

1-2000
1999 rpt

CONINE & ROBINSON

Commercial Real Estate Advisors

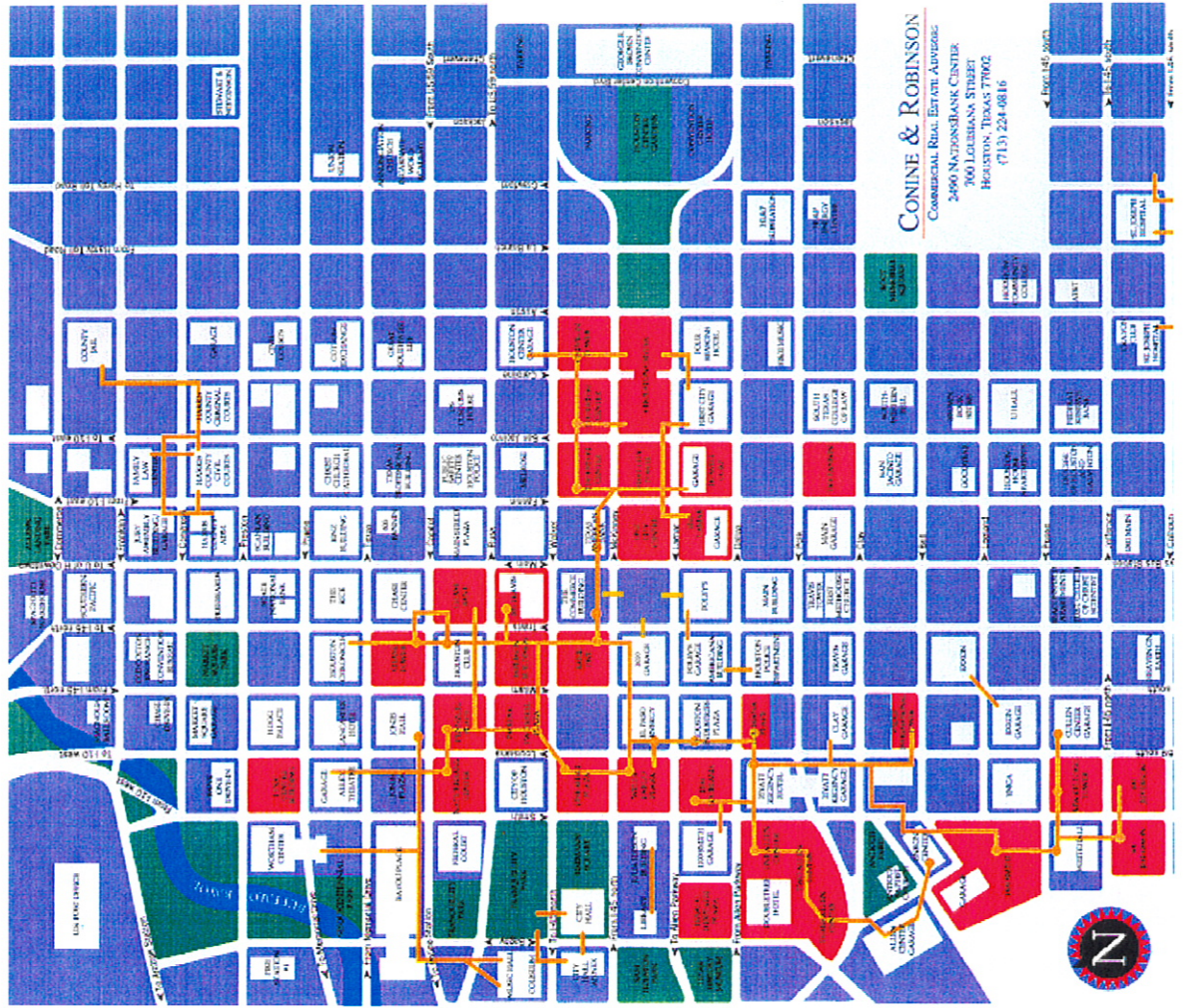
CONINE & ROBINSON

Houston Central Business District

Office Market

as of January 1, 2000

CONINE & ROBINSON



CONINE & ROBINSON
Commercial Real Estate Advisors
2490 NATIONALBANK CENTER
7600 GULFBLISS STREET
HOUSTON, TEXAS 77002
(713) 224-0816



CONINE & ROBINSON

Buildings Surveyed

Buildings	Number	Rentable Sq. Ft.
“Group 1”	6	8,141,001
“Group 2”	12	12,298,091
“Group 3”	16	8,078,135
TOTAL	34	28,517,227

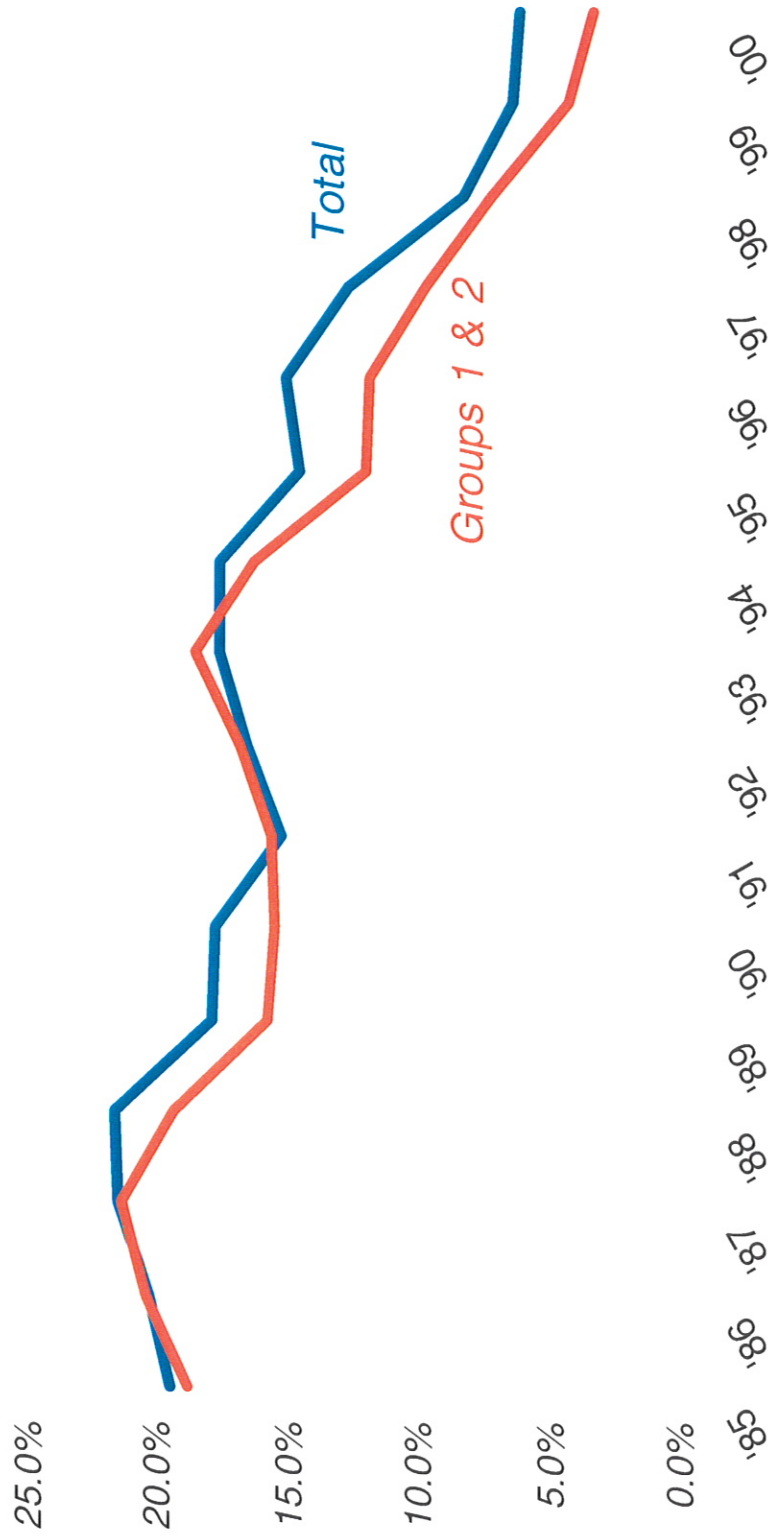
CONINE & ROBINSON

Summary Data - January 1, 2000

Current Space Available	1,772,841
Percent Vacant	6.2%
Sublease Available	723,000
1999 Absorption	332,658
1999 Leasing Activity	3,490,025

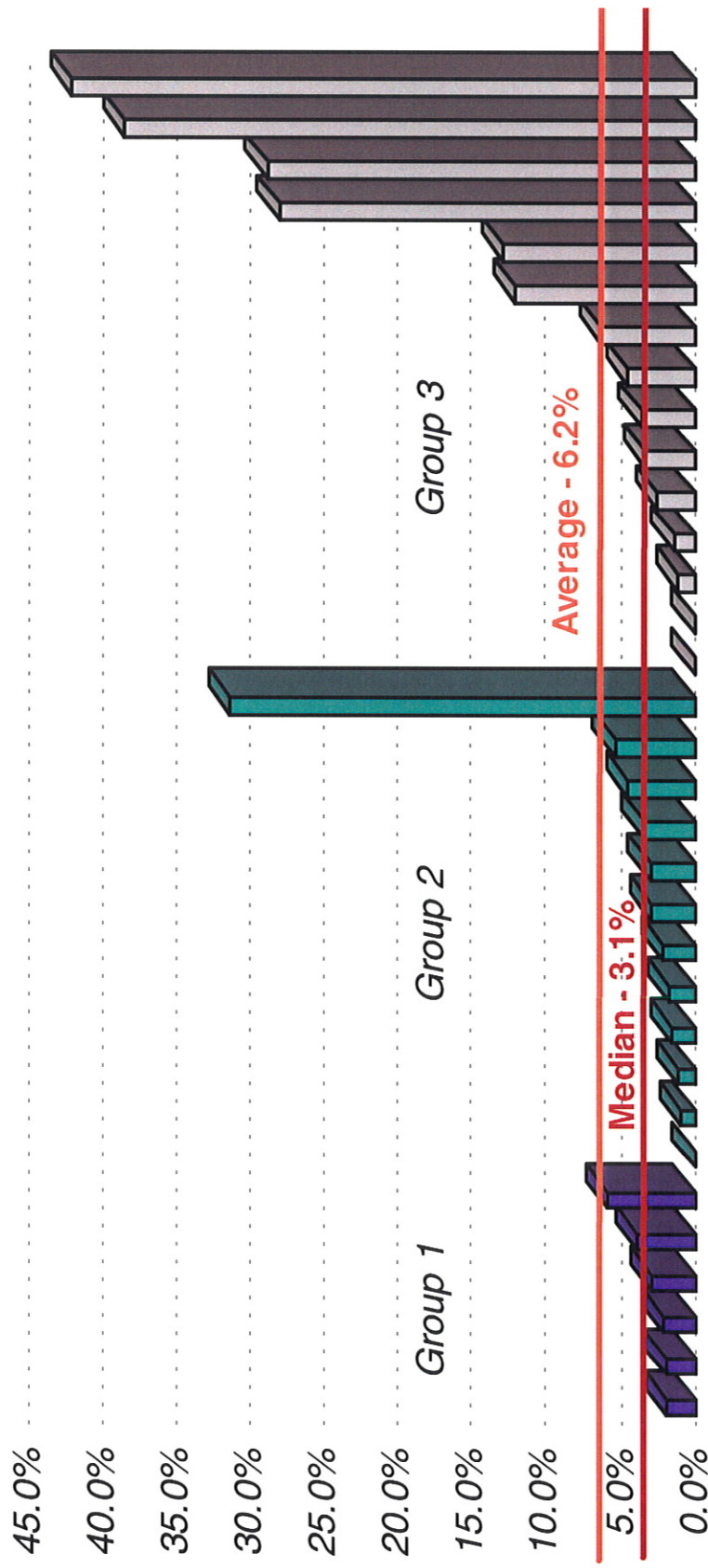
CONINE & ROBINSON

Historical Vacancy Rates



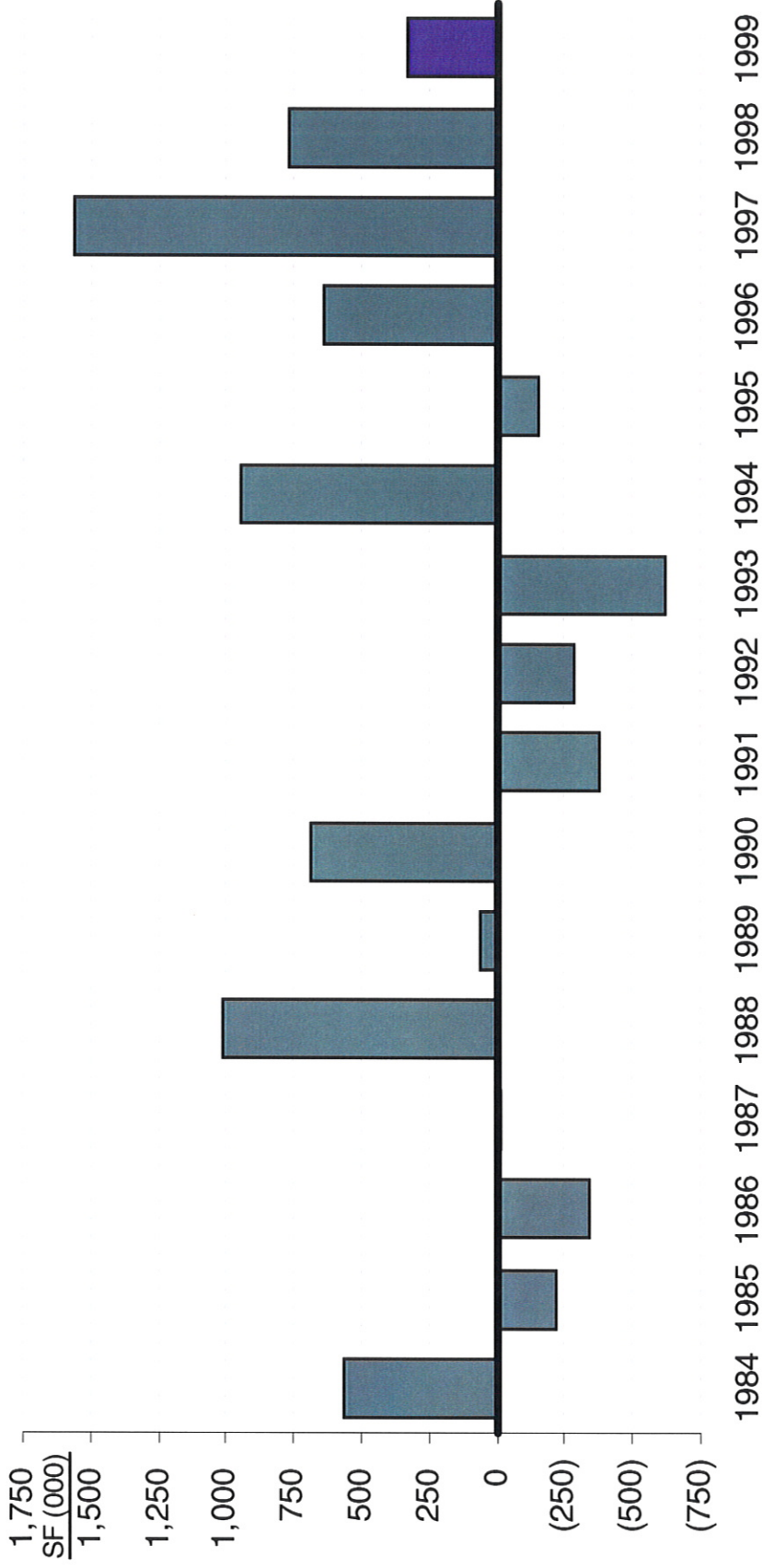
CONINE & ROBINSON

Current Vacancy Rate - By Building



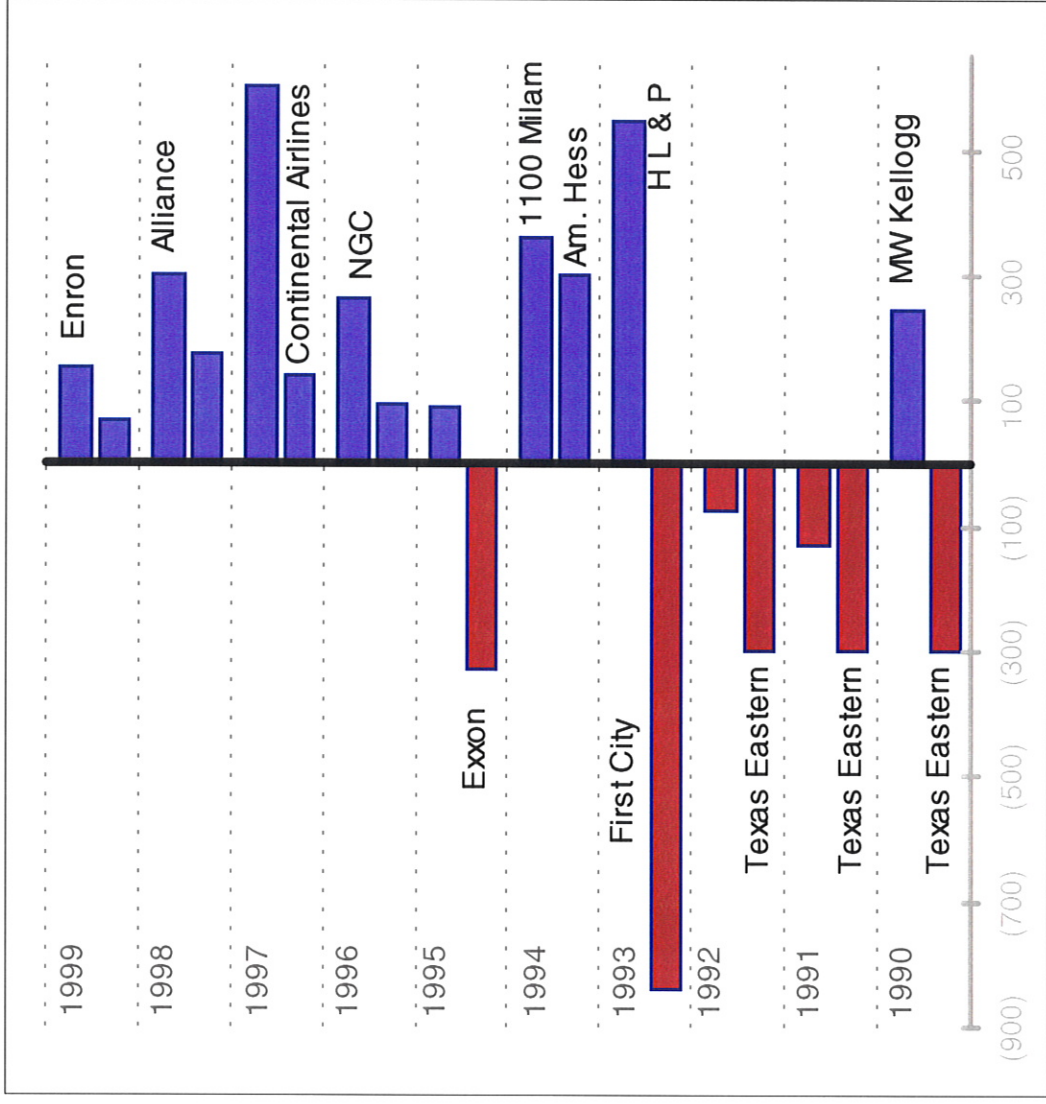
CONINE & ROBINSON

Historical Absorption - Total



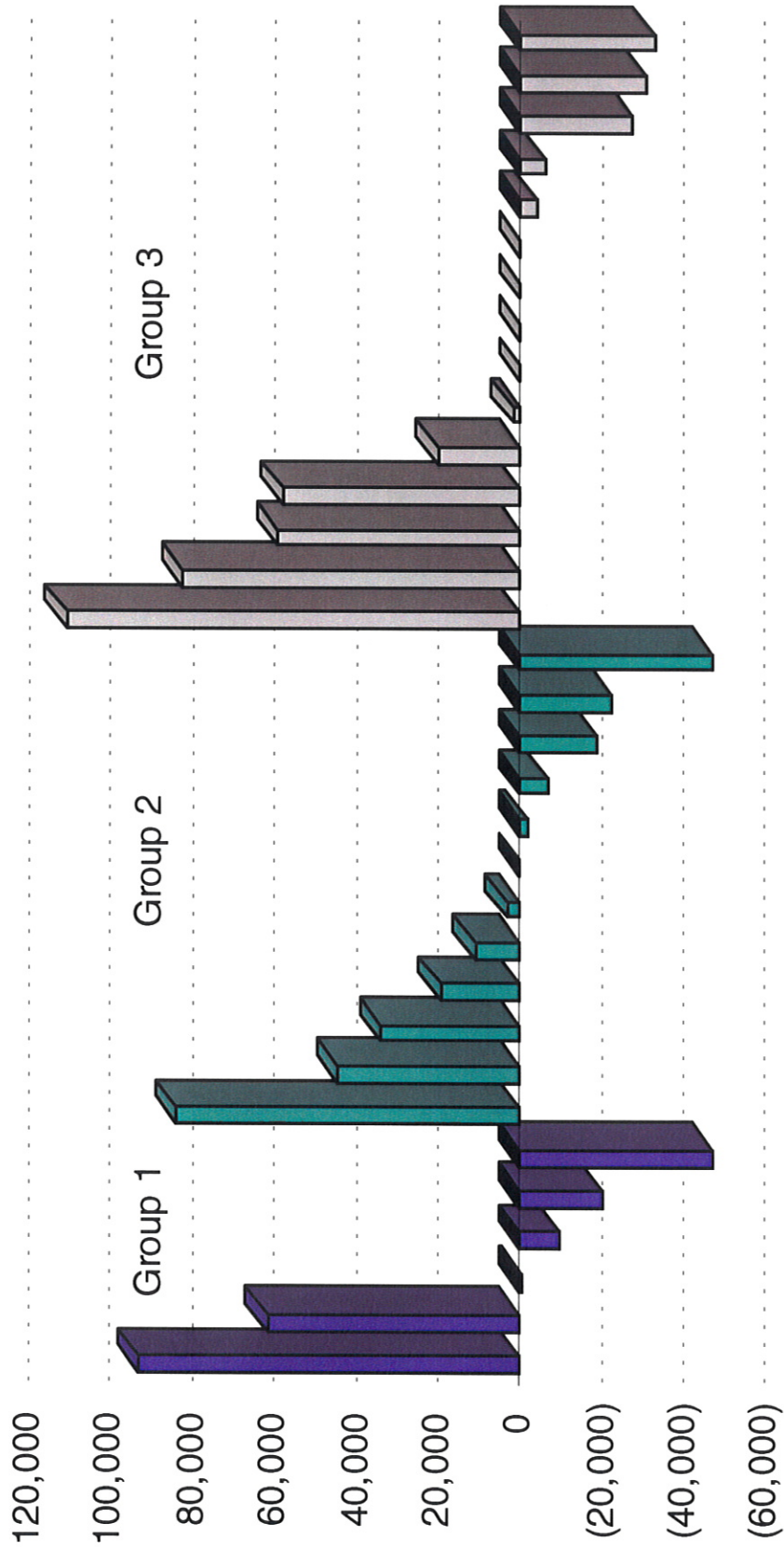
CONINE & ROBINSON

Absorption / Major Events



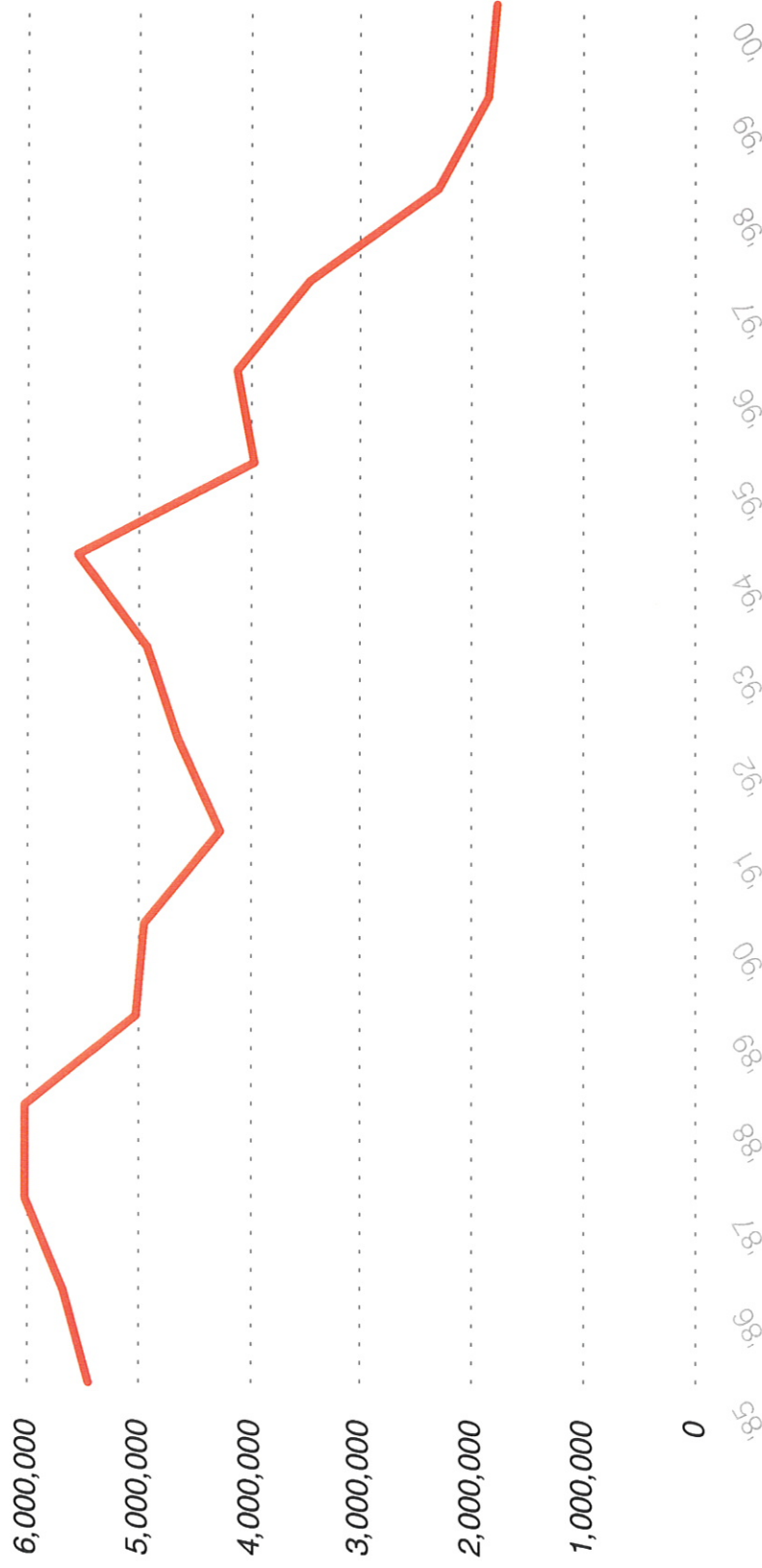
CONINE & ROBINSON

Absorption - By Building 1999



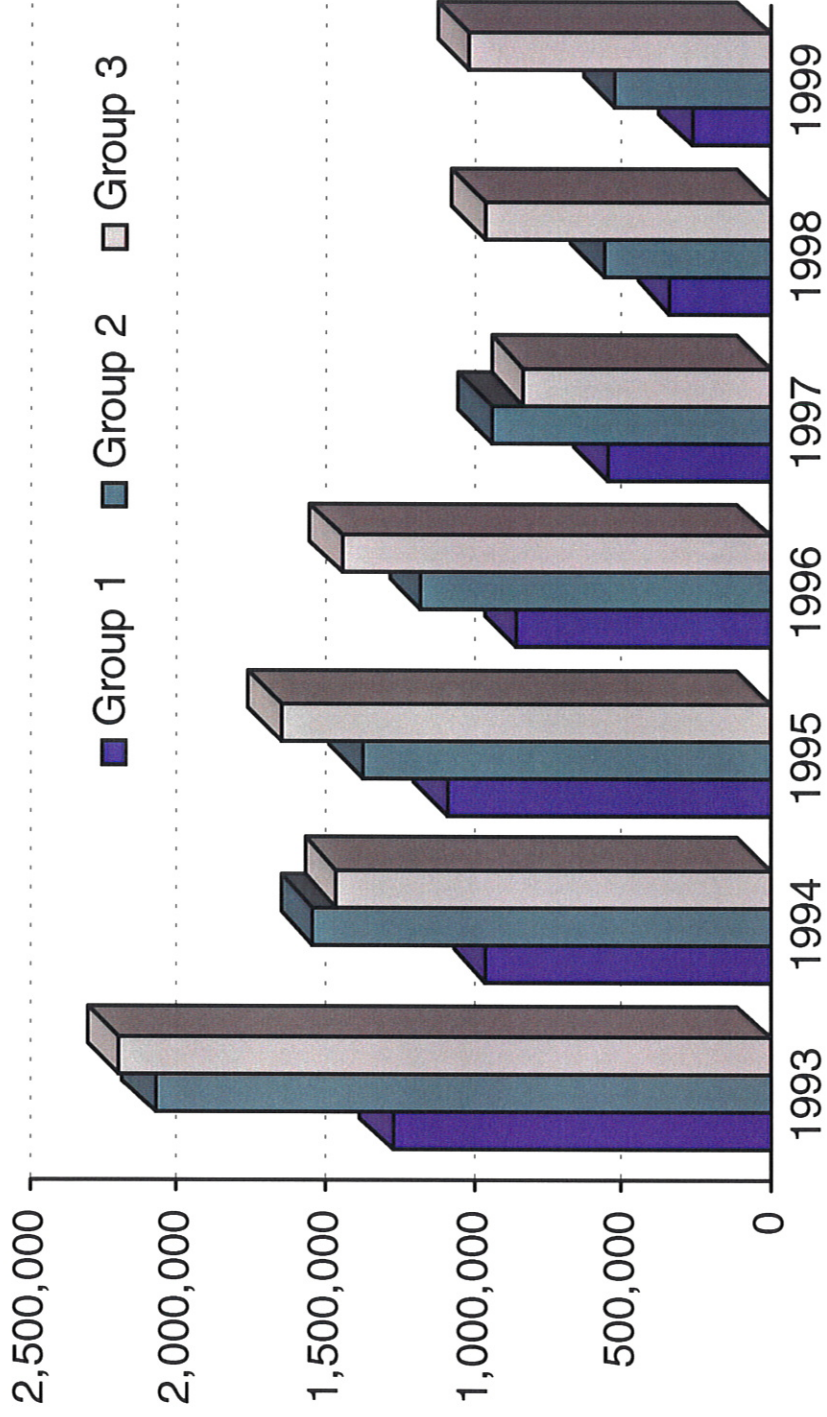
CONINE & ROBINSON

Historical Space Available



CONINE & ROBINSON

Historical Space Available - By Group



CONINE & ROBINSON

Historical Sublease Space Available



CONINE & ROBINSON

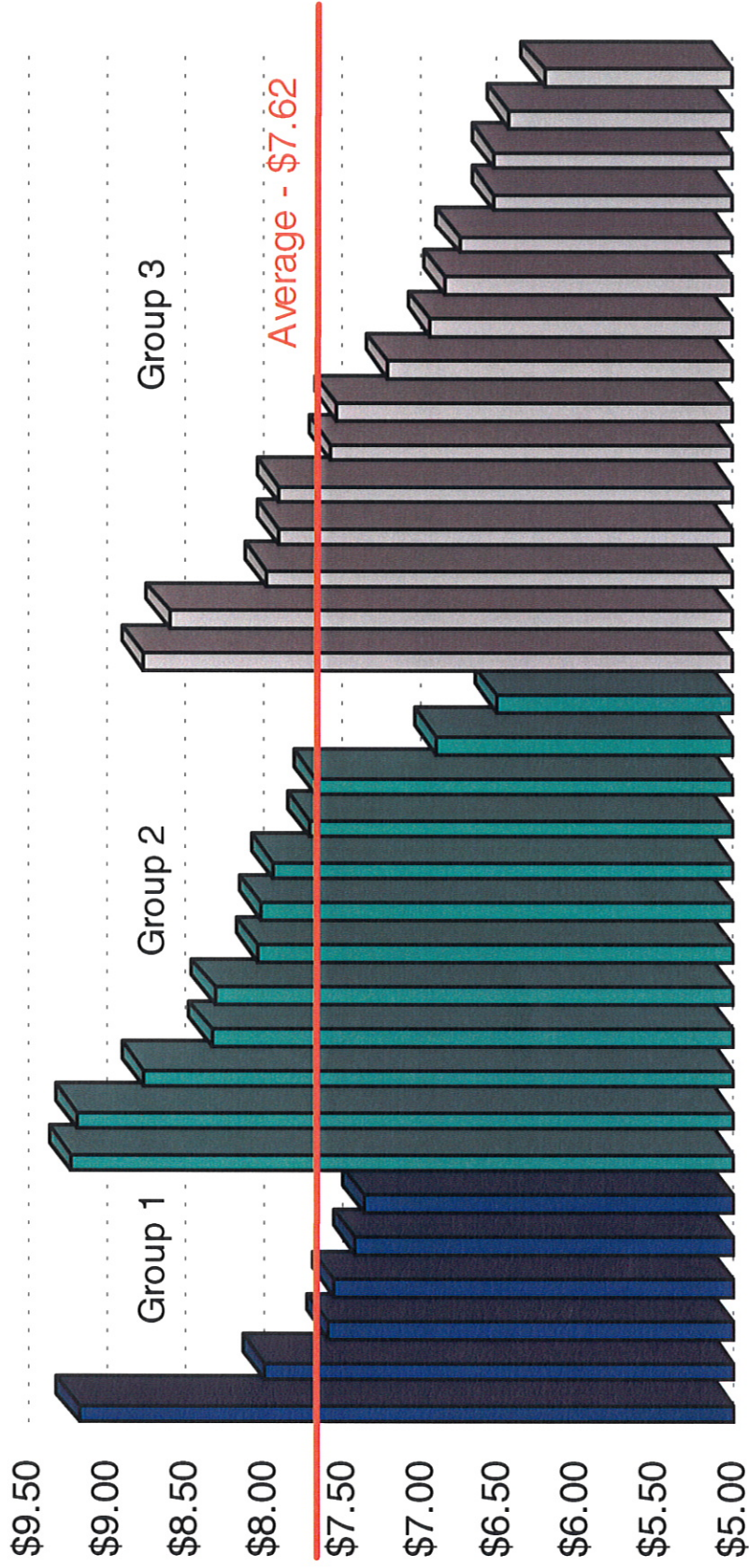
Effective Blocks of Space - 3/00

<u>Building</u>	<u>Sq. Feet</u>	<u>Floors</u>
1001 McKinney	180,000	4,6-13
One City Centre	160,000	3-10
1100 Louisiana	150,000	7-10,13,16,24
Pennzoil Place	143,000	2,5-10
500 Jefferson	104,000	14-17,20
Esperson	90,000	3,4,7
1100 Louisiana	69,000	39-41
Louisiana Place	59,000	10,11-12
Wells Fargo	50,000	16,17

CONINE & ROBINSON

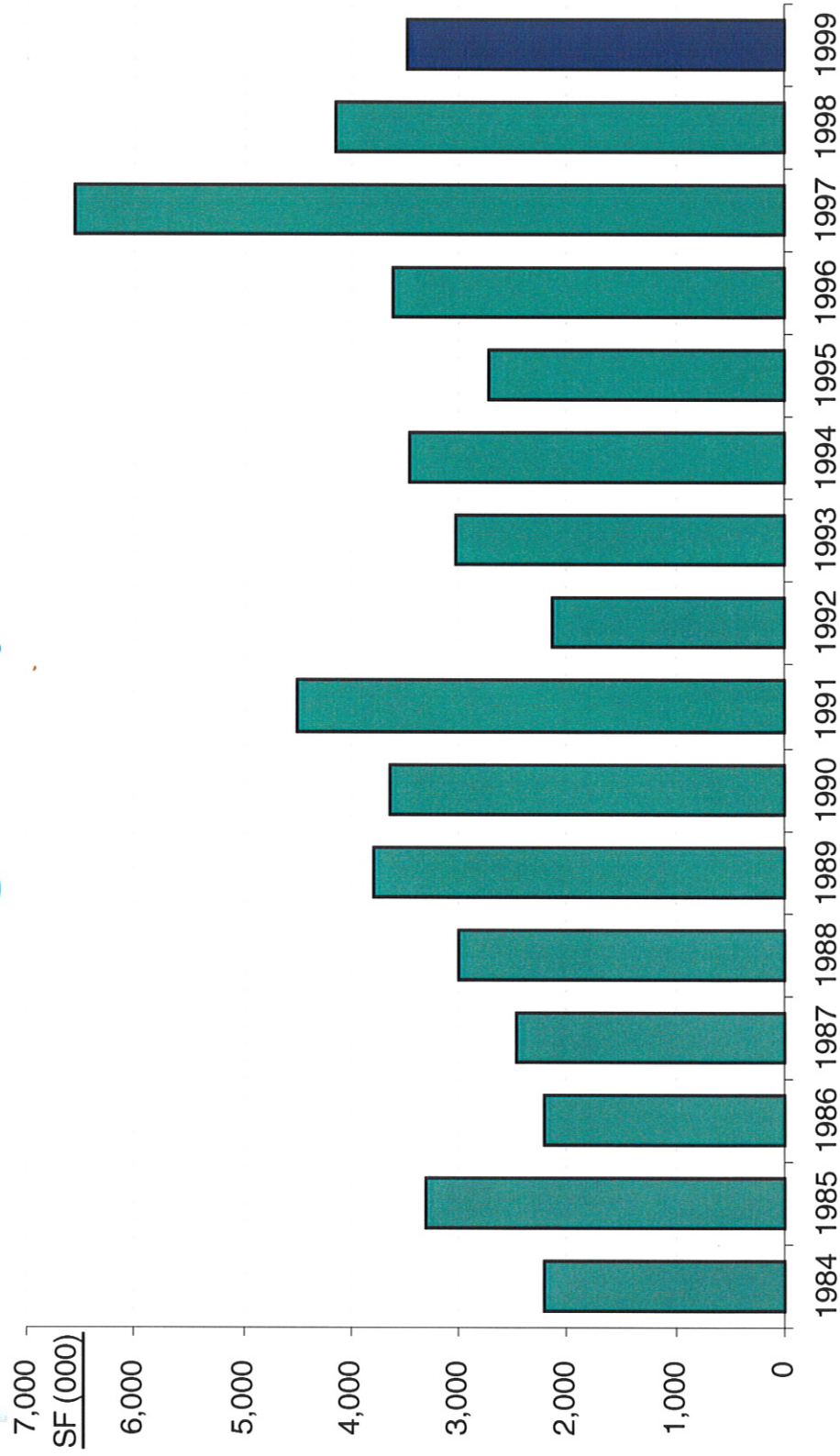
Operating Expense Projections - 2000

Costs/SF



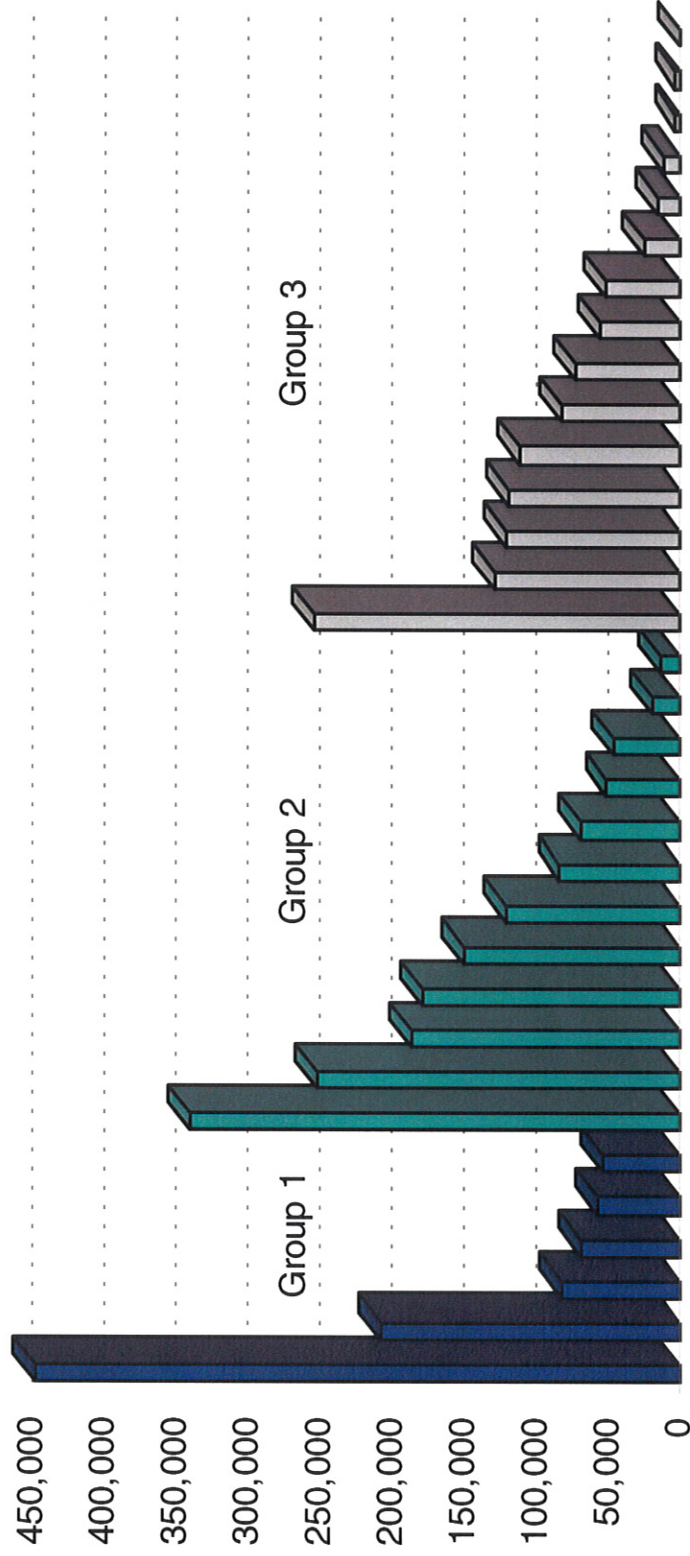
CONINE & ROBINSON

Historical Leasing Activity



CONINE & ROBINSON

Leasing Activity by Building - 1999



CONINE & ROBINSON

Lease Transactions - 1999

