

COLLIERS PINKARD OFFICE MARKET STATISTICAL OVERVIEW

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

	TOTAL BLDGS.	TOTAL SIZE (SF)	TOTAL AVAIL. (SF)	VACANCY RATE	TOTAL ABS. (SF)	%AVAIL. SUBLET	*FUTURE AVAIL. (SF)	SF UNDER CONST. (SF)	COMPLETED CONST. (SF)
DOWNTOWN									
"A" TIER	15	4,891,508	543,205	11.11%	23,053	11.90%	145,554	803,272	0
"A-2" TIER	22	4,312,871	897,804	20.82%	-103,427	18.56%	88,000	0	0
TOTAL "A" TIER	37	9,204,379	1,441,009	15.66%	-80,374	16.05%	233,554	803,272	0
"B" TIER	116	10,266,592	1,950,005	18.99%	20,601	2.74%	35,140	0	0
TOTAL:	153	19,470,971	3,391,014	17.42%	-59,773	8.40%	268,694	803,272	0
BWI AIRPORT									
"A" TIER	44	4,457,788	762,968	17.12%	142,274	13.17%	303,167	490,000	491,645
"B" TIER	94	4,765,625	865,335	18.16%	30,497	6.45%	266,355	161,800	209,564
TOTAL:	138	9,223,413	1,628,303	17.65%	172,771	9.60%	569,522	651,800	701,209
GREATER ANNAPOLIS									
"A" TIER	18	1,293,930	300,168	23.20%	111,311	9.90%	0	0	264,998
"B" TIER	67	2,035,163	128,199	6.30%	-39,192	19.01%	0	0	0
TOTAL:	85	3,329,093	428,367	12.87%	72,119	12.63%	0	0	264,998
HARFORD COUNTY									
"A" TIER	4	299,885	74,330	24.79%	12,825	5.33%	80,000	60,000	0
"B" TIER	7	199,330	22,354	11.21%	616	0.00%	0	0	0
TOTAL:	11	499,215	96,684	19.37%	13,441	4.10%	80,000	60,000	0
HOWARD COUNTY PERIMETER									
"A" TIER	54	4,588,803	976,487	21.28%	112,357	5.92%	102,832	341,283	469,292
"B" TIER	184	7,746,280	1,223,036	15.79%	51,520	11.97%	64,227	0	0
TOTAL:	238	12,335,083	2,199,523	17.83%	163,877	9.28%	167,059	341,283	469,292
HOWARD COUNTY TOWN CENTER									
"A" TIER	9	951,422	276,347	29.05%	-24,973	3.91%	0	0	0
"B" TIER	25	1,314,122	174,162	13.25%	-5,973	0.00%	0	0	0
TOTAL:	34	2,265,544	450,509	19.89%	-30,946	2.40%	0	0	0
HOWARD COUNTY TOTALS									
TOTAL "A" TIER	63	5,540,225	1,252,834	22.61%	87,384	5.48%	102,832	341,283	469,292
TOTAL "B" TIER	209	9,060,402	1,397,198	15.42%	45,547	10.47%	64,227	0	0
TOTAL HOWARD CO.:	272	14,600,627	2,650,032	18.15%	132,931	8.11%	167,059	341,283	469,292
SUBURBAN NORTH									
"A" TIER	73	6,121,027	966,168	15.78%	197,901	13.95%	128,961	0	244,280
"B" TIER	149	7,115,107	1,164,609	16.37%	-123,253	3.24%	94,566	0	0
TOTAL:	222	13,236,134	2,130,777	16.10%	74,648	8.10%	223,527	0	244,280
SUBURBAN WEST									
"A" TIER	31	2,797,327	473,518	16.93%	39,061	5.90%	43,473	0	180,000
"B" TIER	114	4,629,615	590,566	12.76%	2,957	13.28%	111,805	161,820	0
TOTAL:	145	7,426,942	1,064,084	14.33%	42,018	10.00%	155,278	161,820	180,000
MARKET TOTALS									
DOWNTOWN									
"A" TIER	37	9,204,379	1,441,009	15.66%	-80,374	16.05%	233,554	803,272	0
"B" TIER	116	10,266,592	1,950,005	18.99%	20,601	2.74%	35,140	0	0
TOTAL:	153	19,470,971	3,391,014	17.42%	-59,773	8.40%	268,694	803,272	0
SUBURBAN									
"A" TIER	233	20,510,182	3,829,986	18.67%	590,756	9.54%	658,433	891,283	1,650,215
"B" TIER	640	27,805,242	4,168,261	14.99%	-82,828	8.22%	536,953	323,620	209,564
TOTAL:	873	48,315,424	7,998,247	16.55%	507,928	8.85%	1,195,386	1,214,903	1,859,779
METROPOLITAN									
"A" TIER	270	29,714,561	5,270,995	17.74%	510,382	11.32%	891,987	1,694,555	1,650,215
"B" TIER	756	38,071,834	6,118,266	16.07%	-62,227	6.47%	572,093	323,620	209,564
TOTAL:	1,026	67,786,395	11,389,261	16.80%	448,155	8.72%	1,464,080	2,018,175	1,859,779

* 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.