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Description	1st Q 2013	2nd Q 2013	3rd Q 2013	4th Q 2013	1st Q 2014	Trend
Vacancy Rate	11.20%	10.10%	10.80%	9.80%	9.80%	-
Net Absorption	(162,881)	102,411	189,149	64,427	(25,607)	Down
Vacant Sublease Space	193,652	228,289	224,882	248,840	280,324	Up
Class A Rental Rate	\$ 31.02	\$ 30.83	\$ 31.04	\$ 31.05	\$ 30.95	Down
Nassau County	\$ 32.75	\$ 32.79	\$ 33.37	\$ 32.92	\$ 33.03	Up
Suffolk County	\$ 28.92	\$ 28.55	\$ 28.16	\$ 27.87	\$ 28.52	Up
Class B Rental Rate	\$ 24.05	\$ 23.98	\$ 24.64	\$ 24.17	\$ 23.78	Down
Nassau County	\$ 26.65	\$ 26.85	\$ 26.99	\$ 26.49	\$ 26.31	Down
Suffolk County	\$ 21.09	\$ 21.00	\$ 21.18	\$ 21.38	\$ 21.12	Down
Class C Rental Rate	\$ 20.47	\$ 20.54	\$ 20.90	\$ 21.88	\$ 20.29	Down
Nassau County	\$ 21.61	\$ 21.31	\$ 21.76	\$ 22.91	\$ 21.77	Down
Suffolk County	\$ 18.98	\$ 19.38	\$ 19.27	\$ 19.56	\$ 18.14	Down
Total Rental Rate	\$ 25.53	\$ 25.47	\$ 26.30	\$ 25.82	\$ 25.25	Down
Nassau County	\$ 27.54	\$ 27.53	\$ 27.81	\$ 28.07	\$ 27.34	Down
Suffolk County	\$ 23.13	\$ 23.10	\$ 22.98	\$ 23.43	\$ 22.82	Down
New Construction	13,750	7,500	32,000	24,500		Down
SF of Office Inventory	86,672,949	87,713,538	87,523,267	87,523,267	89,600,251	Up
# of Office Bldg's	5,685	5,684	5,687	5,687	5,737	Up
Sales Activity - \$'s	\$ 118,796,644	\$ 65,244,446	\$ 68,100,000	\$ 83,904,000	\$ 31,425,000	Down
Sales Activity - # of Bldg's	8	7	7	7	8	Up
Sales Activity - Total SF	519,015	475,443	531,905	723,814	238,385	Down
Sales Price PSF	\$ 228.89	\$ 137.23	\$ 128.03	\$ 115.92	\$ 131.82	Up

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