

# Conine & Robinson / CBD Story 2007

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Houston Central Business District

Office Market

as of January 1, 2007

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## Buildings Surveyed

	<u>Number</u>	<u>Rentable Sq. Ft.</u>
Class "A"	21	23,391,378
Class "B"	17	8,921,417
<b>Total</b>	<b>38</b>	<b>32,312,795</b>

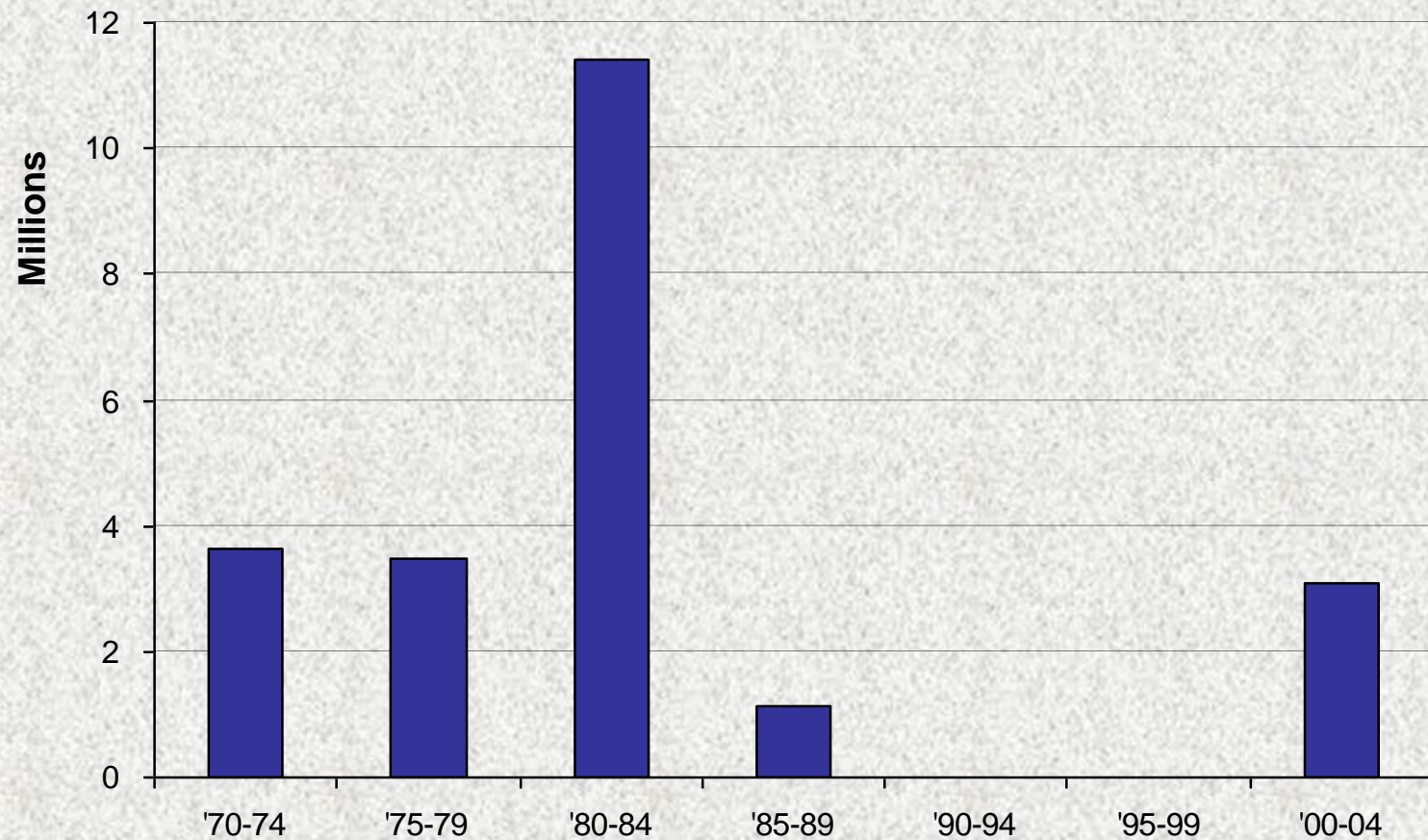




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## Class “A” Buildings – Sq. Ft. / Year Built





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## Summary Data - January 1, 2007

<b>Current Space Available</b>	<b>3,520,002</b>
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<b>Percent Vacant</b>	<b>10.9%</b>
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<b>Sublease Available</b>	<b>404,581</b>
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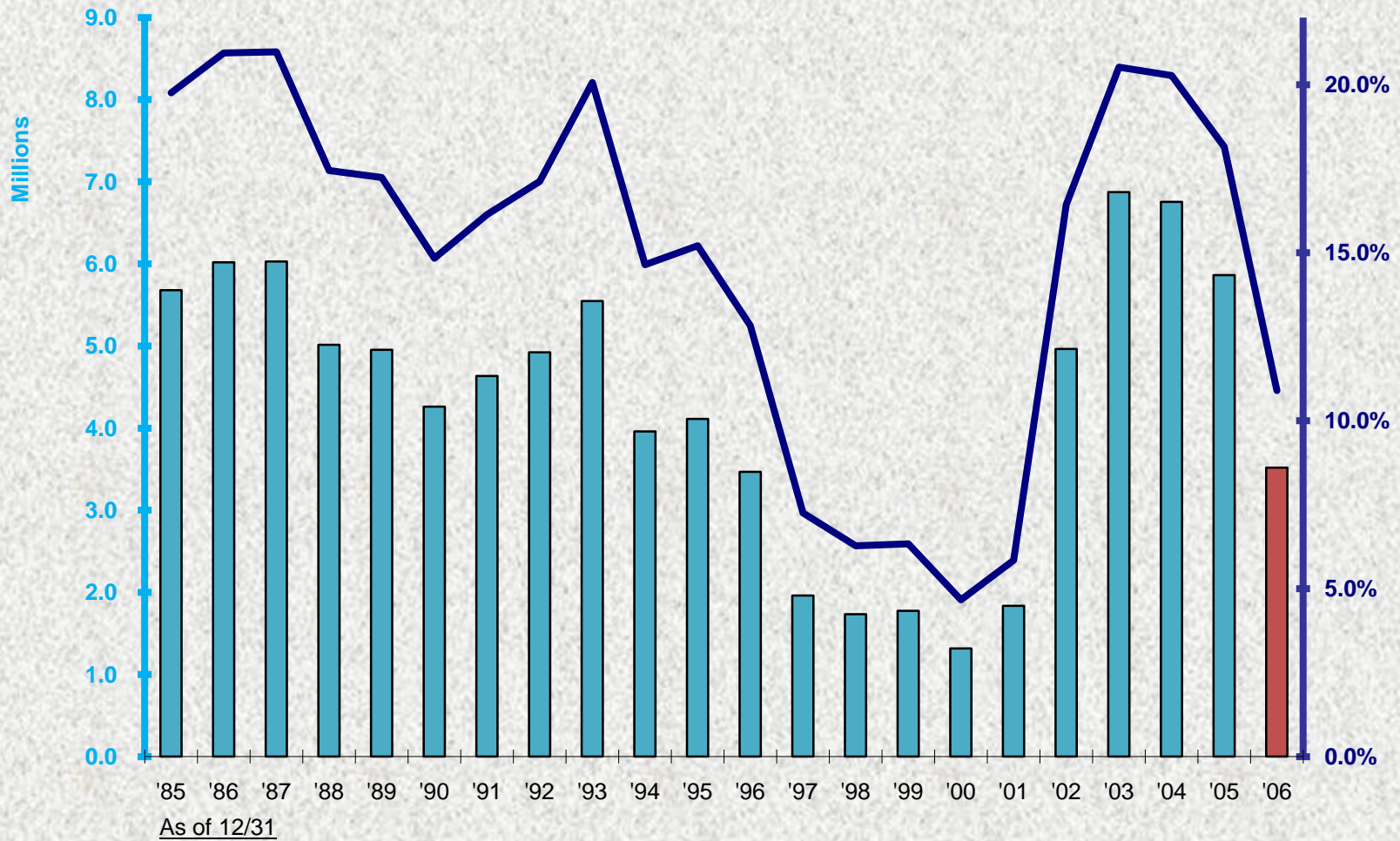
<b>2006 Absorption</b>	<b>2,343,913</b>
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<b>2006 Leasing Activity</b>	<b>6,523,009</b>
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## Historical Space Available (Direct Only)

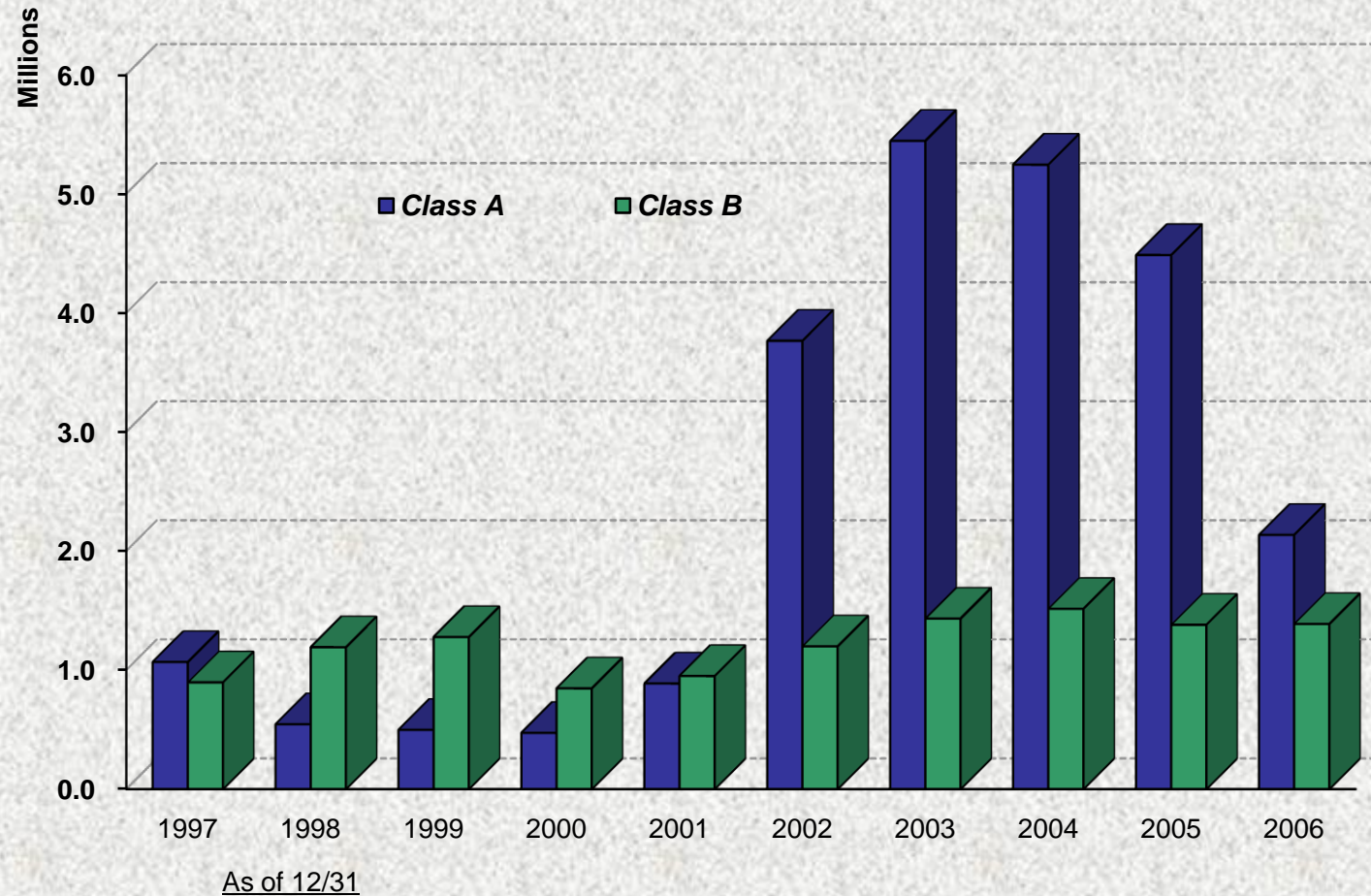




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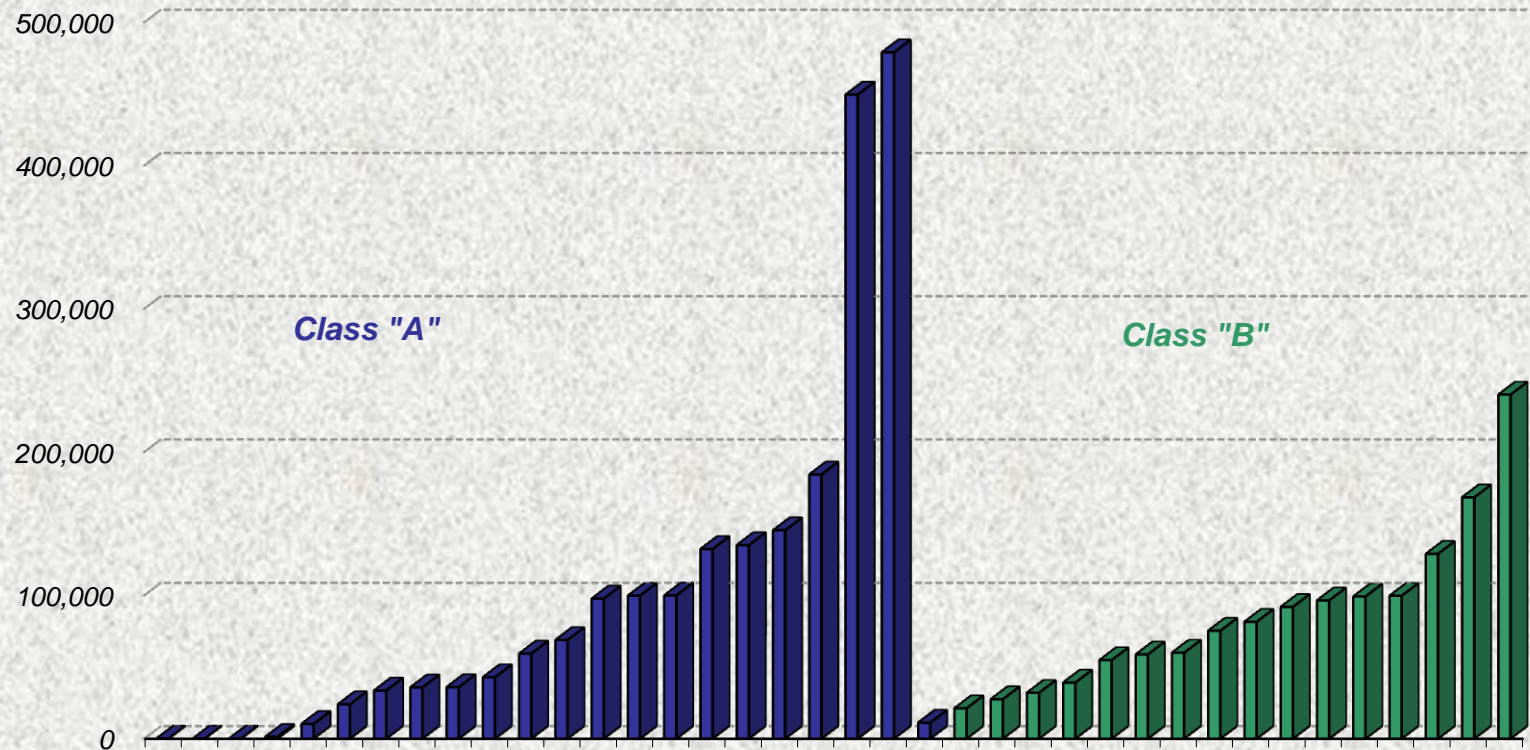
## Historical Space Available - By Class



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## 1/1/07 Space Available - By Building





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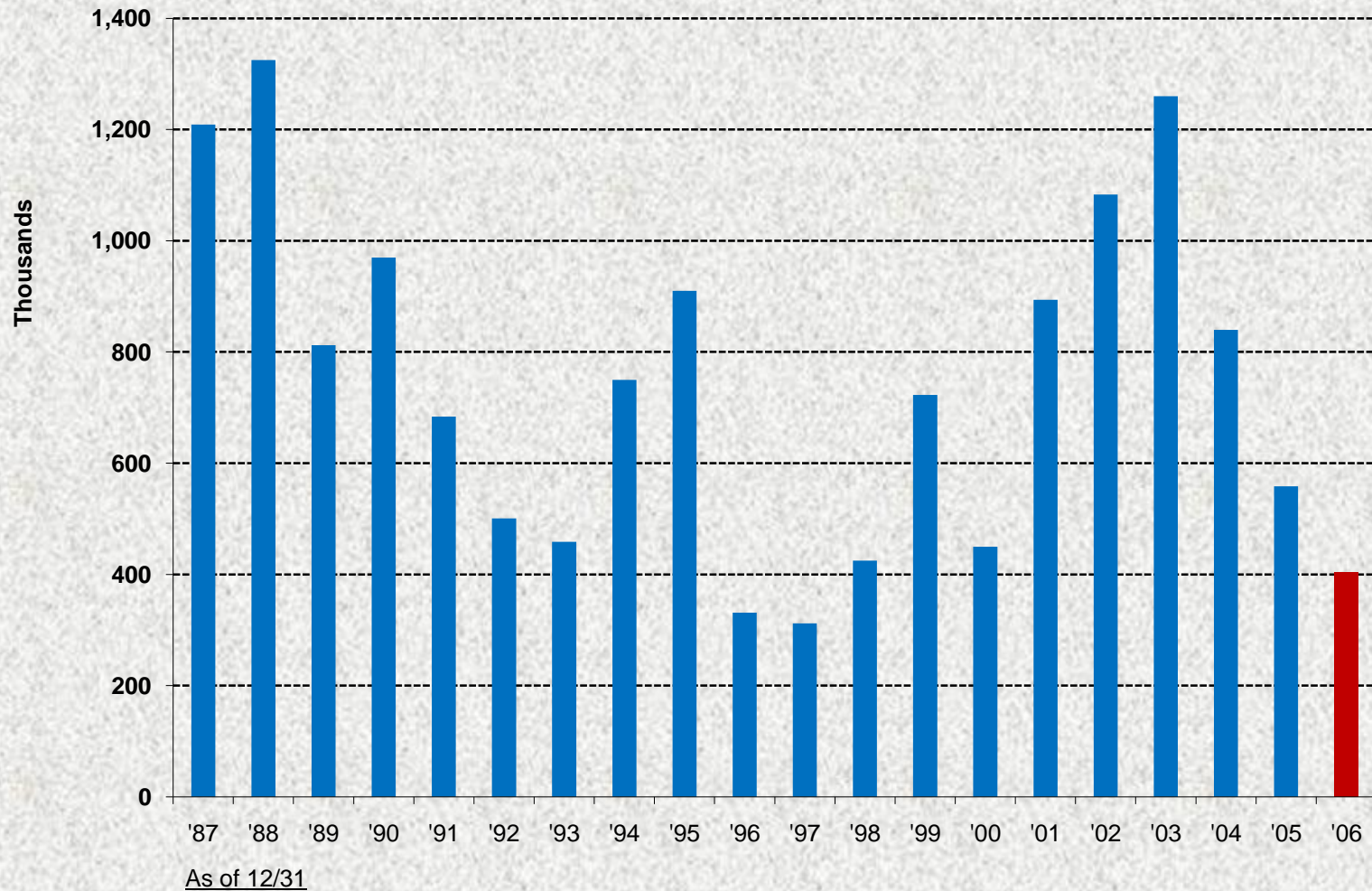
## Effective Blocks of Space (4/07) - 100,000 sq. ft. +

<u>Building</u>	<u>Sq. Ft.</u>	<u>Floors</u>
Wells Fargo Plaza	277,123	23-28, 38-42
Travis Tower	247,694	4-16
Wedge Int'l Tower	128,436	16-22
919 Milam	100,000	20-24

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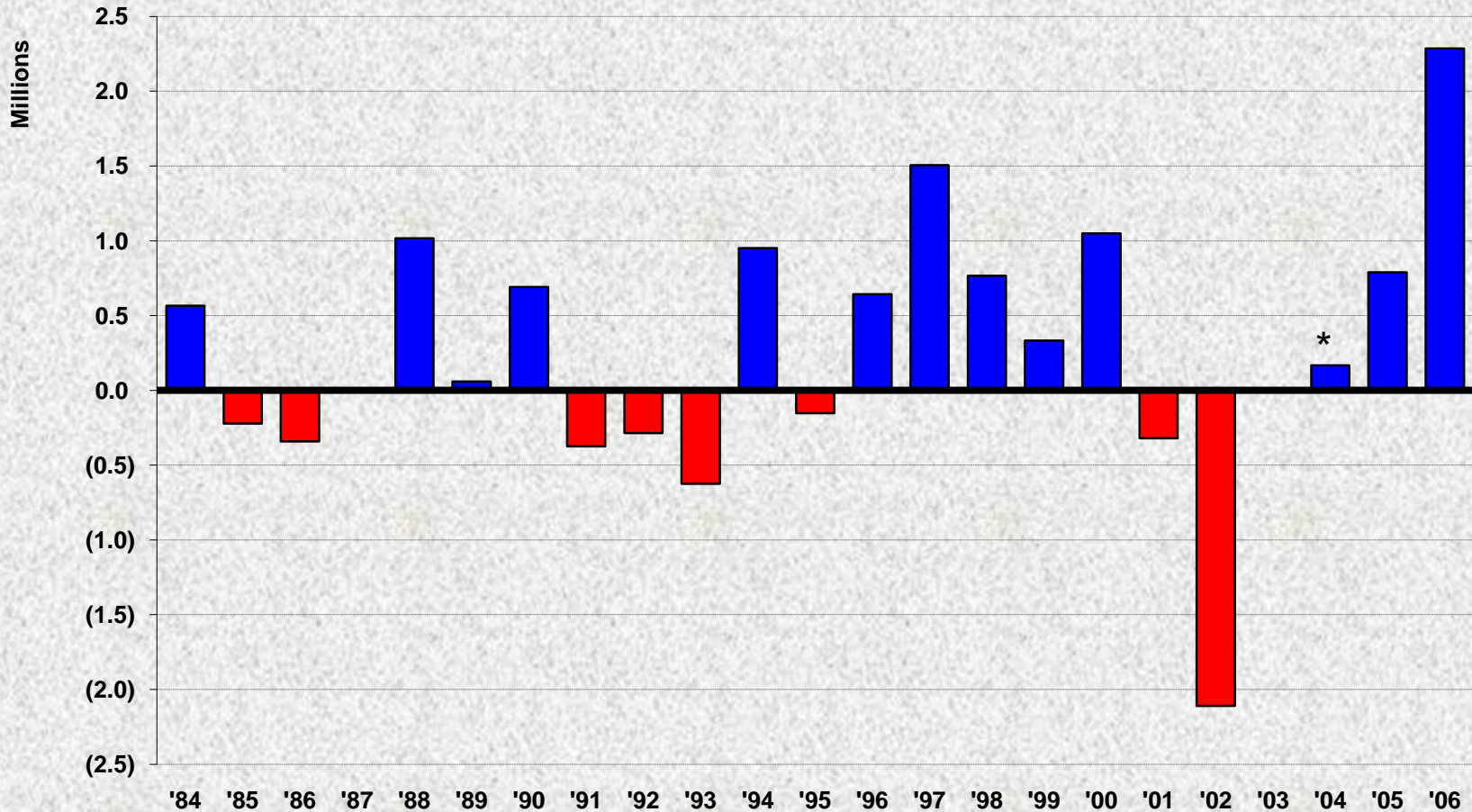
## Historical Sublease Space Available





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## Historical Absorption - Total

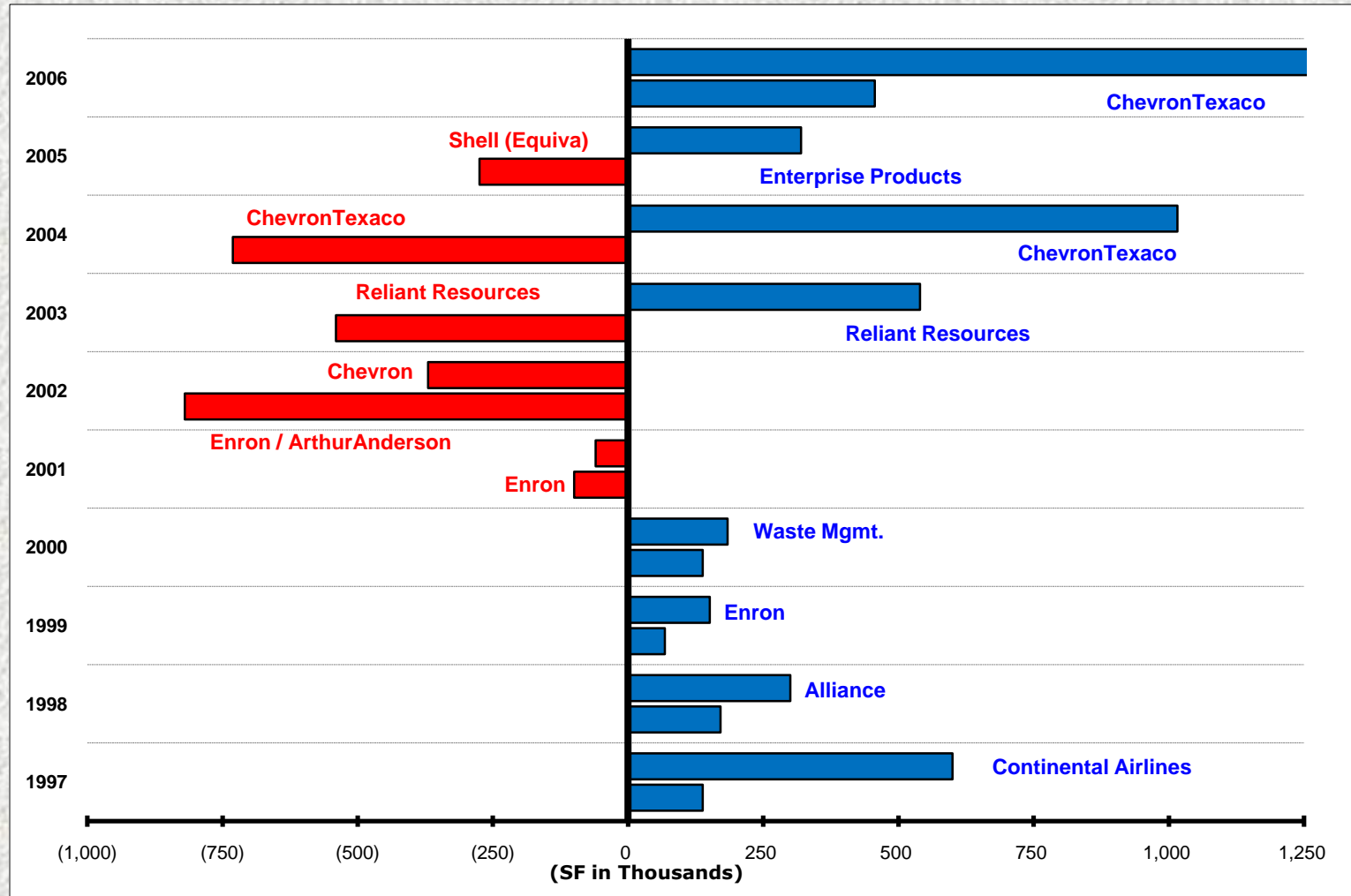


As of 12/31

\* Adjusted in 2005

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## Absorption / Major Events

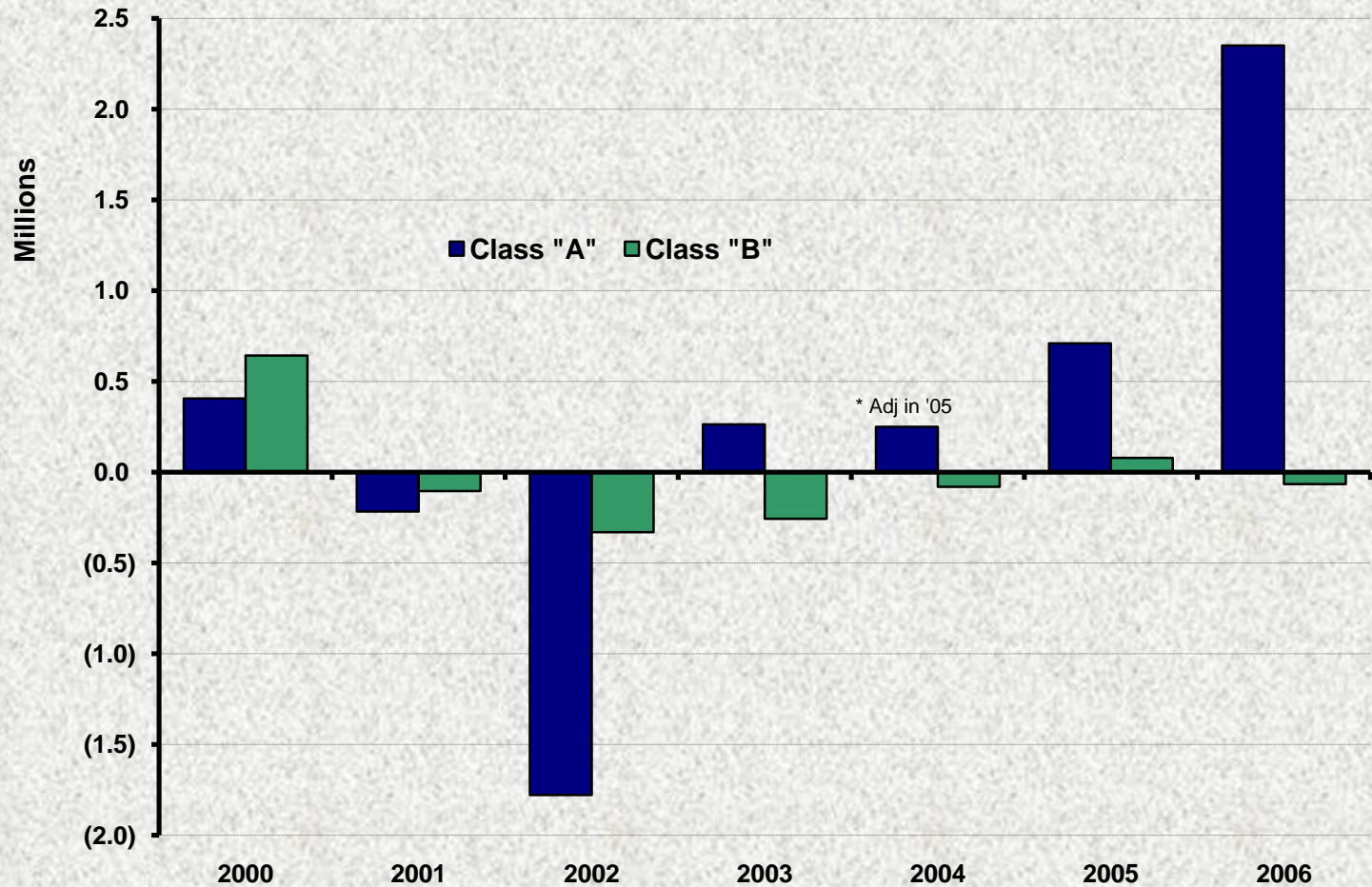




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## Absorption - Building Class



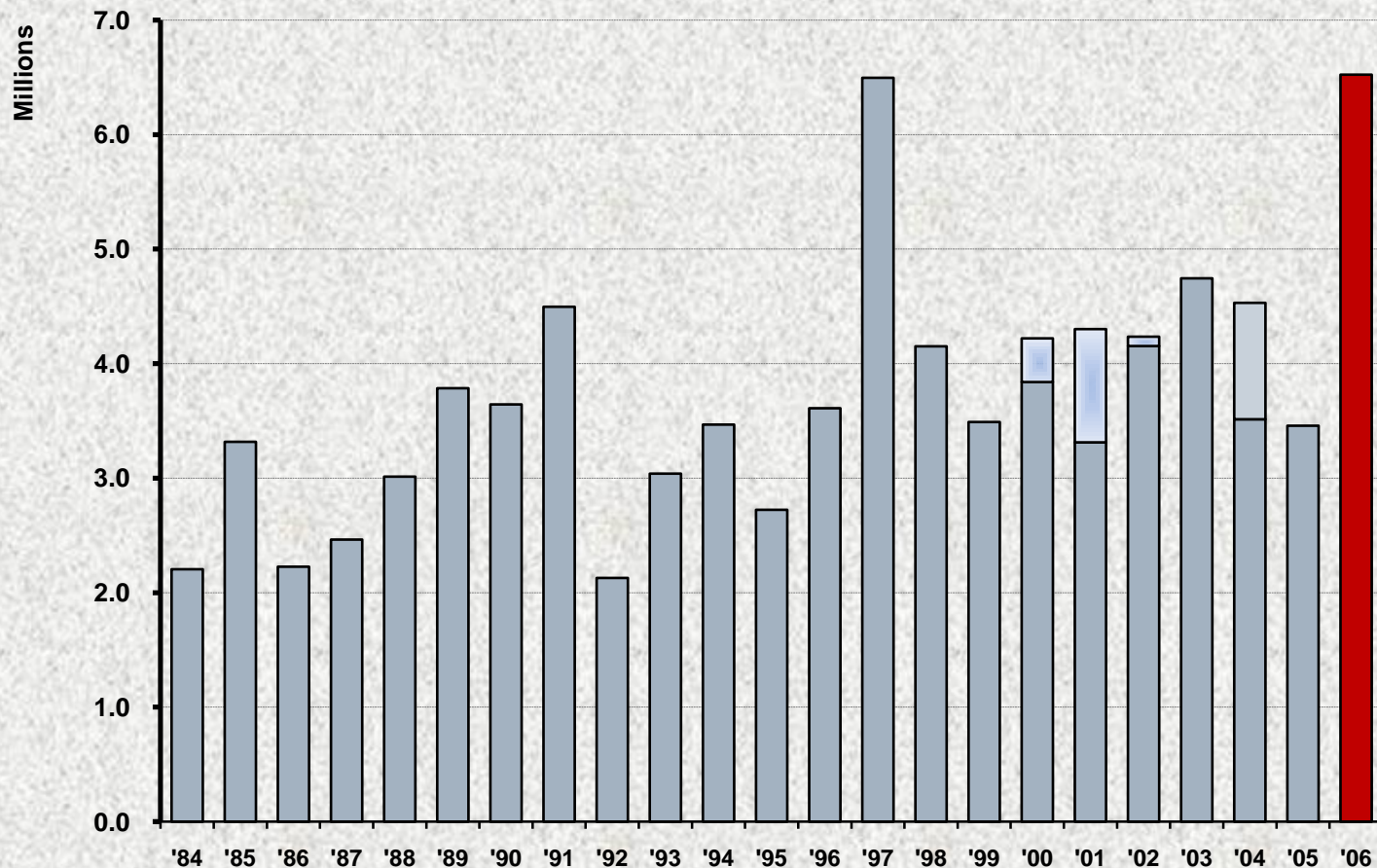




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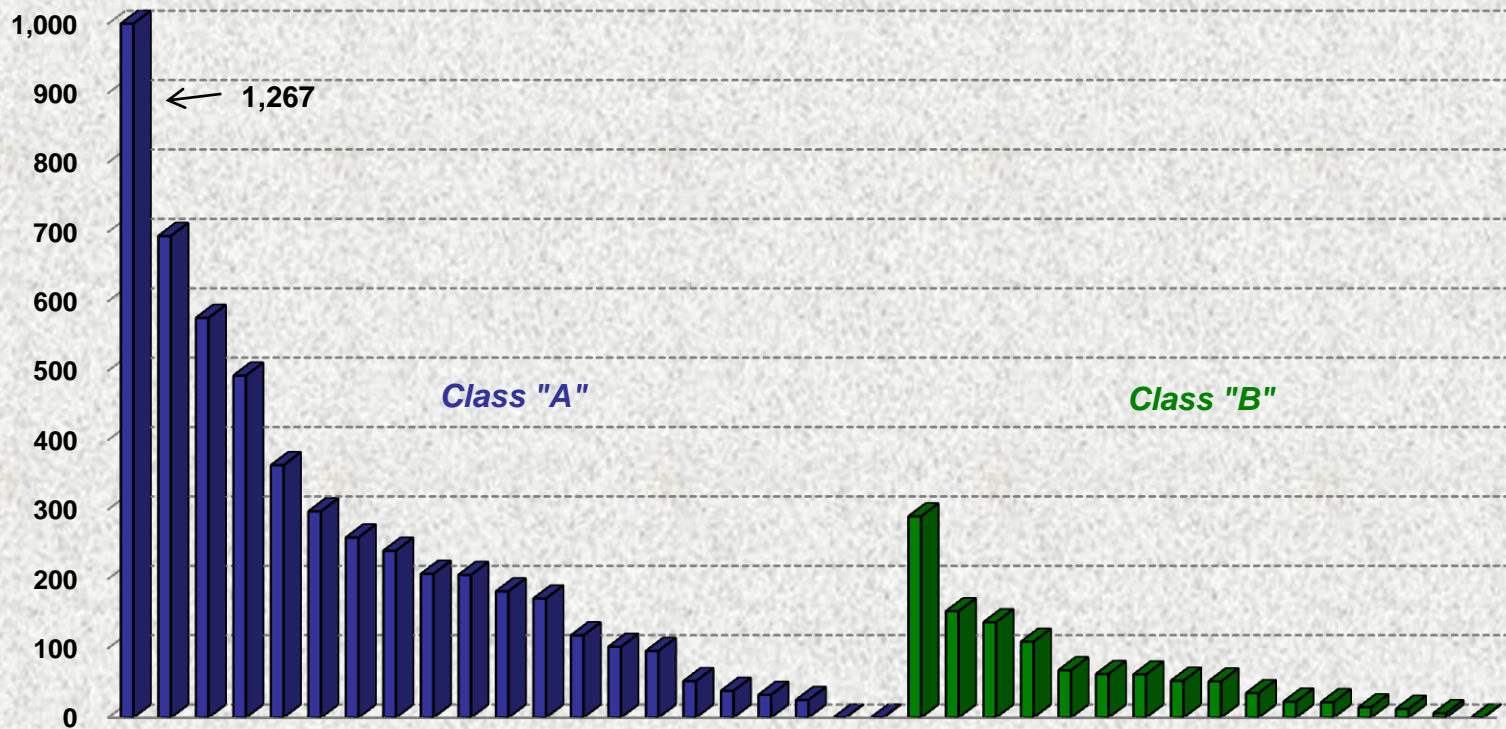
## Historical Leasing Activity – Direct Space



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## Leasing Activity by Building - 2006

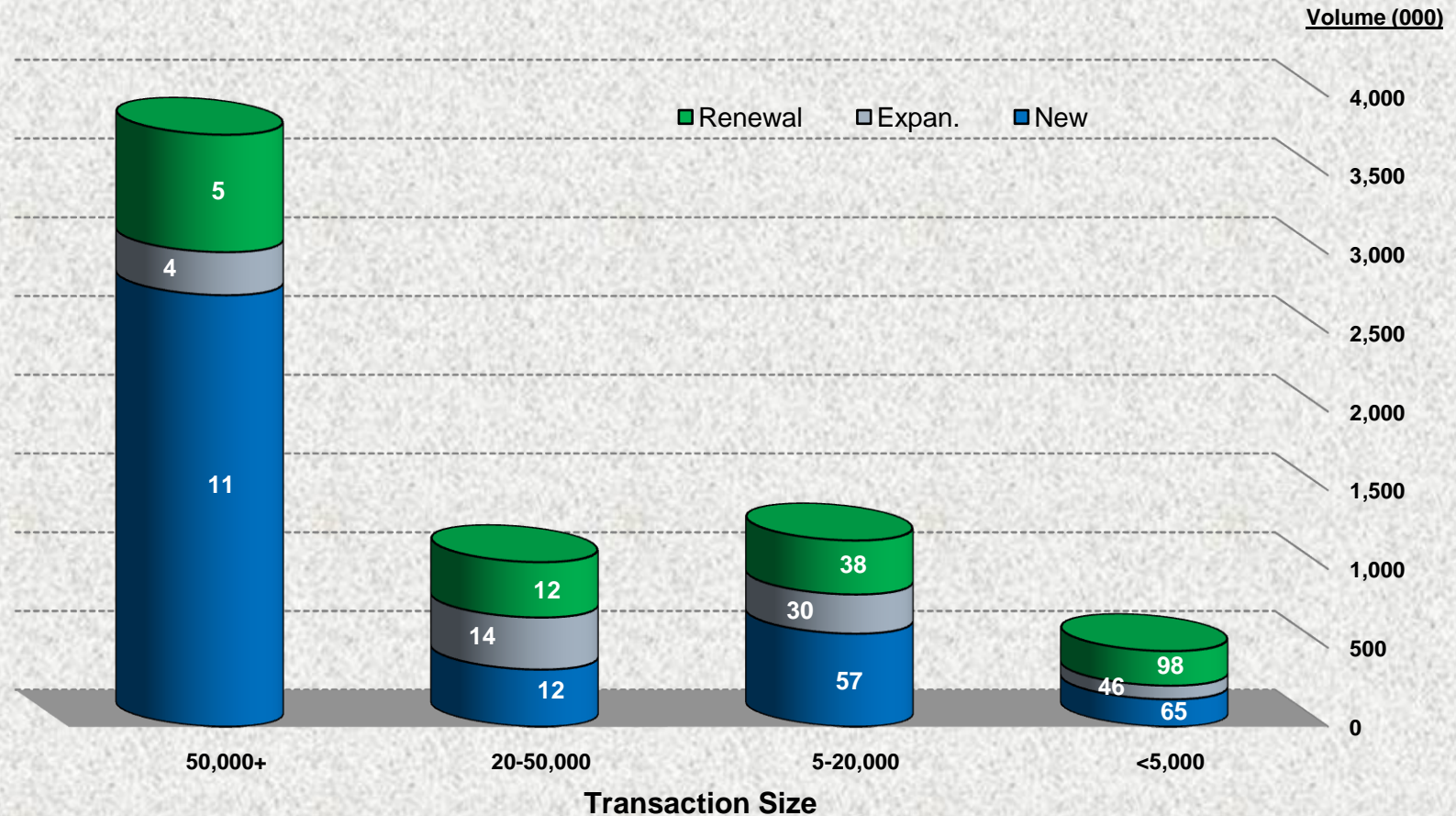


Thousands



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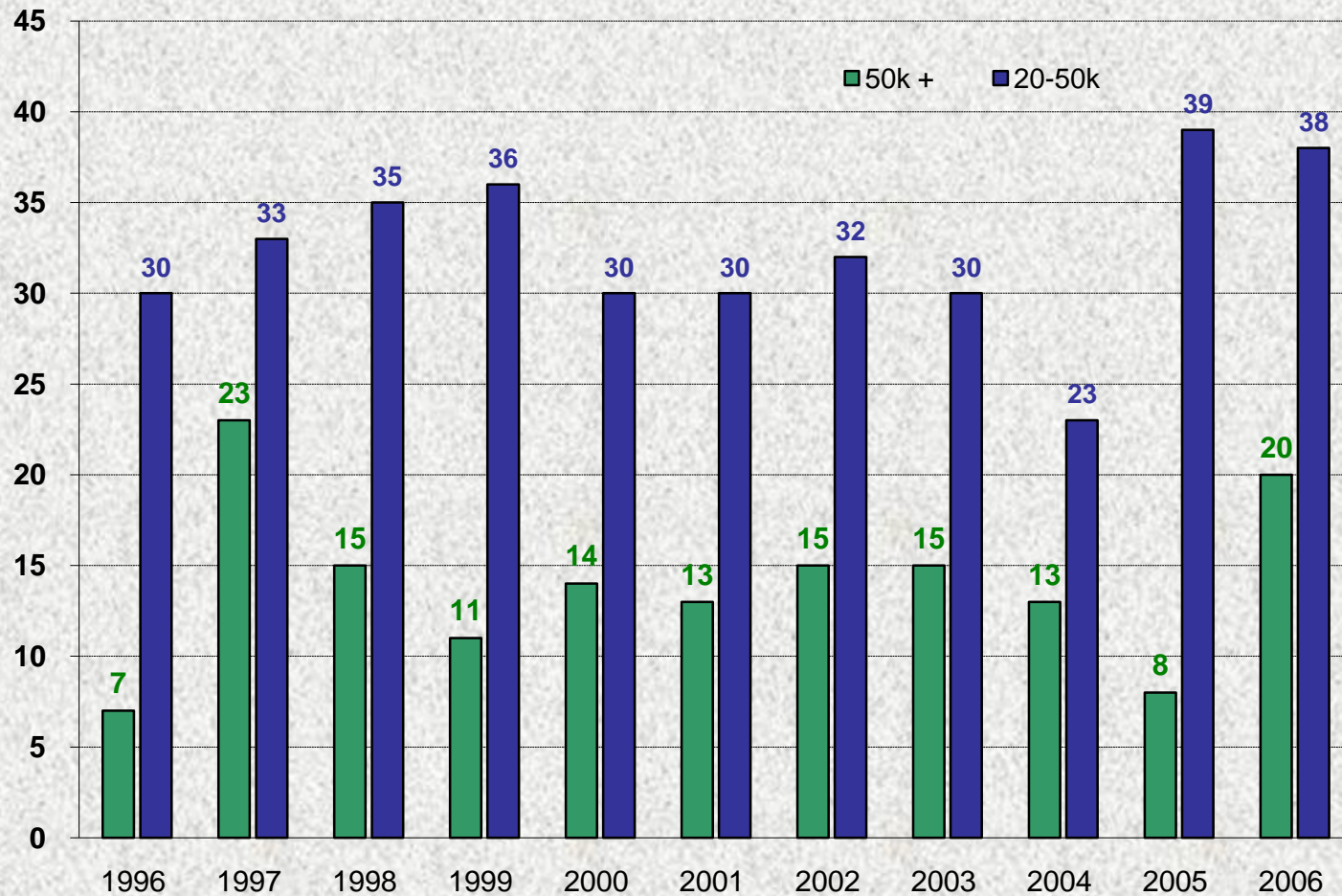
## Lease Transactions - 2006



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## Number of Large Transactions by Year

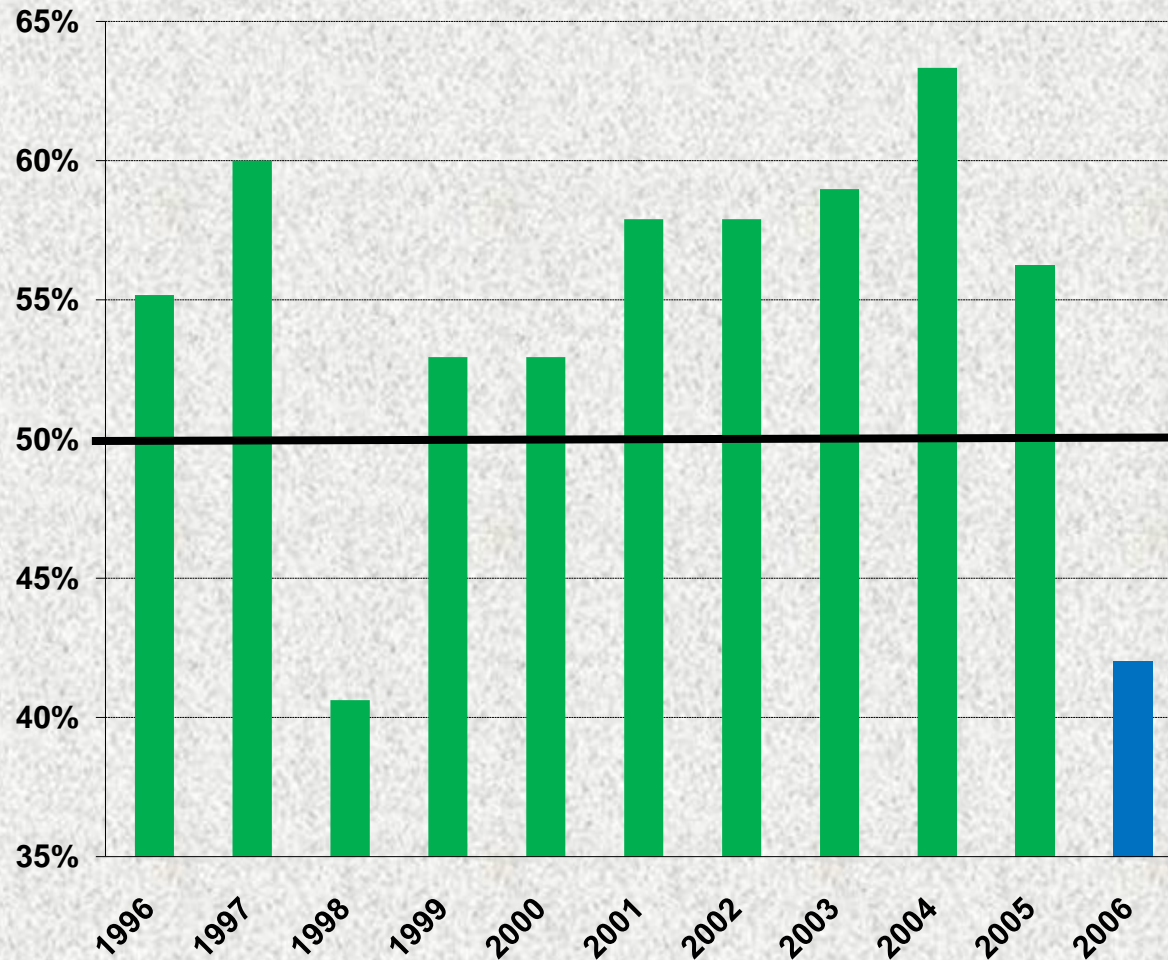




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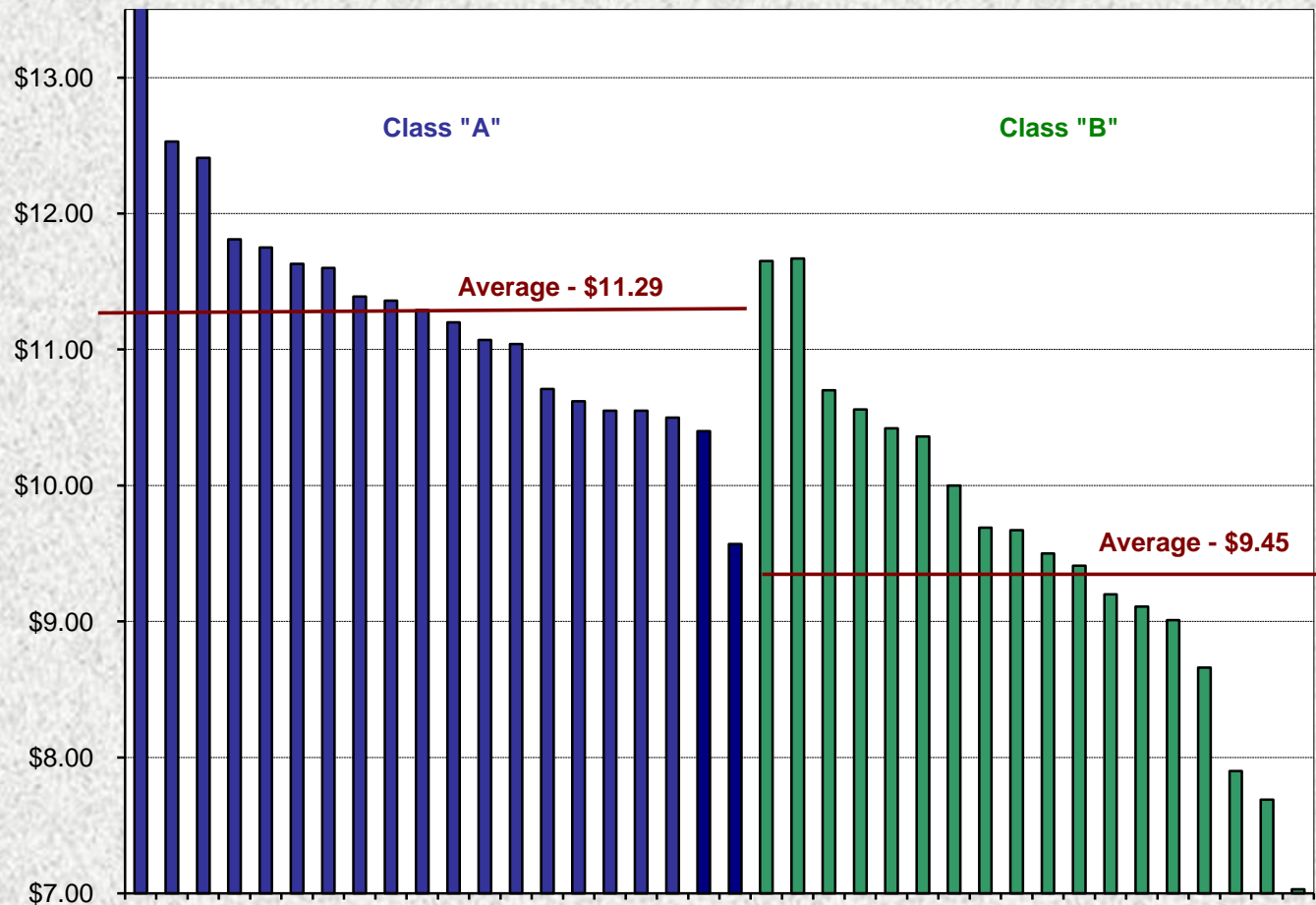
## Large Transactions – Renewal % by Year



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## Operating Expense Projections - 2007





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## Historical Operating Expenses - By Class

