

StudleyReport

STUDLEY OFFICE MARKET AND SPACEDATA REPORT

NATIONAL HIGHLIGHTS

AVAILABILITY RATES REMAIN STABLE

The national overall availability rate remained stable at 18.7% – still the highest it has been since midyear 2005. No market recorded a dramatic quarterly fluctuation in its overall availability rate. The rate rose slightly in approximately half of the markets, posting the largest gain in South Florida (+1.0 pp). Orange County (-0.5 pp) witnessed the greatest decline. The national Class A availability rate was unchanged at 20.0%. It grew most in South Florida (+1.7 pp), while the greatest decrease occurred in Denver (-1.5 pp).

ASKING RENTS CONTINUE DECLINE

The national overall rental rate continued to decline (-1.4% to \$28.42). On a quarterly comparison, the rate increased most in the Chicago CBD (+1.1%), San Francisco (+2.3%) and Silicon Valley (+2.4%). The largest drops occurred in Orange County (-2.6%), San Diego (-3.6%) and New York (-3.8%). The national Class A rental rate fell by 1.3% for the quarter to \$31.35. The greatest increases took place in Washington, DC (+1.3%), South Florida (+1.3%) and San Francisco (+3.6%). The rate was flat in Houston. The largest declines were recorded in Orange County (-2.3%), San Diego (-3.3%) and New York (-4.5%).

GROWTH IN TRAILING LEASING

On a trailing four-quarter basis, national overall leasing activity (161.3 msf) rose by 5.7%. Most markets reported quarterly growth in trailing leasing, with the greatest increases in Philadelphia (+18.6%), Denver (+19.8%) and Washington, DC (+26.9%). Volume decreased most significantly in Suburban Maryland (-5.1%), Chicago (-6.4%) and Northern Virginia (-10.9%). Class A trailing leasing amounted to 92.9 msf, up by 5.5% for the quarter. It increased in the majority of markets, led by Philadelphia (+16.4%), Washington, DC (+19.0%) and Denver (+43.6%). Volume dropped most substantially in Chicago (-8.2%), Silicon Valley (-10.4%) and Northern Virginia (-12.7%).

Relapse

U.S. office markets and the broader economy moved in opposite directions in the second quarter. Leasing activity and absorption trends still reflected the economic improvement that unfolded in late 2009 and early 2010. A flight to quality emerged in several office markets and the balance were stabilizing. Just as office markets seem to be turning the corner, though, the broader economy suffered a series of setbacks that started in April and continued through June. If the first quarter encouraged businesses and consumers, the second quarter was a bit of a letdown. It was not a collapse on the scale of that witnessed during the Fall of 2008, but it was certainly a relapse. Wall Street tumbled in the wake of the sovereign debt crisis, and housing sales plummeted, while job growth and household income remained anemic. Two pillars of economic growth in the U.S. economy – consumers and the government – are wavering. Household spending, which still makes up 70% of the U.S. economy, is sluggish and is not likely to revive until consumers see a clear turnaround in the job and housing markets. Meanwhile, state and local governments have been trimming budgets to compensate for lower revenues. The bearish perspective, which has been suggesting all along that the recovery would be choppy, made a comeback.

Corporations, which make up a third key component of the American economy, are on much stronger ground than households and government entities. Nonfinancial companies reportedly hold cash assets of \$1.8 trillion, roughly one-quarter more than at the beginning of the recession. Since the fourth quarter of 2009, larger companies have been in the “profit cycle” of the recovery, reaping the benefits of reduced expenses – including lower labor, capital and real estate costs. While expenses tumbled, sales of computers and business equipment and other capital expenditures spiked as firms around the world restocked. However, recent trends have been troubling. The manufacturing sector has slowed globally and the volatility on Wall Street forced several companies to pull away from their IPOs.

Another quarter of strong corporate earnings without any marked improvement in employment will be like salt in the wounds for households. At the national level, the economy has only recovered 7.3% of the 2.5 million office-using jobs lost during the recession. May and June employment numbers were disconcerting as more than half of the markets suffered more layoffs or a marked slowdown in the pace of growth. A continued deceleration in office-using employment would capsize the very recent and shallow rebound in leasing activity. During the second quarter, Class A activity was still nearly 10% below its long-term historical average nationally, but leasing volume in Class A properties increased in about two-thirds of the markets. A flight to quality is clearly underway in several markets. Denver, for example, posted its strongest quarterly Class A leasing volume in more than a decade. Manhattan tenants have leased 15.8 msf of Class A space in the last four quarters, 25% above the long-term average.

The flight to quality is finally impacting availability rates. At the national level, the Class A rate was level during the second quarter but fell in more than half of the markets, with Denver (-1.5 pp), Chicago's

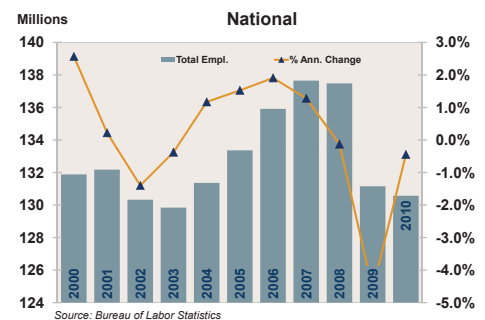
ANNUAL EMPLOYMENT TRENDS

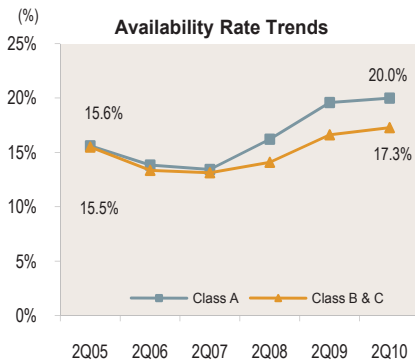
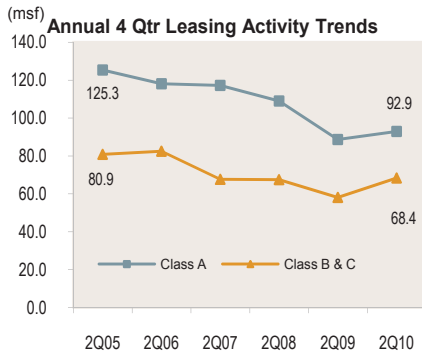
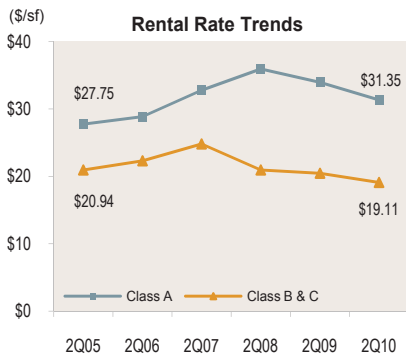
Office - Using Employment

| Metro Statistical Area | Change in Office-Using Employment | % Change in Office-Using Employment |
|--------------------------|-----------------------------------|-------------------------------------|
| New Jersey | -20,200 | -2.2% |
| Atlanta | -15,332 | -2.5% |
| Houston | -13,460 | -2.5% |
| Philadelphia | -11,204 | -1.7% |
| San Francisco | -11,173 | -3.5% |
| Denver | -10,283 | -3.0% |
| New York City | -9,535 | -0.8% |
| South Florida | -7,412 | -3.5% |
| Chicago | -4,423 | -2.7% |
| Washington, DC | -3,761 | -0.4% |
| Orange County | -3,573 | -1.0% |
| Dallas/Fort Worth | -3,271 | -0.5% |
| San Diego | -2,674 | -0.9% |
| Silicon Valley | -2,354 | -1.0% |
| Tampa Bay/St. Petersburg | -2,234 | -0.7% |
| Los Angeles | 6,098 | 0.6% |
| National | -180,000 | -2.8% |

*Based on BLS Statistics - (May 2009 - May 2010). Office jobs includes information, professional and business services, and financial activities.

Total U.S. Employment (May 2010)





CBD and Washington, DC (both -0.8 pp) and New York City (-0.4 pp) posting the steepest drops. Nevertheless, because of a high percentage of renewals and restructures, the high leasing volume has barely started to make a dent in available space. Even in Manhattan, tenants have so far absorbed only about 12% of the 27.0 msf that was added during the peak.

What is the prognosis for true expansion that supports a self-propagating cycle of hiring and leasing? The recent relapse lends support to bearish perspectives regarding the strength of the emerging recovery. One particularly resonant take, "The New Normal," by Pimco's Bill Gross, predicts a bleak and subpar recovery characterized by high unemployment, weak corporate growth, below-average investment returns and frequent government intervention. The key implication for office markets: subpar demand prolonging the recovery process. Proponents of the "New Normal" outlook also argue that growth will be subpar due to the fundamental transformation of many traditional business models. De-leveraging, for example, is choking off the cheap and easy credit that supported nearly 15 years of uninterrupted increases in retail sales and housing values. Of even more importance to the office market is the possibility that labor markets are in the throes of a structural (or permanent) rather than a cyclical (or temporary) shift. In a cyclical shift, most of the jobs that were lost during a recession are recovered once a "virtuous cycle" emerges. Businesses ramp up their investment, the slack in production tightens and jobs are created. In a structural transformation, the market reset is prolonged, suffers occasional setbacks and results in many permanent changes including the elimination of obsolescent industries and functions. Consequently, many jobs will never be recovered and a high number of unemployed people will have to recast their careers or leave the work force. The most recent stats on the duration of unemployment are a disturbing indicator of such a shift. As of June, 6.75 million people, or 46.2% of the nation's unemployed, had been out of work for 27 weeks or longer, up from 27.9% a year ago.

The key players in the economy – households, businesses and government – are currently expecting each other to initiate the recovery. Households ask when new jobs will come, small businesses look for tax credits and low taxes, and the government asks why big companies are not hiring. Meanwhile political will and fiscal clout are deteriorating. The turbulence generated by the sovereign debt crisis may be the straw that breaks the camel's back for stimulative as opposed to restrictive fiscal policy. The U.S. government has not yet started to address its looming deficit problems but some states and municipalities have made severe cuts to their budgets that will likely dampen the pace of the recovery. The federal government may have played its last card in terms of stimulus. Barring a double-dip recession, future measures (if they can be passed) are likely to entail regulation and taxation.

If households and government agencies are unlikely to increase their outlays in the near term, the onus is on corporations to spark the "virtuous cycle." Companies' uncertainty has heightened over the last few months, and one key concern of the "New Normal" scenario, a spike in government regulation and higher taxes, is only increasing many businesses' hesitancy. Nearly 60% of more than 1,000 CEOs recently surveyed by Duke University and CFO magazine do not plan to bring employment back to its pre-recession level until at least 2012, even though they anticipate increases of 12% in earnings and 9% in capital spending over the course of the next 12 months. This is disquieting, because true expansion will require enough capital expenditures on the part of businesses to support extensive hiring.

ATLANTA It appears that the aggressive stance taken by virtually every landlord, coupled with the stabilization in the economy, has brought tenants in from the sidelines. While much of the increased activity is a game of musical chairs, the market is driven by tenants looking to reduce costs either through a lease restructure or relocation in advance of the lease expiration date.

CHICAGO Leasing in the CBD retreated to subpar levels but several companies were exploring their

TOP STUDLEY TRANSACTIONS - 2nd Quarter 2010

| Tenant | Sq Feet | Address | Market Area |
|---|---------|---|----------------|
| US General Services Administration | 285,434 | 425 Eye Street, NW, Washington DC | Washington, DC |
| GMHC | 167,000 | 450 W 33rd Street, New York, NY | New York City |
| kirshenbaum bond + partners LLC | 96,888 | 10 Hudson Square, New York, NY | New York City |
| US General Services Administration | 90,750 | 1190 E. Cornell Avenue, Aurora, CA | Denver |
| US General Services Administration | 81,609 | 999 18th Street, Denver, CO | Denver |
| Synovate, Inc | 79,632 | 222 South Riverside Plaza, Chicago, IL | Chicago |
| Archstone | 79,101 | 9200 East Panorama Circle, Englewood, CO | Denver |
| Outcomes Health Information Solutions LLC | 69,409 | 13010 Morris Road, Alpharetta, GA | Atlanta |
| Zachry Nuclear Engineering Inc | 67,651 | 14 Lords Hill Road, Stonington, CT | Stonington, CT |
| Vangent Inc | 62,500 | 2450-2470 Oakdale Boulevard, Coralville, IA | Coralville, IA |
| J.M. Huber Corporation | 60,000 | 3100 Cumberland Boulevard, Atlanta, GA | Atlanta |
| Valerus Compression Services LP | 59,414 | 919 Milam Street, Houston, TX | Houston |
| Wieden + Kennedy | 58,125 | 150 Varick Street, New York, NY | New York City |
| Line 6 Inc | 57,155 | 26580 Agoura Road, Calabasas, CA | San Diego |
| Wells Fargo Insurance Services, Inc | 47,055 | 2502 N. Rocky Point Drive, Tampa, FL | Tampa Bay |

1,361,723

options. With conditions still clearly favorable to tenants, more businesses were poised to capitalize on opportunities for significant savings. Recognizing that tenant retention is critical, more landlords have been willing to discuss early renewals and restructures.

DALLAS The region's availability rate increased for the sixth straight quarter as some firms shed more space. Some of the increase is the by-product of space consolidations during the last several quarters. Also, leasing activity fell by nearly 10%. Tenants made little headway in terms of absorbing the region's supply of sublet space. The recent deterioration in the economy increases the pressure on landlords to compete to retain existing companies and attract new ones.

DENVER Flight to quality continued as the Class A availability rate registered its greatest decline in four years. Quarterly leasing activity was at its highest since 2004 and was 35% above the historical average. Businesses have finally made some headway in reducing the supply of sublet space and have also absorbed quite a bit of space in new properties under construction.

SOUTH FLORIDA The office market registered modest signs of improvement. Businesses are more confident, and their more positive outlook is evidenced by an increase in quality leasing activity – leases in higher-caliber Class A properties, more deals involving relocations and more renewals that include expansions. However, this shift is far from being marketwide.

HOUSTON Many economists expected Houston to recover more quickly and vigorously than most markets. Since April, though, several events have cast doubt over this optimistic forecast. The aftermath of the Deepwater Horizon spill, the end of manned space flight and cancellation of the Constellation Program, the Continental-United merger and deteriorating demand for oil and gas have all created a climate of heightened uncertainty.

LOS ANGELES The office market continued its correction in the second quarter – the availability rate rose for the thirteenth straight quarter and quarterly leasing activity remained subpar. The market still has not bottomed out and leasing activity is not likely to recover to its historical norms for quite some time.

NEW JERSEY Leasing activity reached its highest levels since 2008. This up-tick can be attributed to a couple of factors – pent-up demand and aggressive landlords. Landlords are in “vacancy-avoidance mode” and appear to be doing deals at almost any cost. Even the market's strongest landlords have become bullish in their tenant retention and attraction strategies.

NEW YORK More businesses have pushed past the hesitancy of 2008 and 2009 and a flight to quality is clearly gaining momentum. At the same time, solid bargains are also attracting a high level of interest. So far, few landlords have actually increased asking rents, but the number of landlords lowering face rents has declined recently.

ORANGE COUNTY For the first time since 2007, the office market registered definitive signs of improvement. The availability rate fell. A flight to quality appears to be gaining momentum as companies move forward with relocations and are eager to take advantage of the strongest opportunity for savings in decades.

PHILADELPHIA While there have been many indications that the market is headed for an economic recovery, it is still showing signs of weakness that will restrain any resurrection. The constant battle between the suburbs and the CBD to acquire and retain tenants will persist, but in the end both areas tend to even out the market, keeping it relatively stable.

SAN FRANCISCO The anticipation of a market recovery by bullish landlords and optimistic economists appeared to be ahead of reality in the second quarter. Commercial real estate fundamentals remain weak. Tenant demand has not turned a corner, despite marked improvement in other segments of the economy.

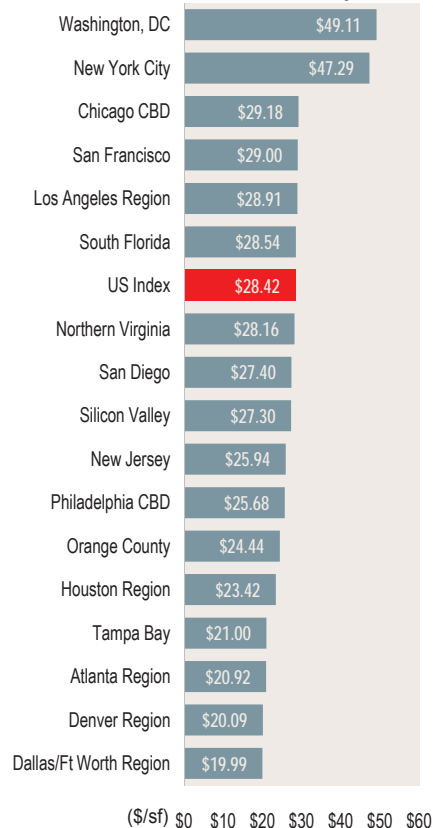
SILICON VALLEY Silicon Valley's economy and, with it, its office/R&D market appears to be recovering faster than it did following the dotcom disaster. Many of the companies fueling the recovery are now rebounding at a vigorous pace. The Valley's year-on-year decrease in its rate for vacant available space is by far the steepest decline in the major office markets nationally.

NORTHERN VIRGINIA Steady demand, diminishing large blocks of space, little sublet inventory and reduced construction activity all contributed to the market's ongoing recovery. Leasing in newly delivered buildings was strong as tenants took advantage of the down market, upgrading to new Class A space at lower rents and leaving behind second-generation space.

TAMPA BAY For a number of tenants, improved optimism about the national economy has given them the comfort level to move forward with local leasing decisions – a shift from the bunker mentality of late 2008 and 2009.

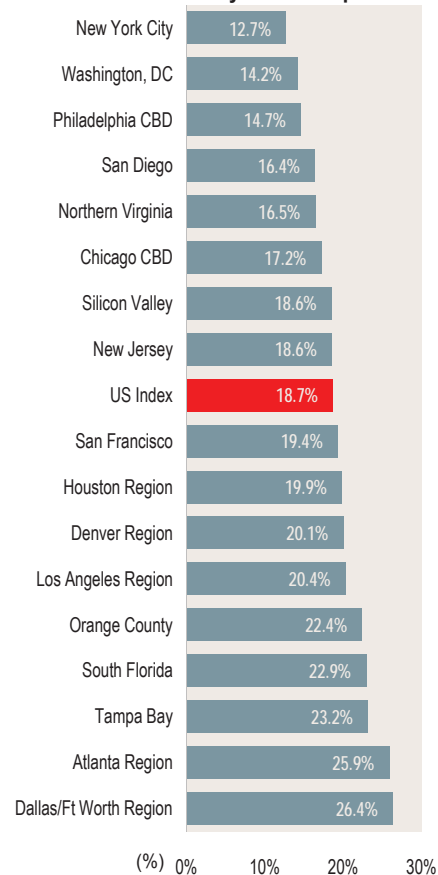
WASHINGTON, DC Although there are lingering questions about the economy, the Washington office market maintained a healthy level of leasing activity as several large tenants made the decision to relocate. Such transactions are a sign of renewed confidence among tenants.

Overall Rental Rate Comparison



(\$/sf) \$0 \$10 \$20 \$30 \$40 \$50 \$60

Availability Rate Comparison



(%) 0% 10% 20% 30%

For glossary and market boundaries, please visit www.studley.com/research

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MARKET SNAPSHOT: 2Q 2010

| | SUBMARKET | TOTAL | LEASING ACTIVITY | | AVAILABLE SF | | | | AVAILABILITY RATE | | | | ASKING RENTS PER SF | | | |
|--|------------------------------------|-----------|------------------------|-------------|--------------|----------|------------------------|---------|-------------------|----------|-------------------------|--------|---------------------|----------|------------------------|---------|
| | | | Inventory SF (1,000's) | Last 12 Mos | 5 yr Average | This Qtr | % Change from Last Qtr | Yr Ago | 5 Yrs Ago | This Qtr | pp Change from Last Qtr | Yr Ago | 5 Yrs Ago | This Qtr | % Change from Last Qtr | Yr Ago |
| | Atlanta | 143,124 | 7,750 | 9,924 | 37,087 | -0.8% | 34,986 | 31,022 | 25.9% | -0.2% | 24.5% | 22.5% | \$20.92 | -1.0% | \$21.75 | \$18.84 |
| | Atlanta - Class A | 88,436 | 5,319 | 6,877 | 23,224 | -1.8% | 22,175 | 19,119 | 26.3% | -0.5% | 25.1% | 23.2% | \$23.03 | -0.7% | \$23.98 | \$20.47 |
| | Chicago CBD | 129,005 | 7,240 | 9,098 | 22,245 | -1.3% | 21,183 | 23,413 | 17.2% | -0.2% | 16.4% | 18.4% | \$29.18 | 1.1% | \$31.80 | \$25.91 |
| | Chicago - Class A | 60,553 | 3,819 | 5,292 | 11,178 | -4.0% | 10,800 | 10,519 | 18.5% | -0.8% | 17.8% | 18.4% | \$31.36 | 1.1% | \$35.28 | \$29.58 |
| | Dallas/Fort Worth | 184,098 | 11,128 | 13,907 | 48,561 | 2.0% | 45,629 | 49,969 | 26.4% | 0.5% | 24.8% | 26.8% | \$19.99 | -1.3% | \$20.96 | \$17.32 |
| | Dallas/Fort Worth - Class A | 93,409 | 5,878 | 7,352 | 24,804 | 0.7% | 22,992 | 21,171 | 26.6% | 0.2% | 24.6% | 24.3% | \$22.46 | -1.2% | \$23.63 | \$20.12 |
| | Denver | 110,024 | 8,688 | 9,262 | 22,069 | -0.5% | 21,102 | 23,780 | 20.1% | -0.1% | 19.3% | 22.2% | \$20.09 | 0.3% | \$20.94 | \$16.71 |
| | Denver - Class A | 43,357 | 4,839 | 4,364 | 9,289 | -6.6% | 9,602 | 8,407 | 21.4% | -1.5% | 22.4% | 21.2% | \$23.51 | 0.3% | \$24.79 | \$18.52 |
| | South Florida | 107,097 | 5,672 | 5,446 | 24,578 | 5.0% | 23,376 | 14,306 | 22.9% | 1.0% | 22.0% | 14.0% | \$28.54 | 0.7% | \$28.68 | \$24.07 |
| | South Florida - Class A | 50,566 | 3,080 | 2,909 | 13,770 | 7.1% | 13,082 | 7,005 | 27.2% | 1.7% | 26.4% | 16.7% | \$32.55 | 1.3% | \$31.70 | \$26.53 |
| | Houston | 188,417 | 10,545 | 13,269 | 37,466 | 2.9% | 32,727 | 34,204 | 19.9% | 0.5% | 17.7% | 20.0% | \$23.42 | -0.6% | \$24.38 | \$17.18 |
| | Houston - Class A | 92,621 | 3,987 | 6,772 | 18,679 | 5.2% | 15,828 | 15,815 | 20.2% | 1.0% | 17.5% | 20.1% | \$28.96 | 0.0% | \$29.83 | \$19.45 |
| | Los Angeles | 205,112 | 11,773 | 13,055 | 41,760 | 1.9% | 37,707 | 31,199 | 20.4% | 0.4% | 18.4% | 15.6% | \$28.91 | -0.3% | \$31.00 | \$25.45 |
| | Los Angeles - Class A | 147,472 | 9,431 | 10,298 | 31,560 | 2.3% | 28,367 | 22,142 | 21.4% | 0.5% | 19.3% | 15.8% | \$30.66 | -0.2% | \$32.93 | \$27.24 |
| | New Jersey | 126,549 | 8,576 | 10,136 | 23,535 | 2.4% | 23,731 | 23,068 | 18.6% | 0.4% | 18.9% | 18.8% | \$25.94 | -0.5% | \$26.53 | \$26.26 |
| | New Jersey - Class A | 104,593 | 7,423 | 8,811 | 19,472 | 2.7% | 20,031 | 19,831 | 18.6% | 0.5% | 19.5% | 19.7% | \$26.67 | -0.7% | \$27.31 | \$26.92 |
| | New York | 414,256 | 34,179 | 26,639 | 52,613 | -2.9% | 57,074 | 41,563 | 12.7% | -0.4% | 13.8% | 10.2% | \$47.29 | -3.8% | \$53.76 | \$42.78 |
| | New York - Class A | 193,289 | 15,799 | 12,672 | 24,592 | -3.6% | 26,374 | 19,534 | 12.7% | -0.4% | 13.6% | 10.5% | \$57.20 | -4.5% | \$66.65 | \$54.73 |
| | Orange County | 93,451 | 8,358 | 7,859 | 20,978 | -2.1% | 19,554 | 11,653 | 22.4% | -0.5% | 20.9% | 12.9% | \$24.44 | -2.6% | \$27.20 | \$24.45 |
| | Orange County - Class A | 49,689 | 5,363 | 4,766 | 14,330 | -2.3% | 13,557 | 5,142 | 28.8% | -0.7% | 27.3% | 11.3% | \$25.57 | -2.3% | \$28.24 | \$27.77 |
| | Philadelphia CBD | 42,504 | 2,554 | 3,022 | 6,230 | 5.0% | 5,784 | 6,899 | 14.7% | 0.7% | 13.7% | 17.6% | \$25.68 | 0.0% | \$25.72 | \$22.53 |
| | Philadelphia - Class A | 26,658 | 2,134 | 2,115 | 3,946 | 4.0% | 3,540 | 4,339 | 14.8% | 0.6% | 13.2% | 17.5% | \$27.40 | -0.7% | \$26.98 | \$24.43 |
| | San Diego | 73,437 | 5,715 | 6,387 | 12,064 | 0.2% | 12,424 | 5,960 | 16.4% | 0.0% | 16.9% | 10.2% | \$27.40 | -3.6% | \$30.22 | \$28.33 |
| | San Diego - Class A | 28,164 | 2,902 | 3,072 | 5,153 | -3.9% | 5,777 | 2,163 | 18.3% | -0.8% | 20.5% | 10.4% | \$31.12 | -3.3% | \$34.43 | \$32.62 |
| | San Francisco | 82,379 | 5,470 | 6,972 | 15,948 | -0.5% | 15,452 | 0 | 19.4% | -0.4% | 18.7% | 0.0% | \$29.00 | 2.3% | \$30.53 | \$24.85 |
| | San Francisco - Class A | 46,928 | 3,424 | 4,561 | 8,775 | 1.8% | 8,392 | 0 | 18.7% | 0.8% | 17.5% | 0.0% | \$29.76 | 3.6% | \$31.84 | N/A |
| | Silicon Valley | 69,799 | 5,641 | 6,190 | 12,958 | -2.5% | 13,935 | 11,221 | 18.6% | -0.5% | 20.0% | 18.2% | \$27.30 | 2.4% | \$30.39 | \$22.82 |
| | Silicon Valley - Class A | 21,993 | 2,069 | 2,249 | 5,828 | -0.4% | 6,595 | 3,848 | 26.5% | -0.1% | 30.0% | 19.3% | \$30.73 | -1.1% | \$33.27 | \$25.51 |
| | Tampa Bay | 48,568 | 2,744 | 3,210 | 11,265 | 1.6% | 9,839 | 7,089 | 23.2% | 0.4% | 20.3% | 15.7% | \$21.00 | -1.5% | \$22.35 | \$18.26 |
| | Tampa Bay - Class A | 21,345 | 1,279 | 1,578 | 5,396 | -0.7% | 4,774 | 2,657 | 25.3% | -0.2% | 22.5% | 14.7% | \$23.60 | -1.1% | \$25.16 | \$20.18 |
| | Northern Virginia | 164,729 | 9,054 | 10,564 | 27,163 | 1.0% | 27,453 | 19,283 | 16.5% | 0.2% | 16.7% | 12.7% | \$28.16 | -0.7% | \$28.80 | \$25.66 |
| | Northern Virginia - Class A | 93,285 | 6,001 | 6,597 | 16,189 | 0.8% | 16,660 | 9,702 | 17.4% | 0.1% | 17.9% | 11.9% | \$30.06 | 0.1% | \$30.68 | \$27.38 |
| | Washington, D.C. | 122,949 | 8,012 | 6,126 | 17,398 | -3.2% | 17,690 | 7,207 | 14.2% | -0.5% | 14.5% | 6.8% | \$49.11 | 0.6% | \$49.64 | \$39.79 |
| | Washington, D.C. - Class A | 68,043 | 4,993 | 3,240 | 10,428 | -4.9% | 11,445 | 3,528 | 15.3% | -0.8% | 17.0% | 7.4% | \$53.84 | 1.3% | \$54.41 | \$44.60 |
| | STUDLEY MAJOR MARKETS TOTAL | 2,431,044 | 161,306 | 168,833 | 455,291 | 0.2% | 441,002 | 359,490 | 18.7% | 0.0% | 18.2% | 15.6% | \$28.42 | -1.4% | \$30.75 | \$24.38 |
| | STUDLEY MAJOR MARKETS - Class A | 1,303,205 | 92,912 | 98,517 | 260,507 | -0.1% | 253,992 | 184,954 | 20.0% | 0.0% | 19.6% | 15.6% | \$31.35 | -1.3% | \$33.96 | \$27.75 |

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