



Office Space Report - Nassau & Suffolk Counties, Long Island, NY						
	4th Quarter 2011	1st Quarter 2012	2nd Quarter 2012	3rd Quarter 2012	Activity	
Vacancy Rate	10.30%	9.90%	10.01%	10.00%	↓	
Net Absorption	31,152	337,152	(161,448)	123,651	↑	
Vacant Sublease Space	167,408	228,177	268,199	195,909	↓	
Class A Rental Rate	\$ 30.37	\$ 30.84	\$ 30.75	\$ 30.91	↑	
Nassau County			\$ 32.63	\$ 32.87	↑	
Suffolk County			\$ 28.78	\$ 28.93	↑	
Class B Rental Rate	\$ 24.96	\$ 24.65	\$ 24.19	\$ 24.23	↑	
Nassau County			\$ 26.83	\$ 26.80	↓	
Suffolk County			\$ 21.08	\$ 20.92	↓	
Class C Rental Rate		\$ 20.69	\$ 20.40	\$ 20.51	↑	
Nassau County			\$ 21.76	\$ 22.00	↑	
Suffolk County			\$ 18.43	\$ 18.43	↔	
Total Rental Rate	\$ 26.10	\$ 25.91	\$ 25.53	\$ 25.58	↑	
Nassau County			\$ 27.49	\$ 27.52	↑	
Suffolk County			\$ 23.21	\$ 23.23	↑	
New Construction	863,999	863,999	854,490	851,061	↓	
SF of Office Inventory	84,915,911	84,915,911	85,101,371	85,101,366	↓	
# of Office Bldg's	5,499	5,499	5,556	5,590	↑	
Sales Activity - \$'s	\$ 123,474,072	28,700,000	7,800,000		↓	
Sales Activity - # of Bldg's	10	4	3		↓	
Sales Activity - Total SF	986,157	310,680	172,814		↓	
Sales Price PSF	\$ 125.21	\$ 92.38	\$ 45.14		↓	

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