

## DETROIT OFFICE MARKET



FIGURES AT A GLANCE

## CLASS A MARKET STATISTICS

Mid-Year 2011

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Bloomfield	29	3,224,391	598,914	620,738	19.3%	(11,510)	0	0	\$22.00
Detroit/The Pointes	31	12,424,680	1,799,270	1,801,974	14.5%	254,520	0	0	\$22.83
Downriver	0	0	0	0	0.0%	0	0	0	\$0.00
Livingston/W Oakland	13	1,424,892	224,390	234,354	16.4%	(11,583)	0	0	\$23.05
Macomb	13	673,998	166,346	166,346	24.7%	25,093	0	0	\$22.57
North Oakland	16	6,405,214	206,141	219,172	3.4%	14,288	0	0	\$23.54
Royal Oak	1	27,787	4,145	4,145	14.9%	4,675	0	0	\$23.34
Southfield	25	6,145,880	1,372,261	1,470,042	23.9%	12,262	0	0	\$21.02
Troy	32	6,184,274	1,731,092	1,745,896	28.2%	18,863	0	0	\$20.17
Washtenaw	24	3,345,044	252,861	254,017	7.6%	18,155	0	0	\$24.97
West Wayne	30	6,353,996	711,873	840,118	13.2%	(119,651)	0	0	\$20.42
<b>Totals</b>	<b>214</b>	<b>46,210,156</b>	<b>7,067,293</b>	<b>7,356,802</b>	<b>15.9%</b>	<b>205,112</b>	<b>0</b>	<b>0</b>	<b>\$21.74</b>

Source: CoStar Property®

## CLASS B MARKET STATISTICS

Mid-Year 2011

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Bloomfield	380	10,967,455	1,553,820	1,565,440	14.3%	86,968	0	0	\$20.79
Detroit/The Pointes	260	20,981,838	3,816,311	3,839,274	18.3%	25,782	0	25,230	\$18.52
Downriver	94	1,416,834	383,326	396,901	28.0%	24,196	0	0	\$16.95
Livingston/W Oakland	283	4,708,488	599,408	612,716	13.0%	50,012	14,929	0	\$19.84
Macomb	477	7,814,548	1,368,942	1,382,740	17.7%	(2,137)	0	0	\$17.14
North Oakland	248	7,529,169	2,949,393	3,003,415	39.9%	41,525	36,897	2,850	\$17.29
Royal Oak	155	2,232,856	264,672	264,672	11.9%	4,908	0	0	\$16.76
Southfield	211	13,553,349	3,088,720	3,211,277	23.7%	25,660	5,992	0	\$16.68
Troy	171	9,960,288	3,838,421	3,928,446	39.4%	102,013	0	0	\$17.73
Washtenaw	399	8,636,733	812,824	854,249	9.9%	(8,639)	10,370	0	\$16.48
West Wayne	400	9,469,681	1,838,973	1,900,873	20.1%	(85,855)	0	0	\$17.05
<b>Totals</b>	<b>3,078</b>	<b>97,271,239</b>	<b>20,514,810</b>	<b>20,960,003</b>	<b>21.5%</b>	<b>264,433</b>	<b>68,188</b>	<b>28,080</b>	<b>\$17.81</b>

Source: CoStar Property®