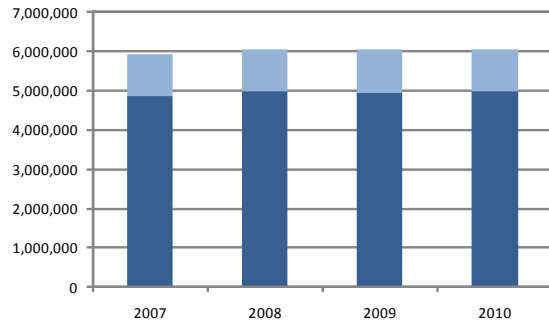


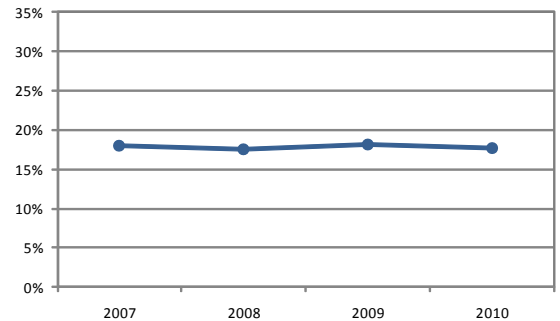
MERIDIAN CORRIDOR OFFICE MARKET

First Quarter 2010

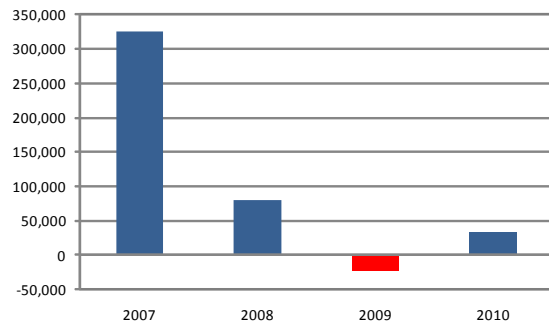
OCCUPIED SF + VACANT SF = TOTAL SF



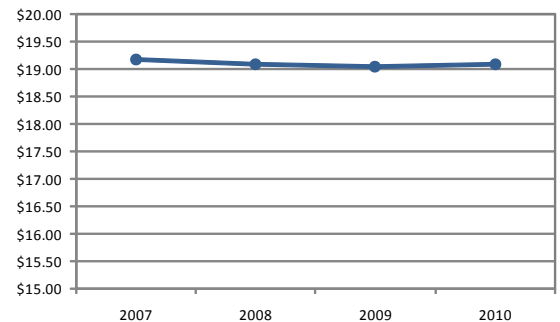
VACANT %



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

11595 N. Meridian 19,455 SF Sure Point Lending
 550 Congressional Blvd 11,477 SF Quinlan Marketing Inc.

New Buildings

No construction at this time

Period	Inventory		Vacancy		Net Absorption	Quoted Rates
	# Bldgs	Total SF	Vacant SF	Vacancy %		
2010 YTD	73	6,047,886	1,067,068	17.6%	32,635	\$19.10
2009 YE	73	6,047,886	1,097,279	18.1%	(22,754)	\$19.06
2008 YE	73	6,047,886	1,058,876	17.5%	80,059	\$19.10
2007 YE	71	5,936,159	1,069,445	18.0%	325,193	\$19.19

This report includes multi-tenant office buildings within the area bounded by north: 131st St / south: 71st St. / east: College Ave. / west: Spring Mill