



Prepared by:

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Description	1st Q 2014	2nd Q 2014	3rd Q 2014	4th Q 2014	1st Q 2015	Trend
Vacancy Rate	9.80%	9.90%	9.40%	9.40%	9.60%	Up
Net Absorption	(25,607)	58,360	3,829	454,170	(29,767)	Down
Vacant Sublease Space	280,324	271,931	213,594	205,624	235,748	Up
Class A Rental Rate	\$ 30.95	\$ 30.88	\$ 31.18	\$ 31.02	\$ 30.84	Down
Nassau County	\$ 33.03	\$ 33.87		\$ 33.47	\$ 32.95	Down
Suffolk County	\$ 28.52	\$ 28.24		\$ 27.87	\$ 28.48	Up
Class B Rental Rate	\$ 23.78	\$ 23.27	\$ 23.70	\$ 23.81	\$ 23.62	Down
Nassau County	\$ 26.31	\$ 26.17		\$ 26.32	\$ 26.26	Down
Suffolk County	\$ 21.12	\$ 20.74		\$ 21.63	\$ 21.29	Down
Class C Rental Rate	\$ 20.29	\$ 20.27	\$ 20.50	\$ 22.40	\$ 21.15	Down
Nassau County	\$ 21.77	\$ 21.52		\$ 23.51	\$ 22.46	Down
Suffolk County	\$ 18.14	\$ 18.42		\$ 20.06	\$ 19.00	Down
Total Rental Rate	\$ 25.25	\$ 24.88	\$ 25.23	\$ 25.59	\$ 25.22	Down
Nassau County	\$ 27.34	\$ 27.35		\$ 27.81	\$ 27.34	Down
Suffolk County	\$ 22.82	\$ 22.66		\$ 23.08	\$ 22.96	Down
New Construction		16,250	87,200	19,908	8,000	Down
SF of Office Inventory	89,600,251	89,768,652	89,855,852	89,869,536	89,187,383	Down
# of Office Bldg's	5,737	5,791	5,793	5,795	5,807	Up
Sales Activity - \$'s	\$ 31,425,000	\$ 56,792,623	\$ 20,598,095	\$ 106,720,000		Down
Sales Activity - # of Bldg's	8	11	6	8		Down
Sales Activity - Total SF	238,385	409,361	260,672	739,932		Down
Sales Price PSF	\$ 131.82	\$ 138.73	\$ 79.02	\$ 144.23		Down

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