

**Metropolitan Markets Office Vacancy Rates****3rd Quarter 2008**

Sum of Markets	Vacancy Rate, %		
	3rd Qtr 2007 12.5	2nd Qtr 2008 13.2	3rd Qtr 2008 13.5
Albuquerque	13.5	13.5	14.0
Atlanta	17.0	17.2	16.6
Austin	14.7	15.4	15.6
Baltimore	13.9	13.0	13.8
Boston	11.3	11.1	11.0
Charlotte	11.3	11.4	12.8
Chicago	15.2	15.2	14.9
Cincinnati	18.2	17.5	17.5
Cleveland	16.7	16.0	15.3
Columbus	16.3	16.6	16.6
Dallas	21.8	21.1	20.3
Denver	14.2	15.3	15.6
Detroit	20.7	21.7	22.0
Edison	19.4	20.0	21.1
Fort Lauderdale	12.2	13.6	15.3
Fort Worth	12.1	12.4	13.2
Hartford	17.0	16.6	16.4
Honolulu	8.8	9.5	9.2
Houston	11.9	11.7	11.5
Indianapolis	15.5	15.8	16.1
Jacksonville	17.4	18.1	18.9
Kansas City	15.2	14.0	15.0
Las Vegas	12.6	16.1	16.2
Long Island	9.8	9.9	9.9
Los Angeles	9.7	11.0	11.7
Memphis	15.9	16.8	16.1
Miami	10.2	12.7	12.9
Minneapolis	14.4	14.3	14.9
Nashville	9.7	11.3	12.6
New York	5.8	6.1	6.2
Newark	13.6	14.5	15.2
Oakland	15.6	14.8	14.9
Orange County	11.4	17.1	17.7
Orlando	11.0	14.1	14.3
Philadelphia	11.3	12.3	12.2
Phoenix	14.8	18.7	20.3
Pittsburgh	16.1	13.5	12.6
Portland	12.5	12.5	12.4
Raleigh	11.6	12.9	13.0
Riverside	10.1	13.0	17.5
Sacramento	15.2	16.1	16.9
Salt Lake City	11.2	13.6	13.8
San Antonio	14.2	12.9	12.7
San Diego	12.8	15.8	17.7
San Francisco	9.6	9.7	9.7
San Jose	12.9	14.4	16.1
Seattle	9.1	9.6	9.9
St. Louis	15.3	14.3	13.6
Stamford	10.9	10.1	10.8
Tampa	13.9	15.7	17.6
Toledo	16.1	17.0	16.3
Trenton	15.2	12.5	11.4
Tucson	11.0	16.5	13.3
Ventura	9.0	11.6	13.4
Washington, DC	9.9	11.4	11.7
West Palm Beach	14.2	18.6	19.2
Wilmington	19.7	18.0	17.9