

Summary

St. Louis Regional Office Market Q4

January 2014

<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	15,633,506	3,558,356	22.8% ↓ .2%	(23.0%)	Class A - \$19.37 Class B - \$13.58
Clayton	7,398,941	1,011,650	13.7% ↑ .8%	(12.9%)	Class A - \$24.51 Class B - \$19.15
Manchester / I-270	1,614,341	225,275	14.0% ↑ 3.1%	(10.9%)	Class A - \$24.18 Class B - \$19.52
North County	3,379,559	820,355	24.3% ↓ 1.3%	(25.6%)	Class A - \$20.59 Class B - \$14.00
Olive / I-270	5,216,208	798,952	15.3% ↓ .4%	(15.7%)	Class A - \$24.35 Class B - \$17.82
South County	4,217,584	625,748	14.8% ↑ .2%	(14.6%)	Class A - \$21.07 Class B - \$20.38
St. Charles	1,709,733	327,639	19.2% ↓ 1.6%	(20.8%)	Class A - \$19.12 Class B - \$14.73
West County	5,469,397	698,135	12.8% ↓ 1.6%	(14.4%)	Class A - \$24.57 Class B - \$19.58
Westport	2,424,848	486,881	20.1% ↑ .2%	(19.9%)	Class A - \$20.19 Class B - \$16.04
Total	47,064,117	8,552,991	18.2% ↓ .2%	(18.4%)	

Source: Gershman Commercial Real Estate

Percent Vacant and Average Asking Lease Rates as of January 1, 2014.

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

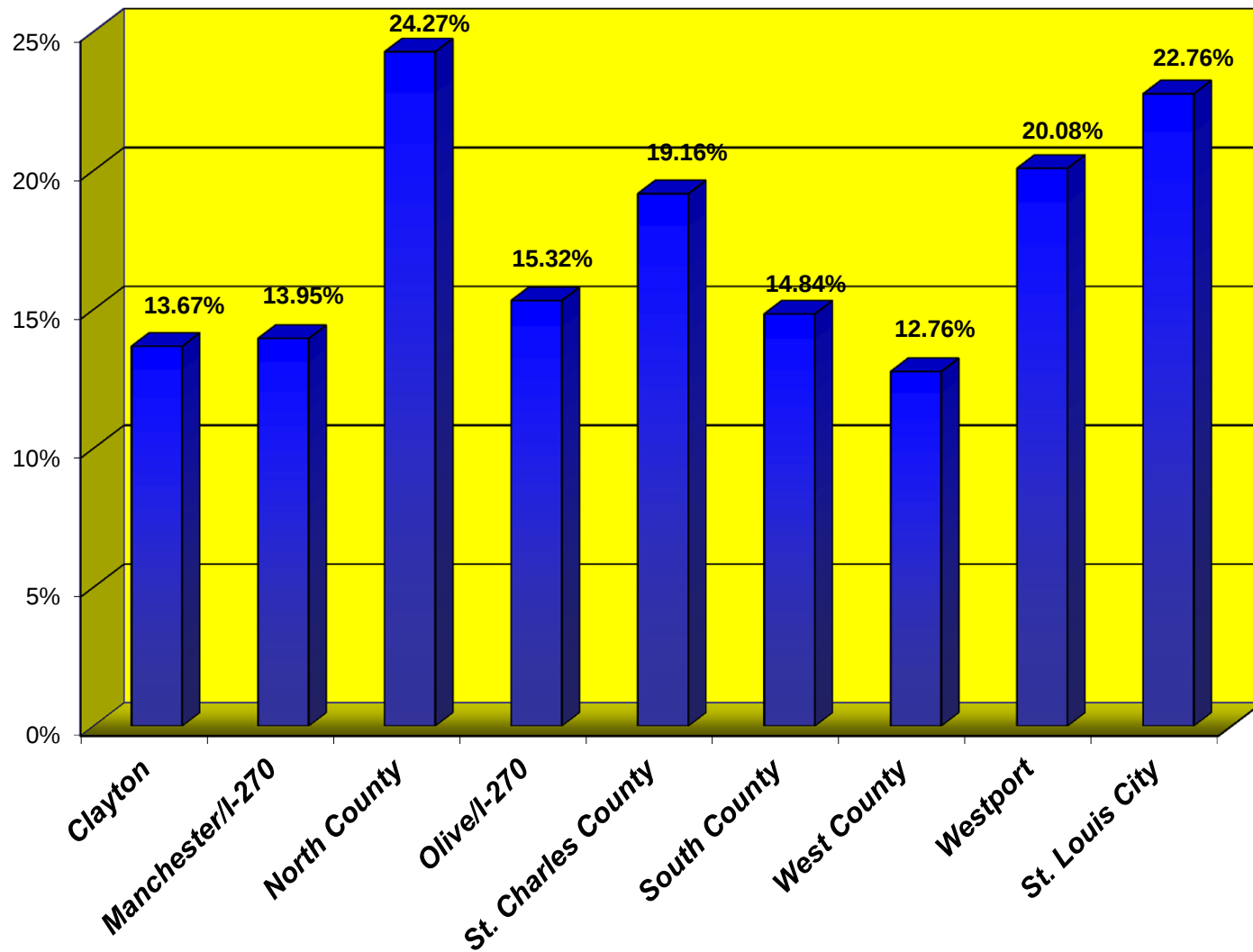


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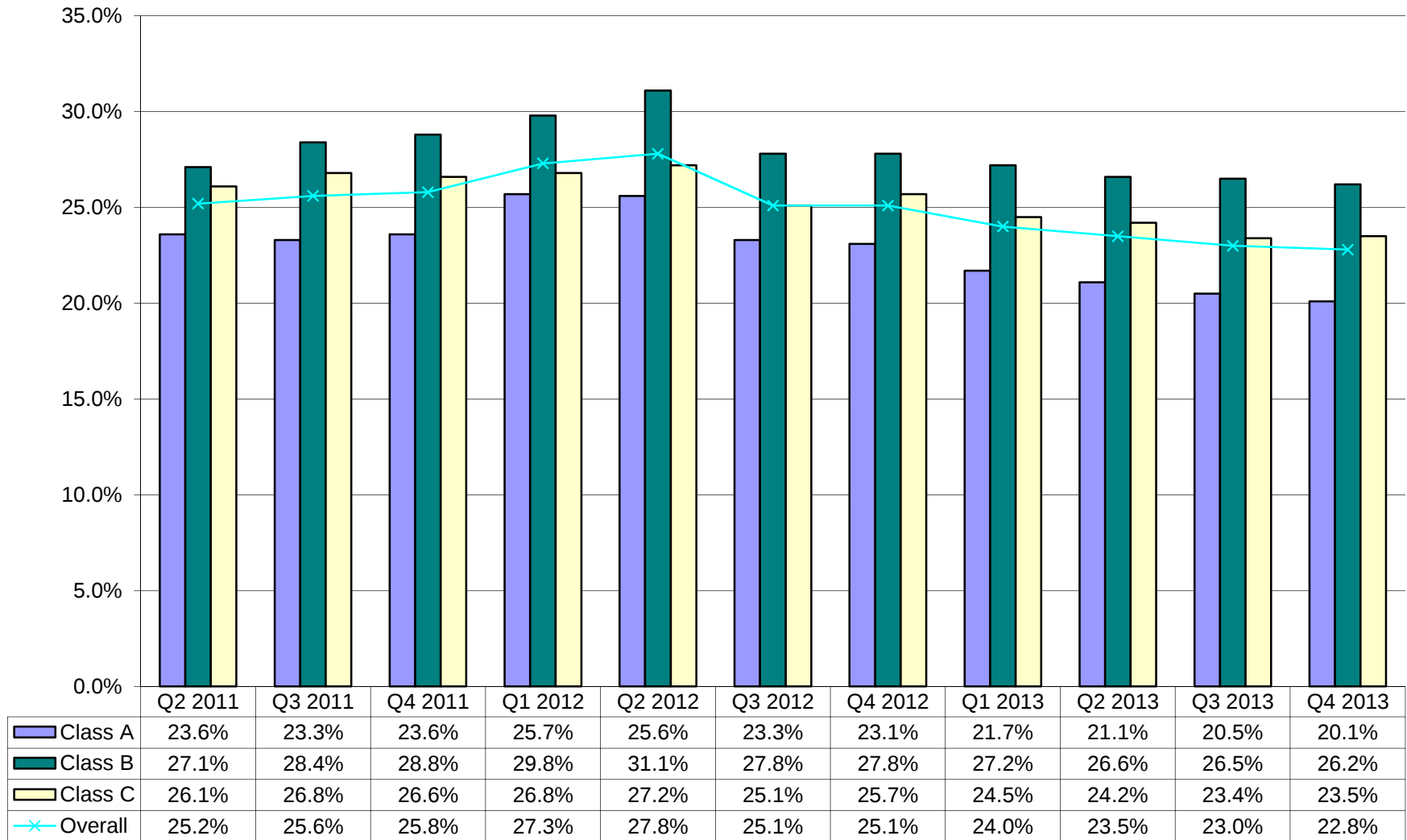
**Gershman Commercial
Office Building Database
*** SUMMARY STATISTICS***
January 2014**

	Total Sq. Ft.	Jan. 2014 Vacancy	Jan. 2014 Sublease	Vacancy Rate
St. Louis Suburban Market	31,430,611	4,994,635	126,738	15.89%
St. Louis City	15,633,506	3,558,356	22,310	22.76%
Total St. Louis Region	47,064,117	8,552,991	149,048	18.17%
Total St. Louis Region - Class A	23,200,194	3,475,440	117,577	14.98%
Total St. Louis Region - Class B	19,355,142	4,116,064	31,471	21.27%
St. Louis City				
Class A Space	7,856,588	1,582,500	15,410	20.14%
Class B Space	5,439,466	1,425,578	6,900	26.21%
Class C and R Space	2,337,452	550,278	0	23.54%
Suburban St. Louis				
Class A Space	15,343,606	1,892,940	102,167	12.34%
Class B Space	13,915,676	2,690,486	31,471	19.33%
Class C Space	2,171,239	411,209	0	18.94%

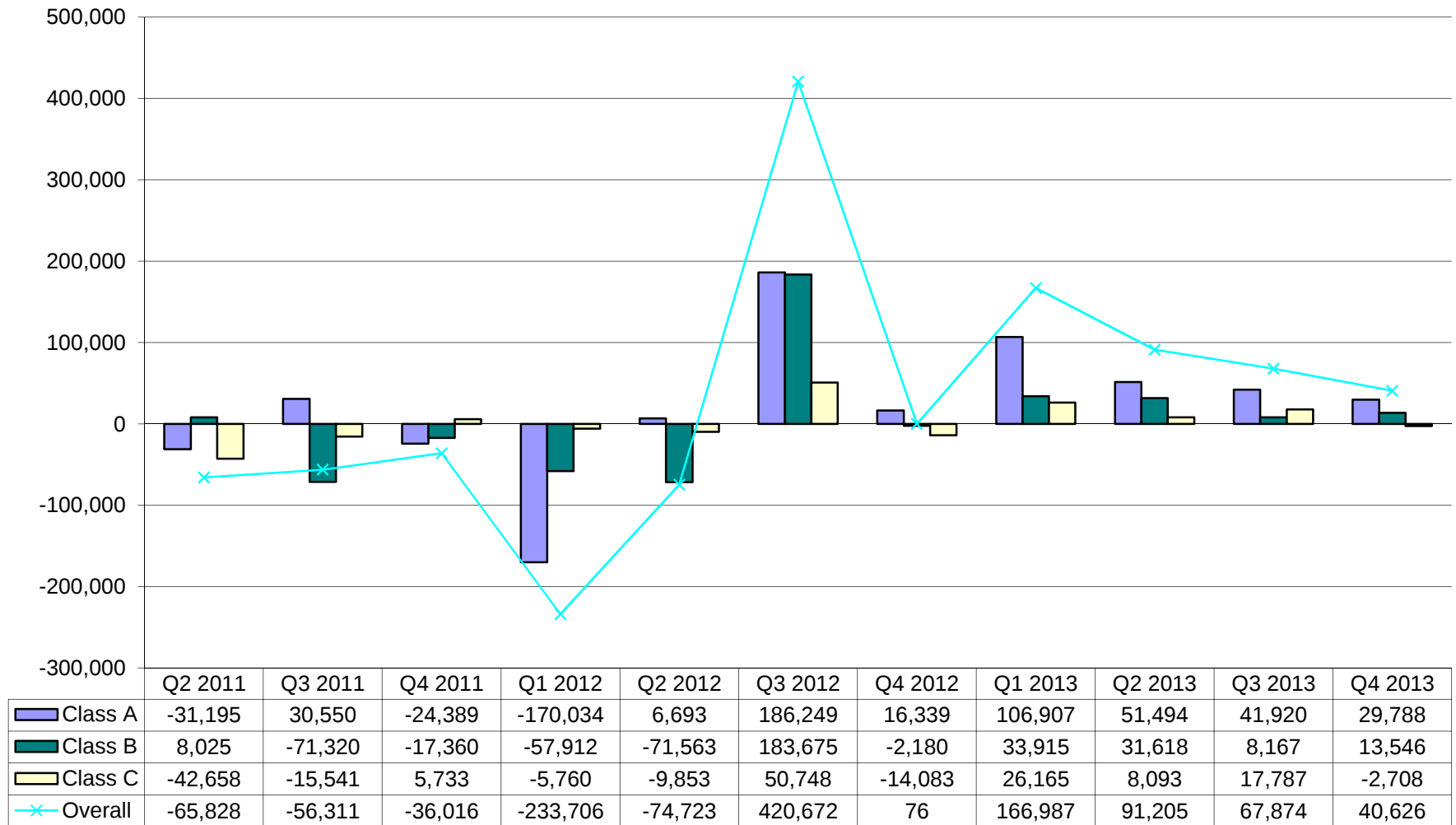
**January 2014
Office Vacancy Rate by Submarket**



St. Louis City Historic Vacancy Trends



St. Louis City Historic Net Absorption Trends



All 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	248,651	15,295	6.2%	15,295	6.2%	15,295	47,232	0	21,881	-
505 N 7th St	658,000	78,010	11.9%	78,010	11.9%	78,010	78,010	0	39,147	\$18.50/fs
100 N Broadway	510,202	51,453	10.1%	51,453	10.1%	51,453	51,453	0	16,045	\$18.00/fs
200 N Broadway	337,088	61,058	18.1%	61,058	18.1%	61,058	86,038	0	23,500	-
211 N Broadway	1,171,595	157,438	13.4%	157,438	13.4%	157,438	198,491	0	29,721	\$20.37/fs
500 N Broadway	285,211	131,723	46.2%	131,723	46.2%	131,723	138,362	0	87,320	\$17.00/fs
501 N Broadway	434,000	0	0.0%	0	0.0%	0	0	0	0	-
6-10 S Broadway	420,000	4,368	1.0%	4,368	1.0%	4,368	90,040	0	39,278	\$21.00/fs
1000-1008 Clark Ave	120,000	2,800	2.3%	2,800	2.3%	2,800	2,800	0	2,800	\$16.50/fs
4300-4348 Forest Park Ave	165,000	0	0.0%	0	0.0%	0	0	0	0	-
1001 Highlands Plaza Dr	146,000	0	0.0%	0	0.0%	6,331	23,436	6,331	12,973	\$25.49/fs
700-706 Market St	128,250	128,250	100.0%	128,250	100.0%	128,250	128,250	0	128,250	\$21.00/fs
701 Market St	409,000	2,290	0.6%	2,290	0.6%	2,290	5,521	0	3,231	\$22.00/fs
800 Market St	749,857	115,859	15.5%	115,859	15.5%	115,859	125,896	0	64,390	\$22.00/fs
1010 Market St	342,660	192,295	56.1%	207,705	60.6%	207,705	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	-
5700-5720 Oakland Ave	62,290	3,060	4.9%	3,060	4.9%	16,328	3,060	13,268	13,268	\$26.50/fs
1000 Saint Louis Union Station	67,784	26,892	39.7%	26,892	39.7%	26,892	18,594	0	15,949	\$15.50/fs
900-920 Spruce St	147,000	2,247	1.5%	2,247	1.5%	2,247	2,247	0	2,247	-
1000-1010 Spruce St	100,000	43,002	43.0%	43,002	43.0%	43,002	43,002	0	35,637	-
210 N Tucker Blvd	395,000	249,250	63.1%	249,250	63.1%	249,250	249,250	0	207,000	-
710 N Tucker Blvd	550,000	122,600	22.3%	122,600	22.3%	122,600	165,339	0	70,000	\$19.50/nnn
600-634 Washington Ave	385,000	179,200	46.5%	179,200	46.5%	179,200	203,200	0	129,257	\$18.75/fs
Total (23 Bldgs)	7,856,588	1,567,090	19.9%	1,582,500	20.1%	1,602,099	1,883,654	35,009	207,000	\$19.37/fs

All 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	19,288	0	4,696	\$15.00/fs
612 N 2nd St	44,400	0	0.0%	0	0.0%	0	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	14,728	23.4%	14,728	23.4%	14,728	14,728	0	11,428	\$14.00/fs
712 N 2nd St	20,000	6,000	30.0%	6,000	30.0%	6,000	6,000	0	6,000	\$11.00/mg
801-805 N 2nd St	40,000	3,150	7.9%	3,150	7.9%	3,150	3,150	0	2,500	\$12.00/nnn
1530 S 2nd St	29,000	2,604	9.0%	2,604	9.0%	2,604	2,604	0	2,604	\$12.00/nnn
800-812 N 3rd St	28,647	0	0.0%	0	0.0%	0	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	30,700	29.5%	30,700	29.5%	30,700	30,700	0	14,823	\$13.50/fs
440-444 N 4th St	60,000	57,000	95.0%	57,000	95.0%	57,000	57,000	0	20,000	-
312-316 N 8th St	24,502	0	0.0%	0	0.0%	0	9,632	0	5,600	\$14.50/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	9,256	23.6%	9,256	23.6%	9,256	9,256	0	5,232	\$12.50/fs
910 N 11th St	75,000	0	0.0%	0	0.0%	0	0	0	0	-
133 S 11th St	37,037	1,300	3.5%	1,300	3.5%	1,300	1,300	0	1,300	\$14.00/fs
308 N 21st St	44,000	0	0.0%	0	0.0%	0	23,157	0	21,000	\$16.75/fs
326 S 21st St	42,280	14,659	34.7%	14,659	34.7%	14,659	14,659	0	11,851	\$14.00/fs
1918-1934 N Broadway	135,000	135,000	100.0%	135,000	100.0%	135,000	135,000	0	135,000	-
1831 Chestnut St	465,000	0	0.0%	0	0.0%	0	0	0	0	-
415 DeBaliviere Ave	25,000	0	0.0%	0	0.0%	0	0	0	0	-
625 N Euclid Ave	148,151	26,937	18.2%	26,937	18.2%	26,937	26,937	0	4,580	\$8.00/fs
3115 S Grand Blvd	27,600	0	0.0%	0	0.0%	0	0	0	0	\$10.00/nnn
500-520 N Kingshighway Blvd	39,751	38,450	96.7%	38,450	96.7%	38,450	38,450	0	38,450	\$5.00/nnn
4144 Lindell Blvd	60,000	500	0.8%	500	0.8%	500	500	0	500	\$12.00/fs
4625 Lindell Blvd	71,652	4,453	6.2%	4,453	6.2%	4,453	4,453	0	2,422	\$18.50/fs
1001 Locust St	60,000	9,687	16.1%	9,687	16.1%	9,687	9,687	0	5,000	\$14.00/fs
1015-1023 Locust St	249,508	116,446	46.7%	116,446	46.7%	116,446	129,968	0	52,000	\$12.50/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	25,200	44.2%	25,200	44.2%	25,200	25,200	0	25,200	\$15.00/fs
1-99 S Memorial Dr	211,208	30,753	14.6%	30,753	14.6%	30,753	30,753	0	12,873	\$16.50/fs
645 S Newstead Ave	118,000	13,500	11.4%	13,500	11.4%	13,500	13,500	0	13,500	-
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	226,218	78,200	34.6%	78,200	34.6%	78,200	78,200	0	11,860	\$13.99/fs
720 Olive St	457,900	84,266	18.4%	91,166	19.9%	121,883	152,657	37,617	42,828	\$15.91/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
1000-1002 Olive St	22,240	950	4.3%	950	4.3%	950	950	0	950	\$12.00/mg
1415 Olive St	180,000	0	0.0%	0	0.0%	0	0	0	0	-
1901-1915 Olive St	143,024	143,024	100.0%	143,024	100.0%	143,024	143,024	0	143,024	-
1300-1310 Papin	221,000	63,874	28.9%	63,874	28.9%	63,874	63,874	0	30,720	\$13.25/fs

All 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
1881 Pine St	110,060	44,024	40.0%	44,024	40.0%	44,024	44,024	0	44,024	\$15.00/fs
1910 Pine St	73,119	0	0.0%	0	0.0%	0	0	0	0	-
5243 Shaw Ave	76,751	17,150	22.3%	17,150	22.3%	17,150	17,150	0	10,172	\$12.50/fs
800 St. Louis Union Station	57,814	33,643	58.2%	33,643	58.2%	33,643	33,643	0	33,643	\$15.50/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	0	0.0%	0	0.0%	0	2,291	0	2,291	\$13.50/fs
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%	66,100	78,100	0	31,000	\$13.50/fs
911-919 Washington Ave	159,500	36,851	23.1%	36,851	23.1%	44,619	39,015	7,768	8,700	\$14.50/fs
1001 Washington Ave	84,000	0	0.0%	0	0.0%	0	7,407	0	2,280	\$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 (57 Bldgs)	5,439,466	1,418,678	26.1%	1,425,578	26.2%	1,468,090	1,610,300	49,412	143,024	\$13.58/fs

All St. Louis City Building List

Building Class: C

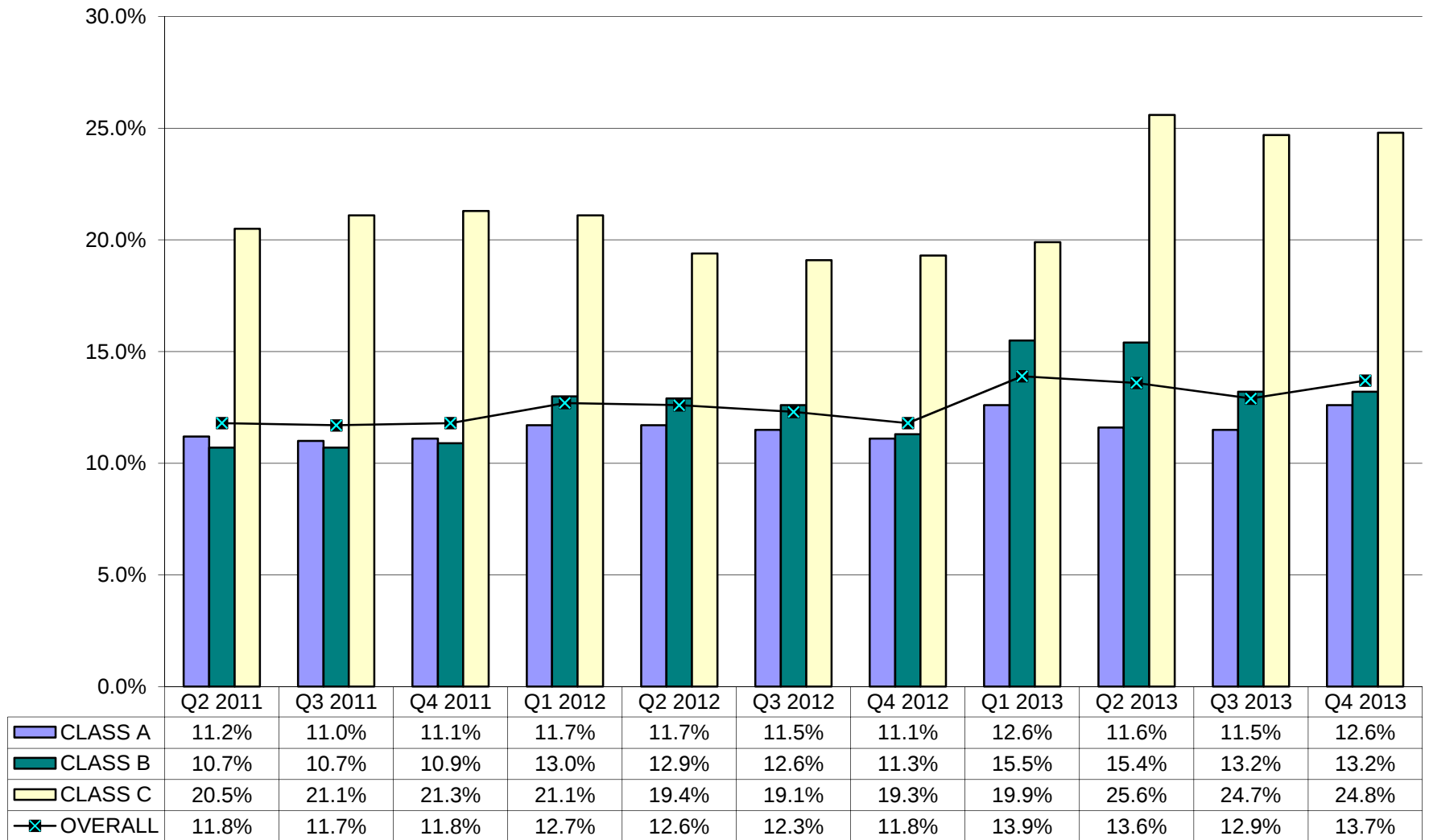
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800-804 N 1st St	38,500	12,878	33.4%	12,878	33.4%	12,878	12,878	0	7,000	\$11.97/mg
757 S 2nd St	72,000	72,000	100.0%	72,000	100.0%	72,000	72,000	0	72,000	\$14.00/nnn
330 N 4th St	52,000	25,000	48.1%	25,000	48.1%	25,000	25,000	0	15,000	\$11.00/nnn
1120 S 6th St	60,000	25,700	42.8%	25,700	42.8%	25,700	25,700	0	23,000	\$14.00/mg
59th St @ Arsenal St	25,200	4,511	17.9%	4,511	17.9%	4,511	7,213	0	4,511	\$12.00/fs
904 Cherokee St	45,000	0	0.0%	0	0.0%	0	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%	0	7,500	0	7,500	\$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	0	0.0%	0	0.0%	0	13,089	0	5,593	\$12.00/fs
3245 Hampton Ave	20,000	0	0.0%	0	0.0%	0	0	0	0	-
3460-3470 Hampton Ave	20,900	7,408	35.4%	7,408	35.4%	7,408	7,408	0	3,508	\$10.46/+util
4301 Hampton Ave	23,579	4,101	17.4%	4,101	17.4%	4,101	4,101	0	4,101	-
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	2,400	3.7%	2,400	3.7%	2,400	2,400	0	2,400	\$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%	55,156	56,406	0	10,000	\$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	30,000	0	40,000	\$11.00/nnn
3001 Locust St	26,772	0	0.0%	0	0.0%	0	0	0	0	-
1101 Lucas Ave	35,000	25,000	71.4%	25,000	71.4%	25,000	25,000	0	25,000	\$14.00/fs
4155 Manchester Ave	47,000	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%	5,500	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
1111 Olive St	112,500	0	0.0%	0	0.0%	0	0	0	0	-
1430 Olive St	98,700	14,100	14.3%	14,100	14.3%	14,100	14,100	0	14,100	\$11.95/fs
3800 Park Ave	23,880	0	0.0%	0	0.0%	0	0	0	0	\$7.00/mg
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%	0	940	0	640	\$3.90/nnn
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%	12,000	36,000	0	12,000	\$14.95/fs
4200 N Union Blvd	20,000	0	0.0%	0	0.0%	0	10,800	0	10,800	\$7.22/nnn
1204 Washington Ave	52,500	20,700	39.4%	20,700	39.4%	20,700	20,700	0	7,500	\$15.00/fs
1426-1432 Washington Ave	28,125	500	1.8%	500	1.8%	500	14,328	0	9,030	\$14.00/fs
1501-1509 Washington Ave	140,000	0	0.0%	0	0.0%	0	0	0	0	-
1607 Washington Ave	120,400	6,300	5.2%	6,300	5.2%	6,300	6,300	0	6,300	-
Total (40 Bldgs)	2,337,452	550,278	23.5%	550,278	23.5%	550,278	684,040	0	80,000	\$13.24/fs

All St. Louis City Building List

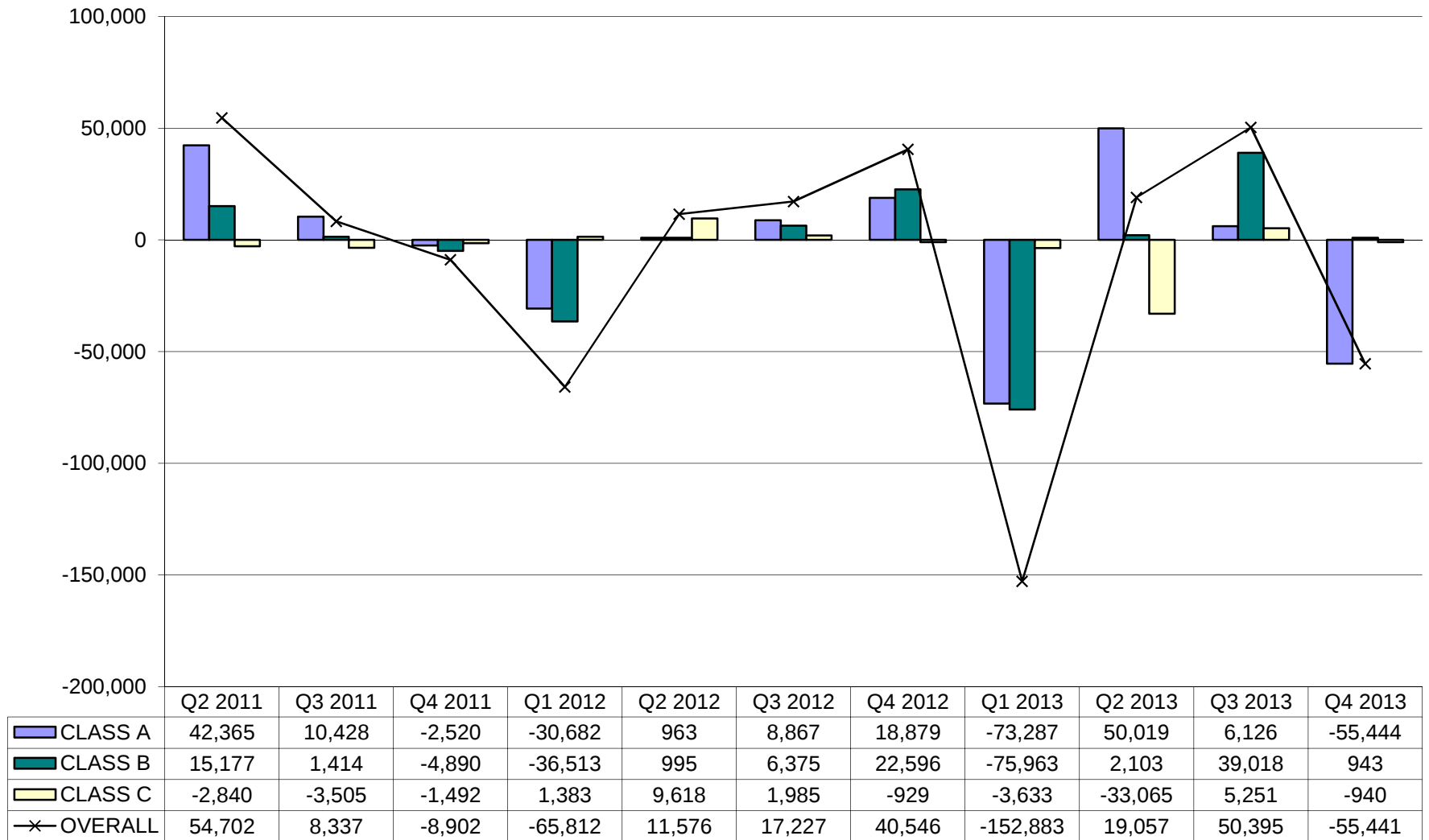
Grand Totals

	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
(120 Bldgs)	15,633,506	3,536,046	22.6%	3,558,356	22.8%	3,620,467	4,177,994	84,421	207,000	\$16.03/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	36,541	21.0%	36,541	21.0%	36,976	44,712	435	13,852	\$24.75/fs
7700 Bonhomme Ave	101,327	6,901	6.8%	6,901	6.8%	6,901	6,901	0	6,901	\$25.50/fs
7777 Bonhomme Ave	197,311	86,856	44.0%	88,659	44.9%	88,659	90,713	1,803	12,402	\$22.50/fs
1 N Brentwood Blvd	274,272	9,255	3.4%	42,463	15.5%	15,805	9,255	6,550	7,005	\$30.00/fs
100 S Brentwood Blvd	72,000	0	0.0%	0	0.0%	0	0	0	0	-
1034 S Brentwood Blvd	262,132	70,910	27.1%	85,825	32.7%	109,759	80,908	38,849	23,934	\$26.81/mg
1401 S Brentwood Blvd	175,000	20,458	11.7%	20,458	11.7%	38,356	27,843	17,898	9,145	\$25.36/fs
1600 S Brentwood Blvd	105,000	19,021	18.1%	19,021	18.1%	36,392	19,021	17,371	13,676	\$19.70/fs
7711 Carondelet Ave	102,053	0	0.0%	0	0.0%	0	0	0	0	-
172-190 Carondelet Plz	325,172	2,772	0.9%	2,772	0.9%	37,885	2,772	35,113	17,562	\$32.00/fs
120 S Central Ave	300,500	49,610	16.5%	49,610	16.5%	49,610	58,164	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	1,525	4.9%	1,525	4.9%	1,525	5,525	0	4,000	\$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	27,174	5.4%	27,174	5.4%	27,174	27,174	0	20,668	-
7701 Forsyth Blvd	217,689	8,493	3.9%	8,493	3.9%	18,545	8,493	10,052	7,357	\$24.45/fs
7733 Forsyth Blvd	360,129	35,705	9.9%	35,705	9.9%	35,705	53,021	0	15,190	\$26.50/fs
7911 Forsyth Blvd	55,000	15,196	27.6%	15,196	27.6%	15,196	15,196	0	14,446	\$22.50/fs
8235 Forsyth Blvd	217,564	13,041	6.0%	13,041	6.0%	13,041	13,041	0	5,387	-
101 S Hanley Rd	343,677	62,932	18.3%	62,932	18.3%	81,871	43,702	18,939	18,939	\$26.50/fs
1405 S Hanley Rd	45,000	6,262	13.9%	6,262	13.9%	6,262	6,262	0	4,500	-
8000 Maryland Ave	199,000	17,759	8.9%	20,539	10.3%	20,539	23,188	2,780	5,659	\$25.50/fs
8112 Maryland Ave	80,120	0	0.0%	0	0.0%	16,600	0	16,600	16,600	\$21.00/fs
8182 Maryland Ave	256,829	50,321	19.6%	50,321	19.6%	50,321	52,214	0	19,017	\$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%	0	24,262	0	24,262	\$24.75/fs
165 N Meramec Ave	62,785	14,815	23.6%	14,815	23.6%	14,815	14,815	0	14,815	\$24.75/fs
168 N Meramec Ave	58,499	22,782	38.9%	22,782	38.9%	22,782	22,782	0	21,149	\$24.75/fs
Total (29 Bldgs)	5,025,788	578,329	11.5%	631,035	12.6%	744,719	649,964	166,390	24,262	\$24.51/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	7,716	10.4%	7,716	10.4%	7,716	7,716	0	2,510	\$18.73/fs
230 S Bemiston Ave	99,190	14,925	15.0%	14,925	15.0%	14,925	14,925	0	5,225	\$18.31/fs
7711 Bonhomme Ave	82,473	5,793	7.0%	5,793	7.0%	5,793	6,293	0	4,973	\$24.00/fs
10 S Brentwood Blvd	56,299	0	0.0%	0	0.0%	0	0	0	0	-
1750 S Brentwood Blvd	74,568	8,840	11.9%	8,840	11.9%	8,840	5,034	0	1,357	\$18.00/fs
2025 S Brentwood Blvd	25,000	0	0.0%	0	0.0%	2,178	0	2,178	1,500	\$16.90/fs
7710 Carondelet Ave	52,350	14,292	27.3%	14,292	27.3%	14,292	14,292	0	4,994	\$18.50/fs
7730 Carondelet Ave	37,120	6,139	16.5%	6,139	16.5%	6,139	6,139	0	8,250	\$18.50/fs
7745 Carondelet Ave	21,800	0	0.0%	0	0.0%	0	0	0	0	-
7751 Carondelet Ave	49,505	2,808	5.7%	2,808	5.7%	2,808	2,808	0	2,148	\$17.00/fs
201 S Central Ave	25,700	4,482	17.4%	4,482	17.4%	4,482	4,482	0	1,303	\$17.00/fs
222 S Central Ave	127,949	2,617	2.0%	2,617	2.0%	10,804	25,407	8,187	11,189	\$21.40/fs
7930 Clayton Rd	91,219	17,686	19.4%	17,686	19.4%	17,686	17,686	0	9,220	\$23.00/fs
9900 Clayton Rd	66,026	0	0.0%	0	0.0%	0	0	0	0	\$21.50/fs
9909 Clayton Rd	30,000	0	0.0%	0	0.0%	0	0	0	0	-
600 Corporate Park Dr	208,124	0	0.0%	0	0.0%	0	0	0	0	-
9811 S Forty Dr	40,680	0	0.0%	0	0.0%	0	0	0	0	-
200 S Hanley Rd	110,496	48,256	43.7%	48,256	43.7%	48,256	48,256	0	9,145	\$14.00/fs
1699 S Hanley Rd	57,287	11,606	20.3%	11,606	20.3%	11,606	24,096	0	12,490	\$22.50/fs
121 Hunter Ave	28,912	0	0.0%	0	0.0%	0	0	0	0	-
300 Hunter Ave	78,750	24,658	31.3%	24,658	31.3%	24,658	39,451	0	24,658	\$18.50/fs
8820 Ladue Rd	36,600	0	0.0%	0	0.0%	0	8,272	0	8,272	\$22.50/fs
8860-8866 Ladue Rd	28,005	1,700	6.1%	1,700	6.1%	1,700	1,700	0	1,700	\$23.00/fs
227-235 W Lockwood Ave	81,402	8,116	10.0%	8,116	10.0%	8,116	8,116	0	4,613	\$18.00/fs
8251 Maryland Ave	55,165	12,013	21.8%	12,013	21.8%	12,013	12,013	0	8,743	\$14.91/fs
8301 Maryland Ave	49,598	15,706	31.7%	15,706	31.7%	15,706	15,706	0	12,843	\$13.00/fs
135 N Meramec Ave	50,995	16,200	31.8%	16,200	31.8%	16,200	16,200	0	16,200	\$17.50/fs
222 S Meramec Ave	20,838	4,330	20.8%	4,330	20.8%	4,330	4,330	0	4,330	\$18.50/fs
225 S Meramec Ave	34,024	8,854	26.0%	8,854	26.0%	8,854	12,612	0	2,250	\$17.07/fs
Total (29 Bldgs)	1,794,044	236,737	13.2%	236,737	13.2%	247,102	295,534	10,365	24,658	\$19.15/fs

Clayton Building List

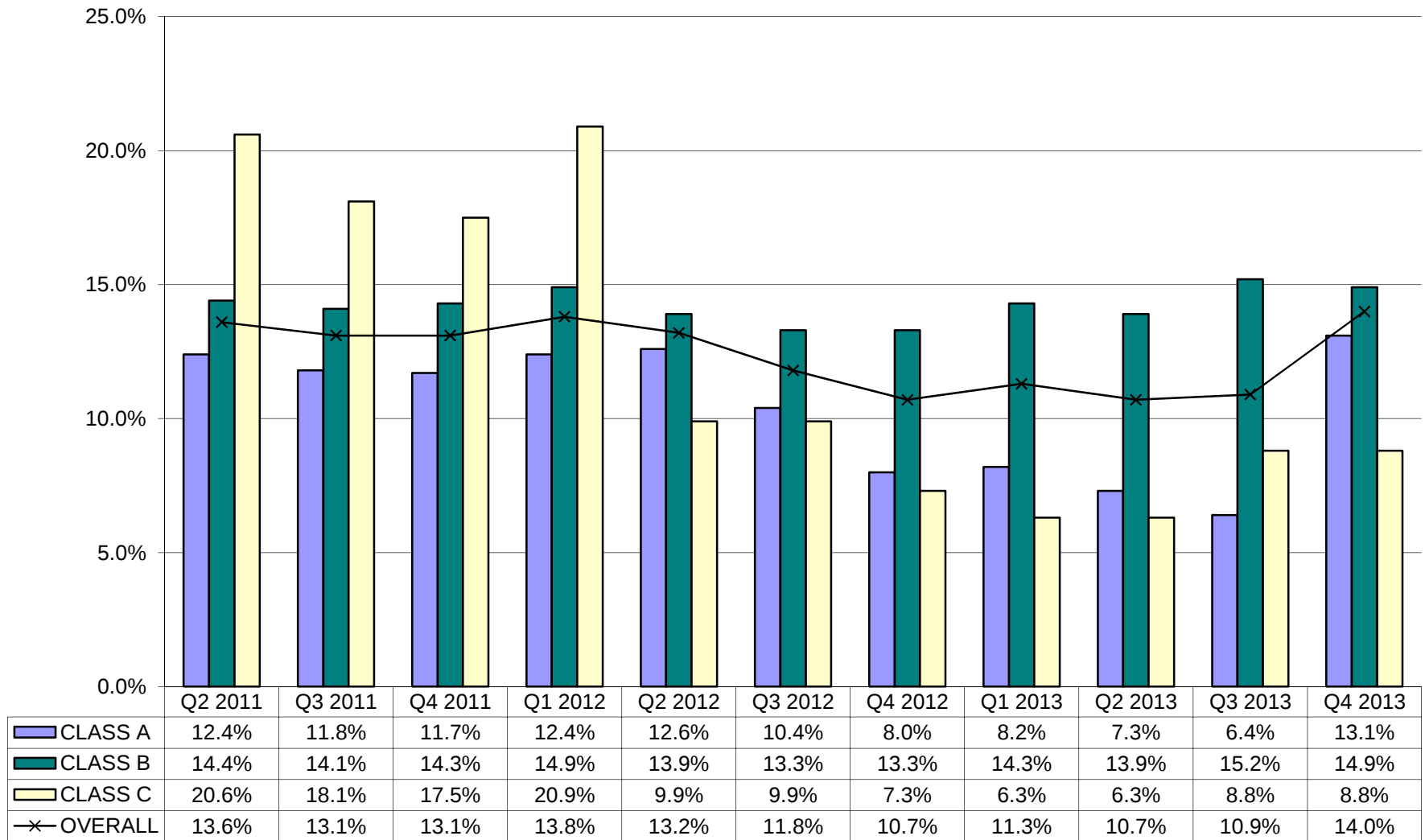
Building Class: C

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
7912 Bonhomme Ave	22,580	6,779	30.0%	6,779	30.0%	6,779	17,480	0	10,701	\$18.00/fs
8000 Bonhomme Ave	36,800	9,561	26.0%	9,561	26.0%	9,561	9,561	0	1,476	\$18.45/fs
34 N Brentwood Blvd	34,200	0	0.0%	0	0.0%	0	4,901	0	2,632	\$16.98/fs
2500-2518 S Brentwood Blvd	63,008	17,907	28.4%	17,907	28.4%	17,907	17,907	0	5,056	\$14.00/fs
25-45 N Central Ave	40,894	0	0.0%	0	0.0%	0	0	0	0	-
6611-6619 Clayton Rd	22,000	20,000	90.9%	20,000	90.9%	20,000	20,000	0	10,000	\$12.00/nnn
7000-7020 Clayton Rd	27,739	5,500	19.8%	5,500	19.8%	5,500	5,500	0	1,500	\$10.25/mg
7750 Clayton Rd	27,000	1,575	5.8%	1,575	5.8%	1,575	1,575	0	1,575	\$16.00/fs
8011 Clayton Rd	23,664	0	0.0%	0	0.0%	0	0	0	0	-
9890 Clayton Rd	22,647	0	0.0%	0	0.0%	0	0	0	0	\$21.00/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	-
950 Francis Pl	45,806	15,153	33.1%	15,153	33.1%	15,153	15,153	0	9,378	\$19.50/fs
10 S Hanley Rd	30,551	22,636	74.1%	22,636	74.1%	22,636	25,736	0	10,000	\$14.24/fs
2001 S Hanley Rd	30,000	27,537	91.8%	27,537	91.8%	27,537	27,537	0	9,630	\$10.36/mg
Total (16 Bldgs)	579,109	143,878	24.8%	143,878	24.8%	143,878	162,580	0	10,701	\$15.28/fs

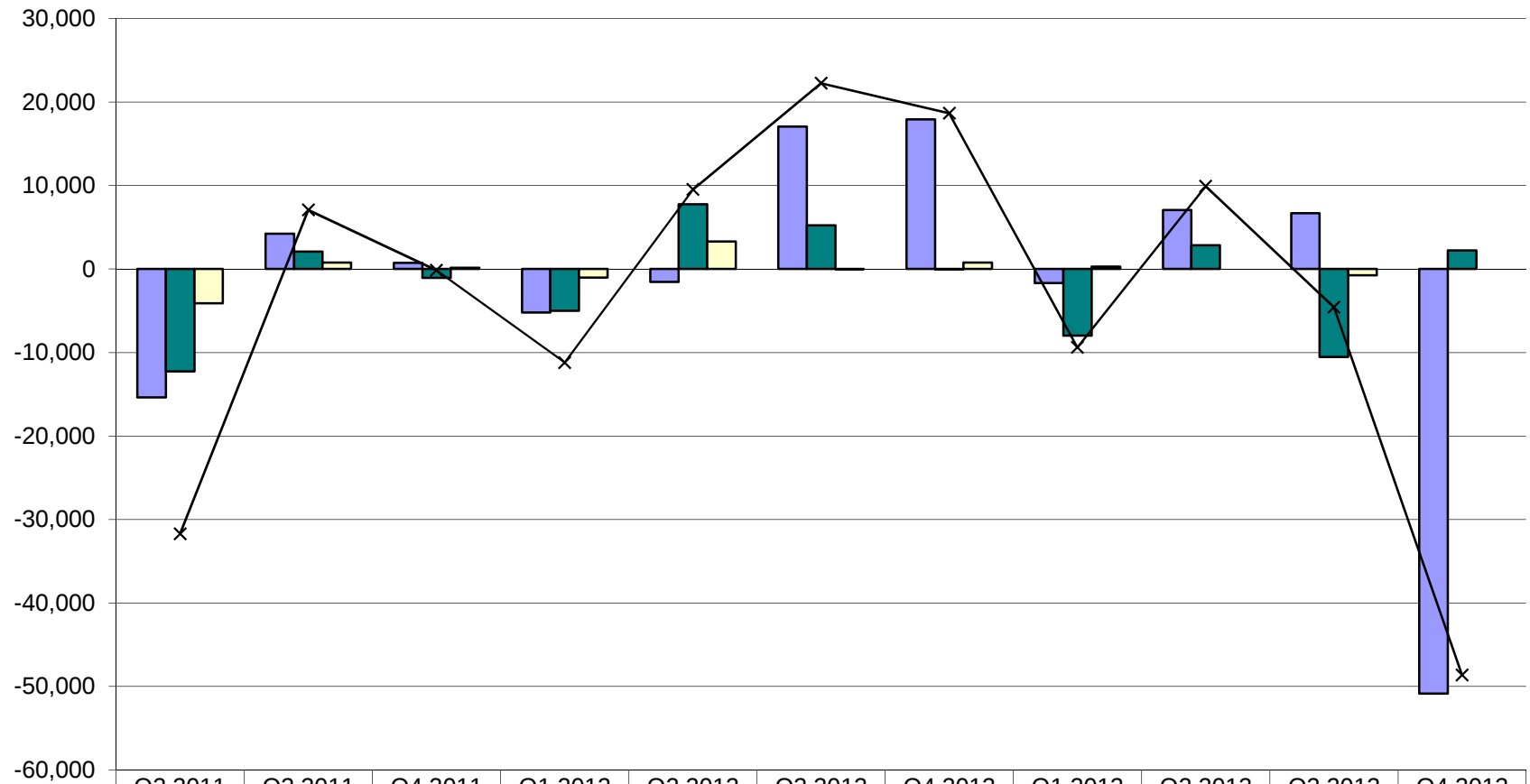
Grand Totals

	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
(74 Bldgs)	7,398,941	958,944	13.0%	1,011,650	13.7%	1,135,699	1,108,078	176,755	24,658	\$22.02/fs

Manchester/I-270 Historic Vacancy Trends



Manchester/I-270 Historic Net Absorption Trends



Manchester/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
12800 Corporate Hill Dr	182,723	0	0.0%	0	0.0%	0	0	0	0	-
1610 Des Peres Rd	97,364	8,462	8.7%	8,462	8.7%	8,462	10,442	0	4,018	\$21.50/fs
1630 Des Peres Rd	96,378	7,786	8.1%	7,786	8.1%	7,786	7,786	0	7,786	\$21.50/fs
1650 Des Peres Rd	96,258	3,999	4.2%	3,999	4.2%	3,999	3,999	0	2,215	\$21.50/fs
13205 Manchester Rd	73,000	0	0.0%	0	0.0%	0	0	0	0	-
13358 Manchester Rd	23,908	1,790	7.5%	1,790	7.5%	1,790	1,790	0	1,790	\$20.00/fs
12412 Powerscourt Dr	62,578	27,453	43.9%	27,453	43.9%	27,453	29,837	0	11,297	\$25.04/fs
12444 Powerscourt Dr	130,989	50,544	38.6%	50,544	38.6%	50,544	50,544	0	19,046	\$26.00/fs
Total (8 Bldgs)	763,198	100,034	13.1%	100,034	13.1%	100,034	104,398	0	19,046	\$24.18/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	30,000	3,600	12.0%	3,600	12.0%	3,600	4,075	0	3,600	\$16.90/fs
13515 Barrett Parkway Dr	43,270	0	0.0%	0	0.0%	0	3,154	0	3,154	\$18.00/fs
13523 Barrett Parkway Dr	43,353	9,846	22.7%	9,846	22.7%	9,846	17,350	0	7,504	\$18.00/fs
13537 Barrett Parkway Dr	64,932	20,524	31.6%	20,524	31.6%	20,524	20,524	0	13,192	\$18.00/fs
13545 Barrett Parkway Dr	64,241	12,013	18.7%	12,013	18.7%	12,013	12,013	0	6,472	\$18.00/fs
1714 Deer Track Trl	39,442	3,000	7.6%	3,000	7.6%	3,000	3,000	0	1,600	\$21.75/fs
1715 Deer Track Trl	25,969	16,605	63.9%	16,605	63.9%	16,605	16,605	0	5,643	\$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	12,326	24.6%	12,326	24.6%	12,326	12,326	0	6,149	\$17.00/nnn
12801 Flushing Meadows Dr	42,894	1,636	3.8%	1,636	3.8%	1,636	1,636	0	1,636	\$21.75/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
12837 Flushing Meadows Dr	28,000	4,000	14.3%	4,000	14.3%	4,000	4,000	0	4,000	\$23.00/fs
1716 Hidden Creek Ct	38,000	22,422	59.0%	22,422	59.0%	22,422	22,422	0	13,024	\$21.00/fs
13075 Manchester Rd	132,736	0	0.0%	0	0.0%	0	0	0	0	-
13100 Manchester Rd	28,527	3,088	10.8%	3,088	10.8%	3,088	3,088	0	1,808	\$16.95/fs
13421 Manchester Rd	36,000	0	0.0%	0	0.0%	0	0	0	0	-
2190 S Mason Rd	21,792	4,173	19.1%	4,173	19.1%	4,173	7,273	0	3,305	\$18.00/fs
410 Sovereign Ct	34,000	2,000	5.9%	2,000	5.9%	2,000	2,500	0	2,000	\$12.00/mg
Total (18 Bldgs)	821,143	122,604	14.9%	122,604	14.9%	122,604	137,337	0	13,192	\$19.52/fs

Building Class: C

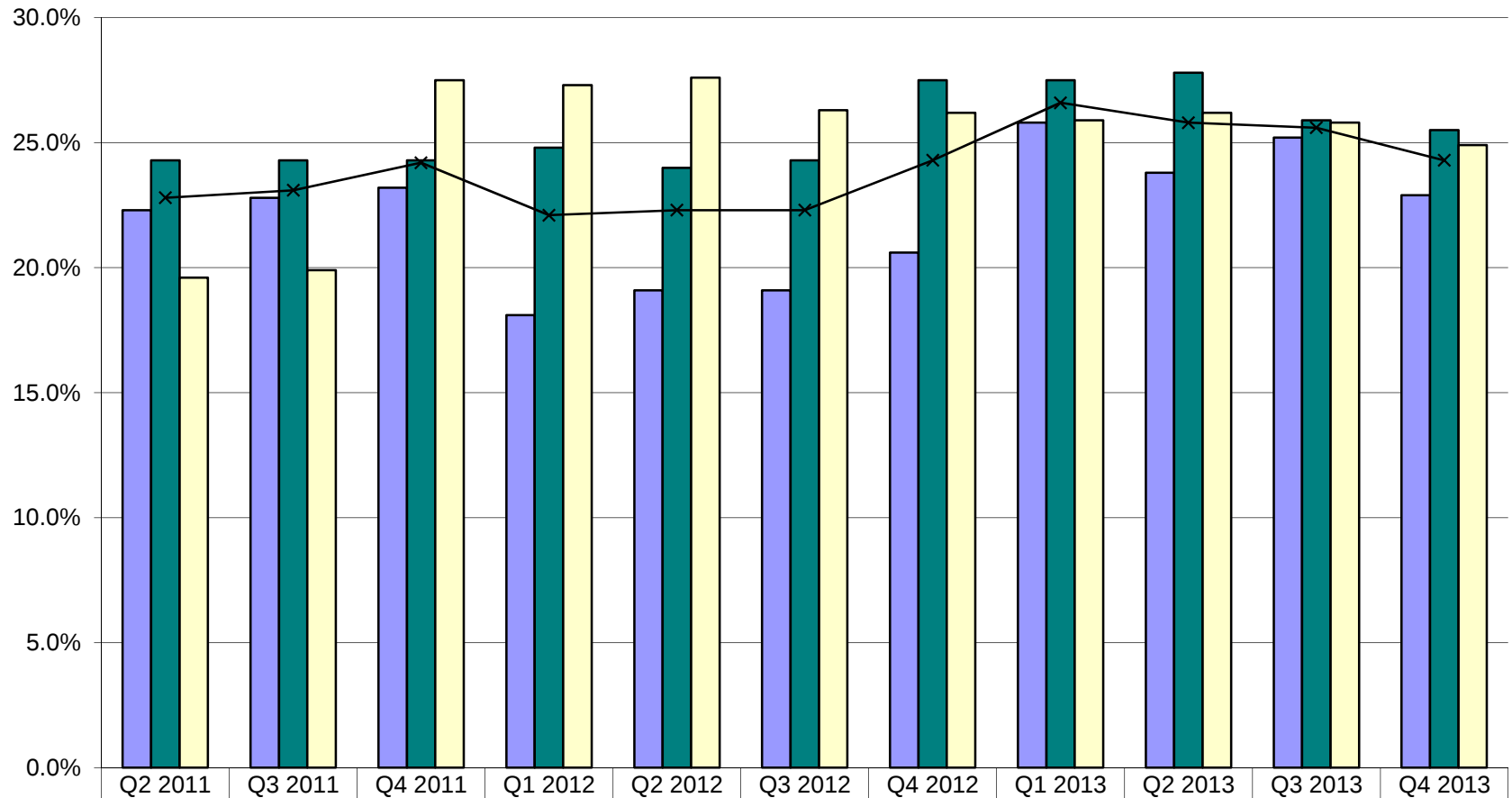
Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
301 Sovereign Ct	30,000	2,637	8.8%	2,637	8.8%	2,637	2,637	0	1,050	\$17.50/fs
Total (1 Bldg)	30,000	2,637	8.8%	2,637	8.8%	2,637	2,637	0	1,050	\$17.50/fs

Manchester/270 Building List

Grand Totals

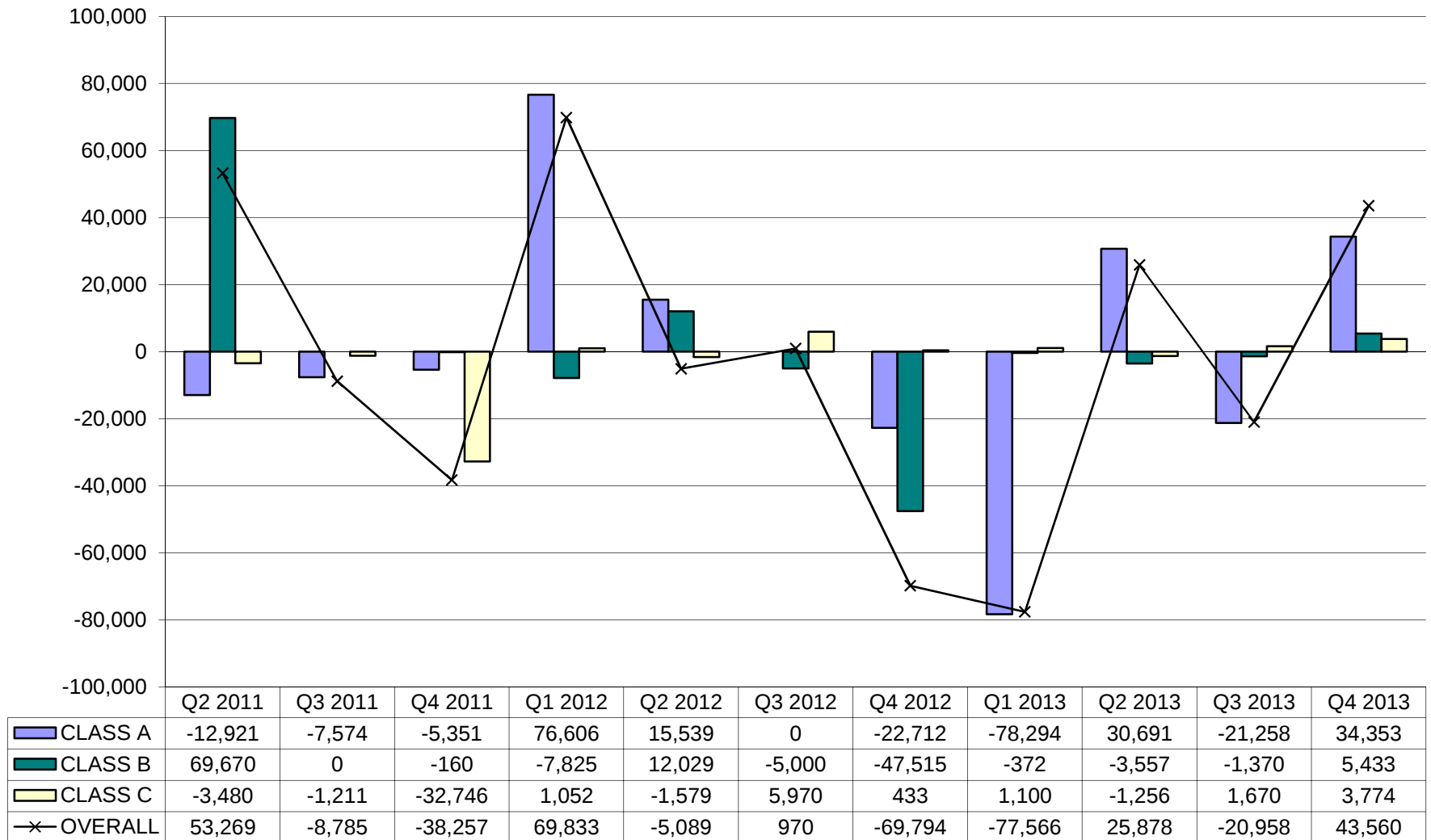
	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(27 Bldgs)	1,614,341	225,275	14.0%	225,275	14.0%	225,275	244,372	0	19,046	\$21.63/fs

North County Historic Vacancy Trends



CLASS A	22.3%	22.8%	23.2%	18.1%	19.1%	19.1%	20.6%	25.8%	23.8%	25.2%	22.9%
CLASS B	24.3%	24.3%	24.3%	24.8%	24.0%	24.3%	27.5%	27.5%	27.8%	25.9%	25.5%
CLASS C	19.6%	19.9%	27.5%	27.3%	27.6%	26.3%	26.2%	25.9%	26.2%	25.8%	24.9%
OVERALL	22.8%	23.1%	24.2%	22.1%	22.3%	22.3%	24.3%	26.6%	25.8%	25.6%	24.3%

North County Historic Net Absorption Trends



North County Building List

Building Class: A

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
111 Corporate Office Dr	147,972	0	0.0%	0	0.0%	0	22,340	0	5,853	\$19.00/fs
125 Corporate Office Dr	141,423	0	0.0%	0	0.0%	0	0	0	0	-
12277 De Paul Dr	89,137	1,608	1.8%	1,608	1.8%	1,608	1,608	0	1,608	\$21.23/mg
3221 McKelvey Rd	109,083	33,825	31.0%	33,825	31.0%	33,825	51,740	0	36,777	\$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	38,319	34.2%	38,319	34.2%	38,319	38,319	0	29,160	\$20.50/fs
13500 Riverport Dr	117,330	0	0.0%	0	0.0%	0	0	0	0	-
13723 Riverport Dr	118,557	16,174	13.6%	16,174	13.6%	16,174	23,084	0	21,671	\$20.00/fs
13736 Riverport Dr	317,891	78,322	24.6%	78,322	24.6%	78,322	138,589	0	72,775	\$22.00/fs
13801 Riverport Dr	100,521	33,765	33.6%	33,765	33.6%	33,765	39,644	0	26,179	\$20.00/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 (11 Bldgs)	1,500,271	343,630	22.9%	343,630	22.9%	343,630	456,941	0	104,583	\$20.59/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	6,624	25.5%	6,624	25.5%	6,624	6,624	0	1,636	\$14.49/fs
4203 Earth City Expy	0	0	-	0	-	0	0	0	0	-
4227 Earth City Expy	34,500	18,429	53.4%	18,429	53.4%	18,429	19,089	0	18,429	\$16.50/fs
502-514 Earth City Plz	128,289	22,031	17.2%	22,031	17.2%	25,356	25,544	3,325	5,255	\$15.37/fs
945-951 Hornet Dr	105,087	11,641	11.1%	11,641	11.1%	11,641	11,641	0	6,649	\$15.00/fs
2127 Innerbelt Business Center Dr	42,866	14,953	34.9%	14,953	34.9%	14,953	36,631	0	36,631	\$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	-
500 Northwest Plz	262,259	189,908	72.4%	189,908	72.4%	189,908	189,908	0	56,676	\$12.50/fs
2458 Old Dorsett Rd	62,564	16,142	25.8%	16,142	25.8%	16,142	17,668	0	6,896	\$17.40/fs
10801 Peartree Ln	60,958	7,026	11.5%	7,026	11.5%	7,026	11,045	0	4,297	\$16.00/fs
8920 Pershall Rd	89,000	0	0.0%	0	0.0%	0	89,000	0	89,000	\$6.50/mg
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	40,841	34.0%	40,841	34.0%	40,841	40,841	0	40,841	\$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
4260 Shoreline Dr	24,460	0	0.0%	0	0.0%	0	0	0	0	-
8421 St John Industrial Dr	144,792	0	0.0%	0	0.0%	0	0	0	0	-
4433 Woodson Rd	20,000	10,875	54.4%	10,875	54.4%	10,875	10,875	0	6,387	\$13.50/fs
4477 Woodson Rd	38,800	1,500	3.9%	1,500	3.9%	1,500	1,500	0	1,500	\$9.60/fs
Total (19 Bldgs)	1,448,759	369,413	25.5%	369,413	25.5%	372,738	489,809	3,325	89,000	\$14.00/fs

North County Building List

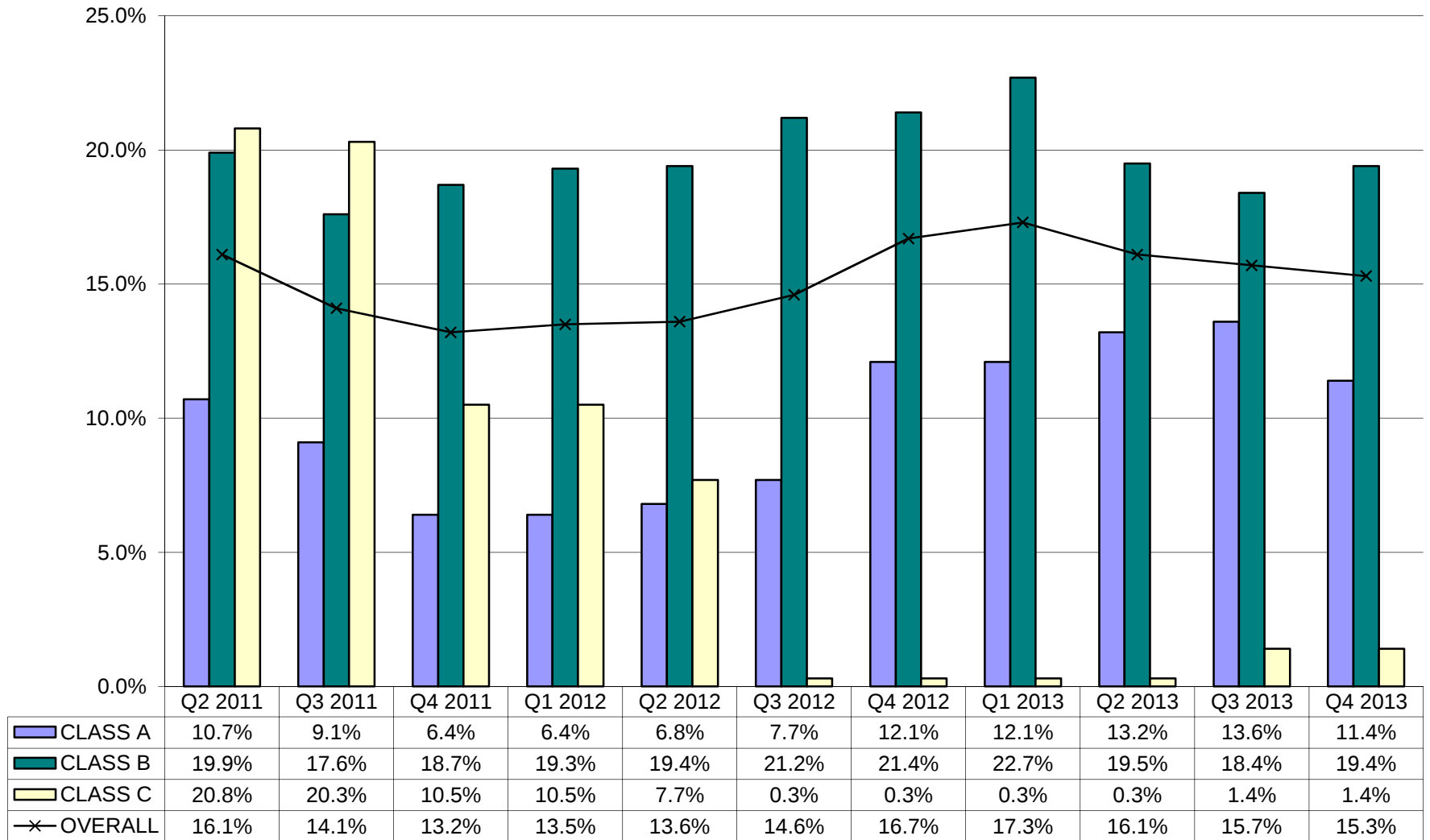
Building Class: C

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
1020 Anglum Rd	24,072	24,000	99.7%	24,000	99.7%	24,000	24,000	0	24,000	\$7.00/nnn
320 Brookes Dr	40,000	1,250	3.1%	1,250	3.1%	1,250	1,250	0	730	\$11.50/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%	0	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	\$12.88/fs
2130-2132 Kratky Rd	36,736	0	0.0%	0	0.0%	0	36,736	0	36,736	\$12.00/fs
7137-7205 N Lindbergh Blvd	39,400	3,500	8.9%	3,500	8.9%	3,500	3,500	0	2,500	\$9.50/+util
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	-
12154-12190 Natural Bridge Rd	24,319	14,656	60.3%	14,656	60.3%	14,656	14,656	0	10,000	\$9.95/mg
8531 Page Ave	26,021	12,531	48.2%	12,531	48.2%	12,531	12,531	0	6,658	\$9.95/fs
3751 Penridge Dr	22,650	7,506	33.1%	7,506	33.1%	7,506	8,241	0	2,057	\$13.95/fs
10449 Saint Charles Rock Rd	24,000	3,470	14.5%	3,470	14.5%	3,470	3,470	0	2,277	\$13.50/fs
11520 St. Charles Rock Rd	35,000	7,100	20.3%	7,100	20.3%	7,100	7,100	0	4,600	\$12.75/fs
2428 Woodson Rd	20,000	0	0.0%	0	0.0%	0	0	0	0	-
Total (15 Bldgs)	430,529	107,312	24.9%	107,312	24.9%	107,312	149,783	0	36,736	\$12.30/fs

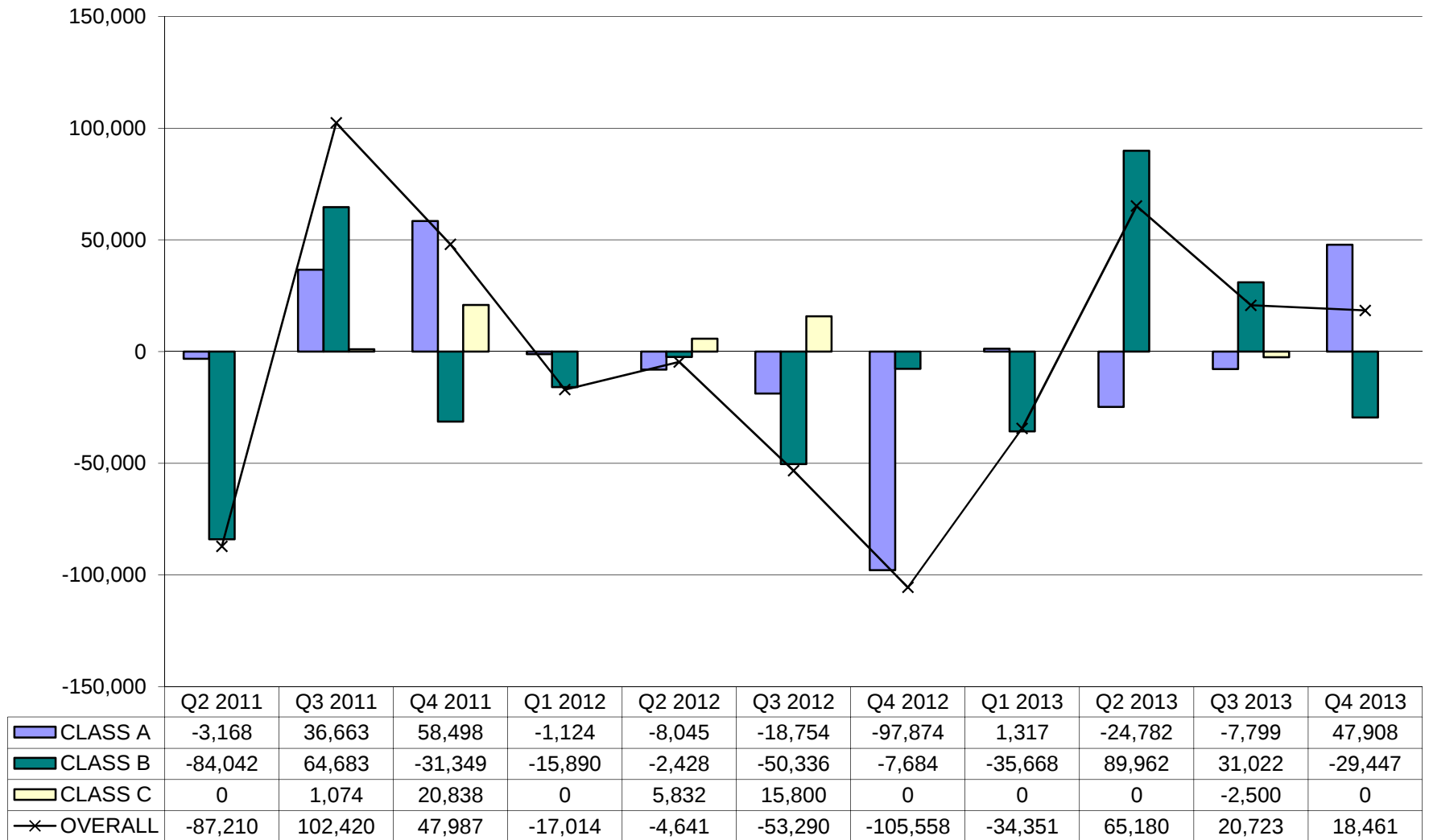
Grand Totals

	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
(45 Bldgs)	3,379,559	820,355	24.3%	820,355	24.3%	823,680	1,096,533	3,325	104,583	\$16.54/fs

Olive/I-270 Historic Vacancy Trends



Olive/I-270 Historic Net Absorption Trends



Olive/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	280,000	7,160	2.6%	7,160	2.6%	7,160	7,160	0	7,160	\$25.00/fs
2 CityPlace Dr	117,603	4,200	3.6%	4,200	3.6%	4,200	6,698	0	5,000	\$24.73/fs
3 CityPlace Dr	230,000	0	0.0%	8,000	3.5%	8,000	2,732	8,000	8,000	\$22.58/fs
4 CityPlace Dr	103,034	8,705	8.4%	22,290	21.6%	22,290	21,751	13,585	13,585	\$22.85/fs
6 Cityplace Dr	223,000	20,554	9.2%	20,554	9.2%	20,554	20,554	0	16,894	\$24.31/fs
600 Emerson Rd	112,794	14,266	12.6%	14,266	12.6%	14,266	16,698	0	10,645	\$24.50/fs
622 Emerson Rd	216,930	39,540	18.2%	39,540	18.2%	39,540	65,610	0	35,553	\$26.00/fs
701 Emerson Rd	139,855	17,564	12.6%	17,564	12.6%	17,564	19,976	0	19,976	\$23.50/fs
721 Emerson Rd	152,788	11,135	7.3%	11,135	7.3%	13,687	12,290	2,552	11,135	\$23.50/fs
10330 Old Olive Street Rd	25,000	25,000	100.0%	25,000	100.0%	25,000	25,000	0	25,000	\$23.75/fs
12312 Olive Blvd	127,568	28,003	22.0%	31,475	24.7%	31,475	28,003	3,472	13,783	\$24.00/fs
12400 Olive Blvd	114,757	14,312	12.5%	14,312	12.5%	14,312	25,490	0	6,908	\$20.09/fs
12443 Olive Blvd	103,280	0	0.0%	0	0.0%	0	0	0	0	\$24.00/fs
12647 Olive Blvd	134,544	16,081	12.0%	16,081	12.0%	16,081	16,081	0	11,404	\$22.00/fs
1005 N Warson Rd	110,000	17,500	15.9%	17,500	15.9%	17,500	17,500	0	10,500	\$32.00/nnn
Total (15 Bldgs)	2,191,153	224,020	10.2%	249,077	11.4%	251,629	285,543	27,609	35,553	\$24.35/fs

Olive/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	1,595	7.8%	1,595	7.8%	1,595	1,595	0	1,595	\$16.50/fs
5 Cityplace Dr	74,728	0	0.0%	0	0.0%	0	444	0	444	\$27.00/fs
1145 Corporate Lake Dr	49,265	0	0.0%	0	0.0%	0	0	0	0	-
1167 Corporate Lake Dr	21,866	0	0.0%	0	0.0%	0	0	0	0	-
1015 Corporate Square Dr	71,721	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	23,517	-
655 Craig Rd	55,000	13,447	24.4%	13,447	24.4%	13,447	13,966	0	4,376	\$17.00/fs
680 Craig Rd	52,500	13,706	26.1%	13,706	26.1%	13,706	12,280	0	4,881	\$17.23/fs
727 Craig Rd	45,656	0	0.0%	0	0.0%	0	0	0	0	-
777 Craig Rd	25,000	3,284	13.1%	3,284	13.1%	3,284	3,284	0	2,279	\$22.00/fs
1001 Craig Rd	80,000	10,548	13.2%	10,548	13.2%	13,217	15,766	2,669	8,078	\$19.20/fs
999 Executive Parkway Dr	59,691	4,480	7.5%	4,480	7.5%	4,480	4,480	0	3,870	\$18.50/fs
1000 Executive Parkway Dr	30,500	15,937	52.3%	15,937	52.3%	15,937	15,937	0	6,507	\$16.00/fs
1022-1024 Executive Parkway Dr	30,354	0	0.0%	0	0.0%	0	0	0	0	-
1066 Executive Parkway Dr	31,000	12,891	41.6%	12,891	41.6%	12,891	9,930	0	4,518	\$19.00/fs
1215 Fern Ridge Pky	59,941	25,723	42.9%	25,723	42.9%	25,723	25,723	0	11,966	\$14.75/fs
1224 Fern Ridge Pky	50,374	30,182	59.9%	30,182	59.9%	30,182	30,182	0	28,005	\$14.75/fs
1227 Fern Ridge Pky	21,563	11,000	51.0%	11,000	51.0%	11,000	11,000	0	11,000	\$17.00/fs
1285 Fern Ridge Pky	68,397	19,410	28.4%	19,410	28.4%	19,410	19,410	0	15,739	\$19.50/fs
1 Insurance Ctr	27,000	0	0.0%	0	0.0%	0	0	0	0	-
211 N Lindbergh Blvd	32,616	16,308	50.0%	16,308	50.0%	16,308	16,308	0	16,308	\$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%	44,649	63,643	0	36,732	\$17.00/fs
555 N New Ballas Rd	105,000	24,056	22.9%	24,056	22.9%	24,056	24,056	0	6,767	\$26.35/fs
755 S New Ballas Rd	20,000	0	0.0%	0	0.0%	0	6,395	0	3,227	\$17.50/fs
763 S New Ballas Rd	45,920	2,032	4.4%	2,032	4.4%	2,032	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	0	0.0%	0	0.0%	0	36,392	0	36,392	\$20.50/fs
605 Old Ballas Rd	40,000	14,479	36.2%	14,479	36.2%	14,479	22,010	0	7,531	\$23.00/fs
675 Old Ballas Rd	54,741	17,893	32.7%	17,893	32.7%	17,893	17,893	0	17,893	\$23.00/fs
11710 Old Ballas Rd	22,000	0	0.0%	0	0.0%	0	0	0	0	\$21.75/fs
10425 Old Olive St	27,000	8,393	31.1%	8,393	31.1%	8,393	8,393	0	3,855	\$15.68/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	1,773	6.6%	1,773	6.6%	1,773	4,404	0	2,631	\$18.50/fs
11457 Olde Cabin Rd	37,236	6,799	18.3%	6,799	18.3%	6,799	6,799	0	4,659	\$19.50/fs
11475-11477 Olde Cabin Rd	84,024	36,624	43.6%	36,624	43.6%	36,624	36,624	0	11,226	\$18.50/fs
9326 Olive Blvd	24,900	0	0.0%	0	0.0%	0	20,400	0	20,400	\$20.00/fs
9378 Olive Blvd	33,000	523	1.6%	523	1.6%	523	2,397	0	1,574	\$17.21/fs
9666 Olive Blvd	159,229	22,295	14.0%	22,295	14.0%	22,295	20,171	0	15,632	\$14.50/fs
10401-10650 Olive Blvd	21,696	2,357	10.9%	2,357	10.9%	2,357	4,375	0	4,375	\$22.00/fs
10829 Olive Blvd	27,000	0	0.0%	0	0.0%	0	0	0	0	-
10845 Olive Blvd	61,927	5,867	9.5%	5,867	9.5%	5,867	5,867	0	4,577	\$17.00/fs

Olive/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
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	19,997	54.2%	19,997	54.2%	19,997	19,997	0	11,459	\$15.38/fs
11901 Olive Blvd	32,000	0	0.0%	0	0.0%	0	0	0	0	-
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	59,889	82.4%	59,889	82.4%	59,889	59,889	0	35,908	\$15.75/fs
12755 Olive Blvd	71,805	3,672	5.1%	3,672	5.1%	3,672	3,672	0	3,672	\$15.75/fs
1155 Olivette Executive Pky	26,000	0	0.0%	0	0.0%	0	0	0	0	-
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
12140 Woodcrest Exec Dr	92,960	18,453	19.9%	18,453	19.9%	18,453	18,453	0	5,228	\$17.00/fs
12101 Woodcrest Executive Dr	89,685	22,040	24.6%	22,040	24.6%	22,040	14,335	0	6,265	\$16.75/fs
12125 Woodcrest Executive Dr	51,545	3,027	5.9%	3,027	5.9%	3,027	6,252	0	3,225	\$16.75/fs
10101 Woodfield Ln	82,742	0	0.0%	0	0.0%	0	0	0	0	\$17.00/fs
Total (56 Bldgs)	2,813,084	546,825	19.4%	546,825	19.4%	549,494	642,684	2,669	36,732	\$17.82/fs

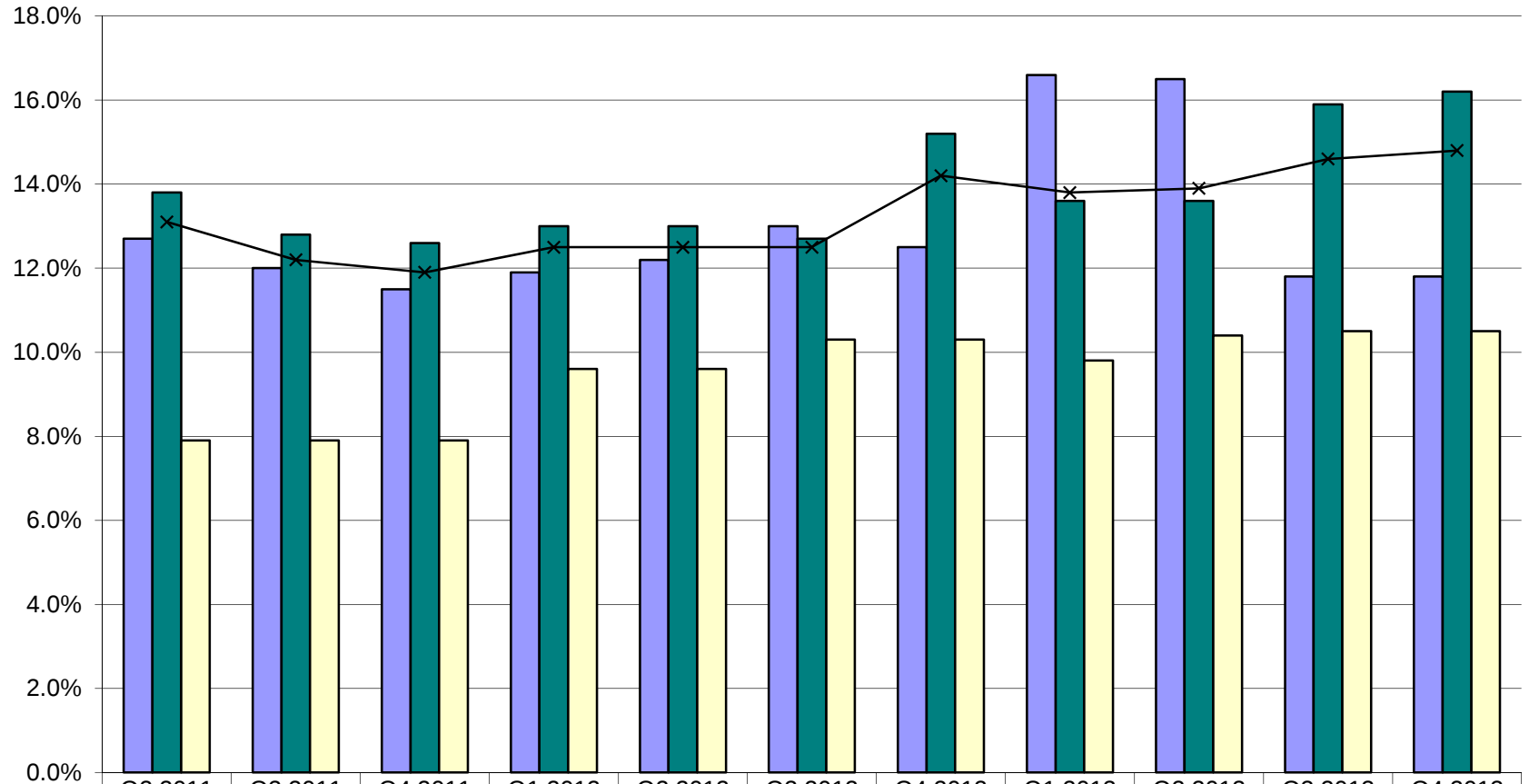
Building Class: C

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	0	0.0%	0	0.0%	0	0	0	0	-
745 Craig Rd	21,625	3,050	14.1%	3,050	14.1%	3,050	3,050	0	3,050	\$17.50/fs
1220 N Lindbergh Blvd	41,400	0	0.0%	0	0.0%	0	0	0	0	-
9355 Olive Blvd	20,158	0	0.0%	0	0.0%	0	20,158	0	20,158	\$10.00/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 (6 Bldgs)	211,971	3,050	1.4%	3,050	1.4%	3,050	23,208	0	20,158	\$10.99/fs

Grand Totals

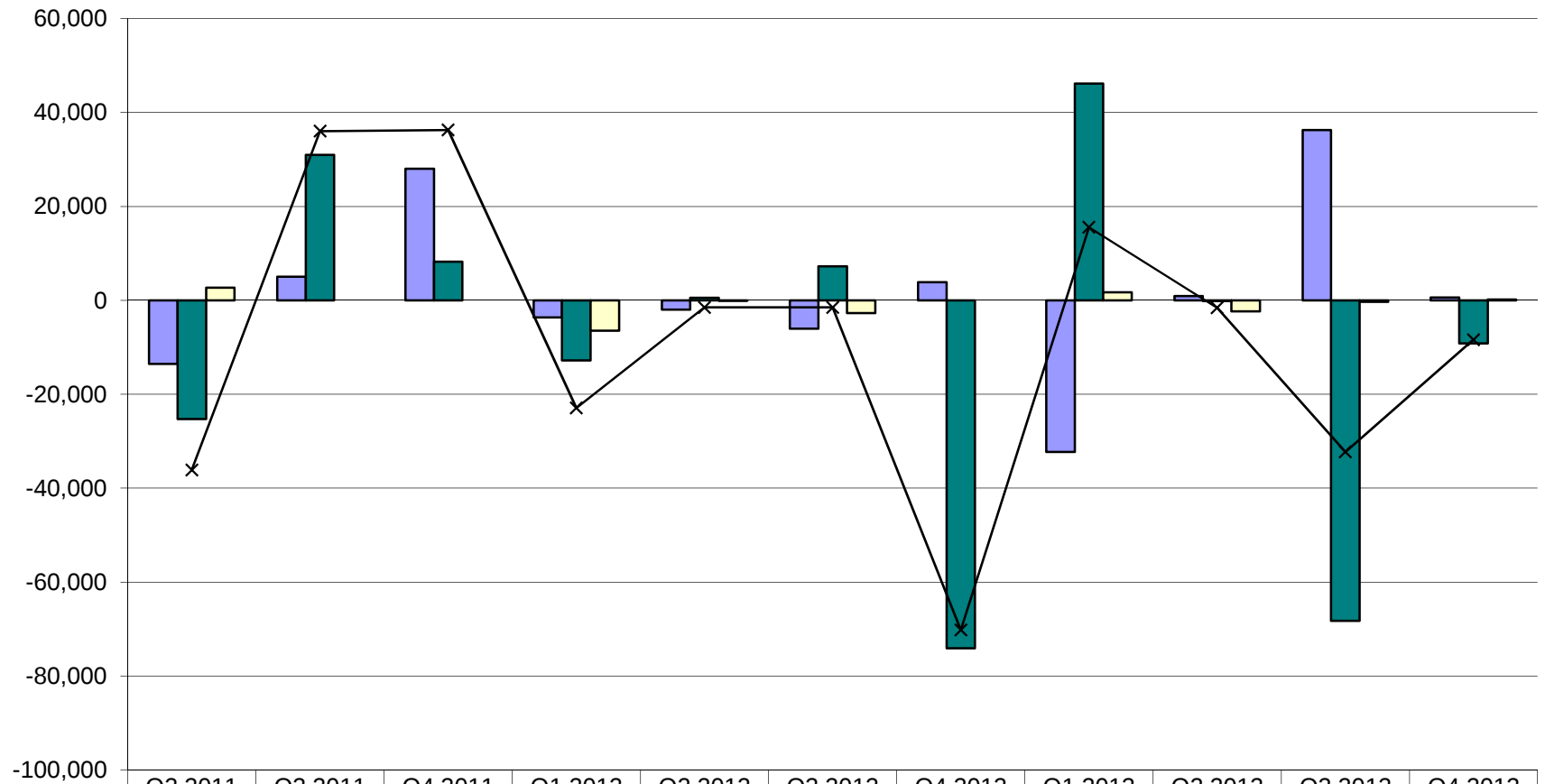
	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(77 Bldgs)	5,216,208	773,895	14.8%	798,952	15.3%	804,173	951,435	30,278	36,732	\$19.92/fs

South County Historic Vacancy Trends



CLASS A	12.7%	12.0%	11.5%	11.9%	12.2%	13.0%	12.5%	16.6%	16.5%	11.8%	11.8%
CLASS B	13.8%	12.8%	12.6%	13.0%	13.0%	12.7%	15.2%	13.6%	13.6%	15.9%	16.2%
CLASS C	7.9%	7.9%	7.9%	9.6%	9.6%	10.3%	10.3%	9.8%	10.4%	10.5%	10.5%
OVERALL	13.1%	12.2%	11.9%	12.5%	12.5%	12.5%	14.2%	13.8%	13.9%	14.6%	14.8%

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	6,070	5.4%	6,070	5.4%	6,070	31,476	0	29,766	\$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	14,365	23.4%	14,365	23.4%	14,365	14,365	0	10,214	\$22.00/fs
1001 S Kirkwood Rd	123,164	42,173	34.2%	42,173	34.2%	42,173	42,173	0	33,791	\$22.00/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	\$12.00/nnn
10733 Sunset Office Dr	90,000	1,300	1.4%	1,300	1.4%	1,300	1,300	0	1,300	\$21.50/fs
12200 Weber Hill Rd	44,827	0	0.0%	0	0.0%	0	0	0	0	-
12250 Weber Hill Rd	64,370	5,212	8.1%	5,212	8.1%	5,212	8,771	0	3,559	\$24.00/fs
Total (12 Bldgs)	777,518	91,361	11.8%	91,361	11.8%	157,721	120,326	66,360	33,791	\$21.07/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	2,164	0	2,164	\$22.00/fs
1859 Bowles Ave	64,607	4,175	6.5%	4,175	6.5%	4,175	10,420	0	6,245	\$19.50/fs
5000 Cedar Plaza Pky	54,000	11,000	20.4%	11,000	20.4%	11,000	11,000	0	7,000	\$19.50/fs
10435 Clayton Rd	34,500	0	0.0%	0	0.0%	0	5,731	0	5,731	\$26.00/fs
4173-4175 Crescent Dr	63,129	585	0.9%	585	0.9%	585	585	0	585	\$14.00/mg
4-68 Crestwood Executive Dr	42,845	13,964	32.6%	13,964	32.6%	13,964	13,964	0	4,714	\$16.50/fs
900 S Highway Dr	30,000	2,980	9.9%	2,980	9.9%	2,980	2,980	0	1,490	\$17.50/fs
1400 S Highway Dr	400,000	57,298	14.3%	57,298	14.3%	57,298	209,592	0	209,592	\$21.50/fs
10004 Kennerly Rd	89,742	6,100	6.8%	6,100	6.8%	6,100	7,100	0	2,200	\$24.50/fs
333 S Kirkwood Rd	60,250	1,671	2.8%	1,671	2.8%	1,671	1,671	0	1,671	\$23.95/fs
9701 Landmark Parkway Dr	26,576	4,262	16.0%	4,262	16.0%	4,262	25,646	0	5,223	\$19.50/fs
9717 Landmark Parkway Dr	23,607	7,662	32.5%	7,662	32.5%	7,662	12,533	0	4,208	\$19.75/fs
9735 Landmark Parkway Dr	84,905	3,443	4.1%	3,443	4.1%	3,443	3,443	0	3,443	\$19.75/fs
240 Larkin Williams Ind. Ct	32,533	32,533	100.0%	32,533	100.0%	32,533	32,533	0	32,533	\$11.25/nnn
4850 Lemay Ferry Rd	24,950	0	0.0%	0	0.0%	0	0	0	0	-
3701 S Lindbergh Blvd	30,000	7,709	25.7%	7,709	25.7%	7,709	7,709	0	3,485	\$19.50/fs
3870 S Lindbergh Blvd	40,000	0	0.0%	0	0.0%	0	0	0	0	-
7321 S Lindbergh Blvd	38,738	7,645	19.7%	7,645	19.7%	7,645	7,645	0	5,000	\$16.50/fs
345 Marshall Ave	40,655	15,283	37.6%	15,283	37.6%	15,283	15,283	0	15,283	\$18.00/fs
349 Marshall Ave	42,630	5,996	14.1%	5,996	14.1%	5,996	5,996	0	5,996	\$17.50/fs
353 Marshall Ave	9,134	0	0.0%	0	0.0%	0	0	0	0	-
12970 Maurer Industrial Dr	30,504	30,504	100.0%	30,504	100.0%	30,504	30,504	0	30,504	\$11.25/fs
1099 Milwaukee St	47,441	2,000	4.2%	2,000	4.2%	2,000	2,000	0	2,000	\$16.50/mg
10024 Office Center Ave	18,991	7,538	39.7%	7,538	39.7%	7,538	7,538	0	2,861	\$20.00/mg
727 Old Frontenac Square	28,000	2,689	9.6%	2,689	9.6%	2,689	2,689	0	2,689	-
12300 Old Tesson Rd	44,000	0	0.0%	0	0.0%	0	0	0	0	-
12700 Southfork Rd	103,350	0	0.0%	0	0.0%	0	6,500	0	6,500	\$24.00/fs
15 Sunnen Dr	71,288	0	0.0%	0	0.0%	0	0	0	0	-
10777 Sunset Office Dr	52,193	9,218	17.7%	9,218	17.7%	9,218	9,218	0	6,315	\$21.07/fs
10805 Sunset Office Dr	77,704	12,858	16.5%	12,858	16.5%	12,858	12,858	0	3,140	\$21.50/fs
10820 Sunset Office Dr	45,000	1,435	3.2%	1,435	3.2%	1,435	1,435	0	735	\$19.00/fs
4111 Telegraph Rd	29,842	3,114	10.4%	3,114	10.4%	3,114	3,114	0	3,114	\$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	15,340	76.7%	15,340	76.7%	15,340	15,340	0	6,000	\$16.50/fs
11124 S Towne Sq	20,000	7,616	38.1%	7,616	38.1%	7,616	7,616	0	2,680	\$16.50/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	1,100	2.0%	1,100	2.0%	1,100	1,100	0	1,100	\$13.91/fs
9201 Watson Rd	31,256	0	0.0%	0	0.0%	0	1,200	0	1,200	\$20.00/fs
10795 Watson Rd	38,487	0	0.0%	0	0.0%	0	0	0	0	-
10825 Watson Rd	42,000	0	0.0%	0	0.0%	0	8,122	0	3,249	\$20.00/fs
Total (41 Bldgs)	3,048,974	493,418	16.2%	493,418	16.2%	493,418	702,929	0	209,592	\$20.38/fs

South County Building List

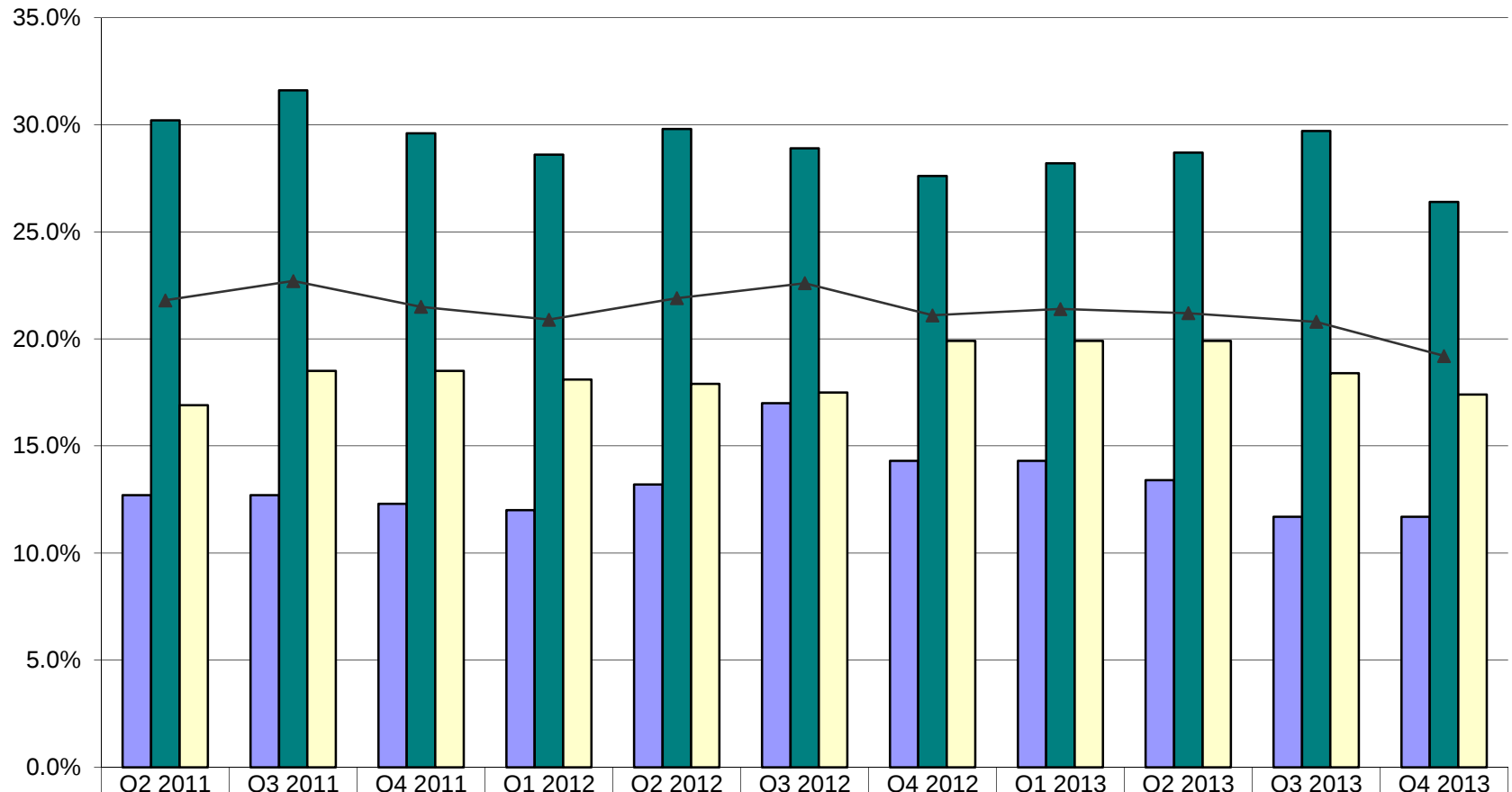
Building Class: C

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	-
1700-1748 Gilsinn Ln	21,000	3,360	16.0%	3,360	16.0%	3,360	3,360	0	1,860	\$12.95/mg
5353 S Lindbergh Blvd	21,167	0	0.0%	0	0.0%	0	2,938	0	2,938	\$12.00/mg
8700-8712 Manchester Rd	24,501	0	0.0%	0	0.0%	0	0	0	0	-
9001-9011 Manchester Rd	28,169	17,962	63.8%	17,962	63.8%	17,962	24,084	0	13,905	-
357 Marshall Ave	10,266	2,340	22.8%	2,340	22.8%	2,340	2,340	0	2,340	\$18.00/fs
369 Marshall Ave	11,000	0	0.0%	0	0.0%	0	0	0	0	-
371 Marshall Ave	5,000	0	0.0%	0	0.0%	0	0	0	0	-
373 Marshall Ave	18,000	0	0.0%	0	0.0%	0	0	0	0	-
7563-7565 Ravensridge Rd	21,000	2,500	11.9%	2,500	11.9%	2,500	2,500	0	2,500	\$8.00/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 (15 Bldgs)	391,092	40,969	10.5%	40,969	10.5%	40,969	50,029	0	13,905	\$12.96/fs

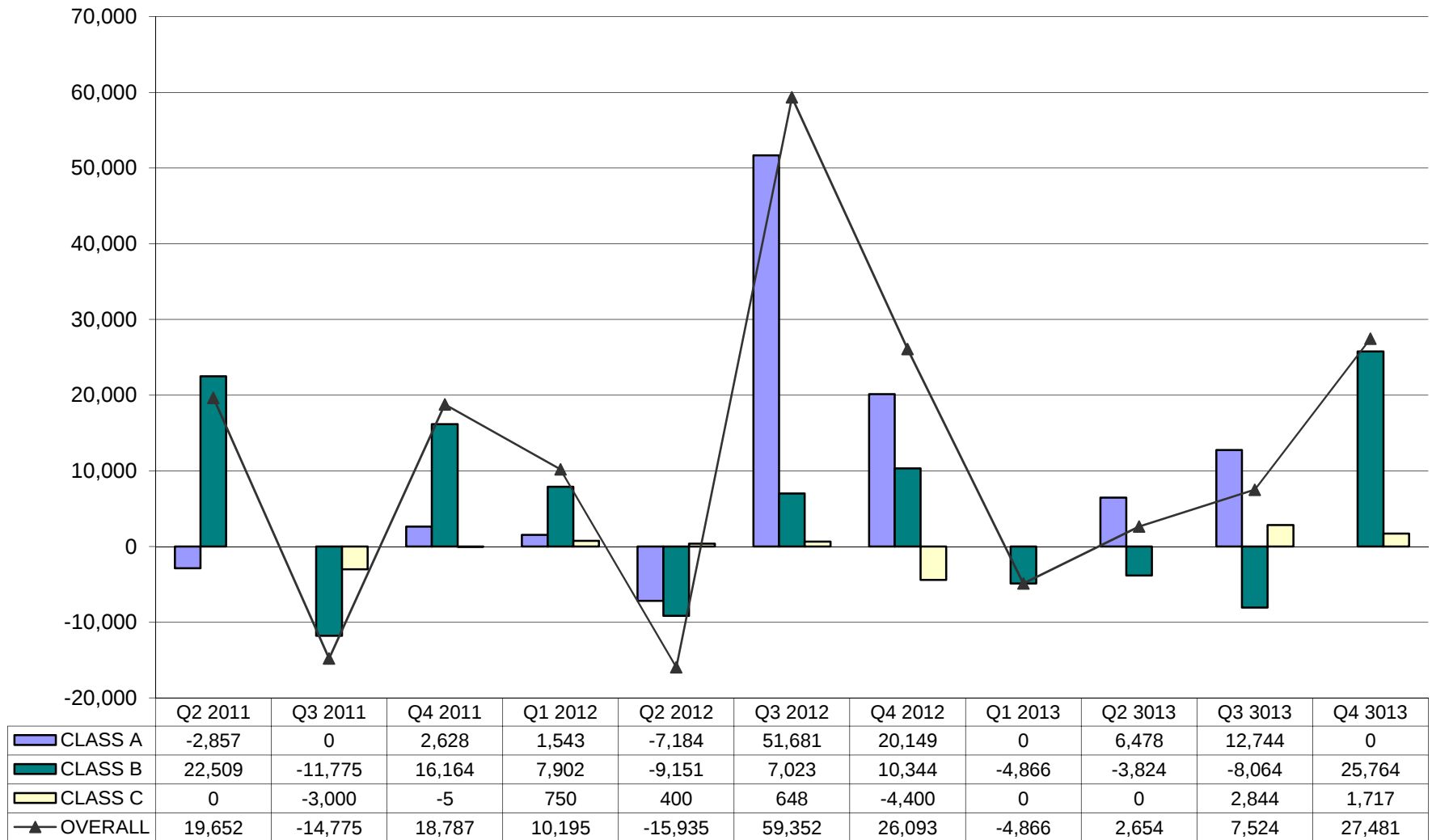
Grand Totals

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(68 Bldgs)	4,217,584	625,748	14.8%	625,748	14.8%	692,108	873,284	66,360	209,592	\$20.32/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	18,110	19.6%	18,110	19.6%	18,110	18,110	0	8,113	\$24.50/fs
3050 W Clay St	30,416	22,523	74.0%	22,523	74.0%	22,523	22,523	0	22,523	\$18.25/fs
801 Corporate Centre Dr	98,490	0	0.0%	0	0.0%	0	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%	0	62,649	0	62,649	-
100 Richmond Center	71,280	0	0.0%	0	0.0%	34,400	0	34,400	34,400	\$10.00/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	6,912	19.5%	6,912	19.5%	6,912	24,417	0	17,505	\$18.95/+clea
1551 Wall St	76,872	16,714	21.7%	16,714	21.7%	16,714	22,537	0	14,613	\$18.37/fs
Total (11 Bldgs)	730,751	85,208	11.7%	85,208	11.7%	119,608	204,581	34,400	62,649	\$19.12/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	3,955	6.6%	3,955	6.6%	3,955	4,523	0	1,600	\$16.20/fs
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	13,850	66.2%	13,850	66.2%	13,850	13,850	0	13,850	-
4600 Executive Center Pky	21,000	5,000	23.8%	5,000	23.8%	5,000	5,000	0	2,800	\$13.00/mg
500 Fountain Lakes Blvd	54,800	12,600	23.0%	12,600	23.0%	12,600	12,600	0	12,600	\$16.00/fs
500 Jungermann Rd	36,000	0	0.0%	0	0.0%	0	576	0	576	\$13.54/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
4800 Mexico Rd	31,500	2,500	7.9%	2,500	7.9%	2,500	2,500	0	2,500	-
5600 Mexico Rd	30,000	20,682	68.9%	20,682	68.9%	20,682	20,682	0	19,216	\$15.50/fs
5650 Mexico Rd	31,500	6,536	20.7%	6,536	20.7%	6,536	6,536	0	3,336	\$15.50/fs
5700 Mexico Rd	21,372	17,662	82.6%	17,662	82.6%	17,662	19,499	0	8,434	\$15.50/fs
1 Mid Rivers Mall Dr	60,200	14,677	24.4%	14,677	24.4%	14,677	15,503	0	5,836	\$19.47/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	5,983	12.7%	5,983	12.7%	5,983	5,983	0	5,983	\$18.00/fs
4631 N Saint Peters Parkway	20,480	4,000	19.5%	4,000	19.5%	4,000	20,480	0	40,960	\$10.50/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%	2,003	3,693	0	2,003	\$20.50/fs
2299 Technology Dr	43,292	0	0.0%	0	0.0%	0	4,235	0	4,235	\$19.75/fs
Total (23 Bldgs)	795,920	210,503	26.4%	210,503	26.4%	210,503	236,715	0	68,511	\$14.73/fs

St. Charles Building List

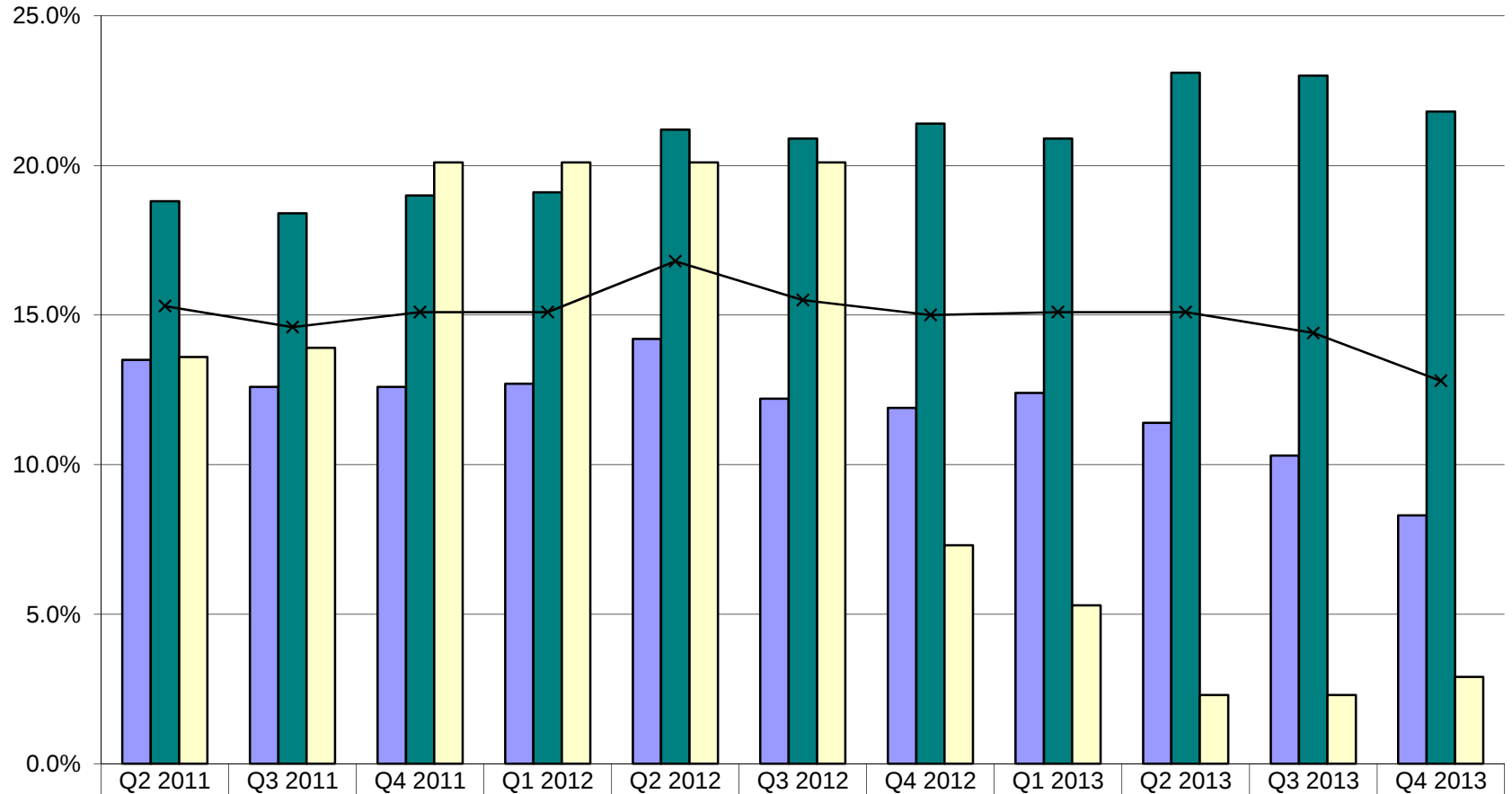
Building Class: C

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	1,872	9.4%	1,872	9.4%	1,872	1,872	0	1,224	\$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	\$10.50/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	7,472	18.7%	7,472	18.7%	7,472	7,472	0	2,600	\$16.93/fs
Total (4 Bldgs)	183,062	31,928	17.4%	31,928	17.4%	31,928	31,928	0	9,919	\$12.58/fs

Grand Totals

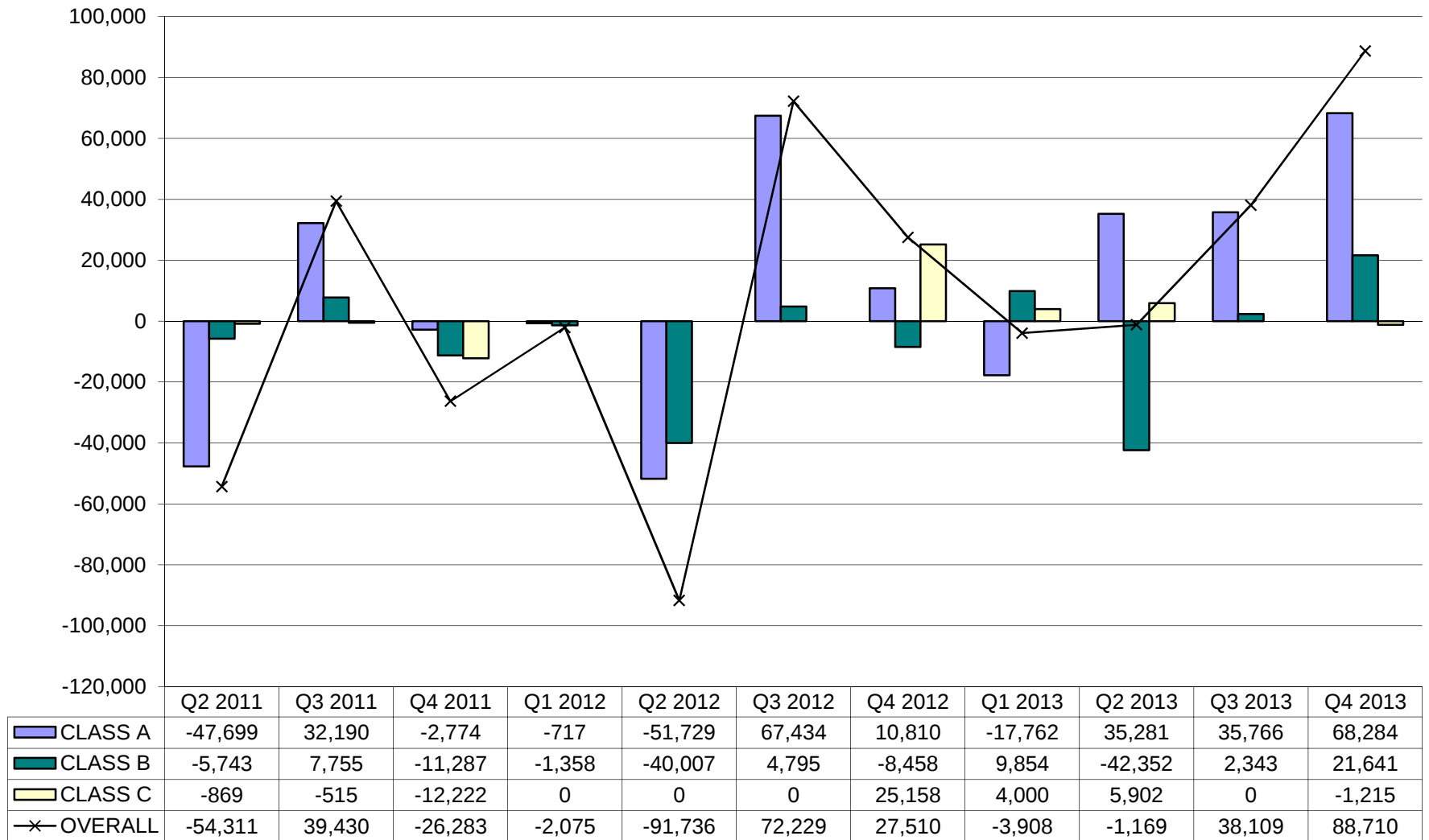
	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(38 Bldgs)	1,709,733	327,639	19.2%	327,639	19.2%	362,039	473,224	34,400	68,511	\$16.21/fs

West County/Chesterfield Historic Vacancy Trends



CLASS A	13.5%	12.6%	12.6%	12.7%	14.2%	12.2%	11.9%	12.4%	11.4%	10.3%	8.3%
CLASS B	18.8%	18.4%	19.0%	19.1%	21.2%	20.9%	21.4%	20.9%	23.1%	23.0%	21.8%
CLASS C	13.6%	13.9%	20.1%	20.1%	20.1%	20.1%	7.3%	5.3%	2.3%	2.3%	2.9%
OVERALL	15.3%	14.6%	15.1%	15.1%	16.8%	15.5%	15.0%	15.1%	15.1%	14.4%	12.8%

West County/Chesterfield 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
16216 Baxter Rd	55,647	11,831	21.3%	11,831	21.3%	11,831	11,831	0	3,619	\$23.00/fs
17050 Baxter Rd	44,575	0	0.0%	0	0.0%	0	0	0	0	-
17107 Chesterfield Airport Rd	54,936	0	0.0%	0	0.0%	0	24,937	0	20,340	\$21.50/fs
100 Chesterfield Business Pky	60,000	0	0.0%	0	0.0%	0	0	0	5,000	\$19.25/fs
751 Long Road Crossing	30,000	0	0.0%	0	0.0%	0	0	0	0	-
16150 Main Circle Dr	100,600	12,243	12.2%	12,243	12.2%	12,243	12,243	0	10,053	\$30.00/fs
530 Maryville Centre Dr	107,962	14,250	13.2%	14,250	13.2%	14,250	14,250	0	9,804	\$25.00/fs
540 Maryville Centre Dr	107,972	24,429	22.6%	24,429	22.6%	24,429	24,429	0	9,511	\$23.83/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	6,515	2.5%	6,515	2.5%	6,515	6,515	0	6,515	\$23.75/fs
625 Maryville Centre Dr	104,990	13,640	13.0%	13,640	13.0%	13,640	13,640	0	8,635	\$25.00/fs
635-645 Maryville Centre Dr	152,415	18,462	12.1%	38,727	25.4%	38,727	18,462	20,265	20,265	\$20.21/fs
655 Maryville Centre Dr	93,526	0	0.0%	0	0.0%	0	0	0	0	-
825 Maryville Centre Dr	78,000	12,995	16.7%	12,995	16.7%	12,995	12,995	0	12,995	\$24.00/fs
555 Maryville University Dr	127,082	15,148	11.9%	15,148	11.9%	15,148	10,918	0	4,462	\$25.61/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	8,733	8.1%	11,033	10.2%	11,033	8,733	2,300	4,909	\$18.39/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	16,281	11.3%	16,281	11.3%	16,281	16,281	0	13,518	\$25.75/fs
14528 S Outer Forty	210,409	0	0.0%	0	0.0%	0	4,825	0	4,825	\$24.00/fs
15450 S Outer Forty	104,410	46,412	44.5%	46,412	44.5%	46,412	46,412	0	24,094	\$21.50/fs
16052 Swingley Ridge Rd	48,000	11,499	24.0%	11,499	24.0%	11,499	6,480	0	2,726	\$23.00/fs
16091 Swingley Ridge Rd	50,000	1,621	3.2%	1,621	3.2%	1,621	1,621	0	1,621	\$23.00/fs
16253 Swingley Ridge Rd	79,732	4,047	5.1%	4,047	5.1%	5,547	4,047	1,500	4,047	\$23.50/fs
16305 Swingley Ridge Rd	119,950	12,869	10.7%	12,869	10.7%	12,869	12,869	0	7,191	\$23.50/fs
16401 Swingley Ridge Rd	154,000	1,831	1.2%	1,831	1.2%	1,831	1,831	0	1,831	\$25.00/fs
1350 Timberlake Manor Pky	116,312	11,515	9.9%	11,515	9.9%	11,515	103,260	0	91,745	\$26.50/fs
1370 Timberlake Manor Pky	117,000	0	0.0%	0	0.0%	0	116,361	0	116,361	\$26.50/fs
1390 Timberlake Manor Pky	116,361	3,873	3.3%	3,873	3.3%	3,873	3,873	0	3,873	\$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	4,773	6.0%	4,773	6.0%	4,773	1,725	0	1,725	\$23.50/fs
390 S Woodsmill Rd	87,567	0	0.0%	0	0.0%	0	16,545	0	16,545	\$23.50/fs
Total (32 Bldgs)	3,387,465	258,342	7.6%	280,907	8.3%	282,407	500,458	24,065	116,361	\$24.57/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
801-977 Charter Commons Dr	141,000	0	0.0%	0	0.0%	0	0	0	0	-
300 Chesterfield Ctr	20,000	8,501	42.5%	8,501	42.5%	8,501	9,425	0	2,483	\$19.00/fs
500 Chesterfield Ctr	39,554	0	0.0%	0	0.0%	0	1,381	0	1,381	\$24.00/mg
16100 Chesterfield Pky W	47,000	8,764	18.6%	8,764	18.6%	8,764	8,764	0	3,947	\$20.00/fs
17998 Chesterfield Airport Rd	24,982	0	0.0%	0	0.0%	0	6,125	0	5,475	\$19.25/fs
174 Clarkson Rd	21,000	0	0.0%	0	0.0%	0	0	0	0	\$20.00/fs
1795 Clarkson Rd	36,688	8,429	23.0%	8,429	23.0%	8,429	8,429	0	8,429	\$18.95/fs
1815 Clarkson Rd	39,990	6,000	15.0%	6,000	15.0%	6,000	6,000	0	6,000	\$25.95/fs
1819 Clarkson Rd	38,800	2,006	5.2%	2,006	5.2%	2,006	2,006	0	2,006	\$17.00/fs
15480 Clayton Rd	27,100	6,807	25.1%	6,807	25.1%	6,807	6,807	0	4,235	\$10.00/nnn
15933 Clayton Rd	126,546	47,683	37.7%	47,683	37.7%	47,683	47,683	0	13,493	\$17.95/fs
15455 Conway Rd	50,364	1,353	2.7%	1,353	2.7%	1,353	1,353	0	728	\$18.00/fs
1350 Elbridge Payne	30,536	5,946	19.5%	5,946	19.5%	5,946	7,029	0	2,850	\$17.75/fs
1415 Elbridge Payne	44,000	10,159	23.1%	10,159	23.1%	10,159	10,159	0	1,907	\$20.00/fs
1422 Elbridge Payne	28,000	8,574	30.6%	8,574	30.6%	8,574	8,574	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	21,236	38.1%	21,236	38.1%	21,236	21,236	0	8,066	\$19.00/fs
16024 Manchester Rd	30,300	0	0.0%	0	0.0%	0	0	0	1,160	-
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	2,137	6.4%	2,137	6.4%	2,137	2,137	0	2,137	\$18.95/fs
6 McBride & Son Center Dr	32,000	2,634	8.2%	2,634	8.2%	2,634	2,634	0	2,634	\$16.00/nnn
17014 New College Ave	20,724	7,680	37.1%	7,680	37.1%	7,680	7,680	0	7,680	\$13.86/mg
14515 N Outer Forty	75,000	3,240	4.3%	3,240	4.3%	3,240	3,240	0	1,715	\$19.00/fs
12935 N Outer Forty Rd	42,334	5,520	13.0%	5,520	13.0%	5,520	5,520	0	2,085	\$19.25/fs
14323 S Outer Forty	82,459	1,878	2.3%	1,878	2.3%	1,878	8,909	0	3,553	\$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	28,722	33.6%	28,722	33.6%	28,722	28,722	0	17,095	\$19.50/fs
14522 S Outer Forty Rd	91,487	0	0.0%	24,571	26.9%	24,571	0	24,571	21,646	\$14.00/fs
300 Ozark Trail Dr	21,504	4,582	21.3%	4,582	21.3%	4,582	4,582	0	1,303	\$18.26/fs
701-702 Spirit 40 Park Dr	30,084	11,873	39.5%	11,873	39.5%	11,873	12,717	0	8,822	\$18.50/fs
707 Spirit 40 Park Dr	35,644	0	0.0%	0	0.0%	0	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	\$15.00/fs
16141 Swingley Ridge Rd	48,500	9,911	20.4%	9,911	20.4%	9,911	11,900	0	5,543	\$19.50/fs
232 Vance Rd	23,000	2,484	10.8%	2,484	10.8%	2,484	2,484	0	1,128	\$15.50/fs
4 West Dr	24,818	4,700	18.9%	4,700	18.9%	4,700	4,700	0	3,200	\$18.00/nnn
1585 Woodlake Dr	31,199	16,278	52.2%	16,278	52.2%	16,278	16,278	0	8,311	\$21.67/fs
14377 Woodlake Dr	57,688	22,925	39.7%	22,925	39.7%	22,925	22,925	0	4,621	\$21.00/fs
884 Woods Mill Rd	26,000	4,306	16.6%	4,306	16.6%	4,306	6,329	0	4,306	\$20.50/fs
400 S Woods Mill Rd	101,474	39,166	38.6%	39,166	38.6%	39,166	70,936	0	70,936	\$21.50/fs
424 S Woods Mill Rd	102,300	62,495	61.1%	62,495	61.1%	62,495	42,228	0	35,318	\$21.50/fs
Total (40 Bldgs)	1,884,938	386,935	20.5%	411,506	21.8%	411,506	425,049	24,571	70,936	\$19.58/fs

West County Building List

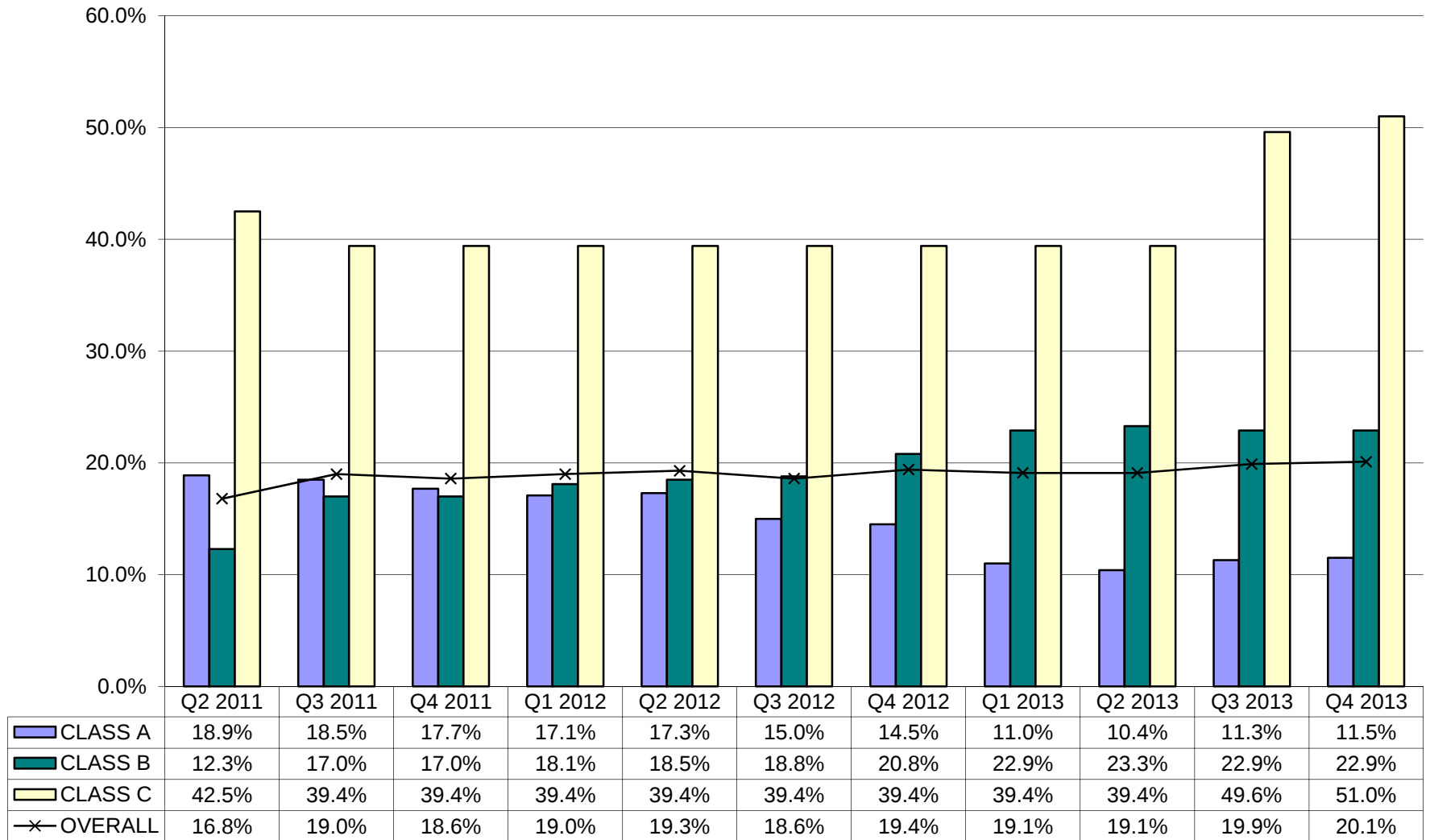
Building Class: C

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
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%	1,215	3,619	0	1,310	\$11.02/nn
18250 Edison Ave	28,444	4,507	15.8%	4,507	15.8%	4,507	4,507	0	4,507	\$14.00/fs
910-930 Kehrs Mill Rd	62,423	0	0.0%	0	0.0%	0	8,750	0	4,767	-
14780 Manchester Rd	55,460	0	0.0%	0	0.0%	0	0	0	0	-
Total (5 Bldgs)	196,994	5,722	2.9%	5,722	2.9%	5,722	16,876	0	4,767	\$15.22/fs

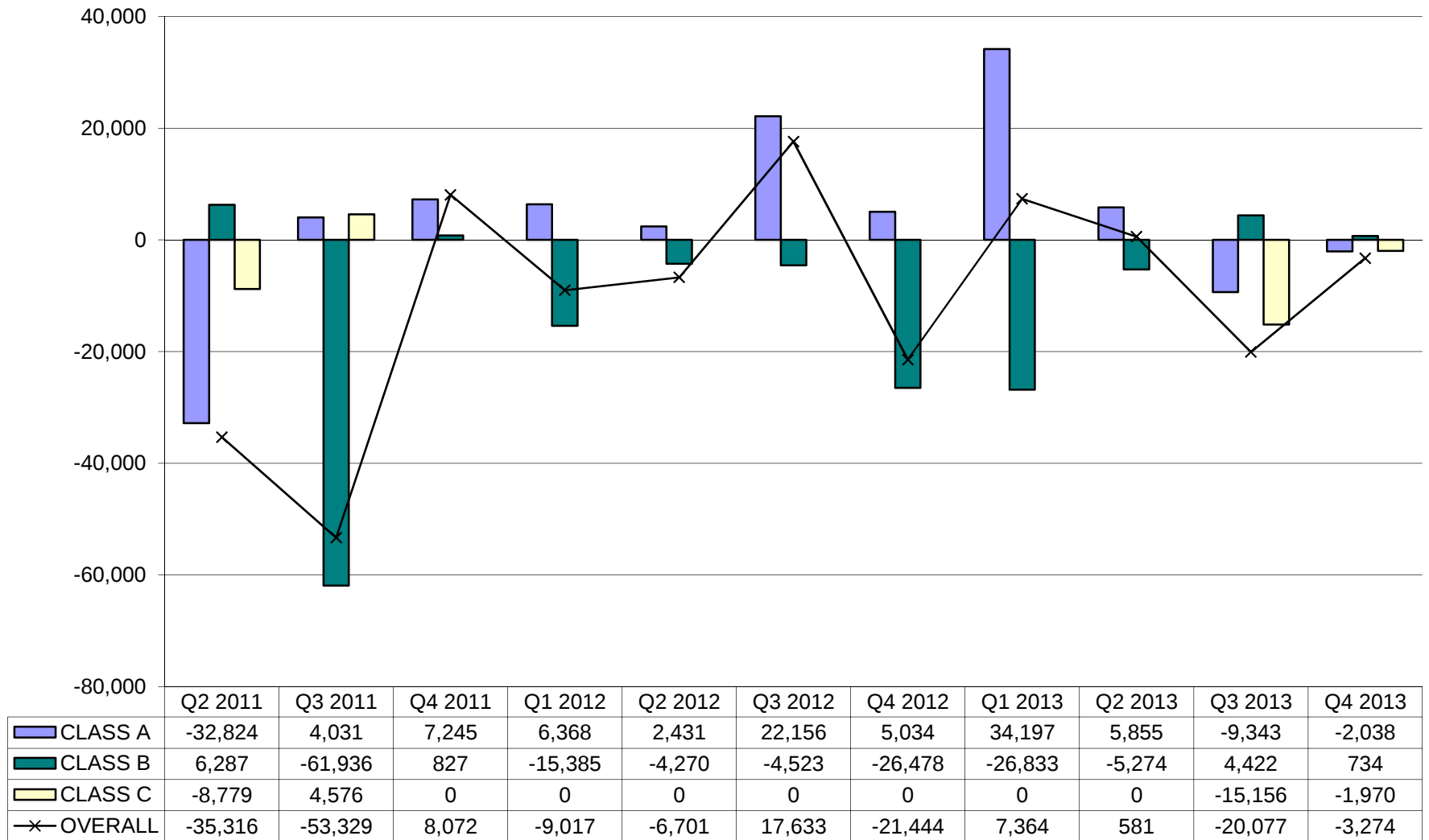
Grand Totals

	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)	5,469,397	650,999	11.9%	698,135	12.8%	699,635	942,383	48,636	116,361	\$22.23/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	0	0.0%	0	0.0%	0	0	0	0	-
1801 Park 270 Dr	154,289	29,361	19.0%	29,361	19.0%	29,361	40,069	0	25,010	\$19.50/fs
1807 Park 270 Dr	121,271	20,931	17.3%	20,931	17.3%	33,248	24,556	12,317	12,317	\$17.33/fs
55 Westport Plaza Dr	87,670	22,123	25.2%	23,962	27.3%	23,962	22,123	1,839	9,731	\$20.65/fs
77 Westport Plaza Dr	144,524	17,455	12.1%	17,455	12.1%	17,455	21,915	0	6,629	\$22.00/fs
111 Westport Plaza Dr	149,909	19,979	13.3%	19,979	13.3%	19,979	19,979	0	14,487	\$22.50/fs
Total (7 Bldgs)	967,462	109,849	11.4%	111,688	11.5%	124,005	128,642	14,156	25,010	\$19.94/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	2,782	13.9%	2,782	13.9%	2,782	5,886	0	1,472	\$16.10/fs
1850-1860 Borman Ct	41,391	29,661	71.7%	29,661	71.7%	29,661	29,661	0	10,600	\$9.00/mg
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	\$15.00/fs
1804 Borman Circle Dr	20,000	20,000	100.0%	20,000	100.0%	20,000	20,000	0	20,000	\$9.95/nnn
1810 Craig Rd	25,000	4,735	18.9%	4,735	18.9%	4,735	4,735	0	2,858	\$17.50/fs
1820-1868 Craig Rd	30,000	1,749	5.8%	1,749	5.8%	1,749	16,556	0	8,360	\$17.50/fs
1842-1866 Craig Park Ct	42,210	13,921	33.0%	13,921	33.0%	13,921	13,921	0	7,123	\$5.00/nnn
1850 Craigshire Dr	61,374	14,060	22.9%	14,060	22.9%	14,060	14,060	0	5,579	\$18.50/fs
2055 Craigshire Dr	35,701	0	0.0%	0	0.0%	0	8,805	0	5,653	\$17.50/fs
11804-11820 Lackland Rd	109,028	0	0.0%	0	0.0%	0	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	4,350	16.5%	4,350	16.5%	4,350	17,530	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	5,941	22.1%	5,941	22.1%	5,941	9,119	0	4,141	\$15.00/fs
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	18,692	44.5%	18,692	44.5%	18,692	20,228	0	8,748	\$14.50/fs
11960 Westline Industrial Dr	91,011	23,529	25.9%	23,529	25.9%	23,529	32,812	0	8,366	\$17.50/fs
11969-11975 Westline Industrial Dr	120,960	24,216	20.0%	24,216	20.0%	24,216	26,963	0	13,710	\$16.75/fs
540-734 Westport Plaza Dr	15,265	7,111	46.6%	7,111	46.6%	7,111	8,259	0	3,287	\$14.50/fs
940 Westport Plaza Dr	89,552	10,228	11.4%	10,228	11.4%	10,228	10,228	0	3,585	\$21.50/fs
2200 Westport Plaza Dr	39,173	10,841	27.7%	10,841	27.7%	10,841	12,207	0	5,542	\$17.95/fs
2043 Woodlands Pky	64,858	25,266	39.0%	25,266	39.0%	25,266	25,266	0	25,266	\$15.00/fs
Total (26 Bldgs)	1,308,814	299,480	22.9%	299,480	22.9%	299,480	360,750	0	27,334	\$16.06/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	0	0.0%	0	0.0%	0	31,104	0	31,104	\$14.00/mg
11828 Lackland Rd	35,860	35,860	100.0%	35,860	100.0%	35,860	35,860	0	35,860	\$14.00/fs
2500-2514 Metro Blvd	34,200	34,200	100.0%	34,200	100.0%	34,200	34,200	0	34,200	\$6.50/nnn
2560-2576 Metro Ct	20,418	5,653	27.7%	5,653	27.7%	5,653	3,770	0	1,970	\$7.95/mg
Total (5 Bldgs)	148,572	75,713	51.0%	75,713	51.0%	75,713	104,934	0	35,860	\$13.55/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)	2,424,848	485,042	20.0%	486,881	20.1%	499,198	594,326	14,156	35,860	\$16.57/fs