

Q2/2010 Office Market Statistics - Class A&B

Boston

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
Back Bay	61	14,836,248	1,146,381	7.7%	1,222,765	8.2%	1,468,142	1,086,080	382,062	155,583	\$35.01/fs
Charlestown/East Boston	21	3,112,024	73,589	2.4%	93,073	3.0%	187,107	130,733	56,374	26,056	\$23.22/fs
Financial District	136	30,911,526	3,651,057	11.8%	3,789,029	12.3%	6,583,532	5,967,300	616,232	411,200	\$42.03/fs
Mid-Town	21	3,227,063	111,743	3.5%	118,420	3.7%	198,639	178,967	19,672	30,000	\$26.54/fs
North End/Waterfront	14	1,100,856	6,589	0.6%	13,652	1.2%	65,447	61,427	4,020	41,097	\$29.23/fs
North Station/Gov't Ctr	53	9,012,830	675,509	7.5%	699,101	7.8%	794,101	712,342	81,759	185,017	\$28.20/fs
S Station/Ft Pnt Channel	68	9,859,629	1,454,698	14.8%	1,511,388	15.3%	1,874,706	1,715,738	158,968	346,287	\$27.49/fs
Totals	374	72,060,176	7,119,566	9.9%	7,447,428	10.3%	11,171,674	9,852,587	1,319,087	411,200	\$37.71/fs

Cambridge

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
E Cambridge/Kendall Sq	65	11,282,288	1,342,979	11.9%	1,385,610	12.3%	1,799,152	1,610,407	188,745	267,325	\$41.33/fs
Mid-Cambridge/Harvard Sq	67	6,554,378	474,879	7.2%	508,518	7.8%	721,422	594,276	127,146	187,500	\$23.29/fs
W Cambridge/Alewife	24	2,716,484	401,613	14.8%	430,679	15.9%	536,088	507,022	29,066	144,000	\$23.35/fs
Totals	156	20,553,150	2,219,471	10.8%	2,324,807	11.3%	3,056,662	2,711,705	344,957	267,325	\$36.67/fs

Close-In Suburbs North

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
Chelsea/Revere	8	952,113	8,600	0.9%	8,600	0.9%	57,360	57,360	0	25,680	\$23.21/fs
Medford/Malden	19	2,237,295	313,386	14.0%	349,612	15.6%	355,347	319,121	36,226	369,500	\$21.59/fs
Somerville/Everett	14	1,526,540	119,681	7.8%	122,686	8.0%	134,531	131,526	3,005	70,752	\$21.81/fs
Totals	41	4,715,948	441,667	9.4%	480,898	10.2%	547,238	508,007	39,231	369,500	\$21.71/fs

Route 128 North

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
Burlington/Woburn	97	11,543,784	1,971,625	17.1%	2,116,474	18.3%	2,707,445	2,484,852	267,585	231,966	\$24.03/fs
Danvers/Beverly	30	4,139,334	660,282	16.0%	716,855	17.3%	782,433	698,272	84,161	67,040	\$19.06/fs
Lynnfield/Wakefield	23	2,155,940	333,589	15.5%	365,844	17.0%	490,244	486,946	48,005	168,000	\$21.07/fs
Peabody/Salem	22	1,272,199	342,850	26.9%	342,850	26.9%	372,285	372,285	0	100,000	\$18.79/fs
Saugus/Lynn	22	1,398,403	228,509	16.3%	240,278	17.2%	264,519	252,750	11,769	77,270	\$19.18/fs
Wilmington/Reading	12	1,198,844	302,018	25.2%	320,518	26.7%	371,785	353,285	18,500	181,761	\$18.50/fs
Totals	206	21,708,504	3,838,873	17.7%	4,102,819	18.9%	4,988,711	4,648,390	430,020	231,966	\$21.78/fs

Q2/2010 Office Market Statistics

Route 128 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
Quincy/Braintree	82	8,975,796	1,316,631	14.7%	1,432,799	16.0%	1,796,806	1,548,315	248,491	186,399	\$21.13/fs
Route 1 South	59	6,128,158	612,444	10.0%	676,678	11.0%	1,006,303	930,660	76,643	160,000	\$19.72/fs
Route 24	24	1,509,011	200,136	13.3%	200,136	13.3%	228,636	228,636	0	61,784	\$17.27/fs
Route 3 Corridor	36	2,408,993	171,918	7.1%	203,213	8.4%	235,587	188,778	46,809	30,000	\$21.55/fs
Totals	201	19,021,958	2,301,129	12.1%	2,512,826	13.2%	3,267,332	2,896,389	371,943	186,399	\$20.37/fs

Route 128 West

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	36	2,811,853	297,103	10.6%	567,187	20.2%	702,763	527,702	330,551	101,868	\$20.78/fs
Newton/Brookline	68	9,662,830	733,901	7.6%	754,157	7.8%	971,155	895,830	75,325	120,766	\$22.00/fs
Waltham/Watertown	107	13,003,951	2,263,115	17.4%	2,427,517	18.7%	3,228,709	2,793,503	500,752	214,742	\$29.64/fs
Wellesley/Needham	51	3,707,230	392,475	10.6%	407,731	11.0%	695,768	528,907	166,861	118,524	\$29.32/fs
Totals	262	29,185,864	3,686,594	12.6%	4,156,592	14.2%	5,598,395	4,745,942	1,073,489	214,742	\$28.02/fs

Route 3 North

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	141	13,822,506	1,781,820	12.9%	1,905,654	13.8%	2,975,896	2,420,995	651,901	173,300	\$17.38/fs
Totals	141	13,822,506	1,781,820	12.9%	1,905,654	13.8%	2,975,896	2,420,995	651,901	173,300	\$17.38/fs

Route 495 North East

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	66	6,740,437	1,045,742	15.5%	1,074,251	15.9%	1,326,323	1,286,975	39,348	184,290	\$16.75/fs
Totals	66	6,740,437	1,045,742	15.5%	1,074,251	15.9%	1,326,323	1,286,975	39,348	184,290	\$16.75/fs

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	24	1,813,862	412,540	22.7%	435,624	24.0%	517,094	429,224	87,870	208,850	\$19.28/fs
Route 3 South	13	1,104,963	211,561	19.1%	211,561	19.1%	204,827	202,965	1,862	44,109	\$17.61/fs
Totals	37	2,918,825	624,101	21.4%	647,185	22.2%	721,921	632,189	89,732	208,850	\$18.68/fs

Q2/2010 Office Market Statistics

Route 495/Mass Pike West

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	68	7,185,242	552,938	7.7%	566,528	7.9%	734,788	699,058	72,506	80,000	\$20.29/fs
Hopkinton/Holliston	5	399,210	164,095	41.1%	164,095	41.1%	184,095	164,095	20,000	159,795	-
The Boroughs	117	11,314,836	1,438,040	12.7%	1,599,339	14.1%	2,638,541	2,217,362	421,179	382,000	\$18.02/fs
Totals	190	18,899,288	2,155,073	11.4%	2,329,962	12.3%	3,557,424	3,080,515	513,685	382,000	\$18.48/fs

Route 495/Route 2 West

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	72	7,529,070	971,480	12.9%	1,282,613	17.0%	1,986,704	1,559,620	429,420	195,000	\$17.86/fs
Totals	72	7,529,070	971,480	12.9%	1,282,613	17.0%	1,986,704	1,559,620	429,420	195,000	\$17.86/fs

Grand Totals

	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
	1746	217,155,726	26,185,516	12.1%	28,265,035	13.0%	39,198,280	34,343,314	5,302,813	411,200	\$24.04/fs