

# Viewpoint Market Snapshot As of 9/30/2011

Office and R&D / Class A+, Class A and Class B

Market	Square Feet (SF) Supply	Direct SF Available	Sublease SF Available	Vacancy*	Q3 2011 Absorption	YTD Absorption
<b>Boston</b>	60,397,959	8,517,937	1,023,980	15.8%	321,805	461,620
<b>Back Bay</b>	11,981,716	639,226	189,190	6.9%	129,257	211,442
<b>Financial District</b>	33,548,648	6,035,299	481,115	19.4%	62,763	11,355
<b>Charlestown</b>	2,706,860	214,522	57,284	10.0%	18,852	34,393
<b>Crosstown</b>	1,122,326	76,372	0	6.8%	14,805	11,344
<b>Fenway / Kenmore</b>	1,826,057	138,173	111,000	13.6%	0	-45,761
<b>North Station</b>	1,845,789	260,498	17,486	15.1%	10,478	67,323
<b>Seaport</b>	6,182,546	884,430	124,043	16.3%	128,146	232,577
<b>South Station</b>	1,184,017	269,417	43,862	26.5%	-42,496	-61,053
<b>Cambridge</b>	19,813,496	2,390,751	367,025	13.9%	-209,292	20,400
<b>Alewife Station / Route 2</b>	2,756,411	414,040	15,000	15.6%	-41,656	230,882
<b>East Cambridge</b>	15,132,939	1,857,468	342,025	14.5%	-183,031	-207,923
<b>Harvard Square / Mass Ave</b>	1,924,146	119,243	10,000	6.7%	15,395	-2,559
<b>Suburbs</b>	127,484,636	23,894,985	3,546,230	21.5%	-492,573	-290,807
<b>Inner Suburbs</b>	5,850,321	859,154	76,576	16.0%	-43,474	-95,443
<b>Route 128 North</b>	7,889,370	1,267,703	235,011	19.0%	111,834	154,019
<b>Route 128 Northwest</b>	21,798,448	2,851,151	705,372	16.3%	196,725	618,888
<b>Route 128 Mass Pike</b>	28,325,688	4,856,651	648,437	19.4%	115,528	-336,123
<b>Route 128 South</b>	14,544,811	2,985,416	255,379	22.3%	-93,466	-184,583
<b>Route 495 North</b>	25,058,779	5,196,612	685,532	23.5%	-33,169	207,762
<b>Route 495 West</b>	17,492,649	4,635,100	823,506	31.2%	-682,905	-581,108
<b>Route 495 South</b>	4,510,903	936,849	116,417	23.3%	-48,768	-32,481
<b>Worcester</b>	2,013,667	306,349	0	15.2%	-14,878	-41,738
<b>Total</b>	207,696,091	34,803,673	4,937,235	19.1%	-380,060	191,213

*Including sublease space*