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Office Space Report - Nassau & Suffolk Counties, Long Island, NY						
Decription	1st Q 2012	2nd Q 2012	3rd Q 2012	4th Q 2012	Trend	
Vacancy Rate	9.90%	10.01%	10.00%	10.01%		↑
Net Absorption	337,152	(161,448)	123,651	713,937		↑
Vacant Sublease Space	228,177	268,199	195,909	297,653		↑
Class A Rental Rate	\$ 30.84	\$ 30.75	\$ 30.91	\$ 30.92		↑
Nassau County	\$	\$ 32.63	\$ 32.87	\$ 32.76		↓
Suffolk County	\$	\$ 28.78	\$ 28.93	\$ 28.49		↓
Class B Rental Rate	\$ 24.65	\$ 24.19	\$ 24.23	\$ 24.61		↑
Nassau County	\$	\$ 26.83	\$ 26.80	\$ 26.74		↓
Suffolk County	\$	\$ 21.08	\$ 20.92	\$ 21.78		↑
Class C Rental Rate	\$ 20.69	\$ 20.40	\$ 20.51	\$ 21.44		↑
Nassau County	\$	\$ 21.76	\$ 22.00	\$ 22.76		↑
Suffolk County	\$	\$ 18.43	\$ 18.43	\$ 19.42		↑
Total Rental Rate	\$ 25.91	\$ 25.53	\$ 25.58	\$ 26.05		↑
Nassau County	\$	\$ 27.49	\$ 27.52	\$ 27.87		↑
Suffolk County	\$	\$ 23.21	\$ 23.23	\$ 23.57		↑
New Construction	863,999	854,490	851,061	770,000		↓
SF of Office Inventory	84,915,911	85,101,371	85,101,366	85,865,048		↑
# of Office Bldg's	5,499	5,556	5,590	5,622		↑
Sales Activity - \$'s	28,700,000	7,800,000	6,245,000			↓
Sales Activity - # of Bldg's	4	3	3			↔
Sales Activity - Total SF	310,680	172,814	79,000			↓
Sales Price PSF	\$ 92.38	\$ 45.14	\$ 79.05			↑

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