

**Downtown Cincinnati
Office Market
Absorption Summary
4th Quarter 2009
December 31, 2009**

Downtown Buildings					
Sub-Market	Occupied SF 3rd Qtr. 2009	Occupied SF 4th Qtr. 2009	Net Absorption Qtr. 2009	4th	Net Absorption YTD 2009 (SF)
Downtown A	5,803,317	5,797,578		-5,739	16,392
Downtown B	5,400,572	5,319,169		-81,403	-153,745
Total	11,203,889	11,116,747		-87,142	-137,353

Downtown Peripheral Buildings					
Sub-Market	Occupied SF 3rd Qtr. 2009	Occupied SF 4th Qtr. 2009	Net Absorption Qtr. 2009	4th	Net Absorption YTD 2009 (SF)
Downtown Peripheral A	386,353	384,421		-1,932	-15,828
Downtown Peripheral B	761,431	743,457		-17,974	36,709
Total	1,147,784	1,127,878		-19,906	20,881

The information contained herein has either been provided to us by the owner of the property or obtained from sources that we deem reliable. Though we have no reason to doubt its accuracy, we in no way guarantee it.

For further information contact:
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 8220 NorthCreek Drive, Suite 310
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 (513) 745-9060

**Suburban Cincinnati
Office Market
Absorption Summary
4th Quarter 2009
December 31, 2009**

Class A Buildings				
Sub-Market	Occupied SF 3rd Qtr. 2009	Occupied SF 4th Qtr. 2009	Net Absorption Qtr. 2009 4th	Net Absorption YTD 2009 (SF)
Blue Ash	2,452,193	2,457,109	4,916	-32,832
Kenwood/Norwood	1,495,391	1,563,110	67,719	69,489
Montgomery/Milford	464,354	464,294	-60	-1,440
Northern Kentucky	1,854,915	1,875,557	20,642	58,730
Tri-County	1,809,878	1,678,280	-131,598	-189,012
I-71/Warren County	2,137,498	1,947,889	-189,609	-182,132
Total Class A	10,214,229	9,986,239	-227,990	-277,197

Class B Buildings				
Sub-Market	Occupied SF 3rd Qtr. 2009	Occupied SF 4th Qtr. 2009	Net Absorption Qtr. 2009 4th	Net Absorption YTD 2009 (SF)
Blue Ash	876,738	895,290	18,552	23,252
Kenwood/Norwood	329,245	318,643	-10,602	-9,880
Montgomery/Milford	536,441	529,443	-6,998	-5,380
Northern Kentucky	1,109,039	1,139,532	30,493	-861
Tri-County	1,384,734	1,433,329	48,595	54,041
Total Class B	4,236,197	4,316,237	80,040	61,172

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