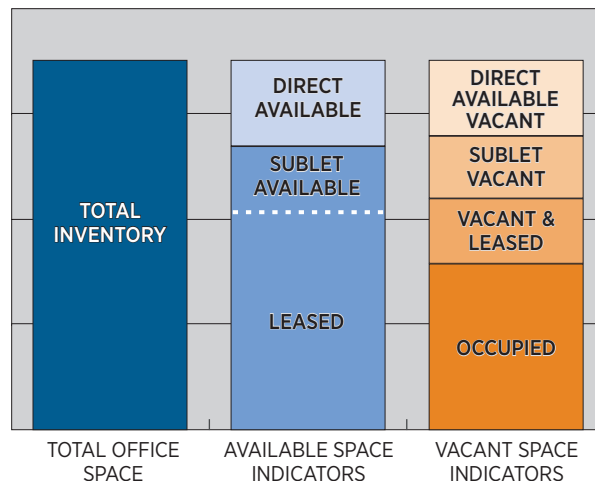


Office Market Definitions

Class	Definition
A	Higher Quality combination of design, materials, tenant mix, age, size and location.
B	Moderate quality combination of design, materials, tenant mix, age, size and location.
C	Lower quality combination of design, materials, tenant mix, age, size and location.
G	Government owned and government occupied office building.



Calculation of Total Vacant Rate

(Tracking both Available Space and Physically Unoccupied Space)

DIRECT AVAILABLE	DIRECT AVAILABLE VACANT	VACANT AND LEASED	DIRECT VACANT	SUBLET AVAILABLE	SUBLET VACANT	TOTAL AVAILABLE	TOTAL VACANT	TOTAL VACANT RATE
DA	DAV	VL	DV	SA	SV	TA	TV	PERCENT
			DV = DAV+VL			TA = DA+SA	TV = DV+SV	
							+	
							TOTAL OCCUPIED	
							=	
							TOTAL OFFICE AREA	

Term	Units	Definition
Direct Available	Square Feet	Space available for lease from the Landlord
Direct Available Vacant	Square Feet	Physically unoccupied or empty portion of Direct Available
Vacant and Leased	Square Feet	Space that is physically unoccupied and leased but not currently marketed as available
Direct Vacant	Square Feet	Sum of Vacant Portion of Direct Available and Vacant and Committed
Sublet Available	Square Feet	Area that is available for lease from tenants in the building
Sublet Vacant	Square Feet	Physically unoccupied or empty portion of Sublet Available
Total Vacant	Square Feet	Sum of Direct Vacant and Sublet Vacant
Total Vacant Rate	%	Participating Direct and Sublet Vacant divided by Participating Total Office Area
Total Available	Square Feet	Sum of Direct Available and Sublet Available
Total Available Rate	%	Participating Direct and Sublet Available divided by Participating Total Office Area