

## Q2/2010 Flex Market Statistics

### Northern Suburbs Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Medford/Malden Ind	2	132,000	0	0.0%	0	0.0%	0	0	0	0	-
Somerville/Chelsea Ind	10	1,221,769	259,850	21.3%	259,850	21.3%	553,850	553,850	0	294,000	\$10.01/nnn
<b>Totals</b>	<b>12</b>	<b>1,353,769</b>	<b>259,850</b>	<b>19.2%</b>	<b>259,850</b>	<b>19.2%</b>	<b>553,850</b>	<b>553,850</b>	<b>0</b>	<b>294,000</b>	<b>\$10.01/nnn</b>

### Route 128 North Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Danvers/Beverly Ind	18	1,393,004	176,819	12.7%	186,015	13.4%	200,891	191,695	9,196	90,000	\$8.29/nnn
Peabody/Salem Ind	20	2,196,044	346,396	15.8%	346,396	15.8%	592,423	510,423	82,000	130,000	\$10.17/nnn
Reading/Melrose Ind	6	482,273	135,050	28.0%	150,311	31.2%	334,850	334,850	15,261	219,000	\$9.24/nnn
Saugus/Lynn Ind	3	214,917	0	0.0%	0	0.0%	0	0	0	0	-
Wilmington/Winchester Ind	120	8,181,429	1,151,184	14.1%	1,254,432	15.3%	1,624,796	1,533,828	137,416	265,000	\$6.92/nnn
<b>Totals</b>	<b>167</b>	<b>12,467,667</b>	<b>1,809,449</b>	<b>14.5%</b>	<b>1,937,154</b>	<b>15.5%</b>	<b>2,752,960</b>	<b>2,570,796</b>	<b>243,873</b>	<b>265,000</b>	<b>\$7.57/nnn</b>

### Route 128 South Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Quincy/Braintree Ind	9	782,846	38,217	4.9%	38,217	4.9%	38,217	38,217	0	32,417	-
Route 1 South Ind	61	5,113,482	532,013	10.4%	612,892	12.0%	1,143,900	894,122	268,242	101,060	\$8.44/nnn
Route 24 Ind	18	1,457,819	170,450	11.7%	170,450	11.7%	189,050	165,050	24,000	50,000	\$8.46/nnn
Route 3 Corridor Ind	17	1,146,503	282,865	24.7%	282,865	24.7%	360,865	417,625	0	125,366	\$9.63/nnn
<b>Totals</b>	<b>105</b>	<b>8,500,650</b>	<b>1,023,545</b>	<b>12.0%</b>	<b>1,104,424</b>	<b>13.0%</b>	<b>1,732,032</b>	<b>1,515,014</b>	<b>292,242</b>	<b>125,366</b>	<b>\$8.68/nnn</b>

### Route 128 West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lexington/Arlington Ind	16	895,193	175,103	19.6%	238,553	26.6%	238,553	175,103	63,450	61,000	\$13.42/nnn
Newton/Dover Ind	26	1,521,328	256,127	16.8%	287,459	18.9%	366,862	351,612	49,632	85,885	\$15.08/nnn
Waltham/Watertown Ind	26	1,998,619	254,200	12.7%	254,200	12.7%	372,608	371,308	1,300	94,500	\$12.15/nnn
<b>Totals</b>	<b>68</b>	<b>4,415,140</b>	<b>685,430</b>	<b>15.5%</b>	<b>780,212</b>	<b>17.7%</b>	<b>978,023</b>	<b>898,023</b>	<b>114,382</b>	<b>94,500</b>	<b>\$13.80/nnn</b>

### Route 3 North Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lowell/Chelmsford Ind	125	9,467,338	2,159,075	22.8%	2,203,575	23.3%	3,367,284	3,191,691	179,493	500,000	\$8.53/nnn
<b>Totals</b>	<b>125</b>	<b>9,467,338</b>	<b>2,159,075</b>	<b>22.8%</b>	<b>2,203,575</b>	<b>23.3%</b>	<b>3,367,284</b>	<b>3,191,691</b>	<b>179,493</b>	<b>500,000</b>	<b>\$8.53/nnn</b>

## Q2/2010 Flex Market Statistics

### Route 495 North East Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lawrence/Andover Ind	42	4,319,217	207,593	4.8%	217,593	5.0%	589,998	395,998	194,000	184,000	\$6.58/nnn
<b>Totals</b>	<b>42</b>	<b>4,319,217</b>	<b>207,593</b>	<b>4.8%</b>	<b>217,593</b>	<b>5.0%</b>	<b>589,998</b>	<b>395,998</b>	<b>194,000</b>	<b>184,000</b>	<b>\$6.58/nnn</b>

### Route 495 South Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
I-95 Corridor South Ind	25	2,378,731	73,989	3.1%	73,989	3.1%	274,432	239,432	35,000	62,231	\$9.04/nnn
Route 3 South Ind	12	924,221	33,600	3.6%	33,600	3.6%	33,600	33,600	0	14,700	\$6.69/nnn
<b>Totals</b>	<b>37</b>	<b>3,302,952</b>	<b>107,589</b>	<b>3.3%</b>	<b>107,589</b>	<b>3.3%</b>	<b>308,032</b>	<b>273,032</b>	<b>35,000</b>	<b>62,231</b>	<b>\$7.57/nnn</b>

### Route 495 South

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
I-95 Corridor South	1	71,061	0	0.0%	0	0.0%	0	0	0	0	-
Route 3 South	1	45,000	45,000	100.0%	45,000	100.0%	45,000	45,000	0	45,000	\$6.00/nnn
<b>Totals</b>	<b>2</b>	<b>116,061</b>	<b>45,000</b>	<b>38.8%</b>	<b>45,000</b>	<b>38.8%</b>	<b>45,000</b>	<b>45,000</b>	<b>0</b>	<b>45,000</b>	<b>\$6.00/nnn</b>

### Rt 495/Mass Pike West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Framingham/Natick Ind	16	1,137,112	47,400	4.2%	57,242	5.0%	195,193	187,993	7,200	48,486	\$9.77/nnn
Hopkinton/Holliston Ind	32	2,440,613	62,835	2.6%	62,835	2.6%	124,940	124,940	0	42,000	\$7.81/nnn
The Boroughs Ind	52	4,102,208	436,785	10.6%	591,931	14.4%	782,386	584,645	197,741	88,000	\$9.50/nnn
<b>Totals</b>	<b>100</b>	<b>7,679,933</b>	<b>547,020</b>	<b>7.1%</b>	<b>712,008</b>	<b>9.3%</b>	<b>1,102,519</b>	<b>897,578</b>	<b>204,941</b>	<b>88,000</b>	<b>\$9.30/nnn</b>

### Rt 495/Rt 2 West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Concord/Maynard Ind	60	5,258,929	1,260,062	24.0%	1,277,062	24.3%	1,486,837	1,469,837	17,000	400,000	\$6.22/nnn
<b>Totals</b>	<b>60</b>	<b>5,258,929</b>	<b>1,260,062</b>	<b>24.0%</b>	<b>1,277,062</b>	<b>24.3%</b>	<b>1,486,837</b>	<b>1,469,837</b>	<b>17,000</b>	<b>400,000</b>	<b>\$6.22/nnn</b>

### Grand Totals

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	<b>718</b>	<b>56,881,656</b>	<b>8,104,613</b>	<b>14.2%</b>	<b>8,644,467</b>	<b>15.2%</b>	<b>12,916,535</b>	<b>11,810,819</b>	<b>1,280,931</b>	<b>500,000</b>	<b>\$8.20/nnn</b>