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Market
Profile

Office
Office



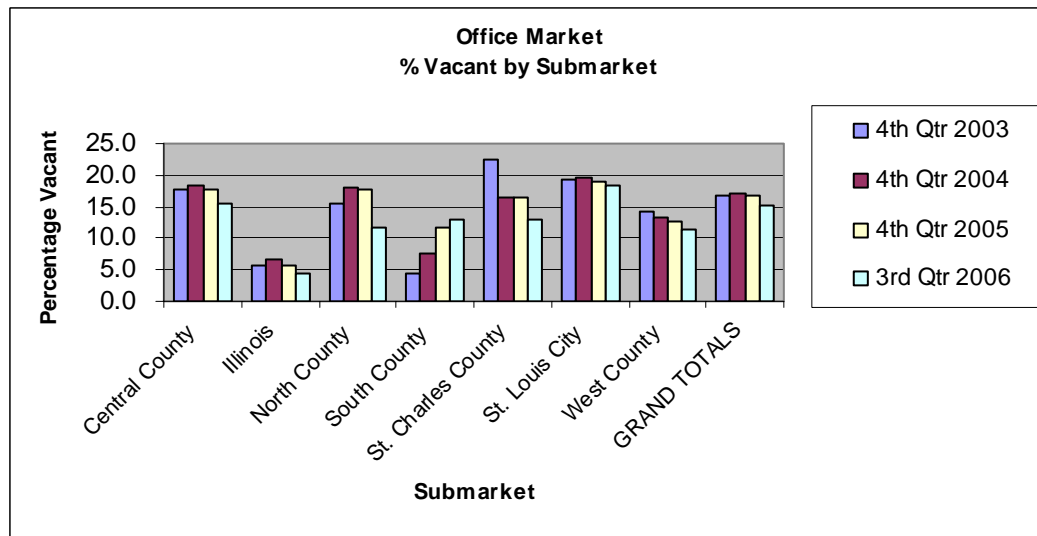
3rd Q
3rd Quarter
2006

Our St. Louis Metro Office Market survey covers over 41 million square feet of space in non-owner occupied buildings of 25,000 sq. ft. or greater, and has a current vacancy rate of 15.1% including space available for sublease. Current asking rates for the entire market are averaging \$18.75 per sq. ft. Please note effective rates may be lower once free rent, reduced rates, tenant improvements and other incentives are incorporated.

St. Louis Office Market Profile
3rd Quarter 2006

Office Market	Total Square Feet	Available Square Feet	Vacancy Rate	Average Asking Rate
Central County	12,945,9248	1,995,266	15.4%	\$20.65
Illinois	751,090	33,371	4.4%	\$17.43
North County	3,432,150	405,216	11.8%	\$18.95
South County	1,676,915	217,975	13.0%	\$17.95
St Charles County	998,660	128,671	12.9%	\$19.05
St Louis City	14,406,711	2,617,654	18.2%	\$15.79
West County	6,895,449	788,950	11.4%	\$20.91
Market Totals	41,106,903	6,187,103	15.1%	\$18.75

Office Class	Total Square Feet	Available Square Feet	Vacancy Rate	Average Rate
Class A	21,877,438	3,078,803	14.1%	\$21.34
Class B	13,810,460	2,528,005	18.3%	\$16.53
Class C	4,838,007	533,740	11.0%	\$14.10



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