

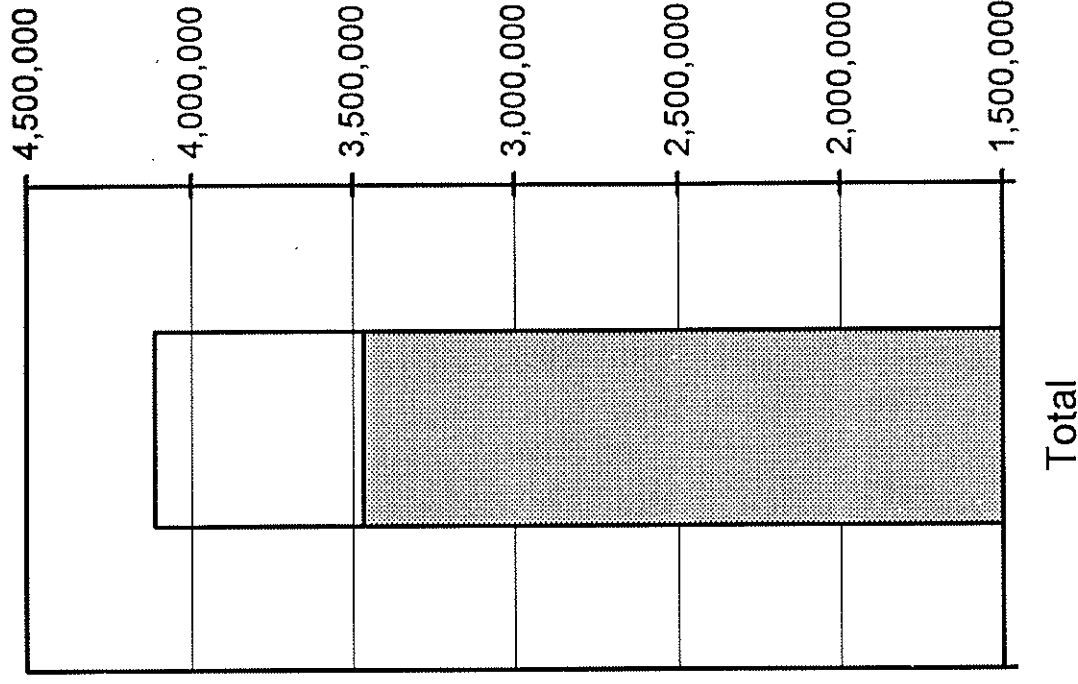
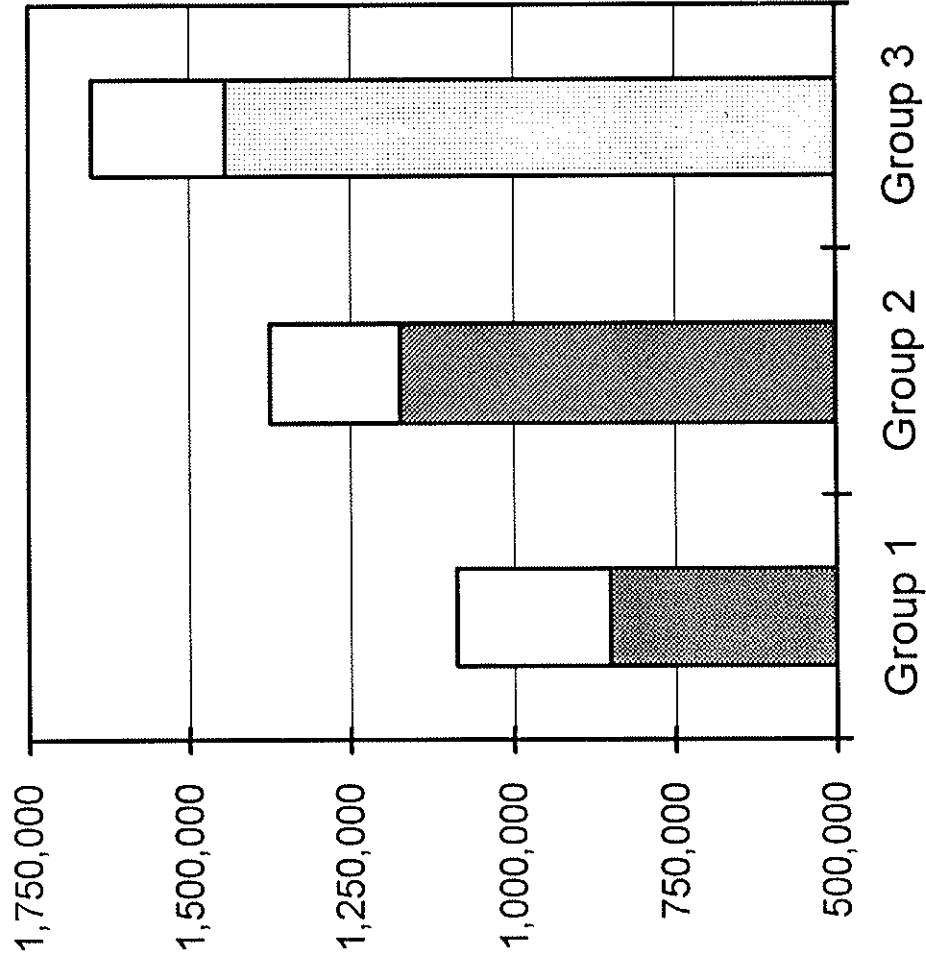
## Buildings Surveyed

<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

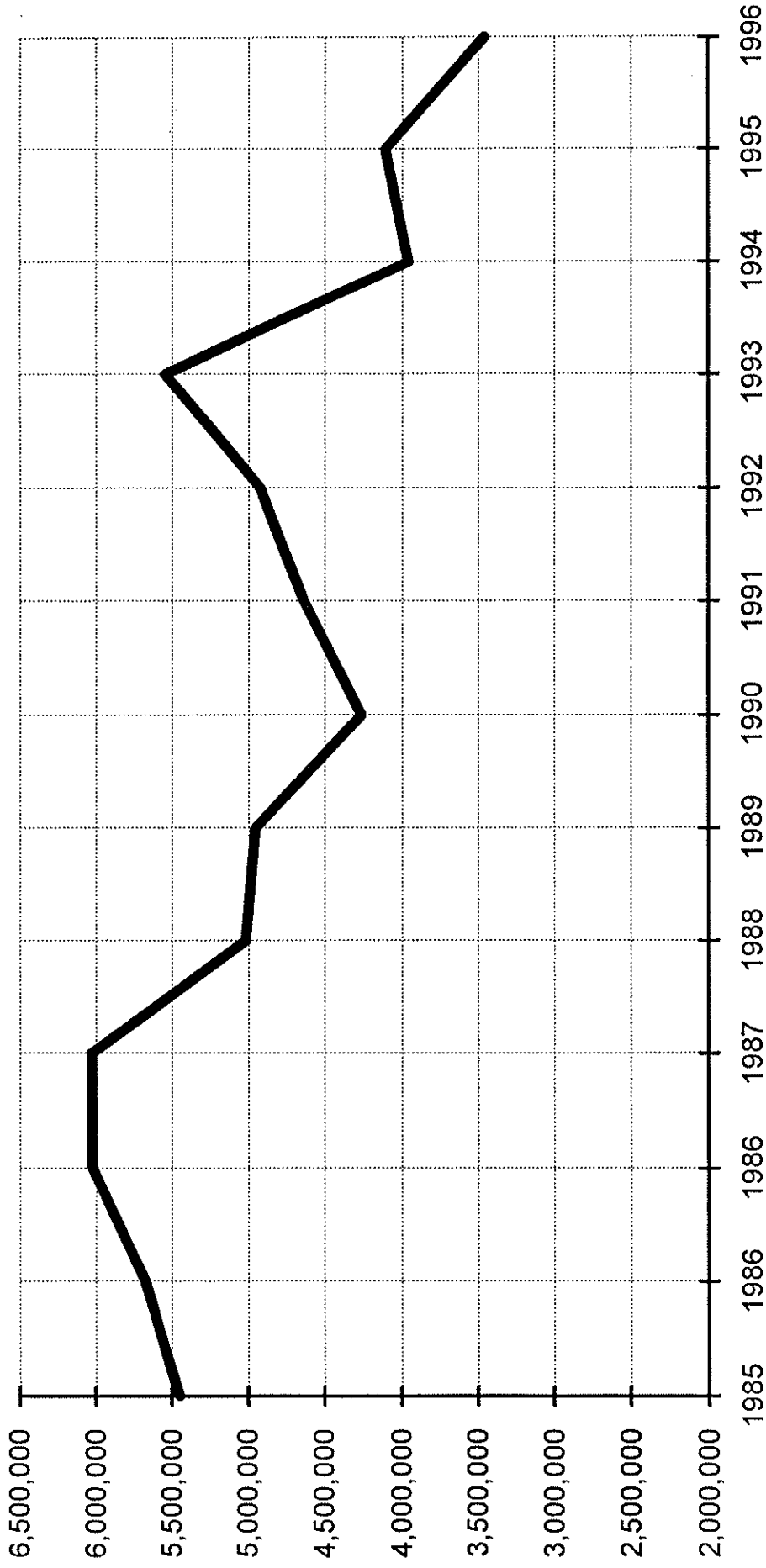
## Summary Data - January 1, 1997

Direct Space Available	3,467,622
Percent Vacant	12.83%
Sublease Available	331,401
Absorption	643,828
Leasing Activity	3,610,263

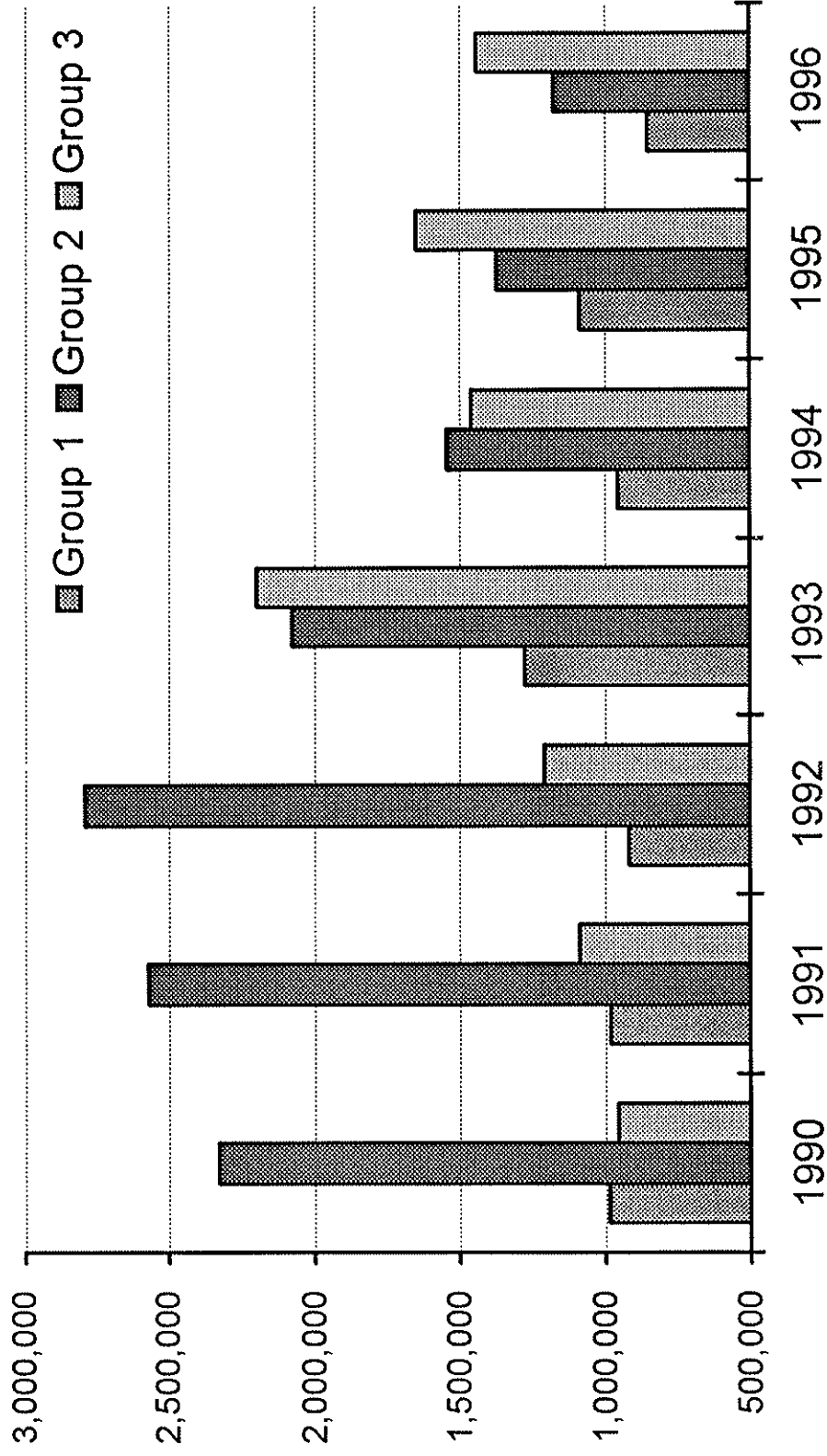
# Direct Space Available



# Historical Space Available - Total



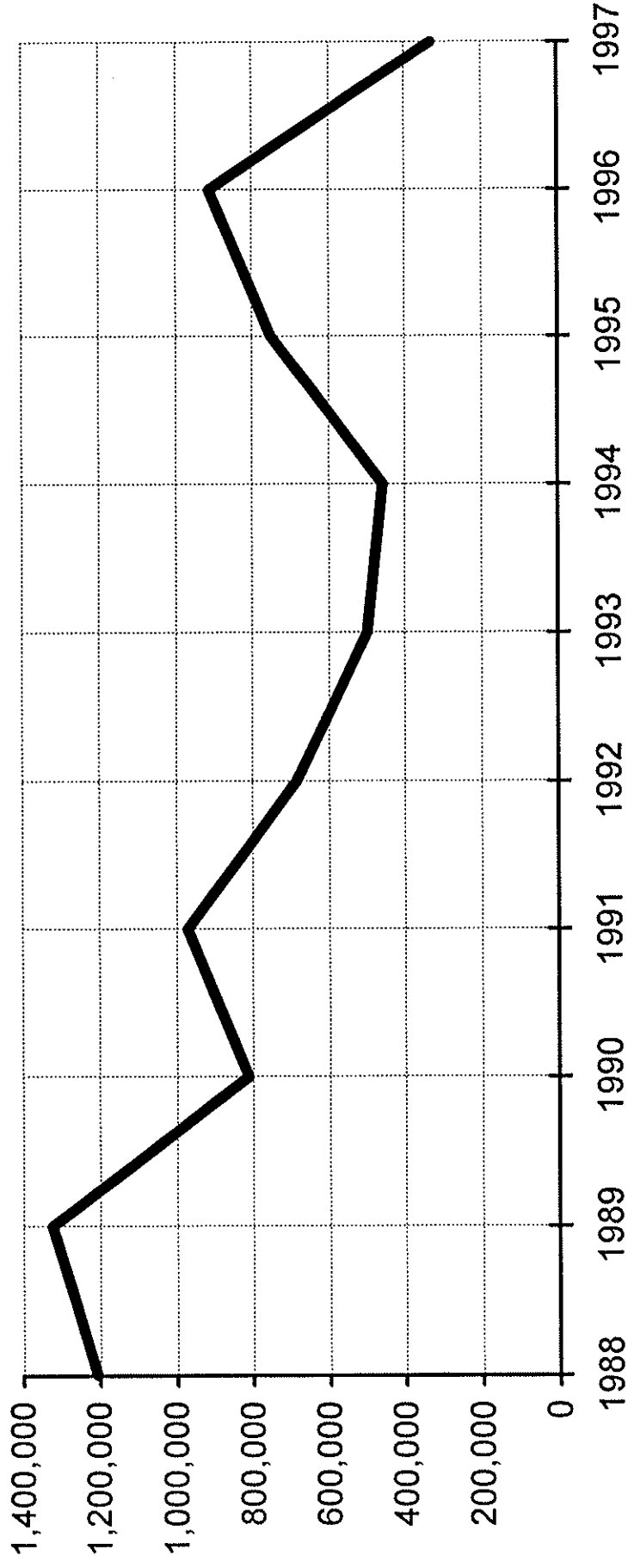
# Historical Space Available - by Group



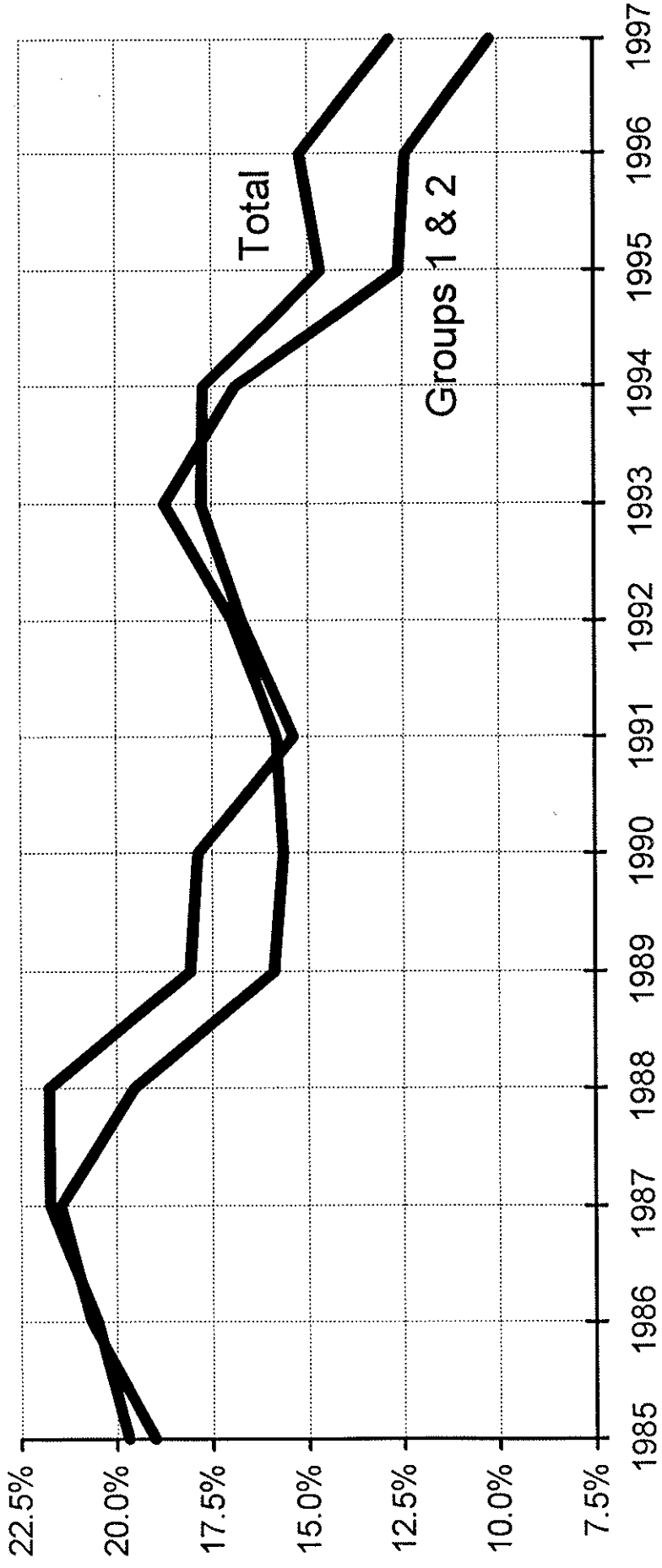
## Effective Blocks of Space

<u>Building</u>	<u>Sq.Ft.</u>	<u>Floors</u>
First Int. Plaza	100,000	11-15
One Allen Center	108,000	5-8
Wedge Int. Tower	114,000	16-21
1301 Fannin	104,000	18-21
700 Rusk	90,000	2-8
First Int. Plaza	75,000	44-46
MW Kellogg	73,000	14-16
600 Jefferson	67,500	12-15
1100 Louisiana	55,000	9-10
Pennzoil Place	50,000	31-34

# Sublease Space Available

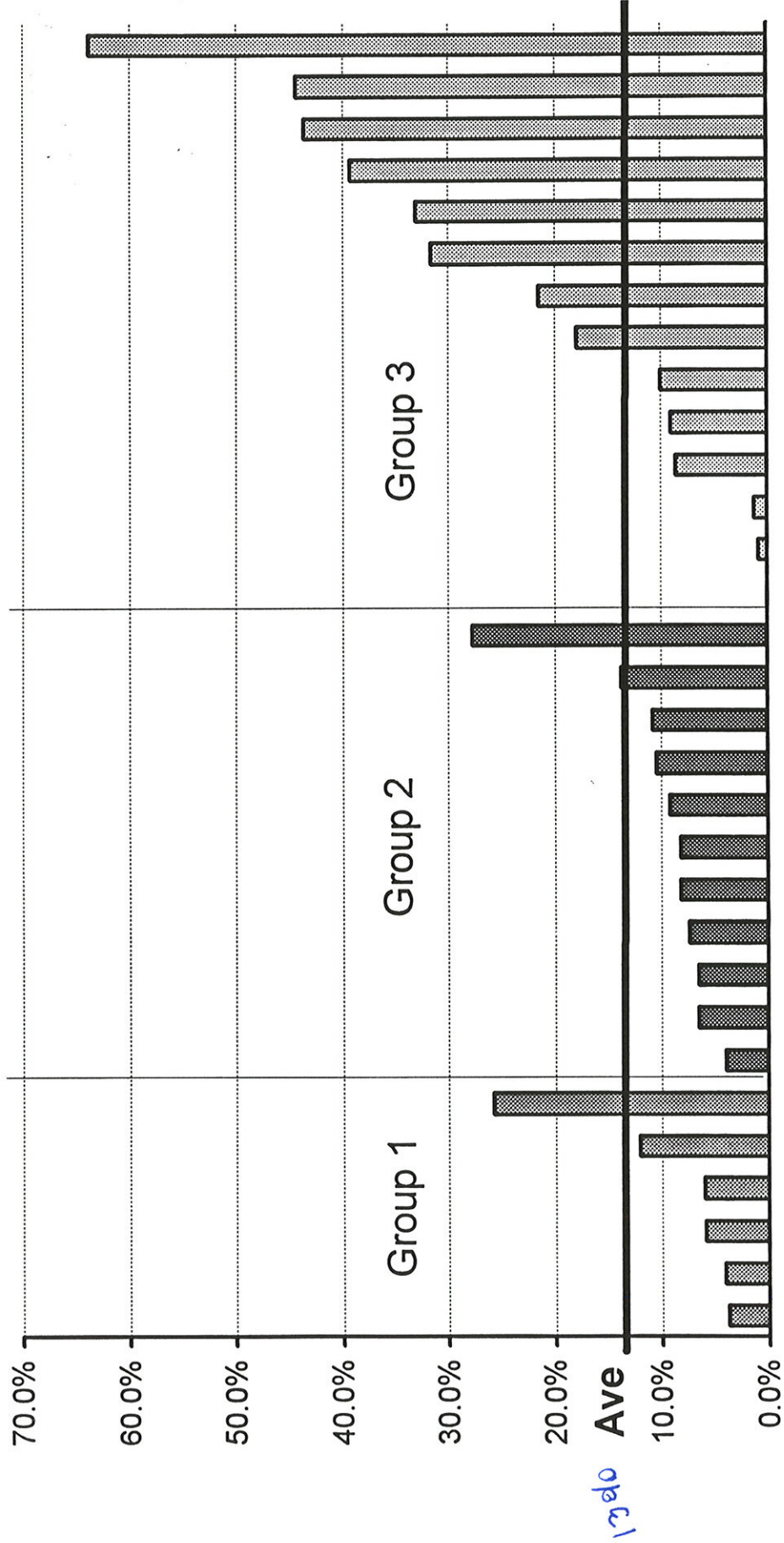


# Historical Vacancy Rates

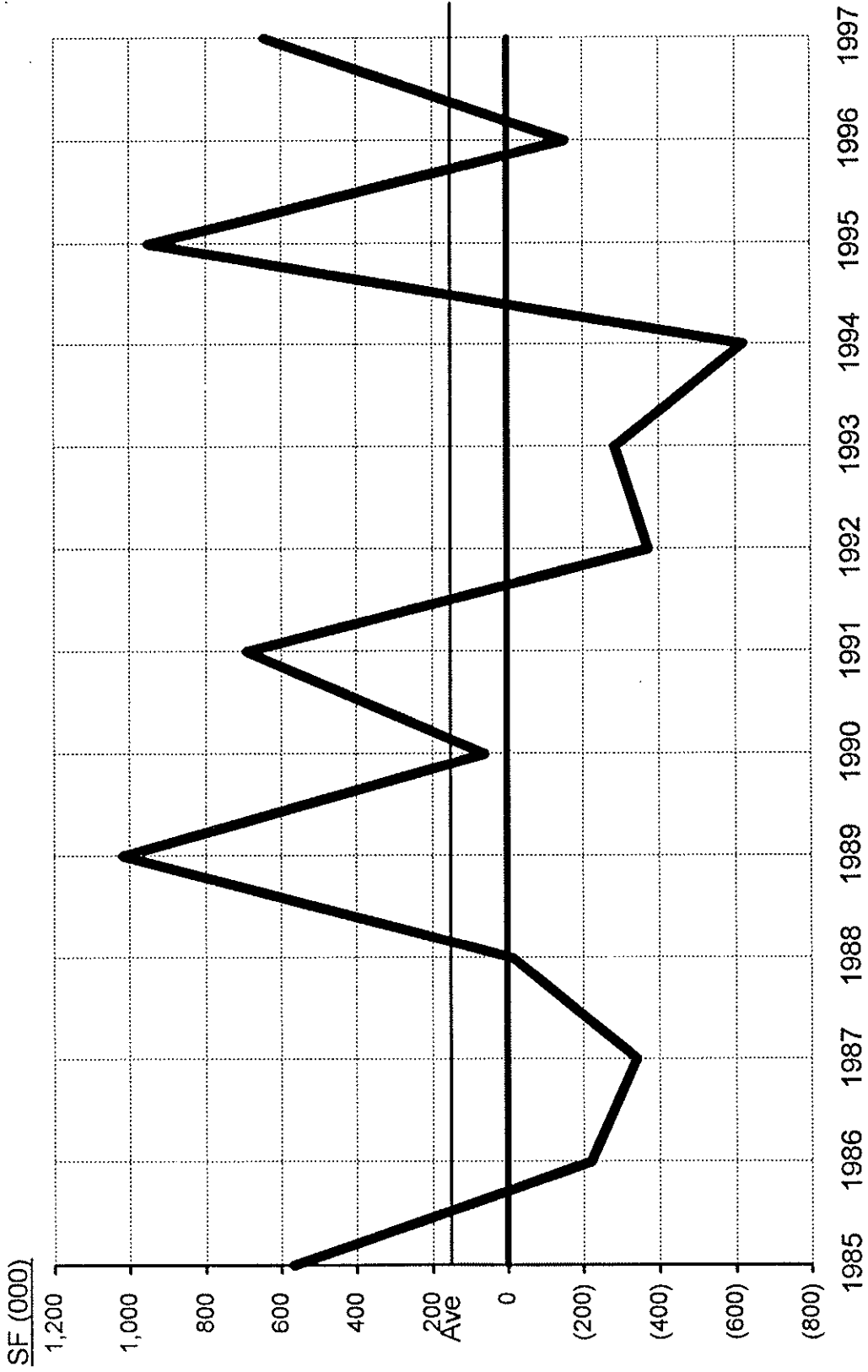




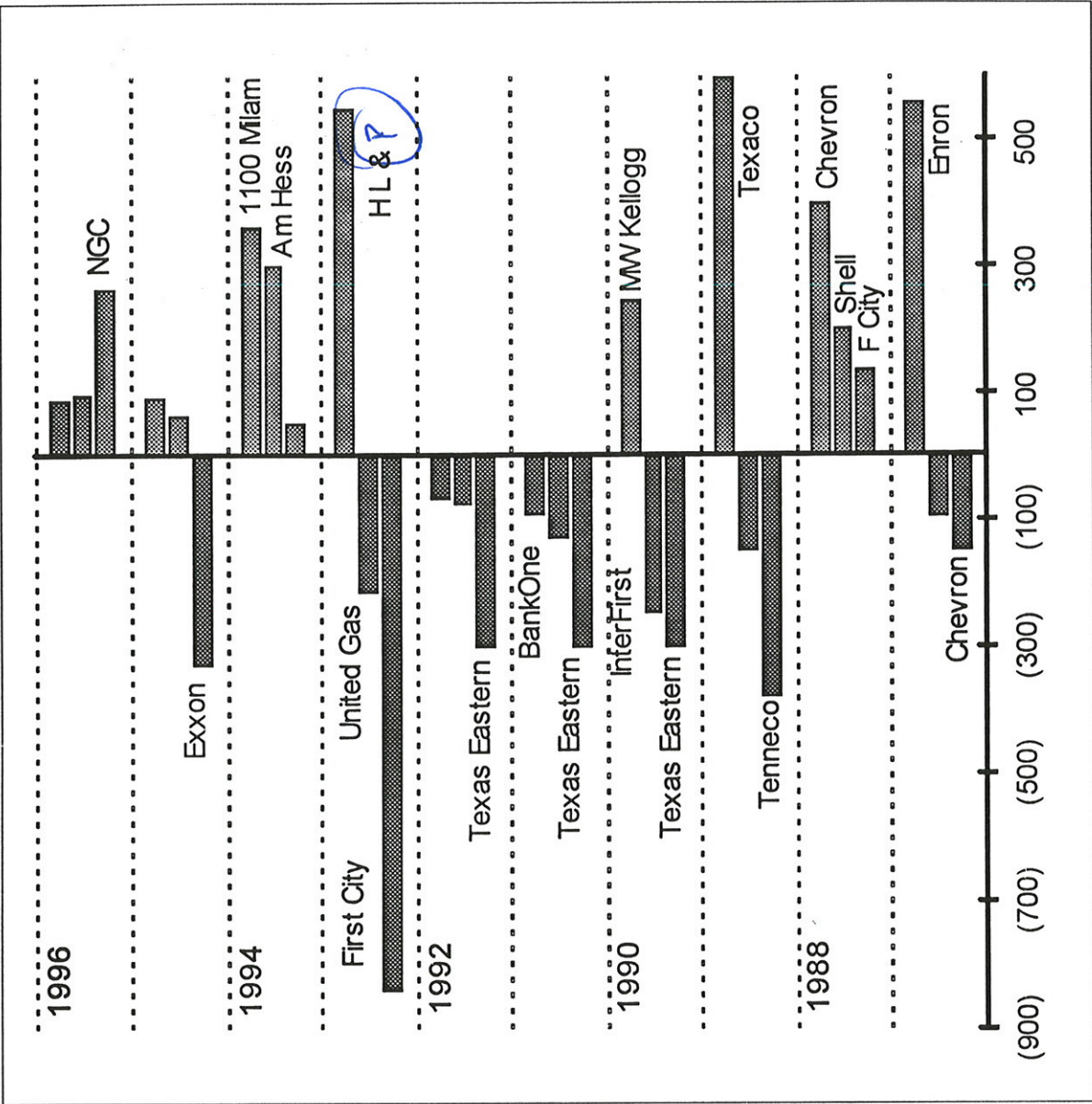
# Current Vacancy Rate - By Building



# Historical Absorption - Total

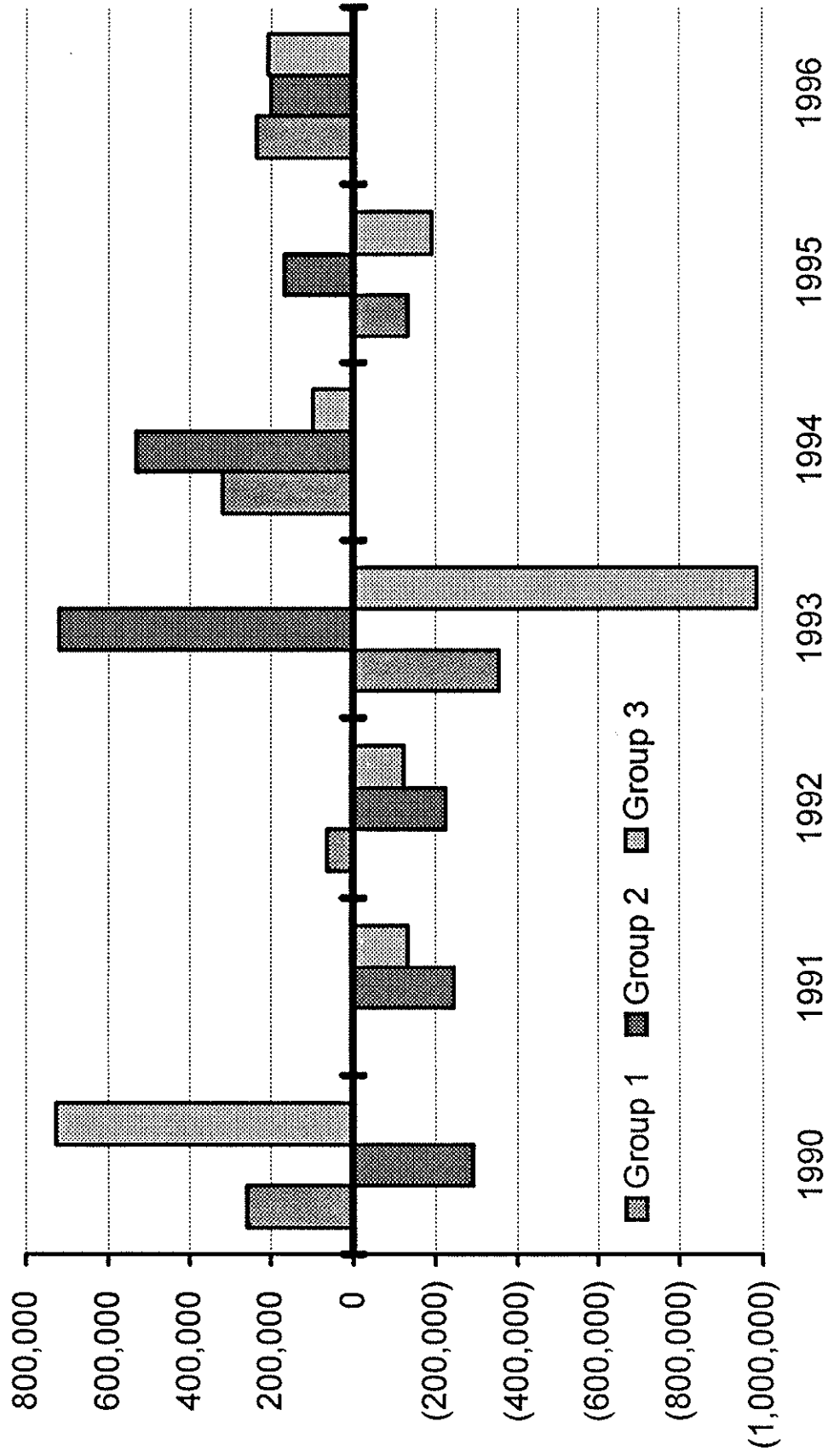


# Absorption / Major Events

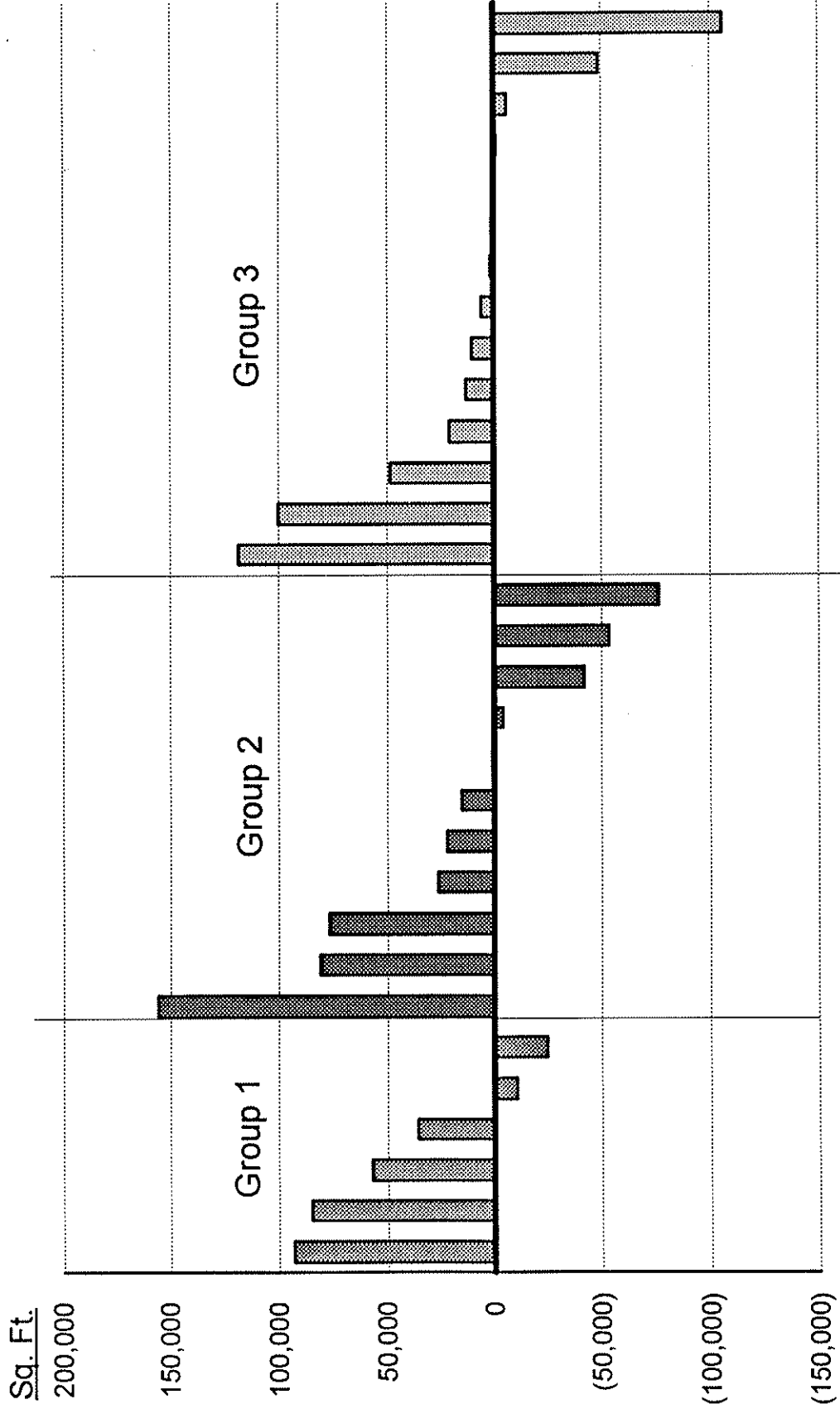




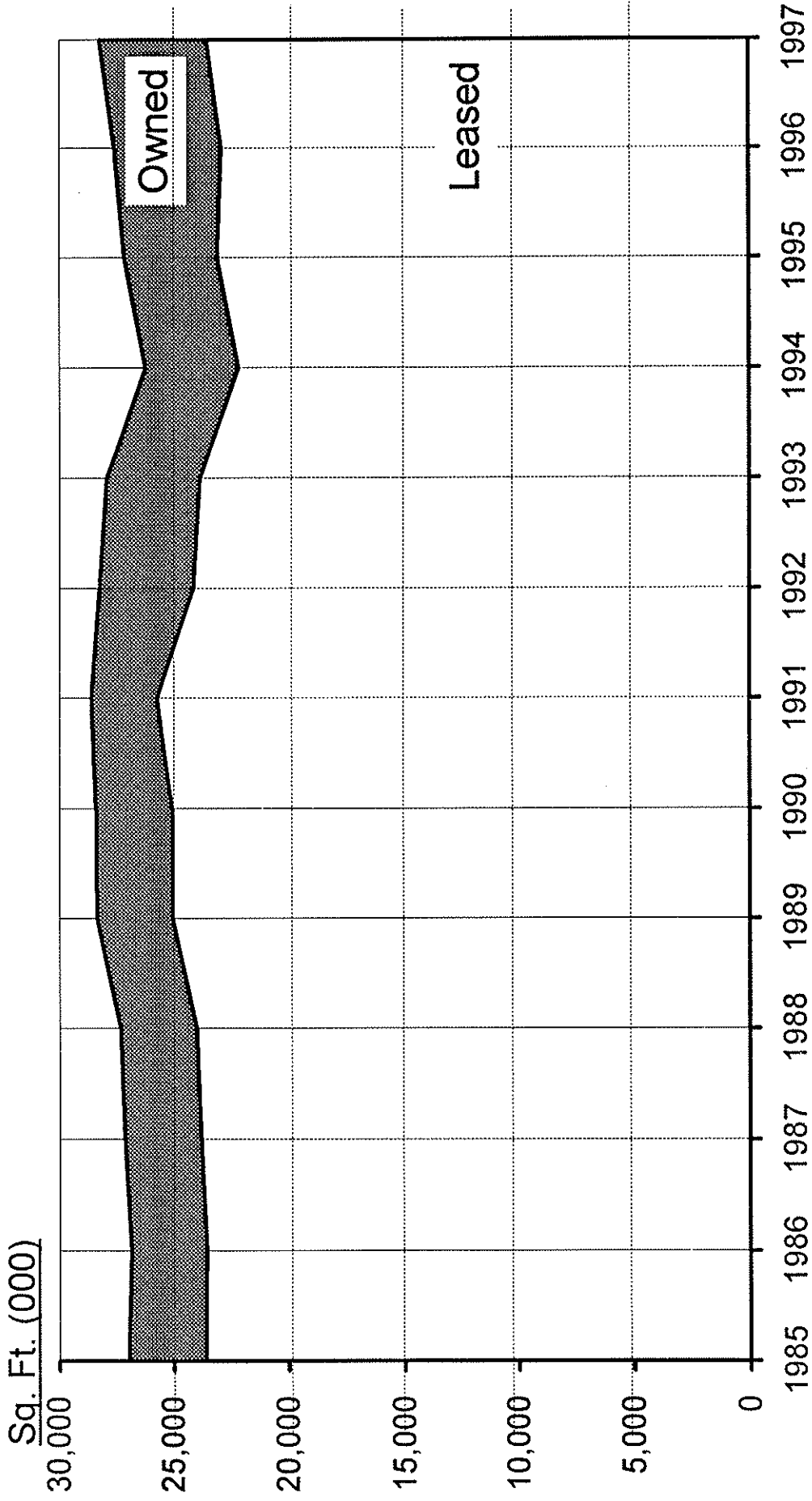
# Historical Absorption - By Group



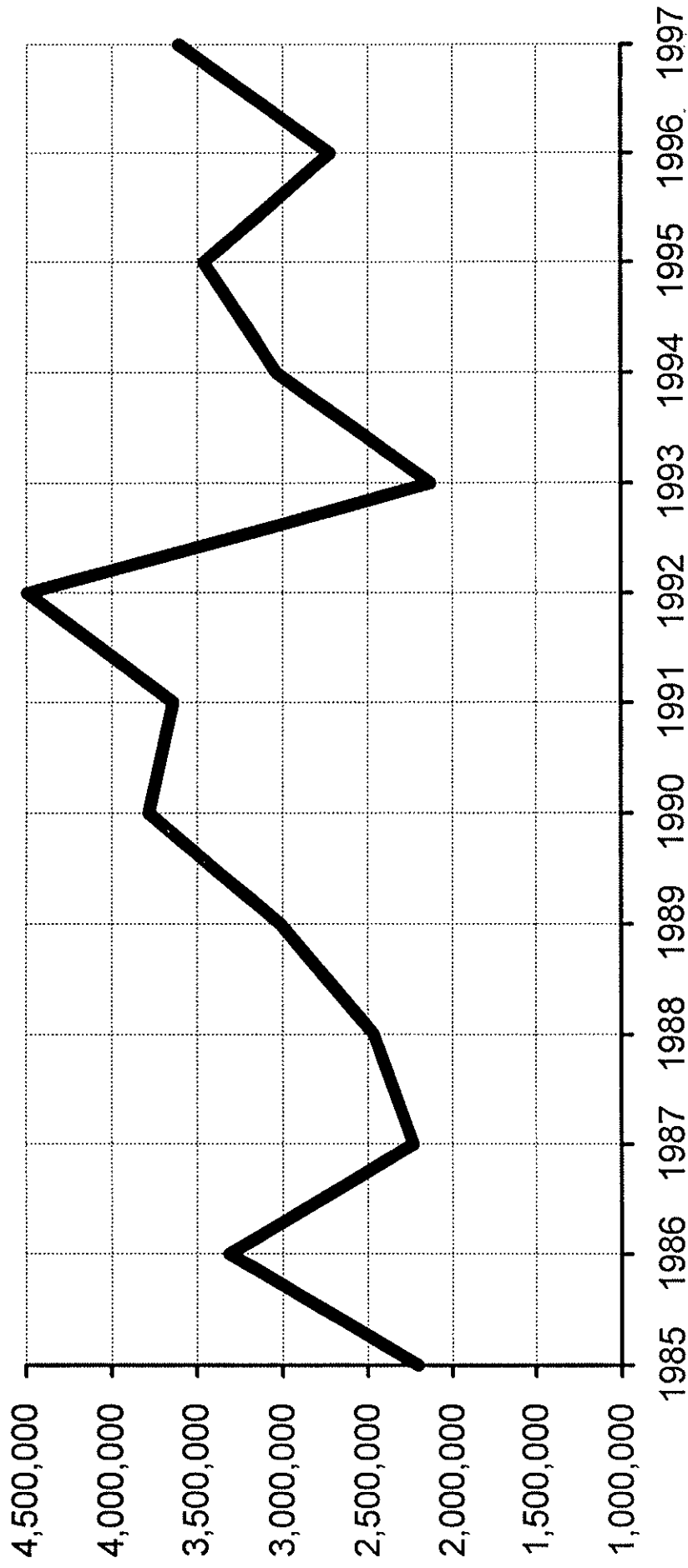
# Absorption by Building



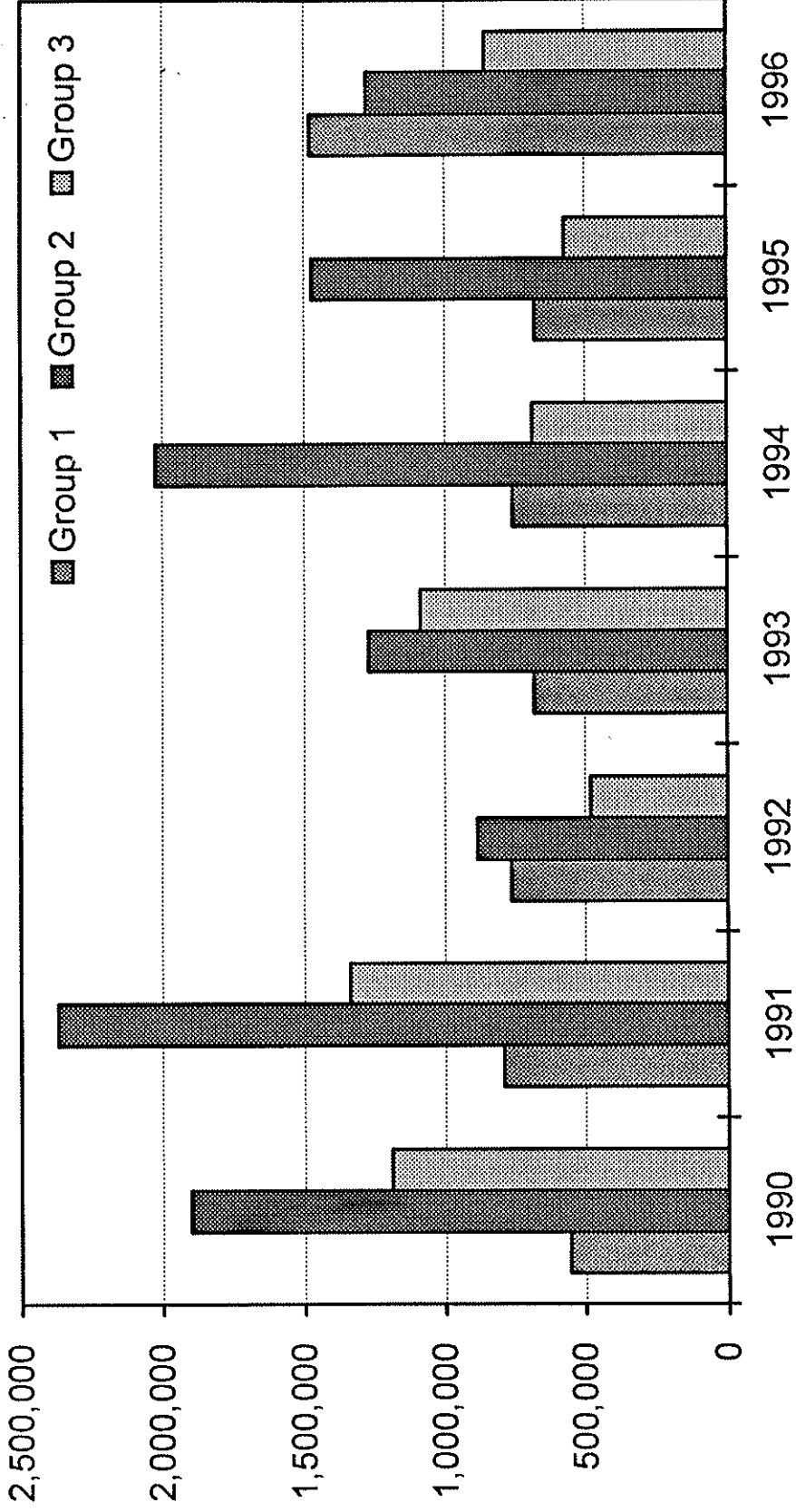
# Historical Office Space Demand



# Historical Leasing Activity - Total

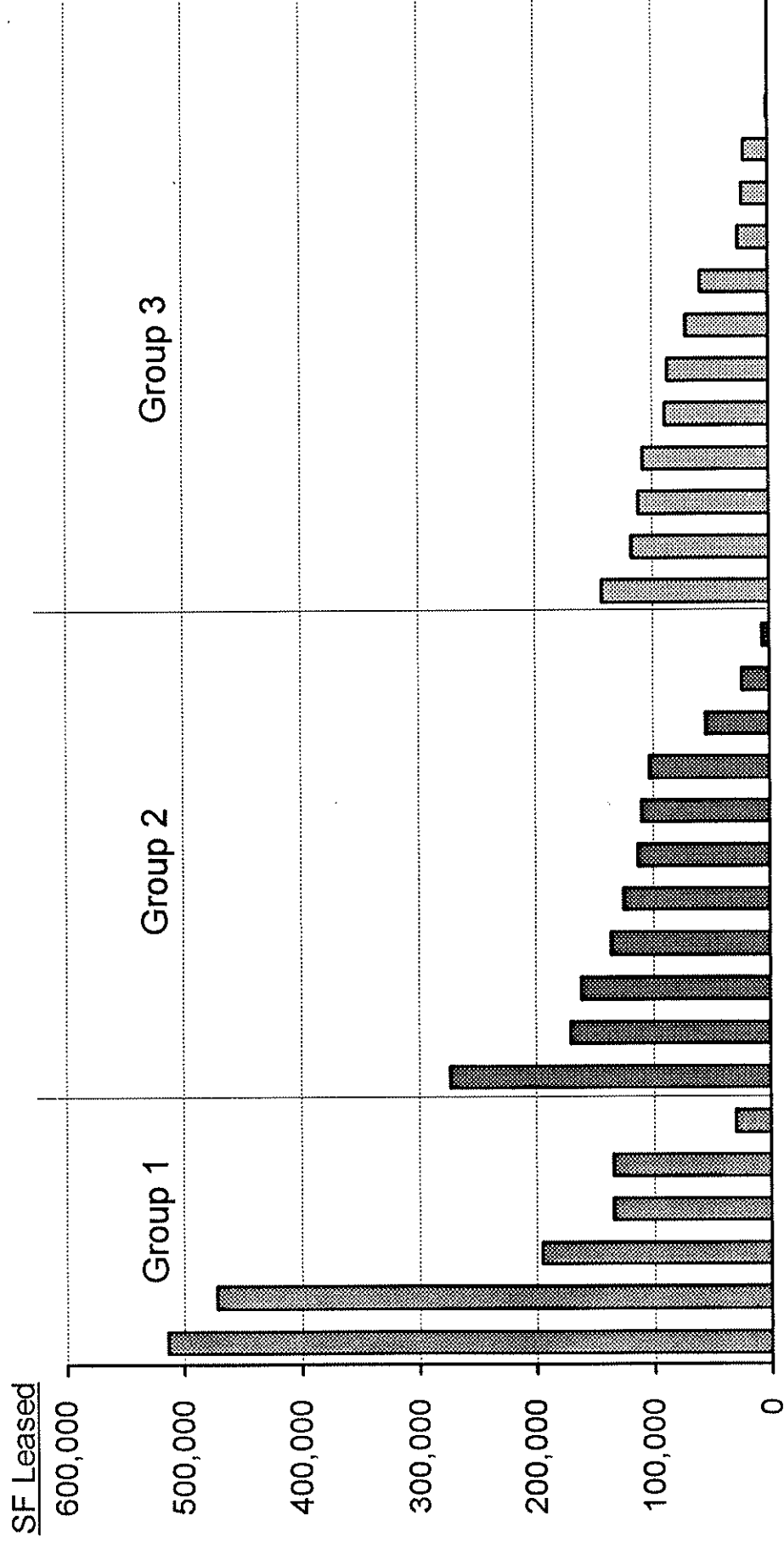


# Historical Leasing Activity - by Group

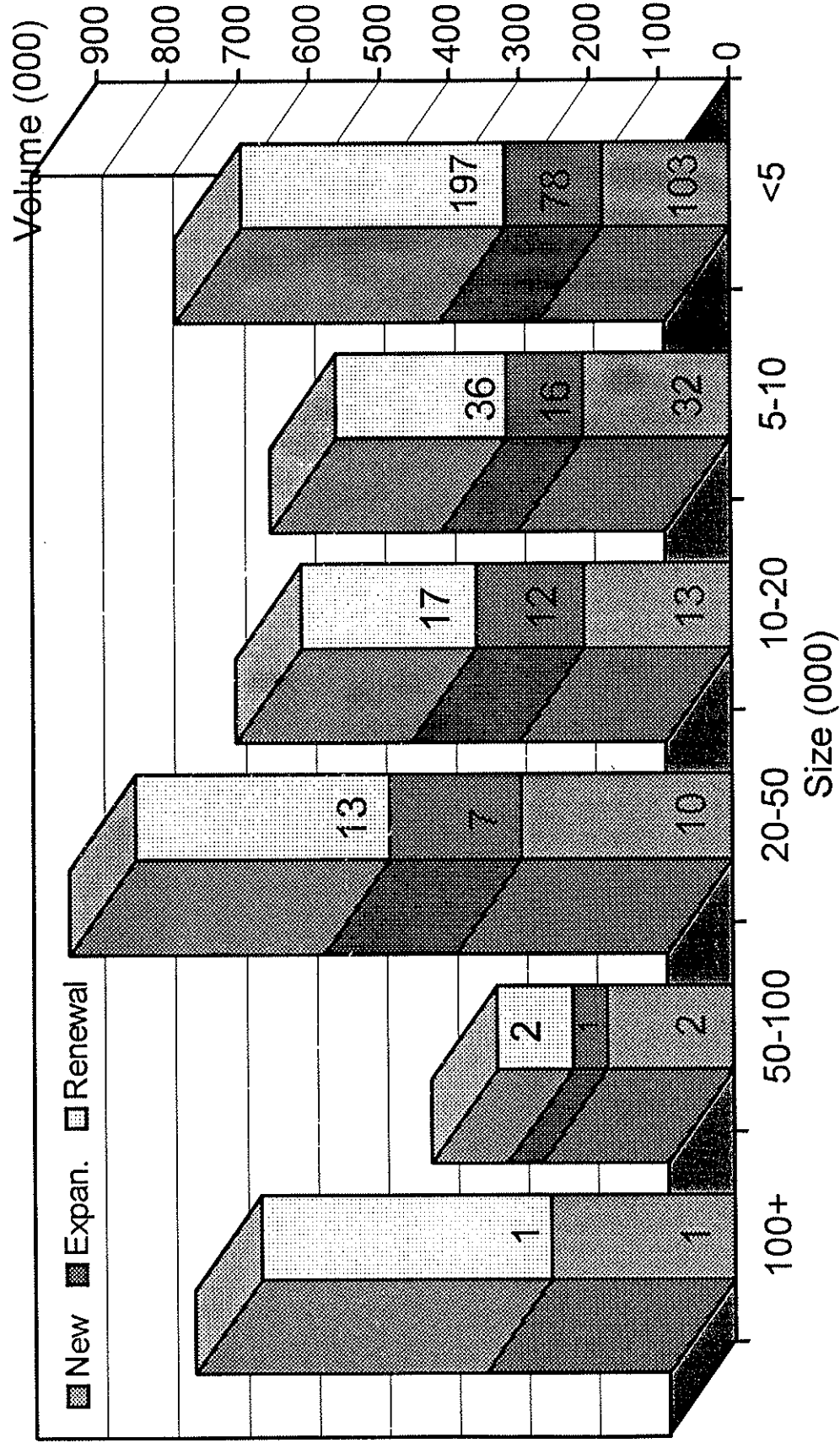




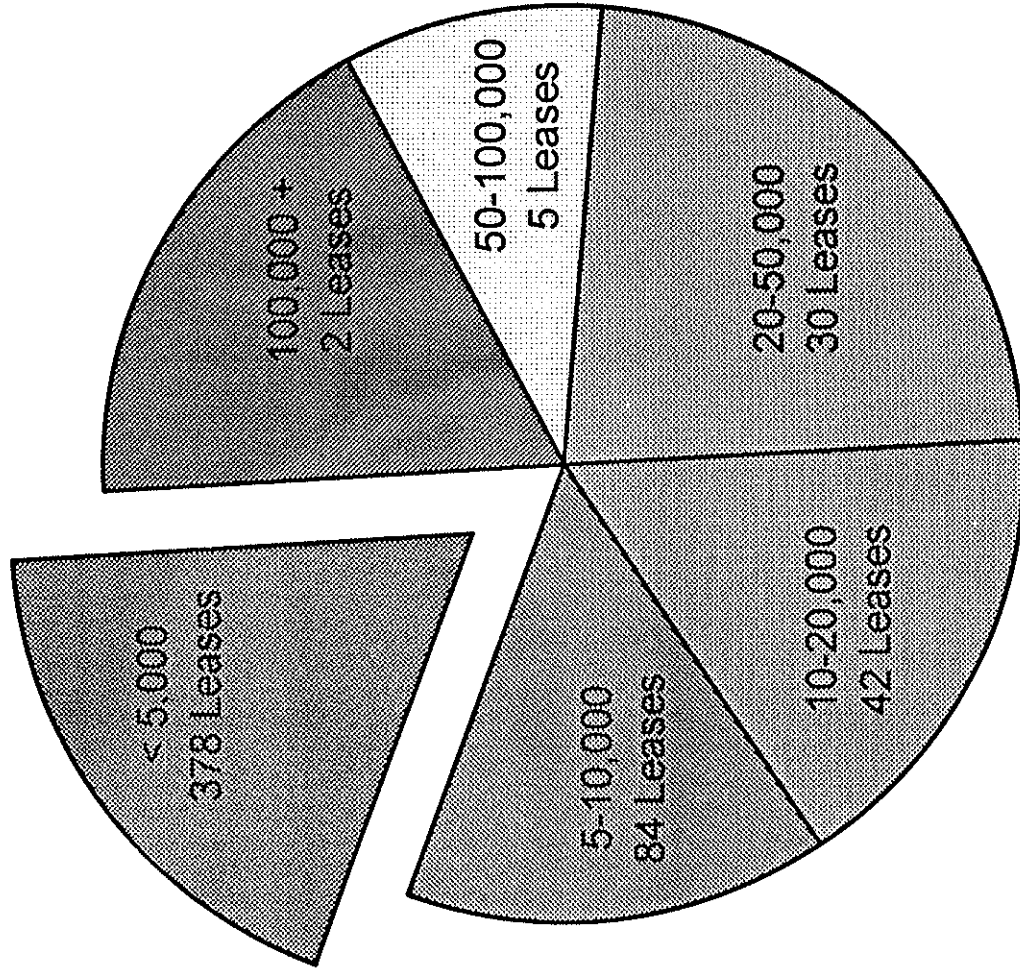
# Leasing Activity by Building



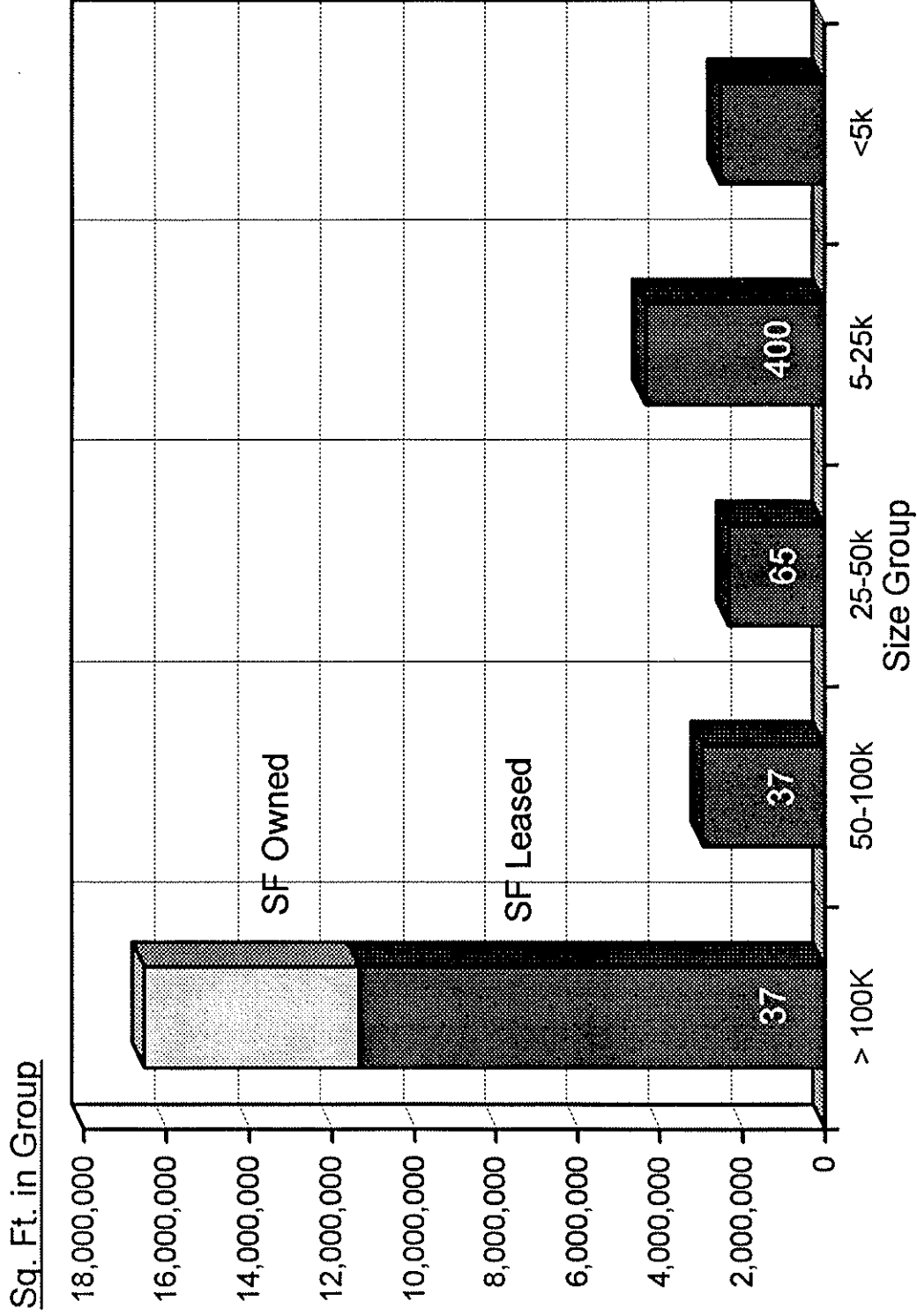
# Lease Transactions



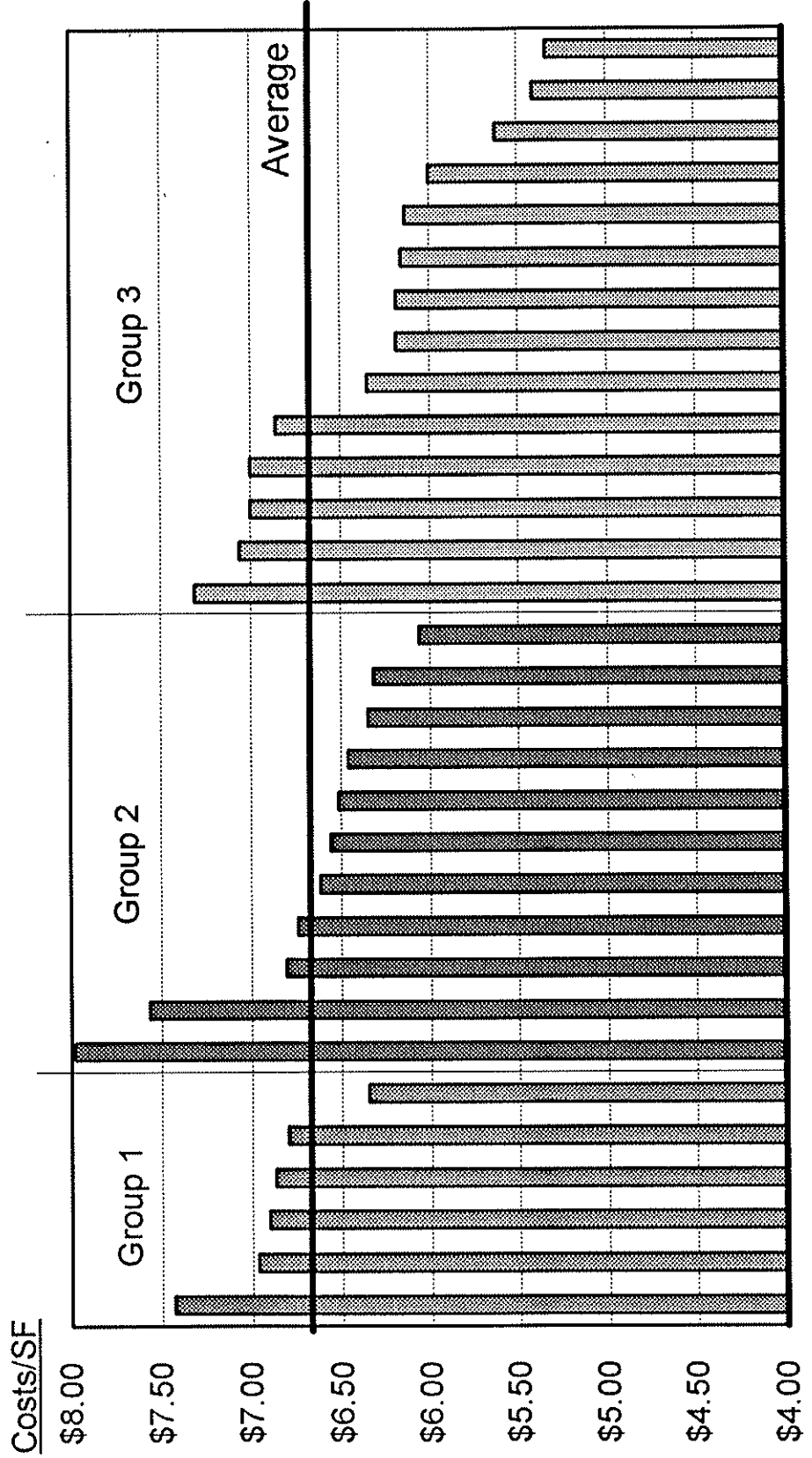
# Transaction Volume - by Size



# Office Space Users - by Size Group



# 1996 Operating Expense Projections



## New CBD Tenants - 1995 & 1996

NGC	261,000	Britain Communications	45,000
BankOne Call Center	100,000	Enserch	34,000
LL & E	94,000	FerrellGas	28,000
MI Drilling Fluids	90,000	Next Wave Communications	28,000
US Waste	85,000	PM Realty	23,000
Altra Energy Technologies	55,000	King Ranch	18,000
Software Systems	50,000	Watson Wyatt	15,000
Wolf Communications	47,000		