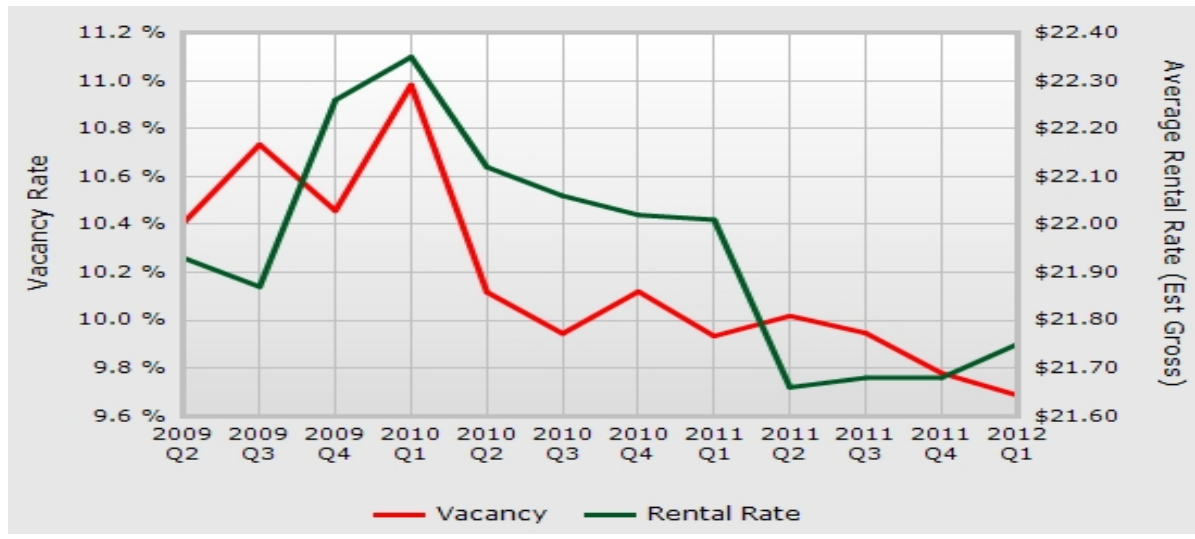
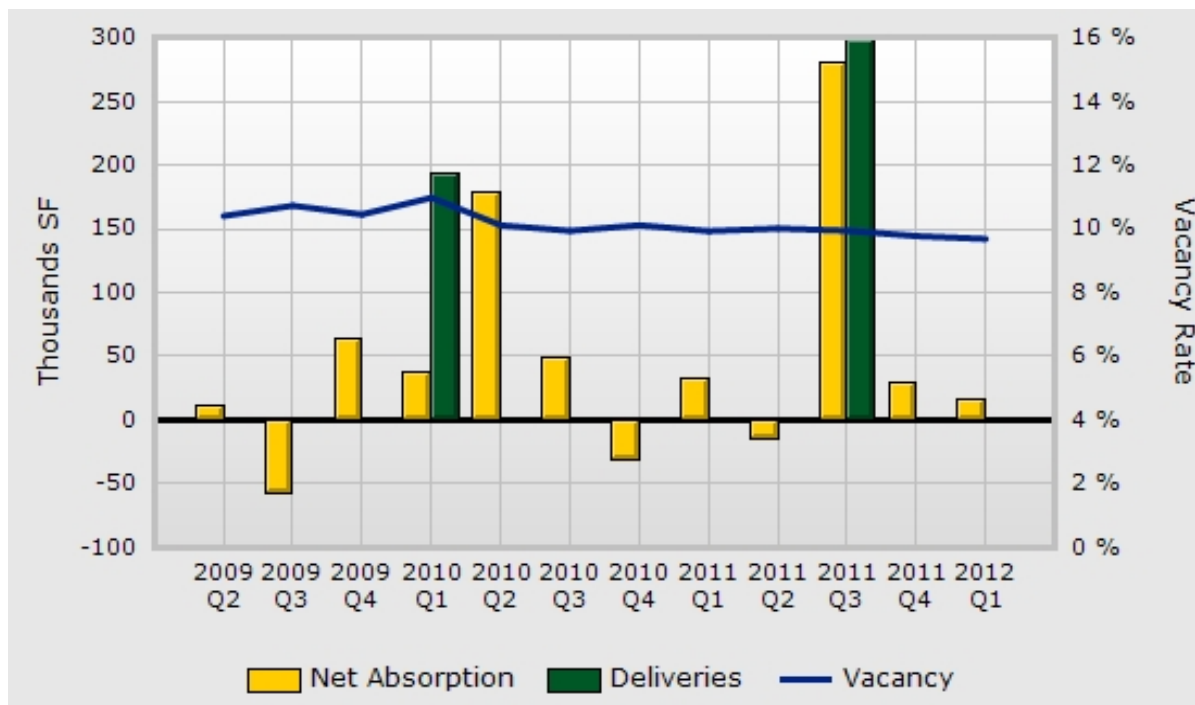


Current New Haven County Market Trends (April 2011)

Office Class A&B - Vacancy and Rental Rates



Office Class A&B - Absorption, Vacancy, & Deliveries



occupancy		
Properties:	331	
*Existing:	305 of	331
Spaces:	428	
Existing RBA:	18,028,569	
Vacant:	1,738,582	10 %
Occupied:	16,289,987	90 %
Leased:	16,380,348	91 %
availability		
Vacant Avail:	1,671,382	9 %
Total Avail:	2,818,816	16 %
Direct Avail:	2,558,354	14 %
Sublet Avail:	253,962	1 %
Average Time:	44.3	Months
leasing activity		
Leasing YTD:	137,158	1 %
Net Abs YTD:	24,544	0 %
direct gross rent		
Office Range:	\$7.66-\$48.67/yr	
Office Avg:	\$21.73/yr	