

Market Snapshot

2ND QUARTER 2009 STATISTICS – OFFICE / R&D

Market	Square Feet (SF) Supply	Direct SF Available	Sublease SF Available	Vacancy*	2nd Qtr. Absorption	YTD Absorption
Boston	57,796,570	5,870,318	1,547,794	12.8 %	(580,749)	(1,160,442)
Back Bay	11,531,298	1,207,152	527,793	15.0 %	(171,901)	(380,888)
Financial District	32,754,500	3,494,907	634,318	12.6 %	(420,031)	(697,599)
Charlestown	2,706,860	236,510	87,987	12.0 %	33,655	(40,600)
Crosstown	1,025,000	21,900	28,670	4.9 %	12,450	20,732
Fenway / Kenmore	1,537,321	17,000	0	1.1 %	0	0
North Station	1,845,789	160,124	22,074	9.9 %	177	(4,764)
Seaport	5,204,998	455,440	203,239	12.7 %	(129,672)	(154,219)
South Station	1,190,804	277,285	43,713	27.0 %	94,573	96,896
Cambridge	19,753,264	2,363,993	515,944	14.6 %	64,503	(200,220)
Alewife Station / Route 2	2,845,608	506,111	63,415	20.0 %	(24,747)	(10,962)
East Cambridge	14,922,922	1,746,332	414,567	14.5 %	124,802	(127,135)
Harvard Square / Mass Ave	1,984,734	111,550	37,962	7.5 %	(35,552)	(62,123)
Suburbs	123,160,653	20,891,676	4,077,923	20.3 %	(946,457)	(1,821,781)
Inner Suburbs	5,303,911	439,275	59,935	9.4 %	(25,620)	(70,245)
Route 128 North	7,866,647	1,413,294	272,759	21.4 %	27,628	(87,094)
Route 128 Northwest	21,749,131	3,434,220	430,005	17.8 %	(342,267)	(638,916)
Route 128 Mass Pike	26,706,725	3,813,162	962,917	17.9 %	18,094	(512,958)
Route 128 South	13,776,728	2,212,173	378,257	18.8 %	(219,171)	(215,040)
Route 495 North	24,724,205	4,516,440	1,129,105	22.8 %	(170,350)	(21,979)
Route 495 West	16,941,491	3,874,863	705,252	27.0 %	(212,511)	(267,611)
Route 495 South	4,112,148	936,545	139,693	26.2 %	2,629	(14,852)
Worcester	1,979,667	251,704	0	12.7 %	(24,889)	6,914
TOTALS	200,710,487	29,125,987	6,141,661	17.6 %	(1,462,703)	(3,182,443)

Including sublease space

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