

Buildings Surveyed

<u>Buildings</u>	<u>Number</u>	<u>Rentable Sq. Ft.</u>
"Group 1"	6	8,141,001
"Group 2"	11	11,696,091
"Group 3"	<u>14</u>	<u>7,199,125</u>
TOTAL	31	27,036,217

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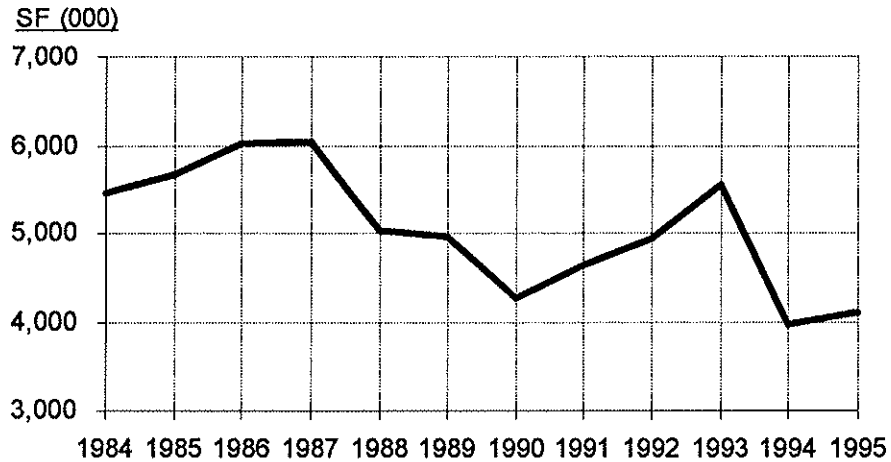
Summary Data - January 1, 1996

<i>Rentable Area / Bldgs</i>	27,036,217	31
	<u>Year End 1995</u>	<u>Year End 1994</u>
Direct Space Available	4,111,450	3,958,149
Percent Vacant	15.21%	14.64%
Absorption	(153,301)	950,248
Leasing Activity	2,723,425	3,467,241
Sublease Available	910,000	750,000

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Historical Space Available - Total



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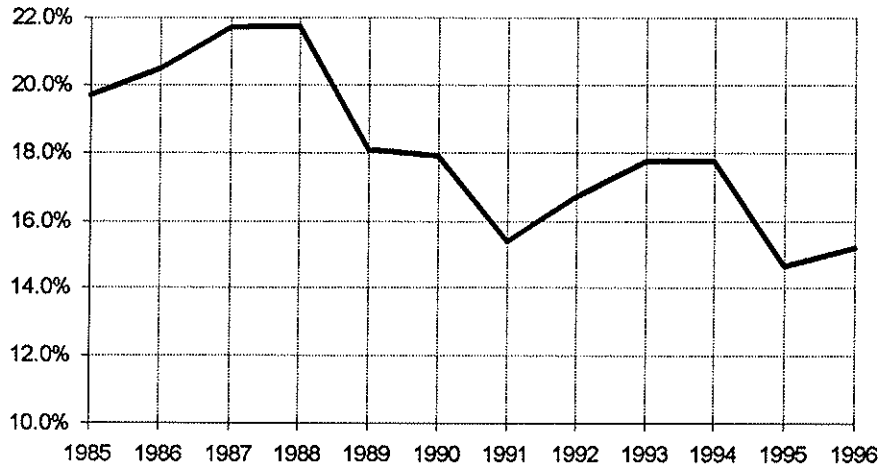
Effective Blocks of Space

<u>Building</u>	<u>Sq.Ft.</u>	<u>Floors</u>
First Int. Plaza (Trans.Am.,MG)	182,000	58-66
First City Tower (Cooper)	172,200	39-45
Wedge Int. Tower (Exxon)	157,500	16-24
1600 Smith (Shell)	150,000	24-29
Bank One Ctr. (Bank One)	122,851	4-7
One Allen Center	108,000	5-8
1301 Fannin	104,000	18-21
MW Kellogg (Exxon)	100,000	12-15
Bank One Center	93,423	21-24

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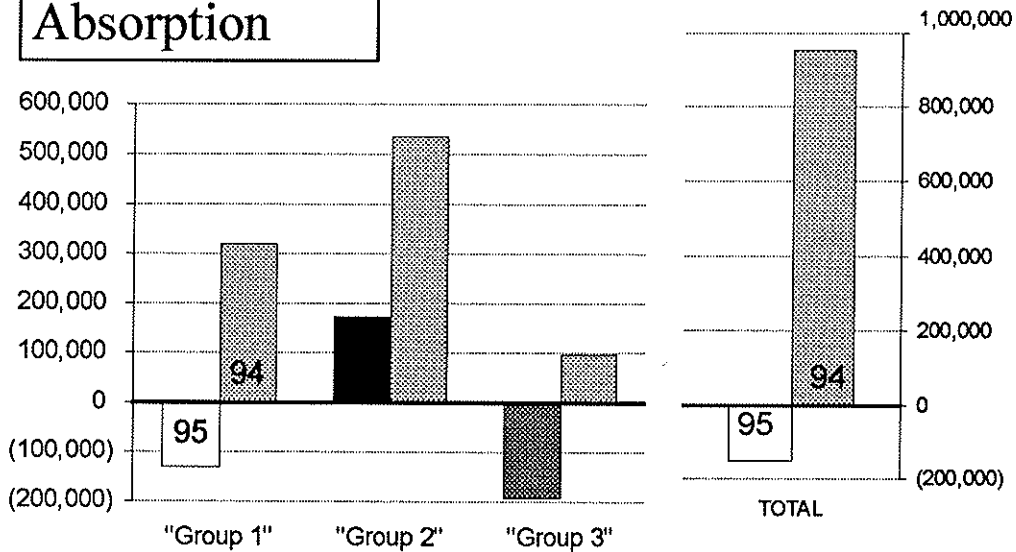
Historical Vacancy Rates



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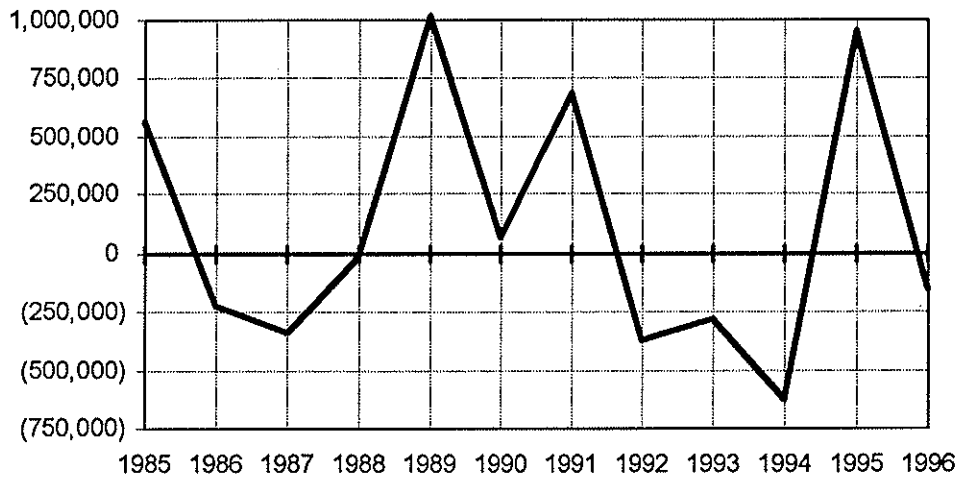
Absorption



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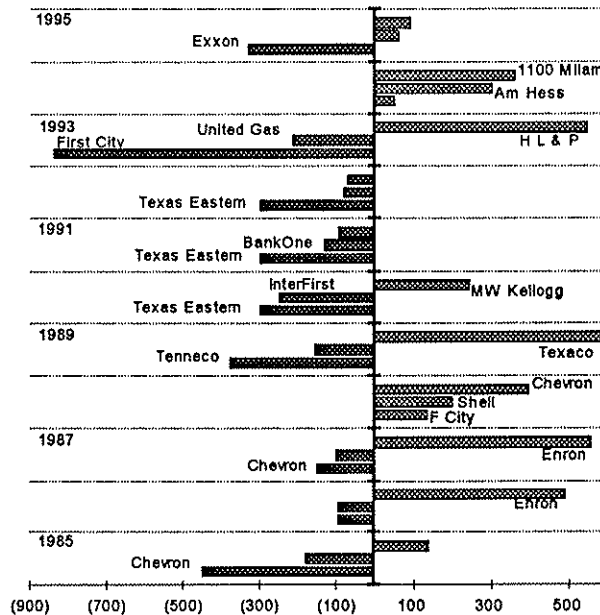
Historical Absorption - Total



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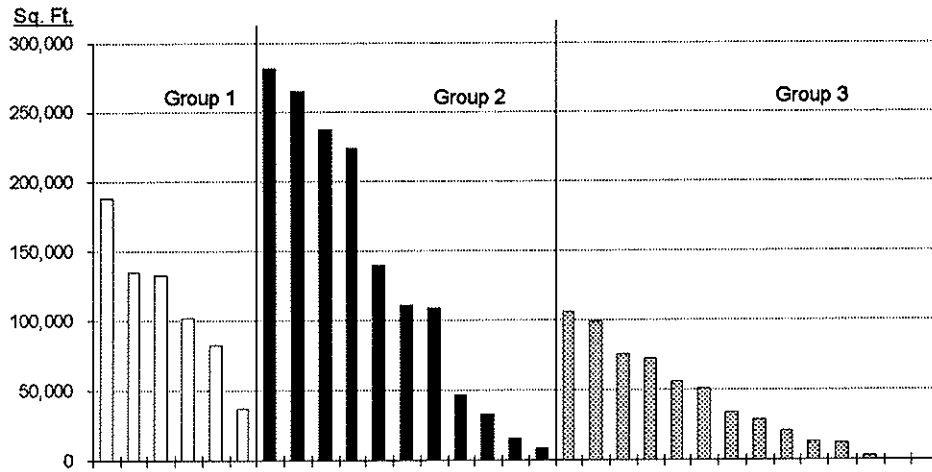
Absorption / Major Events



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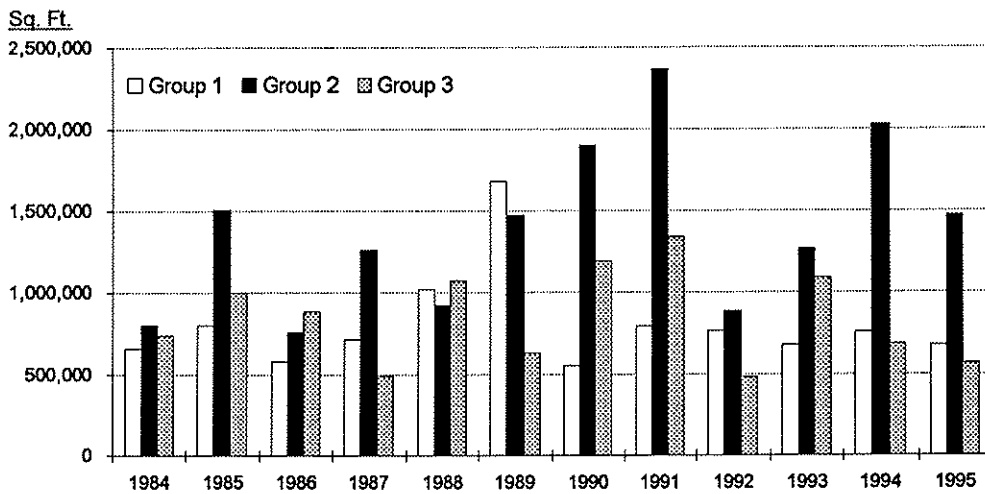
Leasing Activity by Building



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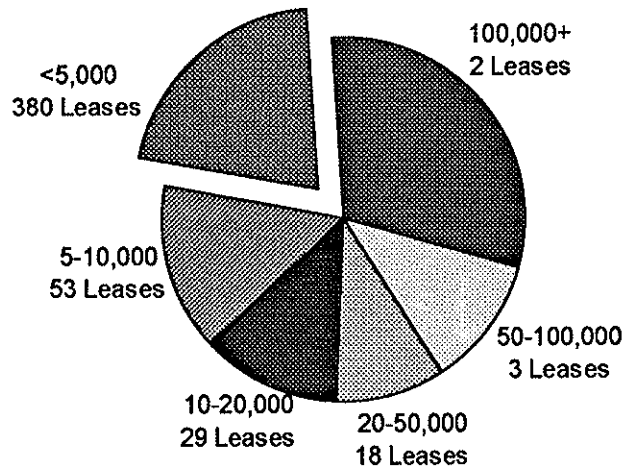
Historical Leasing Activity - by Group



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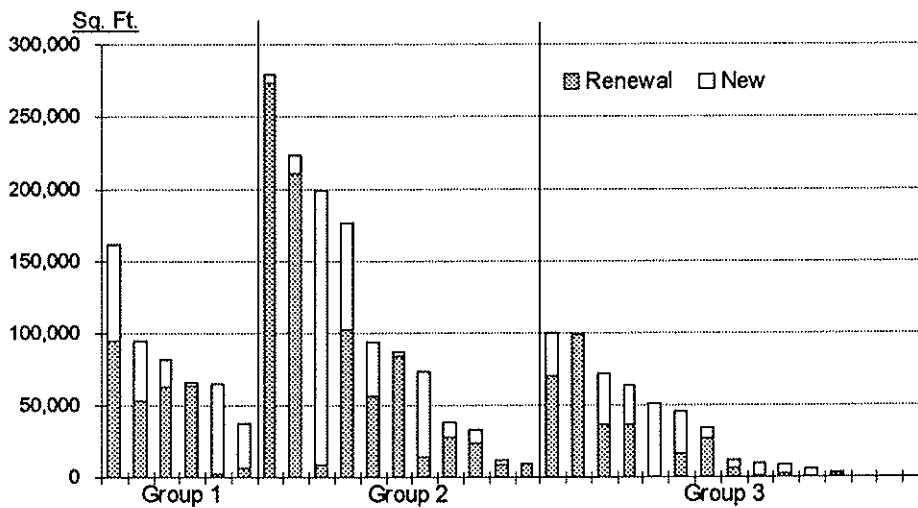
Transaction Volume - by Size



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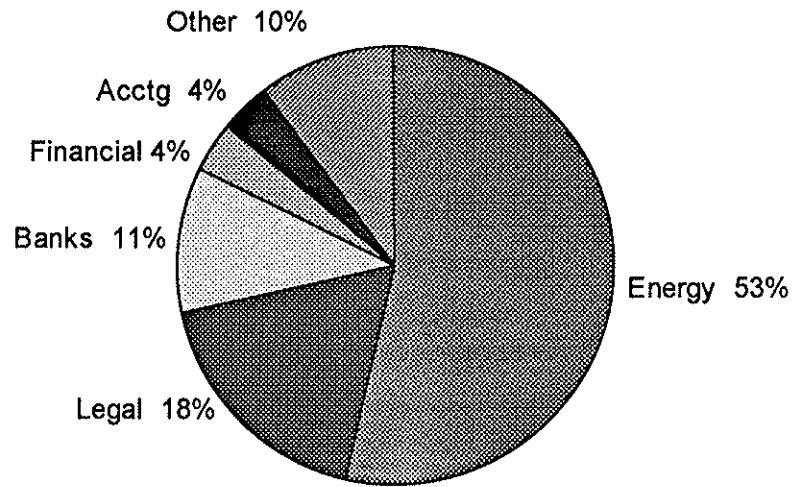
New Leases \ Renewals by Building



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Large Users - by Industry



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