

# Boston Office Market | Q1 2009

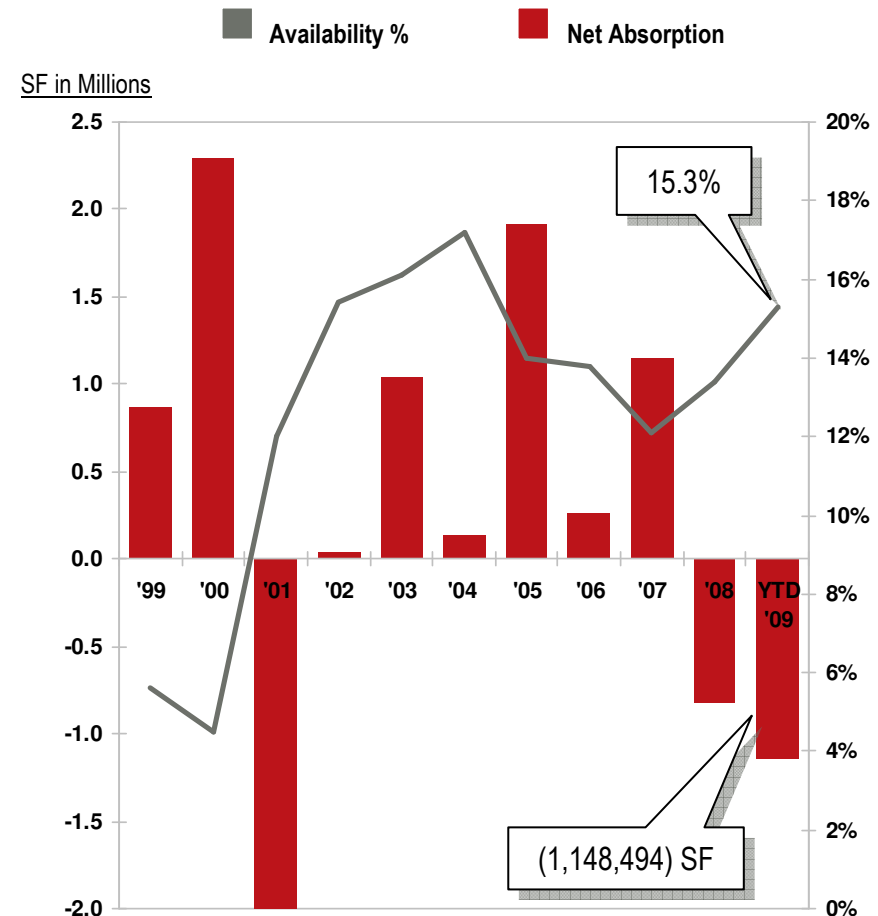
## Market Dynamics

### Trends

- 59.0 MSF market
- \$46.59 psf gross average asking rent
- Class A: 15.2% availability; \$54.61 psf gross
- Class B: 16.7% availability; \$34.61 psf gross
- Under construction: 1,823,000 SF

### Market Highlights

- Sublease space has doubled over the past six months. Major blocks of sublease space added this quarter were: 56,000 square feet at 800 Boylston Street by Ropes & Gray and an additional 56,142 square feet at 500 Boylston Street by Houghton Mifflin.
- The Class A average asking rent is 19.2% less than the first quarter of 2008.



# Cambridge Office and Lab Market | Q1 2009

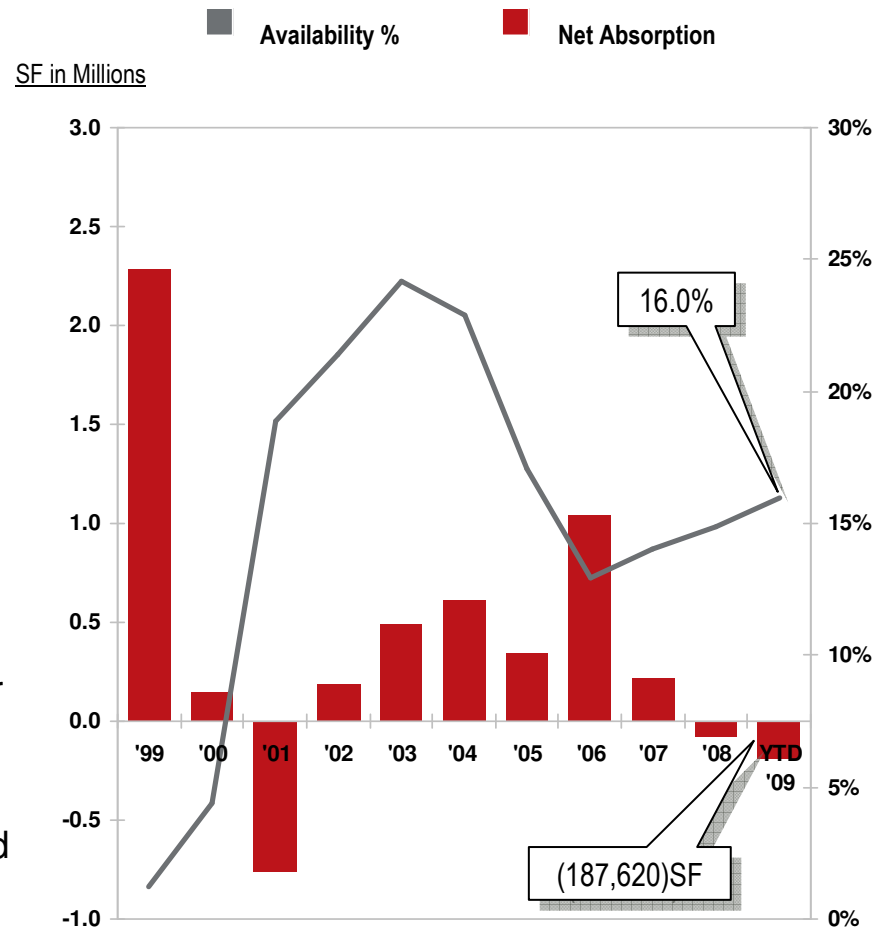
## Market Dynamics

### Trends

- 17.5 MSF market
- Office: \$43.87 psf gross average asking rent
- Class A: 15.5% availability
- Class B: 17.7% availability
- Lab: \$51.17 NNN average asking rent
- Under construction: 277,760 SF (Lab)

### Market Highlights

- The market experienced a significant uptick in sublease activity during the quarter including: 41,000 square feet at 2 Canal Park by Monitor Group and 33,162 square feet at 245 First Street by Schering Plough.
- Asking rents in the office market have dropped by approximately \$7 since the first quarter of 2008, representing a decline of 13.8%.



# Suburban Office Market | Q1 2009

## Market Dynamics

### Trends

- 85.0 MSF market
- \$23.08 psf gross average asking rent
- Class A: 22.8% availability; \$24.49 psf gross
- Class B: 21.6% availability; \$20.96 psf gross
- Under Construction: 885,500 SF

### Market Highlights

- Gulf Oil and Cumberland Farms combined headquarters to complete the largest lease transaction of the first quarter. The companies will move into 100,000 s.f. at 100 Crossing Boulevard in Framingham.
- 200 Rivers Edge in Medford at 120,000 square feet was the only new delivery this quarter, significantly less than the nearly 1.2 million square feet of supply delivered in the fourth quarter of 2008.

