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Description	2nd Q 2013	3rd Q 2013	4th Q 2013	1st Q 2014	2nd Q 2014	Trend
Vacancy Rate	10.10%	10.80%	9.80%	9.80%	9.90%	Up
Net Absorption	102,411	189,149	64,427	(25,607)	58,360	Up
Vacant Sublease Space	228,289	224,882	248,840	280,324	271,931	Down
Class A Rental Rate	\$ 30.83	\$ 31.04	\$ 31.05	\$ 30.95	\$ 30.88	Down
Nassau County	\$ 32.79	\$ 33.37	\$ 32.92	\$ 33.03	\$ 33.87	Up
Suffolk County	\$ 28.55	\$ 28.16	\$ 27.87	\$ 28.52	\$ 28.24	Down
Class B Rental Rate	\$ 23.98	\$ 24.64	\$ 24.17	\$ 23.78	\$ 23.27	Down
Nassau County	\$ 26.85	\$ 26.99	\$ 26.49	\$ 26.31	\$ 26.17	Down
Suffolk County	\$ 21.00	\$ 21.18	\$ 21.38	\$ 21.12	\$ 20.74	Down
Class C Rental Rate	\$ 20.54	\$ 20.90	\$ 21.88	\$ 20.29	\$ 20.27	Down
Nassau County	\$ 21.31	\$ 21.76	\$ 22.91	\$ 21.77	\$ 21.52	Down
Suffolk County	\$ 19.38	\$ 19.27	\$ 19.56	\$ 18.14	\$ 18.42	Up
Total Rental Rate	\$ 25.47	\$ 26.30	\$ 25.82	\$ 25.25	\$ 24.88	Down
Nassau County	\$ 27.53	\$ 27.81	\$ 28.07	\$ 27.34	\$ 27.35	Up
Suffolk County	\$ 23.10	\$ 22.98	\$ 23.43	\$ 22.82	\$ 22.66	Down
New Construction	7,500	32,000	24,500		16,250	Up
SF of Office Inventory	87,713,538	87,523,267	87,523,267	89,600,251	89,768,652	Up
# of Office Bldg's	5,684	5,687	5,687	5,737	5,791	Up
Sales Activity - \$'s	\$ 65,244,446	\$ 68,100,000	\$ 83,904,000	\$ 31,425,000	\$ 56,792,623	Up
Sales Activity - # of Bldg's	7	7	7	8	11	Up
Sales Activity - Total SF	475,443	531,905	723,814	238,385	409,361	Up
Sales Price PSF	\$ 137.23	\$ 128.03	\$ 115.92	\$ 131.82	\$ 138.73	Up

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