

**Metropolitan Markets Office Vacancy Rates****Second Quarter 2007**

MARKET AREA	Vacancy Rate, %		
	2nd Qtr 2007	1st Qtr 2007	2nd Qtr 2006
ALBUQUERQUE	14.3	15.4	15.8
ATLANTA	16.9	17.5	18.1
AUSTIN	14.4	12.6	16.2
BALTIMORE	13.1	12.5	12.6
BOSTON	11.5	12.2	13.4
CHARLOTTE	12.5	12.9	14.5
CHICAGO	15.2	15.6	15.6
CINCINNATI	19.8	19.4	19.3
CLEVELAND	17.7	17.8	17
COLUMBUS	17.3	18.4	19.4
DALLAS	21.9	21.9	22
DENVER	14.3	14.6	15.6
DETROIT	20.2	20.8	20.4
EDISON	20.3	20.2	21.5
FORT LAUDERDALE	10.7	10.8	10.2
FORT WORTH	13.3	12.4	13.6
HARTFORD	15.7	16	17.6
HONOLULU	9.4	9.2	9.5
HOUSTON	12.1	12.6	15.8
INDIANAPOLIS	15.4	16.6	15.4
JACKSONVILLE	17.5	16.5	16.9
KANSAS CITY	15.7	17.1	16.6
LAS VEGAS	10.1	9.7	9.4
LONG ISLAND	9.1	10.1	11.3
LOS ANGELES	9.6	9.7	10.5
MEMPHIS*	17.3	17.2	15.4
MIAMI	9.8	9.3	8.3
MINNEAPOLIS	14.9	15.4	17
NASHVILLE	10.8	10.6	9.5
NEW YORK	6.1	6.2	7.6
NEWARK	13.6	14.3	13.8
OAKLAND	15.3	15.3	14.3
ORANGE COUNTY	9.3	8.9	8.1
ORLANDO	10.7	10.5	8.7
PHILADELPHIA	11.8	12.9	13.5
PHOENIX	14.1	13.4	11.7
PITTSBURGH*	15.8	16.7	18.6
PORTLAND	12.8	13	12.7
RALEIGH*	12.8	13.4	14.9
RIVERSIDE	9	8.3	9.2
SACRAMENTO	15	14.4	15.1
SALT LAKE CITY	11.7	12.1	12.5
SAN ANTONIO*	14	14.5	13.6
SAN DIEGO	13	13.8	10.9
SAN FRANCISCO	10.4	10.9	12.5
SAN JOSE	12.2	12.3	15.3
SEATTLE	8.8	9.2	10.7
ST. LOUIS	16.2	16.3	15.5
STAMFORD	11.1	13.3	14.9
TAMPA	12.1	11.7	10.8
TOLEDO*	16	14.6	13.8
TRENTON	14.8	13.8	11.3
TUCSON	10.4	11.1	9.1
VENTURA	7.8	8	6.5
WASHINGTON, DC	9.5	9.8	9.2
WEST PALM BEACH	13.8	11.3	9.5
WILMINGTON, DE	19.7	17.8	16.1
Sum of Markets	12.4	12.7	13.1