

Market Snapshot

1ST QUARTER 2010 STATISTICS – OFFICE / R&D

Market	Square Feet (SF) Supply	Direct SF Available	Sublease SF Available	Vacancy*	1st Qtr. Absorption
Boston	57,999,966	7,080,144	1,444,867	14.7%	(670,612)
Back Bay	11,560,308	1,111,587	408,478	13.1%	(7,676)
Financial District	32,660,665	4,581,910	689,509	16.1%	(654,917)
Charlestown	2,706,860	234,494	46,536	10.4%	2,906
Crosstown	1,025,000	56,900	45,755	10.0%	(19,900)
Fenway / Kenmore	1,537,321	19,500	0	1.3%	(2,500)
North Station	1,845,789	184,648	24,205	11.3%	20,729
Seaport	5,473,219	608,347	206,574	14.9%	(23,330)
South Station	1,190,804	282,758	23,810	25.7%	14,076
Cambridge	20,064,264	2,962,359	283,284	16.2%	(58,043)
Alewife Station / Route	2,845,608	569,913	27,096	21.0%	(49,512)
East Cambridge	15,233,922	2,237,492	232,600	16.2%	13,782
Harvard Square / Mass Ave	1,984,734	154,954	23,588	9.0%	(22,313)
Suburbs	123,769,139	23,692,282	3,380,945	21.9%	(689,347)
Inner Suburbs	5,627,911	587,919	72,149	11.7%	(43,815)
Route 128 North	7,575,871	1,285,715	246,841	20.2%	89,690
Route 128 Northwest	21,162,923	3,712,432	368,005	19.3%	(46,622)
Route 128 Mass Pike	27,159,128	4,658,796	565,550	19.2%	(56,481)
Route 128 South	13,886,339	2,298,603	333,795	19.0%	(140,295)
Route 495 North	24,897,205	4,896,726	938,056	23.4%	161,969
Route 495 West	17,300,197	4,888,055	780,928	32.8%	(563,990)
Route 495 South	4,179,898	1,110,825	75,621	28.4%	(73,982)
Worcester	1,979,667	253,211	0	12.8%	(15,821)
Total	201,833,369	33,734,785	5,109,096	19.2%	(1,418,002)

*Including sublease space

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