

Commercial Real Estate

Product Type	Total Inventory (Sq. Ft.)	Vacancy Rate (%)	Total Net Absorption (Sq. Ft.)	Rental Rate (Sq. Ft./Yr.)	Under Construction (Sq. Ft.)
Total Office Citywide					
Q4 2009	133.1 M	19.3	-139,886	\$19.58	941,924
Q4 2008	132.7 M	18.4	-140,884	\$20.17	1.2 M
Change	+338,578	+0.9 points	+998	-\$0.59	-220,768
Office Class A Citywide					
Q4 2009	59.6 M	19.9	104,136	\$22.66	928,388
Q4 2008	58.9 M	19.1	158,189	\$23.47	1.1 M
Change	+645,326	+0.8 points	-54,053	-\$0.81	-1.9 M
Office Class B Citywide					
Q4 2009	56.6 M	21.0	-66,743	\$16.58	13,536
Q4 2008	56.7 M	20.4	-19,698	\$16.85	48,695
Change	-180,240	+0.6 points	-47,045	-\$0.27	-35,159
Office Class C Citywide					
Q4 2009	16.9 M	11.2	-177,279	\$14.38	0
Q4 2008	17.0 M	9.1	2,393	\$15.21	0
Change	-126,508	+2.1 points	-179,672	-\$0.83	0
Total Central Business District Office					
Q4 2009	36.9 M	23.8	-318,599	\$19.00	0
Q4 2008	36.9 M	22.4	-82,531	\$19.61	0
Change	-20,000	+1.4 points	-236,068	-\$0.61	0
Industrial/Flex Citywide					
Q4 2009	213.1 M	8.4	-297,689	\$4.56	0
Q4 2008	212.3 M	6.8	-74,882	\$4.19	1.4 M
Change	+832,823	+1.6 points	-222,807	+\$0.37	-1.4 M
Retail Citywide					
Q4 2009	75.6 M	7.5	299,288	\$14.11	225,382
Q4 2008	75.2 M	7.2	331,460	\$14.33	436,182
Change	+478,457	+0.3 points	-32,172	-\$0.22	-210,800

Source: CoStar.com. Last updated January 2010.