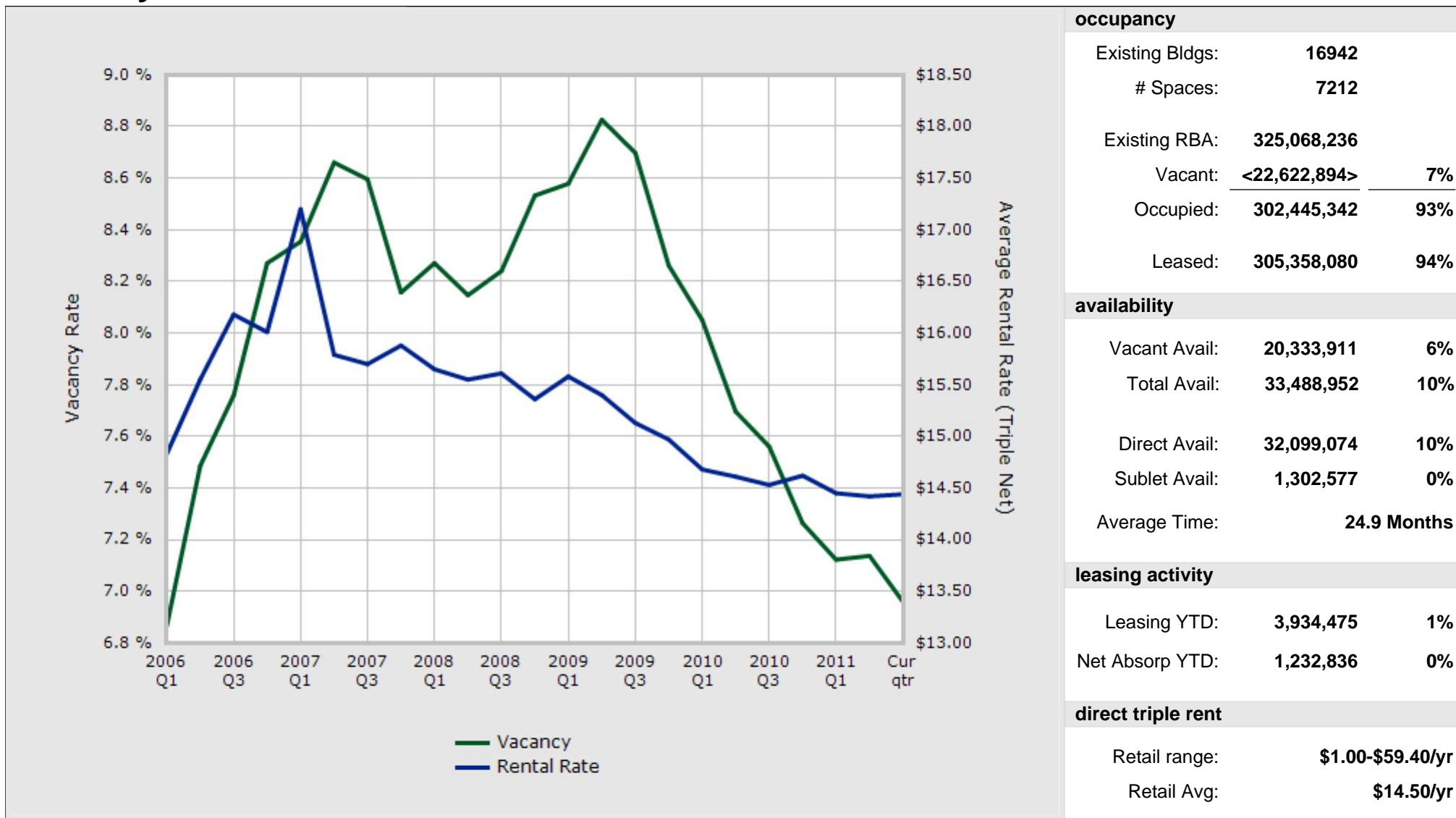


HNWCC ED Zips: Retail Vacancy & Rental Rates

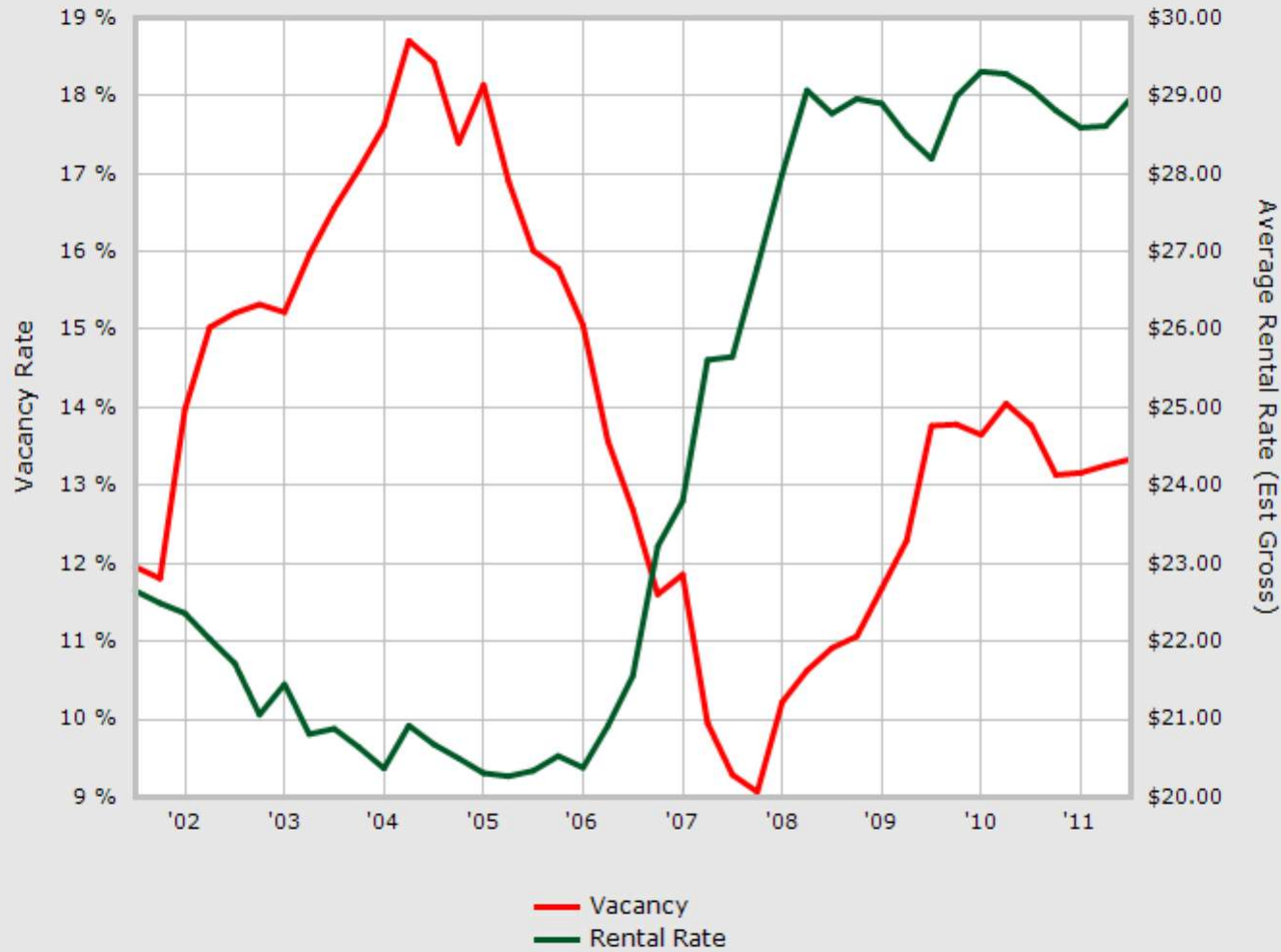
Vacancy & Rental Rates



| occupancy | | |
|--------------------|-------------------|-----|
| Existing Bldgs: | 16942 | |
| # Spaces: | 7212 | |
| Existing RBA: | 325,068,236 | |
| Vacant: | <22,622,894> | 7% |
| Occupied: | 302,445,342 | 93% |
| Leased: | 305,358,080 | 94% |
| availability | | |
| Vacant Avail: | 20,333,911 | 6% |
| Total Avail: | 33,488,952 | 10% |
| Direct Avail: | 32,099,074 | 10% |
| Sublet Avail: | 1,302,577 | 0% |
| Average Time: | 24.9 Months | |
| leasing activity | | |
| Leasing YTD: | 3,934,475 | 1% |
| Net Absorp YTD: | 1,232,836 | 0% |
| direct triple rent | | |
| Retail range: | \$1.00-\$59.40/yr | |
| Retail Avg: | \$14.50/yr | |

HNWCC ED Zips: Ofc Class A Vacancy & Rental Rates

Vacancy & Rental Rates



| occupancy | | |
|-------------------|--------------------|-----|
| Existing Bldgs: | 333 | |
| # Spaces: | 1924 | |
| Existing RBA: | 107,668,642 | |
| Vacant: | <14,359,837> | 13% |
| Occupied: | 93,308,805 | 87% |
| Leased: | 96,801,217 | 90% |
| availability | | |
| Vacant Avail: | 11,656,562 | 11% |
| Total Avail: | 17,565,648 | 16% |
| Direct Avail: | 15,498,775 | 14% |
| Sublet Avail: | 2,066,873 | 2% |
| Average Time: | 26.5 Months | |
| leasing activity | | |
| Leasing YTD: | 5,105,462 | 4% |
| Net Absorp YTD: | 1,283,531 | 1% |
| direct gross rent | | |
| Office range: | \$14.00-\$43.60/yr | |
| Office Avg: | \$29.46/yr | |

Report Criteria

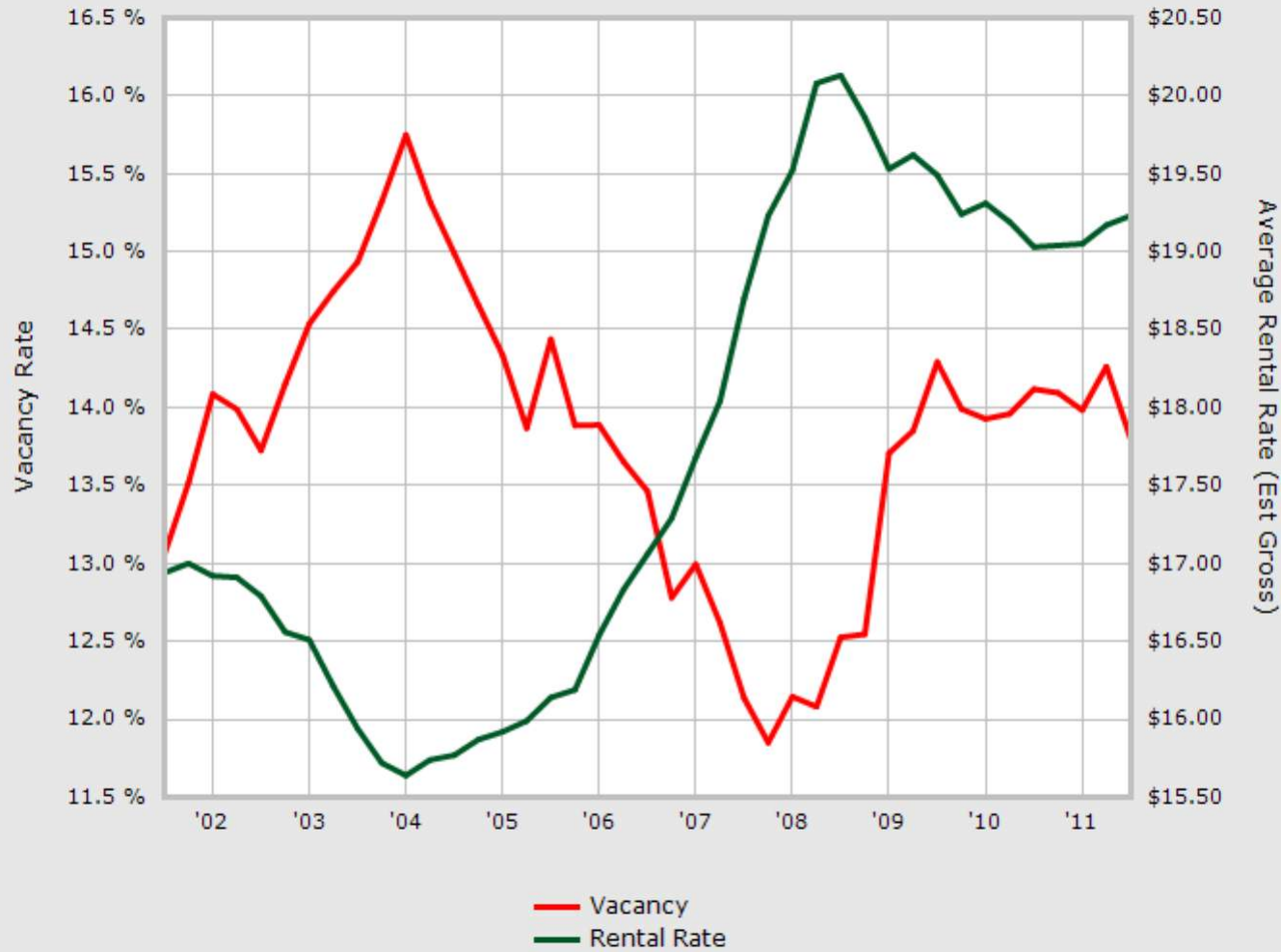
property

Type Office

Class A

HNWCC ED Zips: Ofc Class B Vacancy & Rental Rates

Vacancy & Rental Rates



| occupancy | | | |
|-----------------|--------------|-----|--|
| Existing Bldgs: | 2718 | | |
| # Spaces: | 5721 | | |
| Existing RBA: | 126,068,091 | | |
| Vacant: | <17,398,513> | 14% | |
| Occupied: | 108,669,578 | 86% | |
| Leased: | 110,483,450 | 88% | |

| availability | | | |
|---------------|-------------|-----|--|
| Vacant Avail: | 16,057,128 | 13% | |
| Total Avail: | 22,713,792 | 18% | |
| Direct Avail: | 21,737,440 | 17% | |
| Sublet Avail: | 972,782 | 1% | |
| Average Time: | 25.6 Months | | |

| leasing activity | | | |
|------------------|-----------|----|--|
| Leasing YTD: | 4,120,797 | 3% | |
| Net Absorp YTD: | 469,384 | 0% | |

| direct gross rent | | | |
|-------------------|-------------------|--|--|
| Office range: | \$6.00-\$49.65/yr | | |
| Office Avg: | \$19.33/yr | | |

Report Criteria

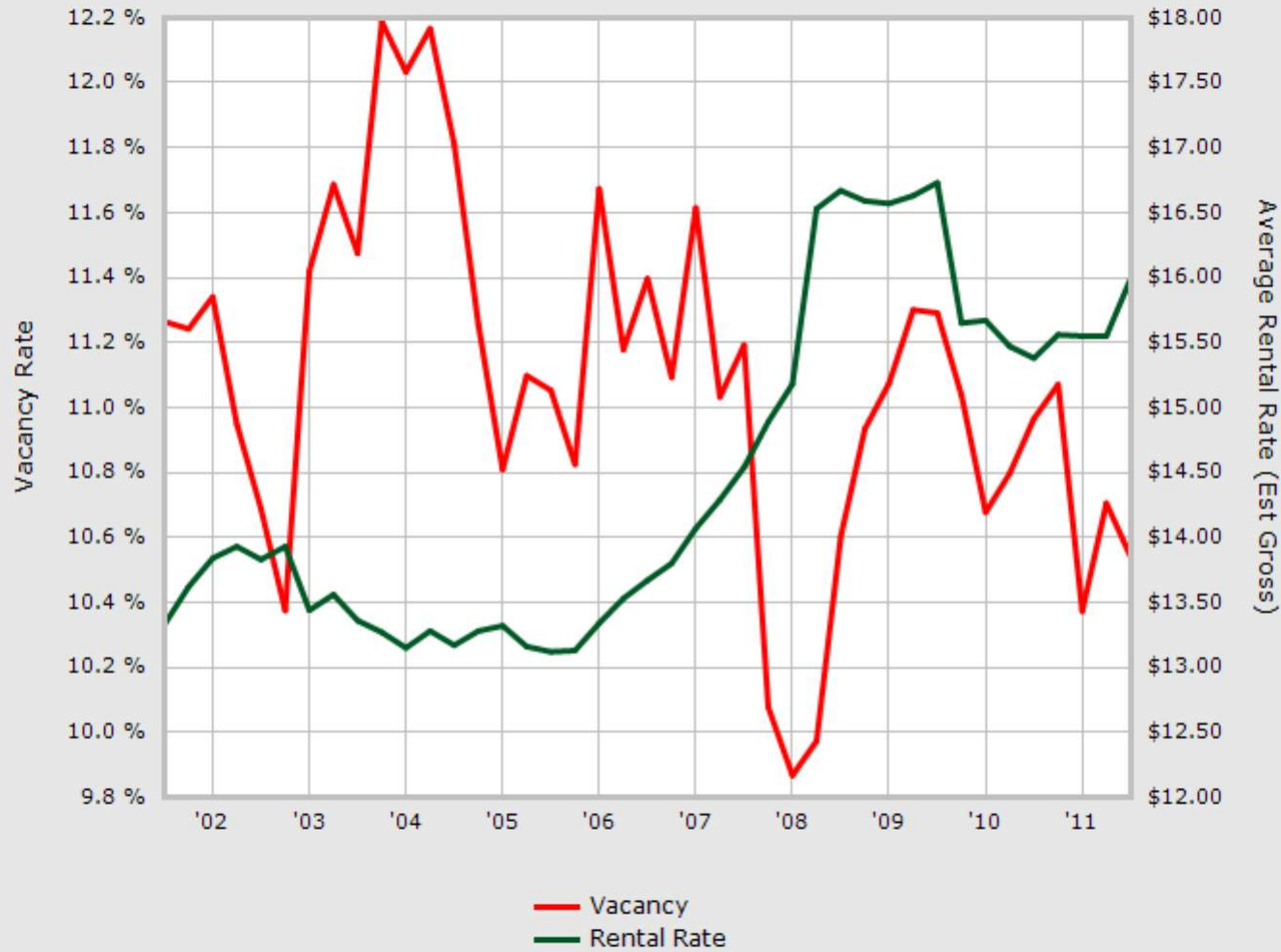
property

Type Office

Class B

HNWCC ED Zips: Ofc Class C Vacancy & Rental Rates

Vacancy & Rental Rates



| occupancy | | |
|-------------------|--------------------|-----------|
| Existing Bldgs: | 3321 | |
| # Spaces: | 1968 | |
| Existing RBA: | 43,890,296 | |
| Vacant: | <4,626,558> | 11% |
| Occupied: | 39,263,738 | 89% |
| Leased: | 39,372,069 | 90% |
| availability | | |
| Vacant Avail: | 4,579,000 | 10% |
| Total Avail: | 6,043,201 | 14% |
| Direct Avail: | 5,833,382 | 13% |
| Sublet Avail: | 182,214 | 0% |
| Average Time: | | 36 Months |
| leasing activity | | |
| Leasing YTD: | 488,104 | 1% |
| Net Absorp YTD: | (82,683) | (0%) |
| direct gross rent | | |
| Office range: | \$1.00-\$216.90/yr | |
| Office Avg: | \$16.02/yr | |

Report Criteria

property

Type Office

Class C