

COLLIERS PINKARD BULK, FLEX, OFFICE/WAREHOUSE MARKET STATISTICAL OVERVIEW

BALTIMORE METROPOLITAN AREA | JANUARY 1, 2008 TO DECEMBER 31, 2008

	NUMBER BUILDINGS	TOTAL SIZE	SF AVAILABLE	V-RATE	SF ABSORBED	% SUBLET	FUTURE AVAILABLE (SF)	UNDER CONST (SF)	COMPLETED CONST (SF)
CECIL COUNTY									
BULK	11	3,108,420	1,060,600	34.12%	-395,600	0.00%	0	0	0
TOTAL:	11	3,108,420	1,060,600	34.12%	-395,600	0.00%	0	0	0
CORRIDOR									
BULK	146	24,569,374	5,644,699	22.97%	-1,427,934	13.45%	140,000	0	340,498
FLEX	116	4,779,773	636,642	13.32%	-172,216	15.48%	0	0	0
OFFICE/WAREHOUSE	137	8,270,880	1,181,474	14.28%	-428,791	14.58%	84,384	66,584	0
TOTAL:	399	37,620,027	7,462,815	19.84%	-2,028,941	13.80%	224,384	66,584	340,498
EAST									
BULK	111	15,787,405	3,004,437	19.03%	183,222	2.39%	708,277	0	688,803
FLEX	18	732,714	194,437	26.54%	8,242	1.60%	0	0	0
OFFICE/WAREHOUSE	49	3,098,326	455,198	14.69%	-13,964	1.14%	195,000	0	85,277
TOTAL:	178	19,618,445	3,654,072	18.63%	177,500	2.19%	903,277	0	774,080
HARFORD COUNTY									
BULK	30	8,150,241	2,436,095	29.89%	483,103	7.68%	707,250	0	860,000
FLEX	16	662,820	53,080	8.01%	-8,410	28.26%	0	0	0
OFFICE/WAREHOUSE	17	846,015	50,200	5.93%	-39,800	0.00%	0	0	0
TOTAL:	63	9,659,076	2,539,375	26.29%	434,893	7.95%	707,250	0	860,000
NORTH									
BULK	26	1,613,503	157,989	9.79%	131,701	22.97%	36,000	0	0
FLEX	61	2,890,670	302,670	10.47%	-9,507	1.55%	0	0	0
OFFICE/WAREHOUSE	11	530,400	129,705	24.45%	33,995	0.00%	0	0	0
TOTAL:	98	5,034,573	590,364	11.73%	156,189	6.94%	36,000	0	0
SOUTHWEST									
BULK	110	13,319,565	1,449,293	10.88%	-23,520	9.62%	253,600	0	382,554
FLEX	45	1,994,628	185,227	9.29%	-32,148	0.00%	120,000	0	0
OFFICE/WAREHOUSE	57	4,538,729	854,846	18.83%	-92,989	18.13%	19,677	0	0
TOTAL:	212	19,852,922	2,489,366	12.54%	-148,657	11.82%	393,277	0	382,554
WEST									
BULK	20	2,554,562	399,680	15.65%	-206,620	36.03%	32,800	0	0
FLEX	76	3,466,796	546,964	15.78%	-117,253	16.79%	7,550	0	0
OFFICE/WAREHOUSE	28	2,142,661	597,319	27.88%	-185,643	0.00%	61,192	30,000	0
TOTAL:	124	8,164,019	1,543,963	18.91%	-509,516	15.27%	101,542	30,000	0
MARKET TOTALS									
BULK	454	69,103,070	14,152,793	20.48%	-1,255,648	9.45%	1,877,927	0	2,271,855
FLEX	332	14,527,401	1,919,020	13.21%	-331,292	11.11%	127,550	0	0
OFFICE/WAREHOUSE	299	19,427,011	3,268,742	16.83%	-727,192	10.17%	360,253	96,584	85,277
GRAND TOTALS:	1,085	103,057,482	19,340,555	18.77%	-2,314,132	9.74%	2,365,730	96,584	2,357,132

* Future Available includes unleased, under construction square footage, and indicates space not currently vacant, but becoming available after December 31, 2008.

Colliers Pinkard does not include owner or government buildings in this report.