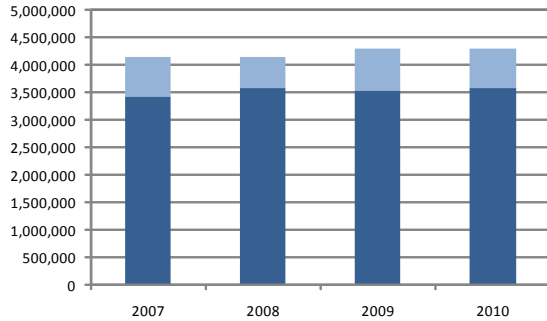


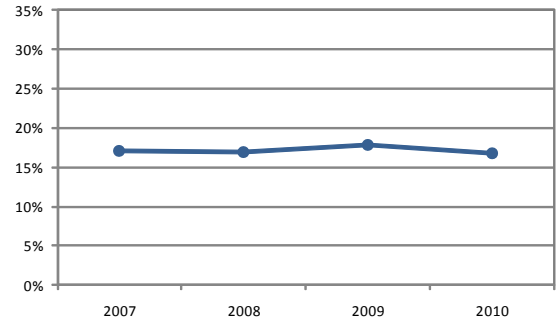
KEYSTONE OFFICE MARKET

First Quarter 2010

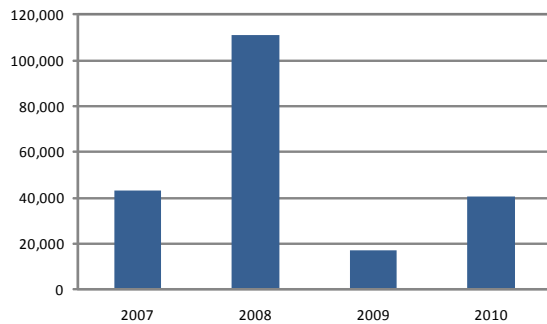
OCCUPIED SF + **VACANT SF** = **TOTAL SF**



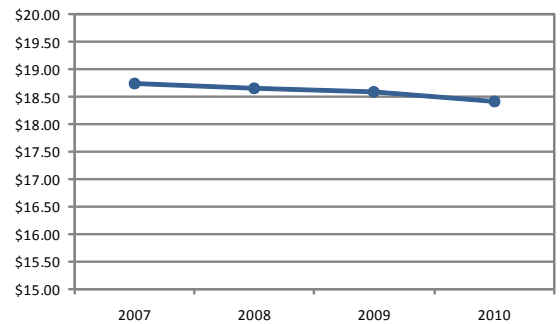
VACANT %



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

8900 Keystone Crossing	8,110 SF	VHA, Inc
8900 Keystone Crossing	7,058 SF	McGraw-Hill Higher Education
9000 Keystone Crossing	7,023 SF	Health Management Assoc.

New Buildings

No construction at this time

Period	Inventory		Vacancy		Net Absorption	Quoted Rates
	# Bldgs	Total SF	Vacant SF	Vacancy %		
2010 YTD	60	4,303,312	725,009	16.8%	40,379	\$18.41
2009 YE	60	4,303,312	766,143	17.8%	17,121	\$18.59
2008 YE	60	4,303,312	561,290	16.9%	110,824	\$18.65
2007 YE	58	4,137,635	705,546	17.1%	43,012	\$18.74

This report includes multi-tenant office buildings within the area bounded by north: 106th St / south: 71st St. / east: Hazel Dell Rd. / west: Westfield Blvd.