

## ORLANDO OFFICE MARKET STATISTICS Third Quarter 2007

Submarket	Inventory	Overall* Vacant Space	Overall* Vacancy Rate	Direct Vacant Space	Direct Vacancy Rate	Third Qtr. Direct Net Absorption	YTD Direct Net Absorption	Third Qtr. Overall* Net Absorption	YTD Overall* Net Absorption	SF Under Construction	Overall* Weighted-Avg. Asking Rates	Direct Weighted-Avg. Asking Rates
<b>CBD</b>	<b>6,960,977</b>	<b>899,043</b>	<b>12.9%</b>	<b>834,442</b>	<b>12.0%</b>	<b>49,907</b>	<b>98,946</b>	<b>60,245</b>	<b>69,751</b>	<b>152,000</b>	<b>\$26.22</b>	<b>\$26.26</b>
Class A	5,092,494	580,303	11.4%	521,701	10.2%	67,285	170,030	74,623	135,035	152,000	\$27.35	\$27.47
<b>Maitland</b>	<b>5,658,600</b>	<b>649,953</b>	<b>11.5%</b>	<b>535,648</b>	<b>9.5%</b>	<b>(8,383)</b>	<b>21,704</b>	<b>(17,224)</b>	<b>11,137</b>	<b>0</b>	<b>\$21.65</b>	<b>\$22.11</b>
Class A	3,561,262	298,871	8.4%	280,278	7.9%	(18,965)	(30,061)	(24,521)	(23,428)	0	\$22.71	\$22.82
<b>Altamonte</b>	<b>1,366,356</b>	<b>224,211</b>	<b>16.4%</b>	<b>204,448</b>	<b>15.0%</b>	<b>(29,586)</b>	<b>(33,129)</b>	<b>(23,275)</b>	<b>(33,766)</b>	<b>264,706</b>	<b>\$18.27</b>	<b>\$18.75</b>
Class A	159,600	6,274	3.9%	6,274	3.9%	0	0	0	0	264,706	\$22.50	\$22.50
<b>Longwood</b>	<b>985,653</b>	<b>136,987</b>	<b>13.9%</b>	<b>112,457</b>	<b>11.4%</b>	<b>35,314</b>	<b>43,808</b>	<b>10,784</b>	<b>21,783</b>	<b>0</b>	<b>\$19.85</b>	<b>\$20.47</b>
Class A	0	0	N/A	0	N/A	0	0	0	0	0	N/A	N/A
<b>Lee Road</b>	<b>937,247</b>	<b>120,781</b>	<b>12.9%</b>	<b>120,781</b>	<b>12.9%</b>	<b>2,511</b>	<b>10,995</b>	<b>2,511</b>	<b>12,695</b>	<b>0</b>	<b>\$17.33</b>	<b>\$17.33</b>
Class A	0	0	N/A	0	N/A	0	0	0	0	0	N/A	N/A
<b>University</b>	<b>3,698,240</b>	<b>661,534</b>	<b>17.9%</b>	<b>505,880</b>	<b>13.7%</b>	<b>(67,447)</b>	<b>(68,304)</b>	<b>(135,379)</b>	<b>(148,679)</b>	<b>195,130</b>	<b>\$22.76</b>	<b>\$23.20</b>
Class A	1,819,011	225,837	12.4%	152,491	8.4%	0	25,564	(71,932)	(47,782)	103,996	\$25.80	\$27.80
<b>436 Corridor</b>	<b>1,189,460</b>	<b>132,448</b>	<b>11.1%</b>	<b>80,056</b>	<b>6.7%</b>	<b>(23,509)</b>	<b>(18,944)</b>	<b>(23,509)</b>	<b>(16,336)</b>	<b>0</b>	<b>\$16.26</b>	<b>\$17.53</b>
Class A	0	0	N/A	0	N/A	0	0	0	0	0	N/A	N/A
<b>Winter Park</b>	<b>1,203,637</b>	<b>26,025</b>	<b>2.2%</b>	<b>24,765</b>	<b>2.1%</b>	<b>(6,700)</b>	<b>(1,172)</b>	<b>(6,700)</b>	<b>(1,172)</b>	<b>0</b>	<b>\$21.75</b>	<b>\$21.03</b>
Class A	262,380	0	0.0%	0	0.0%	0	9,520	0	9,520	0	N/A	N/A
<b>Int'l Airport</b>	<b>834,860</b>	<b>93,430</b>	<b>11.2%</b>	<b>89,686</b>	<b>10.7%</b>	<b>(13,425)</b>	<b>(68,904)</b>	<b>7,831</b>	<b>(42,109)</b>	<b>0</b>	<b>\$22.42</b>	<b>\$22.40</b>
Class A	644,485	86,576	13.4%	82,832	12.9%	(8,839)	(71,679)	12,417	(44,884)	0	\$22.75	\$22.74
<b>Colonial Drive</b>	<b>1,275,748</b>	<b>155,923</b>	<b>12.2%</b>	<b>147,935</b>	<b>11.6%</b>	<b>(100,037)</b>	<b>(81,856)</b>	<b>(100,037)</b>	<b>(88,442)</b>	<b>0</b>	<b>\$20.04</b>	<b>\$20.02</b>
Class A	30,297	2,696	8.9%	2,696	8.9%	0	0	0	0	0	\$22.00	\$22.00
<b>Southwest</b>	<b>6,578,803</b>	<b>509,369</b>	<b>7.7%</b>	<b>462,213</b>	<b>7.0%</b>	<b>191,780</b>	<b>223,698</b>	<b>167,729</b>	<b>203,116</b>	<b>310,725</b>	<b>\$23.11</b>	<b>\$23.27</b>
Class A	4,058,231	274,892	6.8%	233,896	5.8%	156,498	255,055	138,607	240,633	310,725	\$25.17	\$25.91
<b>Lake Mary</b>	<b>4,368,611</b>	<b>486,850</b>	<b>11.1%</b>	<b>430,744</b>	<b>9.9%</b>	<b>156,475</b>	<b>46,487</b>	<b>105,831</b>	<b>8,865</b>	<b>175,674</b>	<b>\$21.10</b>	<b>\$21.18</b>
Class A	3,739,718	304,448	8.1%	253,804	6.8%	157,105	47,107	106,461	14,947	175,674	\$21.93	\$21.96
<b>TOTAL</b>	<b>35,058,192</b>	<b>4,096,554</b>	<b>11.7%</b>	<b>3,549,055</b>	<b>10.1%</b>	<b>186,900</b>	<b>173,329</b>	<b>48,807</b>	<b>(3,157)</b>	<b>1,098,235</b>	<b>\$22.35</b>	<b>\$22.67</b>
Class A	19,367,478	1,779,897	9.2%	1,533,972	7.9%	353,084	405,536	235,655	284,041	1,007,101	\$24.92	\$25.20

\* Overall vacancy rates include sublease and direct space available.

Source: Cushman & Wakefield Research Services, September 2007

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