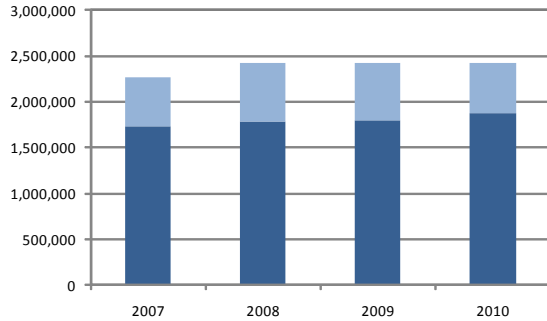


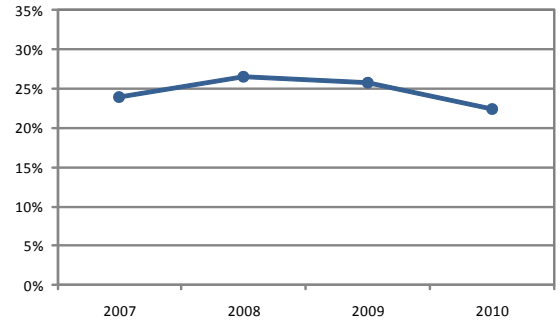
CASTLETON OFFICE MARKET

First Quarter 2010

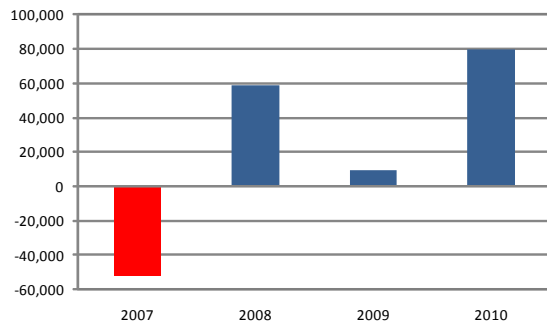
OCCUPIED SF + **VACANT SF** = **TOTAL SF**



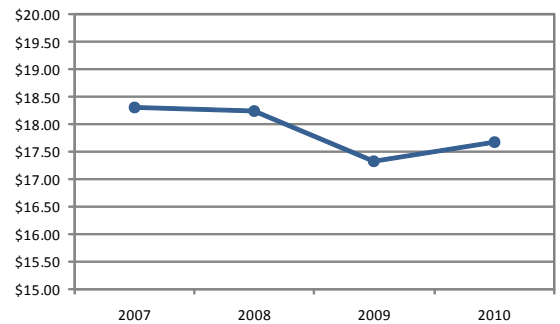
VACANT %



ABSORPTION SF



QUOTED RATES



Absorption: The net difference in occupied space during the past year. Positive absorption is when more space is occupied now than a year ago (growing market). Negative absorption is when less space is occupied now than a year ago (declining market).

Top Leases

8470 Allisonville Pointe 4,139 SF Tom James

New Buildings

No construction at this time

Period	Inventory		Vacancy		Net Absorption	Quoted Rates
	# Bldgs	Total SF	Vacant SF	Vacancy %		
2010 YTD	54	2,419,109	543,629	22.5%	79,612	\$17.68
2009 YE	54	2,419,109	623,241	25.8%	9,413	\$17.33
2008 YE	54	2,419,190	641,799	26.5%	58,609	\$18.25
2007 YE	53	2,269,190	542,025	23.9%	(51,642)	\$18.30

This report includes multi-tenant office buildings within the area bounded by north: 96th Street / south: 71st Street / east: Hague Road / west: Hazel Dell Road