

# Market Snapshot

## 2ND QUARTER 2010 STATISTICS – OFFICE / R&D

Market	Square Feet (SF) Supply	Direct SF Available	Sublease SF Available	Vacancy*	Current Absorption	YTD Absorption
<b>Boston</b>	<b>57,999,966</b>	<b>7,708,618</b>	<b>1,295,621</b>	<b>15.5%</b>	<b>(505,547)</b>	<b>(1,149,840)</b>
Back Bay	11,560,308	805,438	360,341	10.1%	354,286	346,610
Financial District	32,660,665	5,356,888	660,950	18.4%	(772,738)	(1,401,336)
Charlestown	2,706,860	222,476	36,736	9.6%	21,818	24,724
Crosstown	1,025,000	71,700	29,723	9.9%	1,232	(18,668)
Fenway / Kenmore	1,537,321	45,950	0	3.0%	(26,450)	(28,950)
North Station	1,845,789	231,124	24,205	13.8%	(46,476)	(25,747)
Seaport	5,473,219	632,189	162,692	14.5%	20,040	(3,290)
South Station	1,190,804	342,853	20,974	30.6%	(57,259)	(43,183)
<b>Cambridge</b>	<b>20,063,884</b>	<b>2,810,451</b>	<b>239,264</b>	<b>15.2%</b>	<b>168,709</b>	<b>110,666</b>
Alewife Station / Route	2,845,608	557,360	27,096	20.5%	12,553	(36,959)
East Cambridge	15,233,542	2,088,553	201,120	15.0%	180,039	193,821
Harvard Square / Mass Ave	1,984,734	164,538	11,048	8.8%	2,956	(19,357)
<b>Suburbs</b>	<b>124,748,972</b>	<b>23,634,494</b>	<b>3,537,999</b>	<b>21.8%</b>	<b>213,423</b>	<b>(417,297)</b>
Inner Suburbs	5,627,911	544,511	50,287	10.6%	65,270	21,455
Route 128 North	7,527,511	1,243,972	246,841	19.8%	31,910	115,455
Route 128 Northwest	21,538,572	3,765,804	548,673	20.0%	(180,950)	(77,572)
Route 128 Mass Pike	27,432,128	4,559,988	517,072	18.5%	180,251	90,805
Route 128 South	14,164,462	2,374,371	415,195	19.7%	(53,122)	(214,680)
Route 495 North	24,911,779	5,212,960	862,182	24.4%	(194,786)	(63,817)
Route 495 West	17,328,997	4,727,893	745,469	31.6%	224,421	(339,569)
Route 495 South	4,237,945	956,910	152,280	26.2%	135,303	61,321
Worcester	1,979,667	248,085	0	12.5%	5,126	(10,695)
<b>Total</b>	<b>202,812,822</b>	<b>34,153,563</b>	<b>5,072,884</b>	<b>19.3%</b>	<b>(96,576)</b>	<b>(1,429,632)</b>

\*Including sublease space

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