

Office Market Activity Report

Salt Lake County | Third Quarter 2010

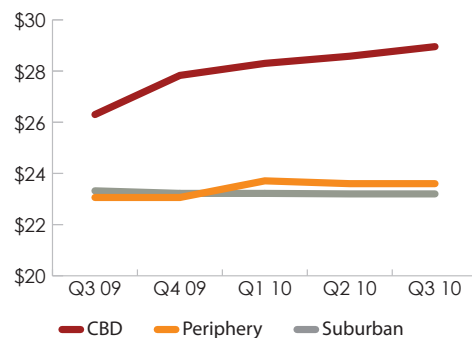
Office Market Overview - Q3 2010

Total Market Square Feet: 31,319,796

	Current	Change since:	
		Q2 10	Q4 09
Direct Office Vacancy	15.53%	↓	↓
Sublease Vacancy	1.37%	↓	↑
Average Lease Rate	\$20.61	↔	↔
Completed Construction	100,000	↓	↓

- During the third quarter of 2010, the Salt Lake office market direct vacancy rate has stabilized at 15.5%.
- Lease rates remain unchanged over the last three quarters and landlords are continuing to offer concessions to lure new tenants.
- Direct absorption was a positive 177,322 square feet (sf) for the third quarter of 2010 bringing the year-to-date total to a positive 283,648 sf.
- Four buildings totaling 318,000 sf were completed during the first three quarters of 2010 with 72% pre-leased.
- The office market will continue to be a tenant driven market through the balance of 2010.

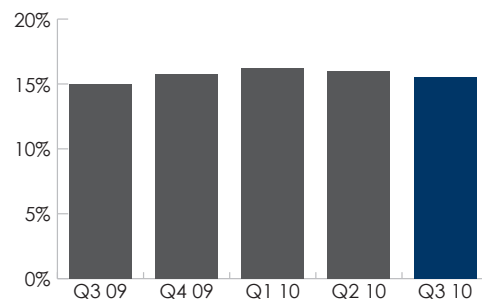
Class A Quoted Rents



Class A Quoted Rents*

	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10
CBD	\$26.30	\$27.83	\$28.30	\$28.58	\$28.84
Periphery	\$23.06	\$23.06	\$23.71	\$23.60	\$23.60
Suburban	\$23.32	\$23.22	\$23.22	\$23.20	\$23.20

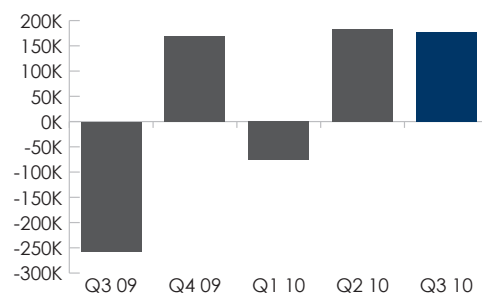
Direct Market Vacancy



Office Market Direct Vacancy**

	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10
CBD	12.88%	18.18%	18.35%	15.14%	15.05%
Periphery	8.91%	8.67%	10.53%	10.95%	10.75%
Suburban	16.80%	16.11%	16.44%	17.15%	16.54%
Overall	15.01%	15.72%	16.20%	15.97%	15.53%

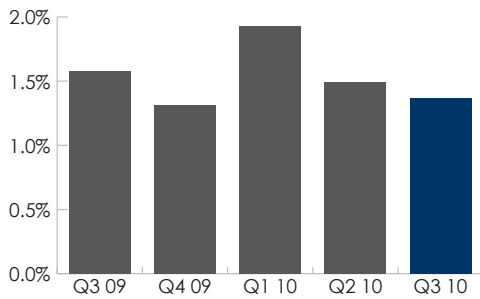
Direct Market Absorption



Office Market Direct Absorption (Square Feet)**

	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10
CBD	-102,727	-9,780	58,219	227,427	6,349
Periphery	6,681	8,541	-67,412	-15,226	7,484
Suburban	-161,336	171,129	-67,180	-29,502	163,489
Overall	-257,382	169,890	-76,373	182,699	177,322

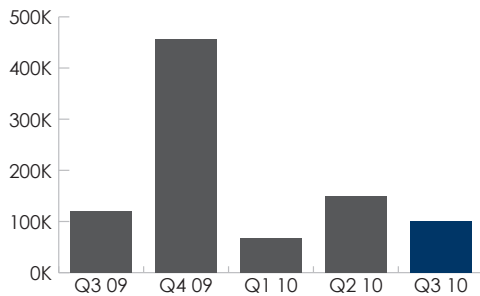
Sublease Vacancy



Office Market Sublease Vacancy

	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10
CBD	2.82%	2.42%	1.90%	1.94%	1.90%
Periphery	0.86%	0.77%	1.45%	1.66%	1.20%
Suburban	1.29%	1.02%	2.02%	1.30%	1.22%
Overall	1.58%	1.31%	1.93%	1.49%	1.37%

Construction



Office Market Construction (Square Feet)

	Q3 09	Q4 09	Q1 10	Q2 10	Q3 10
CBD	0	420,904	0	0	0
Periphery	0	0	0	0	0
Suburban	119,500	36,000	68,000	150,000	100,000
Overall	119,500	456,904	68,000	150,000	100,000

Notes:

* Weighted full service asking lease rates.

** Sublease space is not included in these figures.

Disclaimer: The enclosed information, while not guaranteed, has been secured from sources we believe to be reliable.

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Notable Third Quarter Transactions

Property	Tenant	Size	Class
2525 Lake Park Blvd.	United Healthcare Group	121,540 SF	A
Jordan Gateway Plaza II	Merrick Bank Corporation	36,159 SF	B
Wingcrest	Siemens Corporation	31,906 SF	A
Sorenson Research 7	RBS Securities	29,285 SF	B
660 South 200 East	United States of America	23,360 SF	C