

**BROOKLYN NEW YORK OFFICE MARKET - SECOND
QUARTER 2005**

**BROOKLYN NEW YORK OFFICE MARKET
Class A Statistical Summary Second Quarter 2005**

Submarket	Number of Buildings	Inventory**	Total* Available Space	Direct Available Space	Sublease Available Space	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Direct Wtd. Avg. Rental Rate	Sublease Wtd. Avg. Rental Rate	Total Wtd. Avg. Rental Rate	Year-To-Date Leasing Activity	YTD Direct Absorption Rate	YTD Total Absorption Rate
Brooklyn	13	7,515,462	519,474	259,215	260,259	3.4%	3.5%	6.9%	\$36.03	\$32.44	\$34.23	40,579	40,579	24,329

**BROOKLYN NEW YORK OFFICE MARKET
Class B Statistical Summary Second Quarter 2005**

Submarket	Number of Buildings	Inventory**	Total* Available Space	Direct Available Space	Sublease Available Space	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Direct Wtd. Avg. Rental Rate	Sublease Wtd. Avg. Rental Rate	Total Wtd. Avg. Rental Rate	Year-To-Date Leasing Activity	YTD Direct Absorption Rate	YTD Total Absorption Rate
Brooklyn	46	6,194,719	744,688	731,844	12,844	11.8%	0.2%	12.0%	\$27.03	\$23.25	\$26.97	29,342	(19,989)	(21,573)

**BROOKLYN NEW YORK OFFICE MARKET
Class C Statistical Summary Second Quarter 2005**

Submarket	Number of Buildings	Inventory**	Total* Available Space	Direct Available Space	Sublease Available Space	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Direct Wtd. Avg. Rental Rate	Sublease Wtd. Avg. Rental Rate	Total Wtd. Avg. Rental Rate	Year-To-Date Leasing Activity	YTD Direct Absorption Rate	YTD Total Absorption Rate
Brooklyn	24	3,249,308	443,895	433,895	10,000	13.4%	0.3%	13.7%	\$20.18	\$24.00	\$20.27	4,700	17,700	17,700

**BROOKLYN NEW YORK OFFICE MARKET
Overall Statistical Summary Second Quarter 2005**

Submarket	Number of Buildings	Inventory**	Total* Available Space	Direct Available Space	Sublease Available Space	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Direct Wtd. Avg. Rental Rate	Sublease Wtd. Avg. Rental Rate	Total Wtd. Avg. Rental Rate	Year-To-Date Leasing Activity	YTD Direct Absorption Rate	YTD Total Absorption Rate
Brooklyn	83	16,959,489	1,708,057	1,424,954	283,103	8.4%	1.7%	10.1%	\$26.58	\$31.72	\$27.44	74,621	38,290	20,456

* Only space that can be occupied from six months from the end of the current quarter is included in statistics

** Inventory numbers have changed due to buildings being added/removed/remeasured

SOURCE: Cushman & Wakefield Research Services

