

Market	Rentable Square Feet (RSF)	Direct Vacancy (sf)	%	Total Sublease Available (sf)	%	Total Availability (sf)	%	Q1 2010 Absorption (sf)	Average Asking Rate
<b>BOSTON</b>	<b>61,814,324</b>	<b>6,305,584</b>	<b>10.2%</b>	<b>1,477,635</b>	<b>2.4%</b>	<b>10,244,980</b>	<b>16.6%</b>	<b>(357,442)</b>	<b>\$38.80</b>
Back Bay	13,095,718	1,196,071	9.1%	423,706	3.2%	1,840,143	14.1%	(10,068)	\$40.31
Charlestown	2,515,546	83,831	3.3%	44,454	1.8%	128,285	5.1%	(4,675)	\$21.56
Financial District	33,090,067	3,415,140	10.3%	703,275	2.1%	6,171,098	18.6%	(76,217)	\$41.35
Midtown	1,270,835	74,156	5.8%	6,677	0.5%	100,043	7.9%	(1,836)	\$25.29
North Station	3,057,086	379,882	12.4%	55,419	1.8%	445,095	14.6%	(200,615)	\$26.79
Seaport	5,882,734	861,703	14.6%	226,930	3.9%	1,233,253	21.0%	(59,097)	\$34.74
South Station	2,902,338	294,801	10.2%	17,174	0.6%	327,063	11.3%	(4,934)	\$24.71
<b>CAMBRIDGE</b>	<b>9,641,517</b>	<b>999,706</b>	<b>10.4%</b>	<b>290,026</b>	<b>3.0%</b>	<b>1,696,971</b>	<b>17.6%</b>	<b>43,208</b>	<b>\$36.15</b>
East Cambridge	5,421,541	622,104	11.5%	209,111	3.9%	1,119,276	20.6%	29,070	\$37.96
Mid Cambridge	2,469,279	103,762	4.2%	64,170	2.6%	274,045	11.1%	9,803	\$36.04
West Cambridge	1,750,697	273,840	15.6%	16,745	1.0%	303,650	17.3%	4,335	\$29.57
<b>SUBURBAN</b>	<b>92,786,839</b>	<b>16,459,265</b>	<b>17.7%</b>	<b>3,458,373</b>	<b>3.7%</b>	<b>21,685,754</b>	<b>23.4%</b>	<b>(50,051)</b>	<b>\$20.08</b>
Inner Suburbs	2,720,799	266,763	9.8%	48,381	1.8%	362,069	13.3%	(12,777)	\$20.30
<b>ROUTE 128</b>	<b>56,235,128</b>	<b>9,558,790</b>	<b>17.0%</b>	<b>1,871,669</b>	<b>3.3%</b>	<b>12,957,825</b>	<b>23.0%</b>	<b>(213,900)</b>	<b>\$21.49</b>
128 West	23,092,997	3,559,162	15.4%	1,091,859	4.7%	5,510,841	23.9%	(236,530)	\$25.18
128 North	19,242,405	3,655,736	19.0%	473,910	2.5%	4,709,871	24.5%	(43,306)	\$19.49
128 South	13,899,726	2,343,892	16.9%	305,900	2.2%	2,737,113	19.7%	65,936	\$18.62
<b>INTERSTATE 495</b>	<b>33,830,912</b>	<b>6,633,712</b>	<b>19.6%</b>	<b>1,538,323</b>	<b>4.5%</b>	<b>8,365,860</b>	<b>24.7%</b>	<b>176,626</b>	<b>\$17.89</b>
495/Mass Pike West	13,777,984	2,405,898	17.5%	544,564	4.0%	3,103,832	22.5%	52,156	\$18.78
495/Route 2 West	6,653,354	1,261,492	19.0%	458,416	6.9%	1,726,721	26.0%	(44,355)	\$16.32
495 North East	3,469,136	901,523	26.0%	10,670	0.3%	915,864	26.4%	86,299	\$16.57
Route 3 North	6,346,624	1,213,367	19.1%	434,234	6.8%	1,677,572	26.4%	87,615	\$17.89
495 South	3,583,814	851,432	23.8%	90,439	2.5%	941,871	26.3%	(5,089)	\$19.09
<b>TOTAL OFFICE</b>	<b>164,242,680</b>	<b>23,764,555</b>	<b>14.5%</b>	<b>5,226,034</b>	<b>3.2%</b>	<b>33,627,705</b>	<b>20.5%</b>	<b>(364,285)</b>	<b>\$26.59</b>

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<b>BOSTON</b>	<b>40,567,650</b>	<b>3,499,605</b>	<b>8.6%</b>	<b>941,786</b>	<b>2.3%</b>	<b>6,377,709</b>	<b>15.7%</b>	<b>(130,116)</b>	<b>\$44.68</b>
Back Bay	9,275,565	865,571	9.3%	305,894	3.3%	1,245,608	13.4%	(26,263)	\$43.71
Charlestown	903,771	34,001	3.8%	11,138	1.2%	45,139	5.0%	(27,675)	\$28.00
Financial District	25,064,850	2,184,803	8.7%	547,673	2.2%	4,583,100	18.3%	(37,976)	\$45.33
Midtown	568,137	7,575	1.3%	-	0.0%	19,126	3.4%	-	\$28.63
North Station	1,388,388	14,281	1.0%	39,370	2.8%	53,651	3.9%	11,276	\$43.50
Seaport	2,232,384	393,374	17.6%	20,537	0.9%	413,911	18.5%	(49,478)	\$45.00
South Station	1,134,555	-	0.0%	17,174	1.5%	17,174	1.5%	-	-
<b>CAMBRIDGE</b>	<b>7,118,686</b>	<b>889,250</b>	<b>12.5%</b>	<b>266,229</b>	<b>3.7%</b>	<b>1,482,347</b>	<b>20.8%</b>	<b>5,726</b>	<b>\$37.16</b>
East Cambridge	4,883,088	571,062	11.7%	206,059	4.2%	1,065,182	21.8%	15,531	\$37.16
Mid Cambridge	1,436,197	76,979	5.4%	60,170	4.2%	175,956	12.3%	2,130	\$38.60
West Cambridge	799,401	241,209	30.2%	-	0.0%	241,209	30.2%	(11,935)	\$36.25
<b>SUBURBAN</b>	<b>53,018,654</b>	<b>9,092,208</b>	<b>17.1%</b>	<b>2,292,238</b>	<b>4.3%</b>	<b>12,573,341</b>	<b>23.7%</b>	<b>80,095</b>	<b>\$22.05</b>
<b>Inner Suburbs</b>	<b>2,021,732</b>	<b>219,989</b>	<b>10.9%</b>	<b>41,780</b>	<b>2.1%</b>	<b>304,799</b>	<b>15.1%</b>	<b>-</b>	<b>-</b>
<b>ROUTE 128</b>	<b>33,538,204</b>	<b>5,749,150</b>	<b>17.1%</b>	<b>1,350,278</b>	<b>4.0%</b>	<b>8,098,611</b>	<b>24.1%</b>	<b>(4,985)</b>	<b>\$24.37</b>
128 West	13,617,443	2,162,149	15.9%	806,082	5.9%	3,520,932	25.9%	(68,113)	\$27.15
128 North	13,047,038	2,531,376	19.4%	323,842	2.5%	3,236,761	24.8%	(32,229)	\$22.72
128 South	6,873,723	1,055,625	15.4%	220,354	3.2%	1,340,918	19.5%	95,357	\$21.03
<b>INTERSTATE 495</b>	<b>17,458,718</b>	<b>3,123,069</b>	<b>17.9%</b>	<b>900,180</b>	<b>5.2%</b>	<b>4,169,931</b>	<b>23.9%</b>	<b>85,080</b>	<b>\$19.15</b>
495/Mass Pike West	7,359,650	1,249,540	17.0%	311,947	4.2%	1,690,516	23.0%	31,274	\$19.69
495/Route 2 West	3,263,410	463,289	14.2%	234,314	7.2%	698,689	21.4%	1,594	\$16.70
495 North East	1,724,151	339,788	19.7%	10,670	0.6%	350,458	20.3%	(20,890)	\$18.50
Route 3 North	3,781,245	667,397	17.7%	323,165	8.5%	1,007,129	26.6%	76,865	\$19.75
495 South	1,330,262	403,055	30.3%	20,084	1.5%	423,139	31.8%	(3,763)	\$20.17
<b>TOTAL CLASS A</b>	<b>100,704,990</b>	<b>13,481,063</b>	<b>13.4%</b>	<b>3,500,253</b>	<b>3.5%</b>	<b>20,433,397</b>	<b>20.3%</b>	<b>(44,295)</b>	<b>\$30.67</b>

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<b>BOSTON</b>	<b>21,246,674</b>	<b>2,805,979</b>	<b>13.2%</b>	<b>535,849</b>	<b>2.5%</b>	<b>3,867,271</b>	<b>18.2%</b>	<b>(227,326)</b>	<b>\$29.16</b>
Back Bay	3,820,153	330,500	8.7%	117,812	3.1%	594,535	15.6%	16,195	\$33.20
Charlestown	1,611,775	49,830	3.1%	33,316	2.1%	83,146	5.2%	23,000	\$21.00
Financial District	8,025,217	1,230,337	15.3%	155,602	1.9%	1,587,998	19.8%	(38,241)	\$29.85
Midtown	702,698	66,581	9.5%	6,677	1.0%	80,917	11.5%	(1,836)	\$24.50
North Station	1,668,698	365,601	21.9%	16,049	1.0%	391,444	23.5%	(211,891)	\$24.50
Seaport	3,650,350	468,329	12.8%	206,393	5.7%	819,342	22.4%	(9,619)	\$29.56
South Station	1,767,783	294,801	16.7%	-	0.0%	309,889	17.5%	(4,934)	\$26.08
<b>CAMBRIDGE</b>	<b>2,522,831</b>	<b>110,456</b>	<b>4.4%</b>	<b>23,797</b>	<b>0.9%</b>	<b>214,624</b>	<b>8.5%</b>	<b>37,482</b>	<b>\$29.17</b>
East Cambridge	538,453	51,042	9.5%	3,052	0.6%	54,094	10.0%	13,539	\$25.50
Mid Cambridge	1,033,082	26,783	2.6%	4,000	0.4%	98,089	9.5%	7,673	\$35.67
West Cambridge	951,296	32,631	3.4%	16,745	1.8%	62,441	6.6%	16,270	\$22.14
<b>SUBURBAN</b>	<b>39,768,185</b>	<b>7,367,057</b>	<b>18.5%</b>	<b>1,166,135</b>	<b>2.9%</b>	<b>9,112,413</b>	<b>22.9%</b>	<b>(130,146)</b>	<b>\$18.62</b>
<b>Inner Suburbs</b>	<b>699,067</b>	<b>46,774</b>	<b>6.7%</b>	<b>6,601</b>	<b>0.9%</b>	<b>57,270</b>	<b>8.2%</b>	<b>(12,777)</b>	<b>\$19.34</b>
<b>ROUTE 128</b>	<b>22,696,924</b>	<b>3,809,640</b>	<b>16.8%</b>	<b>521,391</b>	<b>2.3%</b>	<b>4,859,214</b>	<b>21.4%</b>	<b>(208,915)</b>	<b>\$19.93</b>
128 West	9,475,554	1,397,013	14.7%	285,777	3.0%	1,989,909	21.0%	(168,417)	\$24.27
128 North	6,195,367	1,124,360	18.1%	150,068	2.4%	1,473,110	23.8%	(11,077)	\$17.47
128 South	7,026,003	1,288,267	18.3%	85,546	1.2%	1,396,195	19.9%	(4,453)	\$17.30
<b>INTERSTATE 495</b>	<b>16,372,194</b>	<b>3,510,643</b>	<b>21.4%</b>	<b>638,143</b>	<b>3.9%</b>	<b>4,195,929</b>	<b>25.6%</b>	<b>91,546</b>	<b>\$17.09</b>
495/Mass Pike West	6,418,334	1,156,358	18.0%	232,617	3.6%	1,413,316	22.0%	20,882	\$17.86
495/Route 2 West	3,389,944	798,203	23.5%	224,102	6.6%	1,028,032	30.3%	(45,949)	\$16.05
495 North East	1,744,985	561,735	32.2%	-	0.0%	565,406	32.4%	107,189	\$16.25
Route 3 North	2,565,379	545,970	21.3%	111,069	4.3%	670,443	26.1%	10,750	\$16.40
495 South	2,253,552	448,377	19.9%	70,355	3.1%	518,732	23.0%	(1,326)	\$18.82
<b>TOTAL CLASS B</b>	<b>63,537,690</b>	<b>10,283,492</b>	<b>16.2%</b>	<b>1,725,781</b>	<b>2.7%</b>	<b>13,194,308</b>	<b>20.8%</b>	<b>(319,990)</b>	<b>\$21.88</b>

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<b>BOSTON</b>									
<b>CAMBRIDGE</b>	<b>8,956,346</b>	<b>1,163,337</b>	<b>13.0%</b>	<b>118,795</b>	<b>1.3%</b>	<b>1,364,847</b>	<b>15.2%</b>	<b>160,883</b>	<b>\$47.31</b>
East Cambridge	5,378,375	761,623	14.2%	56,713	1.1%	827,326	15.4%	83,386	\$50.56
Mid Cambridge	2,880,304	382,515	13.3%	43,641	1.5%	499,881	17.4%	77,497	\$43.25
West Cambridge	697,667	19,199	2.8%	18,441	2.6%	37,640	5.4%	-	\$30.00
<b>SUBURBAN</b>	<b>8,956,346</b>	<b>1,163,337</b>	<b>13.0%</b>	<b>118,795</b>	<b>1.3%</b>	<b>1,364,847</b>	<b>15.2%</b>	<b>160,883</b>	<b>\$47.31</b>
128 West	5,378,375	761,623	14.2%	56,713	1.1%	827,326	15.4%	83,386	\$50.56
495 West	2,880,304	382,515	13.3%	43,641	1.5%	499,881	17.4%	77,497	\$43.25
Northern Suburbs	697,667	19,199	2.8%	18,441	2.6%	37,640	5.4%	-	\$30.00
<b>TOTAL</b>									
<b>CLASS A</b>									
<b>BOSTON</b>									
<b>CAMBRIDGE</b>	<b>8,956,346</b>	<b>1,163,337</b>	<b>13.0%</b>	<b>118,795</b>	<b>1.3%</b>	<b>1,364,847</b>	<b>15.2%</b>	<b>160,883</b>	<b>\$47.31</b>
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<b>CLASS B</b>									
<b>BOSTON</b>									
<b>CAMBRIDGE</b>	<b>8,956,346</b>	<b>1,163,337</b>	<b>13.0%</b>	<b>118,795</b>	<b>1.3%</b>	<b>1,364,847</b>	<b>15.2%</b>	<b>160,883</b>	<b>\$47.31</b>
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<b>TOTAL</b>									

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<b>WAREHOUSE &amp; MANUFACTURING</b>	<b>133,712,766</b>	<b>25,327,718</b>	<b>18.9%</b>	<b>2,668,666</b>	<b>2.0%</b>	<b>34,175,770</b>	<b>25.6%</b>	<b>(1,748,502)</b>	<b>\$5.23</b>
<b>METRO</b>	<b>10,672,776</b>	<b>2,545,902</b>	<b>23.9%</b>	<b>338,731</b>	<b>3.2%</b>	<b>3,249,104</b>	<b>30.4%</b>	<b>(74,976)</b>	<b>\$6.81</b>
Suffolk County	6,772,707	2,107,623	31.1%	248,056	3.7%	2,463,178	36.4%	(107,623)	\$7.04
Inner Suburbs	4,131,740	593,737	14.4%	90,675	2.2%	765,872	18.5%	32,647	\$6.27
<b>ROUTE 128</b>	<b>36,376,960</b>	<b>6,371,497</b>	<b>17.5%</b>	<b>564,601</b>	<b>1.6%</b>	<b>8,157,176</b>	<b>22.4%</b>	<b>(695,103)</b>	<b>\$6.01</b>
128 West	1,521,123	597,137	39.3%	-	0.0%	597,537	39.3%	(97,137)	\$6.83
128 North	17,861,251	1,892,702	10.6%	370,445	2.1%	2,679,605	15.0%	(266,308)	\$6.63
128 South	16,994,586	3,881,658	22.8%	194,156	1.1%	4,880,034	28.7%	(331,658)	\$5.57
<b>INTERSTATE 495</b>	<b>86,663,030</b>	<b>16,410,319</b>	<b>18.9%</b>	<b>1,765,334</b>	<b>2.0%</b>	<b>22,769,490</b>	<b>26.3%</b>	<b>(978,423)</b>	<b>\$4.72</b>
495/Mass Pike West	11,004,232	1,236,584	11.2%	87,133	0.8%	2,566,609	23.3%	(116,584)	\$5.50
495/Route 2 West	10,120,748	2,206,596	21.8%	563,400	5.6%	4,181,265	41.3%	(34,630)	\$4.46
495 North East	13,469,064	1,672,998	12.4%	17,492	0.1%	1,756,834	13.0%	(75,521)	\$4.94
Route 3 North	6,873,354	1,318,725	19.2%	39,574	0.6%	1,444,449	21.0%	(68,725)	\$5.01
495 South	45,195,632	9,975,416	22.1%	1,057,735	2.3%	12,820,333	28.4%	(682,963)	\$4.59
<b>FLEX and R&amp;D</b>	<b>59,500,626</b>	<b>13,503,080</b>	<b>22.7%</b>	<b>1,042,785</b>	<b>1.8%</b>	<b>15,235,247</b>	<b>25.6%</b>	<b>(449,919)</b>	<b>\$9.45</b>
Inner Suburbs	1,373,052	274,735	20.0%	13,667	1.0%	293,433	21.4%	(1,469)	\$14.13
<b>ROUTE 128</b>	<b>22,829,996</b>	<b>4,322,432</b>	<b>18.9%</b>	<b>645,306</b>	<b>2.8%</b>	<b>4,997,496</b>	<b>21.9%</b>	<b>(337,355)</b>	<b>\$11.02</b>
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495/Mass Pike West	4,305,196	1,243,926	28.9%	174,246	4.0%	1,418,172	32.9%	10,791	\$9.12
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<b>INDUSTRIAL TOTAL*</b>	<b>193,213,392</b>	<b>38,830,798</b>	<b>20.1%</b>	<b>3,711,451</b>	<b>1.9%</b>	<b>49,411,017</b>	<b>25.6%</b>	<b>(2,198,421)</b>	<b>\$6.53</b>

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Market	Rentable Square Feet (RSF)	Direct Vacancy (sf)	%	Total Sublease Available (sf)	%	Total Availability (sf)	%	Q1 2010 Absorption (sf)	Average Asking Rate NNN
<b>WAREHOUSE &amp; MANUFACTURING</b>	<b>133,712,766</b>	<b>25,327,718</b>	<b>18.9%</b>	<b>2,668,666</b>	<b>2.0%</b>	<b>34,175,770</b>	<b>25.6%</b>	<b>(1,748,502)</b>	<b>\$5.23</b>
<b>METRO</b>	<b>10,672,776</b>	<b>2,545,902</b>	<b>23.9%</b>	<b>338,731</b>	<b>3.2%</b>	<b>3,249,104</b>	<b>30.4%</b>	<b>(74,976)</b>	<b>\$6.81</b>
Suffolk County	6,772,707	2,107,623	31.1%	248,056	3.7%	2,463,178	36.4%	(107,623)	\$7.04
Inner Suburbs	4,131,740	593,737	14.4%	90,675	2.2%	765,872	18.5%	32,647	\$6.27
<b>ROUTE 128</b>	<b>36,376,960</b>	<b>6,371,497</b>	<b>17.5%</b>	<b>564,601</b>	<b>1.6%</b>	<b>8,157,176</b>	<b>22.4%</b>	<b>(695,103)</b>	<b>\$6.01</b>
128 West	1,521,123	597,137	39.3%	-	0.0%	597,537	39.3%	(97,137)	\$6.83
128 North	17,861,251	1,892,702	10.6%	370,445	2.1%	2,679,605	15.0%	(266,308)	\$6.63
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<b>METRO</b>	<b>10,672,776</b>	<b>2,545,902</b>	<b>23.9%</b>	<b>338,731</b>	<b>3.2%</b>	<b>3,249,104</b>	<b>30.4%</b>	<b>(74,976)</b>	<b>\$6.81</b>
Suffolk County	6,772,707	2,107,623	31.1%	248,056	3.7%	2,463,178	36.4%	(107,623)	\$7.04
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<b>ROUTE 128</b>	<b>36,376,960</b>	<b>6,371,497</b>	<b>17.5%</b>	<b>564,601</b>	<b>1.6%</b>	<b>8,157,176</b>	<b>22.4%</b>	<b>(695,103)</b>	<b>\$6.01</b>
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495/Mass Pike West	11,004,232	1,236,584	11.2%	87,133	0.8%	2,566,609	23.3%	(116,584)	\$5.50
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128 West	4,167,334	615,274	14.8%	116,500	2.8%	723,490	17.4%	(100,587)	\$15.94
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Vacant Available: all space that is currently available to lease and occupy; therefore, space that is not hosting a tenant. Spaces with future commitments are excluded

Direct: space that is marketed on behalf of the Landlord

Sublease: space that is marketed on behalf of the current Tenant

Average Asking Rate: the average of a compiled set of direct asking rate per market as quoted by the landlord representative. In the Suburban markets, the average asking rate is plus tenant electric.