



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

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