

Market Snapshot

4TH QUARTER 2009 STATISTICS – OFFICE / R&D

Market	Square Feet (SF) Supply	Direct SF Available	Sublease SF Available	Vacancy*	4th Qtr. Absorption	YTD Absorption
Boston	58,187,916	6,398,151	1,456,248	13.5 %	(271,431)	(1,501,454)
Back Bay	11,560,308	1,103,430	408,959	13.1 %	106,036	(154,010)
Financial District	32,848,615	3,935,317	681,185	14.1 %	(326,094)	(1,178,199)
Charlestown	2,706,860	218,622	65,314	10.5 %	2,382	(39)
Crosstown	1,025,000	37,000	45,755	8.1 %	(17,085)	(11,453)
Fenway / Kenmore	1,537,321	17,000	0	1.1 %	0	0
North Station	1,845,789	212,786	16,796	12.4 %	(9,152)	(52,148)
Seaport	5,473,219	577,162	214,429	14.5 %	(18,043)	(202,855)
South Station	1,190,804	296,834	23,810	26.9 %	(9,475)	97,250
Cambridge	20,064,264	2,765,102	422,498	15.9 %	(7,885)	(208,883)
Alewife Station / Route 2	2,845,608	502,652	44,845	19.2 %	18,574	(933)
East Cambridge	15,233,922	2,138,603	345,271	16.3 %	(36,815)	(139,110)
Harvard Square / Mass Ave	1,984,734	123,847	32,382	7.9 %	10,356	(68,840)
Suburbs	123,284,486	22,391,437	3,614,040	21.1 %	(260,527)	(2,701,474)
Inner Suburbs	5,627,911	538,710	77,543	10.9 %	9,759	(187,288)
Route 128 North	7,575,871	1,361,792	260,454	21.4 %	(26,477)	(113,037)
Route 128 Northwest	21,169,923	3,578,864	394,951	18.8 %	90,469	(649,470)
Route 128 Mass Pike	26,811,725	4,174,789	651,673	18.0 %	(5,839)	(445,935)
Route 128 South	13,886,339	2,154,203	337,900	17.9 %	164,166	(89,213)
Route 495 North	24,897,205	4,994,320	1,002,431	24.1 %	61,972	(409,799)
Route 495 West	17,300,197	4,395,620	709,373	29.5 %	(578,295)	(790,641)
Route 495 South	4,035,648	955,749	179,715	28.1 %	11,856	(37,319)
Worcester	1,979,667	237,390	0	12.0 %	11,862	21,228
Total	201,536,666	31,554,690	5,492,786	18.4 %	(539,843)	(4,411,811)

*Including sublease space

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Mary Sullivan Kelly, Senior Vice President Phone: 617.330.8059 E-mail: mary.kelly@colliersmg.com

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