology Dr	75,000	10,701	14.3%	10,701	14.3%	10,701	10,701	0	10,701	\$23.00/fs
5301 Veterans Memorial Pky	35,400	5,369	15.2%	5,369	15.2%	19,874	19,874	0	14,505	\$18.95/+clea
1551 Wall St	76,872	16,714	21.7%	16,714	21.7%	22,537	22,537	0	14,613	\$18.95/fs
Total (11 Bldgs)	735,055	83,520	11.4%	83,520	11.4%	218,369	199,893	81,123	81,123	\$21.68/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
1352-1398 S 5th St	60,000	1,600	2.7%	1,600	2.7%	1,600	1,600	0	1,600	\$16.50/fs
1360 S 5th St	59,770	0	0.0%	0	0.0%	0	0	0	0	-
1053 Cave Springs Rd	24,000	4,898	20.4%	4,898	20.4%	4,898	4,898	0	1,461	\$15.50/fs
1275 Century Link Dr	68,511	68,511	100.0%	68,511	100.0%	68,511	68,511	0	68,511	\$10.00/fs
2850 W Clay St	30,000	0	0.0%	0	0.0%	0	0	0	0	-
70 Corporate Hills Dr	30,000	11,295	37.7%	11,295	37.7%	11,295	11,295	0	11,295	\$15.95/+clea
1540 Country Club Plaza Dr	20,930	20,930	100.0%	20,930	100.0%	20,930	20,930	0	13,850	-
4600 Executive Center Pky	21,000	5,000	23.8%	5,000	23.8%	5,000	5,000	0	5,000	\$12.40/mg
500 Fountain Lakes Blvd	54,800	15,325	28.0%	15,325	28.0%	15,325	15,325	0	15,325	\$16.50/fs
500 Jungermann Rd	36,000	701	1.9%	701	1.9%	701	701	0	356	\$15.41/fs
3000 Little Hills Expy	26,316	4,500	17.1%	4,500	17.1%	4,500	4,500	0	4,500	\$15.95/fs
5600 Mexico Rd	30,000	10,684	35.6%	10,684	35.6%	10,684	10,684	0	10,110	\$15.50/fs
5650 Mexico Rd	31,500	7,467	23.7%	7,467	23.7%	7,467	7,467	0	2,539	\$15.50/fs
5700 Mexico Rd	21,372	17,704	82.8%	17,704	82.8%	17,704	17,704	0	8,434	\$15.50/fs
1 Mid Rivers Mall Dr	56,724	13,637	24.0%	13,637	24.0%	15,503	15,503	0	5,836	\$19.97/fs
26 Missouri Research Park Dr	40,000	0	0.0%	0	0.0%	0	0	0	0	-
115 Piper Hill Dr	24,000	0	0.0%	0	0.0%	0	0	0	0	-
17 Research Park Dr	47,121	3,074	6.5%	3,074	6.5%	3,074	3,074	0	3,074	\$18.00/fs
4631 N Saint Peters Parkway	20,394	3,000	14.7%	3,000	14.7%	20,394	20,394	0	40,874	\$7.95/nnn
255 Spencer Rd	20,000	2,945	14.7%	2,945	14.7%	2,945	2,945	0	2,945	\$14.00/fs
150 St. Peters Centre Blvd	22,250	8,906	40.0%	8,906	40.0%	8,906	8,906	0	8,906	\$14.75/mg
300 St. Peters Centre Blvd	32,648	2,003	6.1%	2,003	6.1%	3,693	3,693	0	2,003	\$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	6,394	6,394	0	4,235	\$19.75/fs
Total (23 Bldgs)	820,628	202,180	24.6%	202,180	24.6%	229,524	229,524	0	68,511	\$14.30/fs

St. Charles Building List

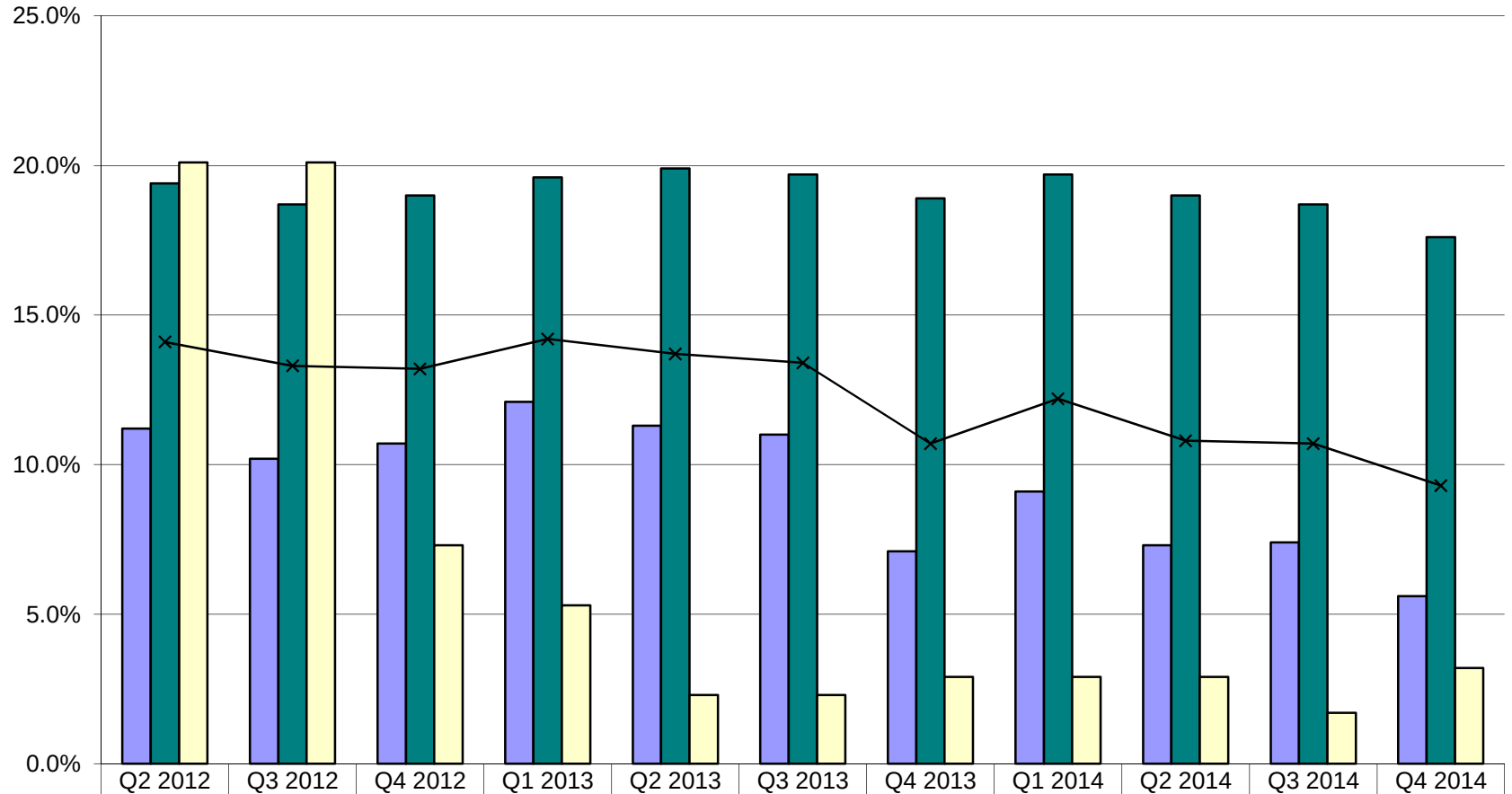
Building Class: C

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4200 N Cloverleaf Dr	20,000	1,296	6.5%	1,296	6.5%	1,296	1,296	0	648	\$10.00/nnn
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	13,819	21.9%	13,819	21.9%	13,819	13,819	0	9,919	\$12.00/mg
1000 Lake Saint Louis Blvd	40,000	6,547	16.4%	6,547	16.4%	6,547	6,547	0	2,600	\$16.83/fs
Total (4 Bldgs)	183,062	30,427	16.6%	30,427	16.6%	30,427	30,427	0	9,919	\$12.10/fs

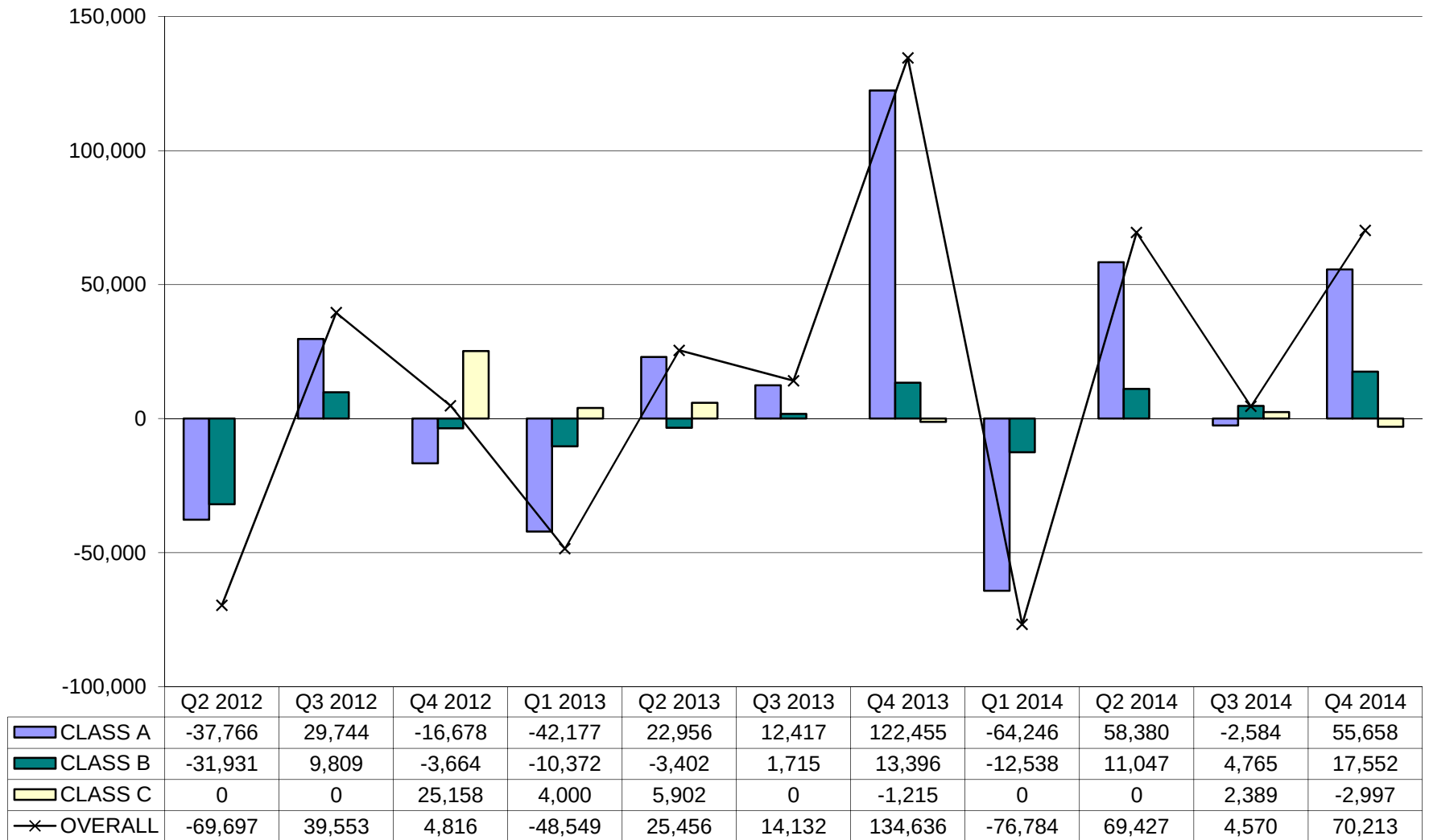
Grand Totals

	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
(38 Bldgs)	1,738,745	316,127	18.2%	316,127	18.2%	478,320	459,844	81,123	81,123	\$17.63/fs

West County/Chesterfield Historic Vacancy Trends



West County/Chesterfield Historic Net Absorption Trends



West County/Chesterfield 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
16216 Baxter Rd	55,647	10,806	19.4%	10,806	19.4%	10,806	10,806	0	5,320	\$23.00/fs
17050 Baxter Rd	44,575	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	4,597	8.4%	4,597	8.4%	4,597	4,597	0	4,597	\$21.50/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	5,000	0	0	5,000	-
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	4,578	4.6%	4,578	4.6%	4,578	4,578	0	4,578	\$30.00/fs
520 Maryville Centre Dr	115,453	5,862	5.1%	5,862	5.1%	17,584	17,584	0	11,722	\$26.00/mg
530 Maryville Centre Dr	107,962	14,250	13.2%	14,250	13.2%	25,567	25,567	0	15,763	\$25.00/fs
540 Maryville Centre Dr	107,972	17,852	16.5%	17,852	16.5%	17,852	17,852	0	5,431	\$24.09/fs
550 Maryville Centre Dr	97,106	883	0.9%	883	0.9%	883	883	0	883	\$22.00/negot
575 Maryville Centre Dr	260,000	0	0.0%	8,100	3.1%	8,100	0	8,100	8,100	\$19.14/fs
635-645 Maryville Centre Dr	152,415	18,462	12.1%	18,462	12.1%	18,462	18,462	0	14,425	\$25.00/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
555 Maryville University Dr	127,082	1,574	1.2%	1,574	1.2%	1,574	1,574	0	1,574	\$26.00/fs
660-670 Mason Ridge Center Dr	153,000	0	0.0%	0	0.0%	0	0	0	0	-
14567 N Outer Forty	107,874	20,203	18.7%	20,203	18.7%	8,733	8,733	0	4,909	\$23.40/fs
14805 N Outer Forty	60,000	4,492	7.5%	4,492	7.5%	4,492	4,492	0	4,492	\$27.50/fs
14755 N Outer Forty Dr	143,473	13,518	9.4%	13,518	9.4%	14,590	14,590	0	13,518	\$23.65/fs
14528 S Outer Forty	210,409	4,825	2.3%	4,825	2.3%	4,825	4,825	0	4,825	\$24.00/fs
15450 S Outer Forty	104,410	10,414	10.0%	10,414	10.0%	15,100	15,100	0	8,200	\$21.00/fs
16020 Swingley Ridge Rd	50,000	4,361	8.7%	4,361	8.7%	4,361	4,361	0	2,230	\$23.00/negot
16052 Swingley Ridge Rd	48,000	7,948	16.6%	7,948	16.6%	7,948	7,948	0	3,394	\$23.00/fs
16305 Swingley Ridge Rd	119,950	7,191	6.0%	7,191	6.0%	10,045	10,045	0	7,191	\$23.50/fs
16690 Swingley Ridge Rd	97,024	0	0.0%	0	0.0%	13,261	13,261	0	13,261	\$25.50/fs
1350 Timberlake Manor Pky	116,312	11,515	9.9%	11,515	9.9%	111,129	111,129	0	81,303	\$26.50/fs
1370 Timberlake Manor Pky	118,496	0	0.0%	0	0.0%	118,496	118,496	0	118,496	\$26.50/fs
1390 Timberlake Manor Pky	116,361	3,873	3.3%	3,873	3.3%	15,005	15,005	0	11,132	\$26.50/fs
500-510 University Centre Dr	165,000	0	0.0%	0	0.0%	0	0	0	0	-
425 S Woods Mill Rd	79,566	1,436	1.8%	1,436	1.8%	1,436	1,436	0	1,436	\$23.50/fs
390 S Woodsmill Rd	87,567	2,560	2.9%	2,560	2.9%	3,340	3,340	0	2,560	\$23.50/fs
Total (30 Bldgs)	3,184,716	171,200	5.4%	179,300	5.6%	447,764	434,664	8,100	118,496	\$25.15/fs

West County/Chesterfield 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
801-941 Charter Commons St	141,000	0	0.0%	0	0.0%	0	0	0	0	-
300 Chesterfield Ctr	20,000	9,432	47.2%	9,432	47.2%	9,432	9,432	0	2,483	\$19.00/fs
16100 Chesterfield Pky W	47,000	14,918	31.7%	14,918	31.7%	16,281	16,281	0	6,112	\$20.00/fs
17998 Chesterfield Airport Rd	24,982	0	0.0%	0	0.0%	6,125	6,125	0	5,475	\$19.25/fs
16640 Chesterfield Grove Rd	33,909	0	0.0%	0	0.0%	16,954	0	16,954	16,954	\$18.00/nnn
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	-
1795 Clarkson Rd	34,870	13,459	38.6%	15,594	44.7%	15,594	13,459	2,135	12,103	\$14.71/fs
1819 Clarkson Rd	38,800	2,006	5.2%	2,006	5.2%	2,006	2,006	0	2,006	\$18.50/fs
15480 Clayton Rd	27,100	8,857	32.7%	8,857	32.7%	8,857	8,857	0	4,235	\$15.44/fs
15933 Clayton Rd	126,546	44,014	34.8%	44,014	34.8%	60,713	60,713	0	13,282	\$17.77/fs
15455 Conway Rd	50,364	0	0.0%	0	0.0%	5,946	5,946	0	2,617	\$19.78/fs
1350 Elbridge Payne	30,536	11,439	37.5%	11,439	37.5%	11,439	11,439	0	3,493	\$17.75/fs
1415 Elbridge Payne	44,000	9,704	22.1%	9,704	22.1%	9,704	9,704	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	7,731	27.6%	7,731	27.6%	7,731	7,731	0	3,981	\$20.00/fs
1400 Elbridge Payne Rd	28,000	2,976	10.6%	2,976	10.6%	2,976	2,976	0	2,976	\$20.00/fs
12977 N Forty Dr	55,800	5,979	10.7%	5,979	10.7%	8,610	8,610	0	2,993	\$19.00/fs
16024 Manchester Rd	30,300	0	0.0%	0	0.0%	180	0	0	180	-
600-620 Mason Ridge Center Rd	31,000	0	0.0%	0	0.0%	0	0	0	0	-
1 McBride & Son Center Dr	33,148	5,626	17.0%	5,626	17.0%	5,626	5,626	0	2,564	\$18.59/fs
17014 New College Ave	20,800	4,080	19.6%	4,080	19.6%	20,800	20,800	0	16,720	\$16.00/+elec
14515 N Outer Forty	81,075	3,240	4.0%	3,240	4.0%	43,127	43,127	0	27,025	\$19.00/fs
12935 N Outer Forty Rd	42,334	4,485	10.6%	4,485	10.6%	8,785	8,785	0	4,300	\$21.95/fs
14323 S Outer Forty	82,459	4,684	5.7%	4,684	5.7%	21,623	21,623	0	12,800	\$19.00/fs
15400 S Outer Forty	27,468	5,045	18.4%	5,045	18.4%	5,045	5,045	0	2,643	\$19.00/fs
14500 S Outer Forty Rd	85,509	29,219	34.2%	29,219	34.2%	47,181	46,219	962	17,095	\$19.47/fs
14522 S Outer Forty Rd	91,487	21,646	23.7%	21,646	23.7%	34,598	34,598	0	34,598	\$17.69/fs
300 Ozark Trail Dr	21,504	4,596	21.4%	4,596	21.4%	6,713	6,713	0	2,117	\$18.33/fs
702 Spirit 40 Park Dr	30,084	240	0.8%	240	0.8%	240	240	0	240	\$18.50/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	5,211	5,211	0	2,769	\$18.50/fs
714 Spirit 40 Park Dr	31,938	12,925	40.5%	12,925	40.5%	12,925	12,925	0	7,985	\$16.34/fs
16141 Swingley Ridge Rd	48,500	6,071	12.5%	6,071	12.5%	8,601	8,601	0	3,240	\$19.50/fs
4 West Dr	24,818	3,200	12.9%	3,200	12.9%	3,200	3,200	0	3,200	\$18.00/nnn
1585 Woodlake Dr	31,199	12,316	39.5%	12,316	39.5%	12,316	12,316	0	8,311	\$23.50/fs
14377 Woodlake Dr	57,688	23,572	40.9%	23,572	40.9%	25,160	25,160	0	4,621	\$21.00/fs
Total (34 Bldgs)	1,558,862	271,460	17.4%	273,595	17.6%	443,699	423,468	20,051	34,598	\$19.02/fs

West County/Chesterfield Building List

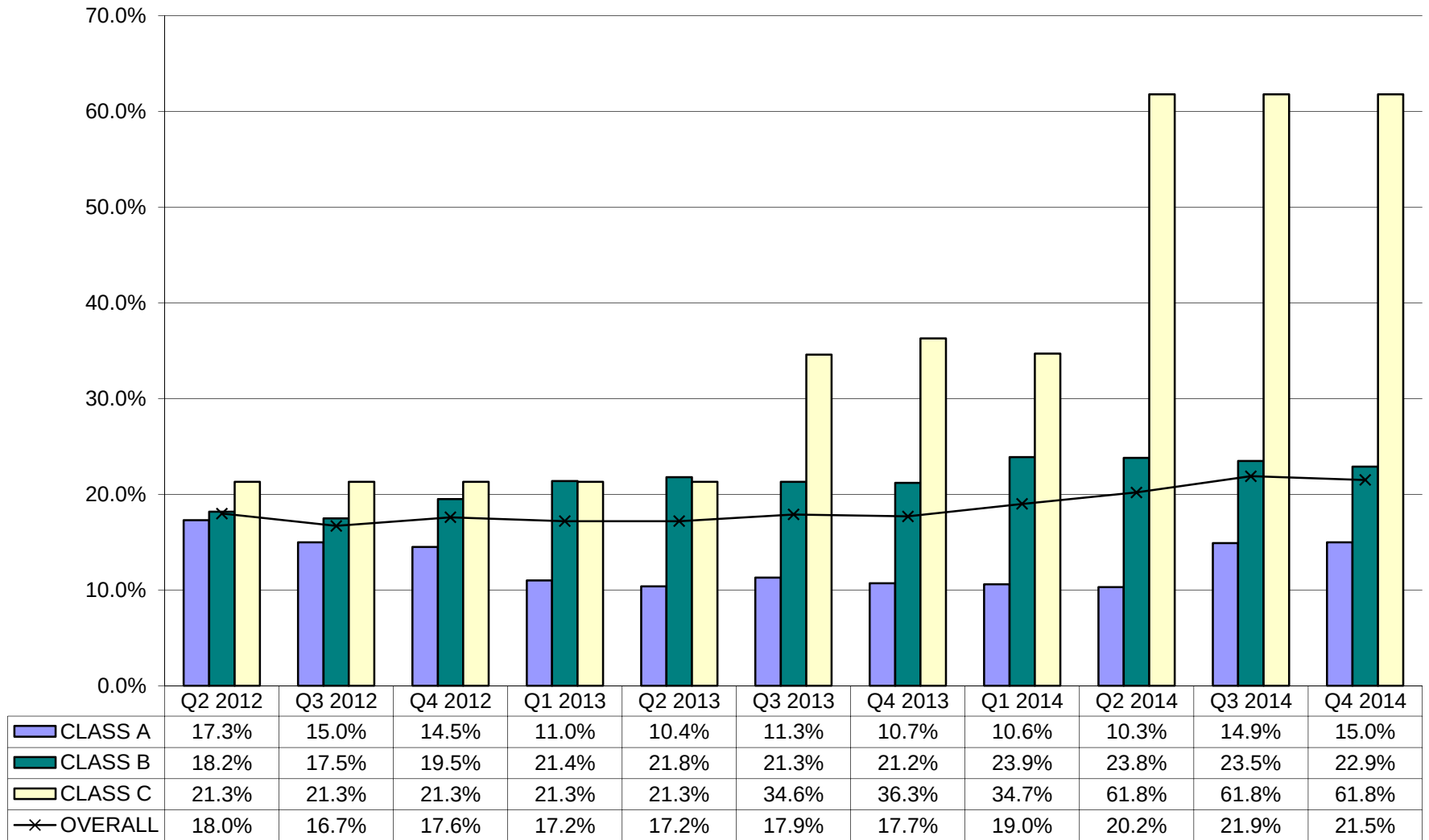
Building Class: C

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
444 Chesterfield Ctr E	25,225	0	0.0%	0	0.0%	0	0	0	0	-
14824-14838 Clayton Rd	25,442	1,215	4.8%	1,215	4.8%	3,619	3,619	0	1,310	\$11.02/nnn
18250 Edison Ave	28,444	2,118	7.4%	2,118	7.4%	2,118	2,118	0	2,118	\$14.00/fs
930-930 Kehrs Mill Rd	62,423	2,997	4.8%	2,997	4.8%	10,553	10,553	0	4,767	\$12.00/fs
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	196,994	6,330	3.2%	6,330	3.2%	16,290	16,290	0	4,767	\$14.49/fs

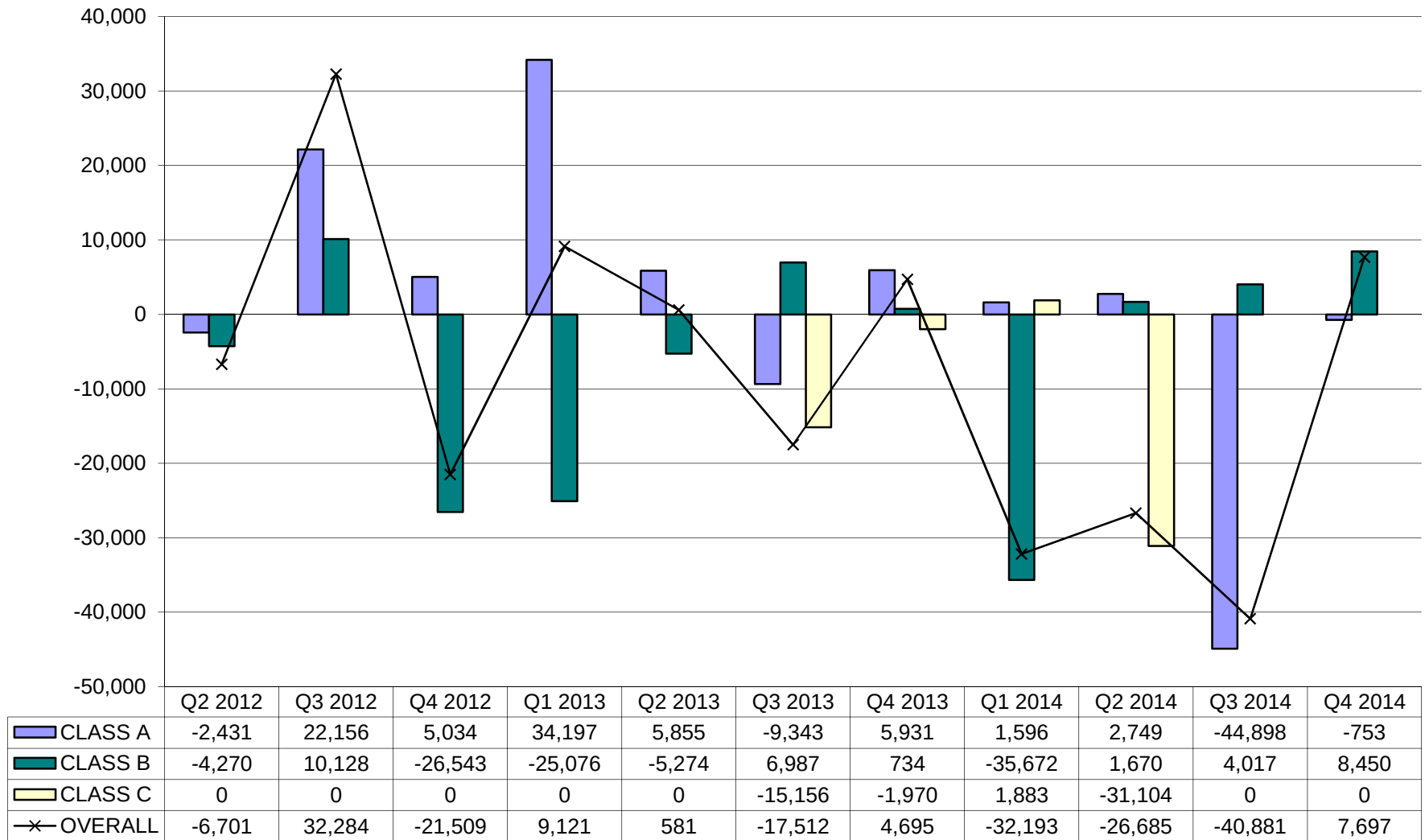
Grand Totals

	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
(69 Bldgs)	4,940,572	448,990	9.1%	459,225	9.3%	907,753	874,422	28,151	118,496	\$22.12/fs

Westport Historic Vacancy Trends



Westport Historic Net Absorption Trends



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
11885 Lackland Rd	178,000	0	0.0%	0	0.0%	0	0	0	0	-
12115 Lackland Rd	131,799	35,360	26.8%	35,360	26.8%	35,360	35,360	0	18,648	\$19.25/fs
1801 Park 270 Dr	154,289	30,031	19.5%	30,031	19.5%	30,031	30,031	0	25,010	\$19.25/fs
1807 Park 270 Dr	121,271	28,309	23.3%	28,309	23.3%	30,178	30,178	0	12,317	\$18.50/fs
55 Westport Plaza Dr	87,670	7,082	8.1%	7,082	8.1%	14,613	14,613	0	11,067	\$22.50/fs
77 Westport Plaza Dr	144,524	21,915	15.2%	21,915	15.2%	25,002	25,002	0	9,716	\$22.50/fs
111 Westport Plaza Dr	149,909	17,455	11.6%	22,328	14.9%	38,346	28,473	4,873	25,505	\$22.10/fs
Total (7 Bldgs)	967,462	140,152	14.5%	145,025	15.0%	173,530	163,657	4,873	25,505	\$20.40/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
11710 Administration Dr	20,000	3,259	16.3%	3,259	16.3%	3,259	3,259	0	1,105	\$16.00/fs
1850-1860 Borman Ct	41,391	29,661	71.7%	29,661	71.7%	29,661	29,661	0	10,600	\$5.00/nnn
11701 Borman Dr	81,617	28,546	35.0%	28,546	35.0%	28,546	28,546	0	27,334	\$17.95/fs
11720 Borman Dr	97,778	0	0.0%	0	0.0%	0	0	0	0	-
11756 Borman Dr	28,000	1,500	5.4%	1,500	5.4%	1,500	1,500	0	1,500	-
11970 Borman Dr	21,450	7,591	35.4%	7,591	35.4%	7,591	7,591	0	5,891	\$16.00/fs
1804 Borman Circle Dr	20,090	20,090	100.0%	20,090	100.0%	20,090	20,090	0	20,090	\$9.95/nnn
1810 Craig Rd	25,000	4,873	19.5%	4,873	19.5%	4,873	4,873	0	1,959	\$16.95/fs
1820-1868 Craig Rd	30,000	6,312	21.0%	6,312	21.0%	14,508	14,508	0	8,196	\$16.50/fs
1950-1968 Craig Rd	40,970	2,550	6.2%	2,550	6.2%	2,550	2,550	0	2,550	\$12.75/fs
1850 Craigshire Dr	61,374	30,854	50.3%	30,854	50.3%	30,854	30,854	0	20,458	\$18.50/fs
2055 Craigshire Dr	35,701	0	0.0%	0	0.0%	4,078	4,078	0	4,078	\$17.50/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	2,116	2,116	0	2,116	-
11550 Page Service Dr	21,650	7,500	34.6%	7,500	34.6%	7,500	7,500	0	7,500	-
2258 Schuetz Rd	26,360	3,500	13.3%	3,500	13.3%	16,680	16,680	0	13,180	\$16.75/fs
2280 Schuetz Rd	26,360	26,360	100.0%	26,360	100.0%	26,360	26,360	0	26,360	\$9.50/nnn
2388 Schuetz Rd	26,928	6,233	23.1%	6,233	23.1%	7,433	7,433	0	3,946	\$14.00/fs
127 Weldon Pky	20,115	20,115	100.0%	20,115	100.0%	20,115	20,115	0	20,115	\$10.00/nnn
11830 Westline Industrial Dr	27,664	10,901	39.4%	10,901	39.4%	10,901	10,901	0	10,901	\$18.75/fs
11830 Westline Industrial Dr	103,484	0	0.0%	0	0.0%	0	0	0	0	-
11861-11865 Westline Industrial Dr	42,000	13,576	32.3%	13,576	32.3%	15,112	15,112	0	5,018	\$14.50/fs
11960 Westline Industrial Dr	91,011	11,451	12.6%	11,451	12.6%	25,024	25,024	0	14,862	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	22,688	18.8%	22,688	18.8%	25,435	25,435	0	13,710	\$16.75/fs
940 Westport Plaza Dr	89,552	10,228	11.4%	10,228	11.4%	10,228	10,228	0	3,585	\$22.00/fs
2200 Westport Plaza Dr	39,173	11,195	28.6%	11,195	28.6%	11,195	11,195	0	6,486	\$16.50/fs
2043 Woodlands Pky	64,858	21,000	32.4%	21,000	32.4%	21,000	21,000	0	21,000	\$14.00/fs
Total (26 Bldgs)	1,312,514	299,983	22.9%	299,983	22.9%	346,609	346,609	0	27,334	\$16.39/fs

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	26,990	0	0.0%	0	0.0%	0	0	0	0	-
1845 Borman Ct	31,104	31,104	100.0%	31,104	100.0%	31,104	31,104	0	31,104	\$12.95/+util
11828 Lackland Rd	35,860	35,860	100.0%	35,860	100.0%	35,860	35,860	0	35,860	\$14.00/fs
2560-2576 Metro Blvd	20,418	3,770	18.5%	3,770	18.5%	3,770	3,770	0	1,970	\$7.95/mg
Total (4 Bldgs)	114,372	70,734	61.8%	70,734	61.8%	70,734	70,734	0	35,860	\$13.90/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
(37 Bldgs)	2,394,348	510,869	21.3%	515,742	21.5%	590,873	581,000	4,873	35,860	\$17.31/fs