

**Downtown Cincinnati
Office Market
Vacancy Summary
4th Quarter 2009**

December 31, 2009

Downtown Buildings					
Sub-Market	Total Rentable Square Feet	Vacant Square Feet	% Vacant	Largest Contiguous Space (SF)	Range of Quoted Gross Rental Rates (SPSF)
Downtown A	6,708,547	910,969	14%	139,207	\$16.95-\$30.00
Downtown B	6,291,614	972,448	15%	50,000	\$10.00-\$20.00
Total	13,000,161	1,883,417	14%		

Downtown Peripheral Buildings					
Sub-Market	Total Rentable Square Feet	Vacant Square Feet	% Vacant	Largest Contiguous Space (SF)	Range of Quoted Gross Rental Rates (SPSF)
Downtown Peripheral A	747,239	362,818	49%	74,004	\$19.47-\$23.60
Downtown Peripheral B	995,476	252,019	25%	32,658	\$12.00-\$21.05
Total	1,742,715	614,837	35%		

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:
CAREY LAUMER COMMERCIAL REALTY, INC.
 8220 NorthCreek Drive, Suite 310
 Cincinnati, OH 45236
 (513) 745-9060

**Suburban Cincinnati
Office Market
Vacancy Summary
4th Quarter 2009**

December 31, 2009

Class A Buildings

Sub-Market	Total Rentable Square Feet	Vacant Square Feet	% Vacant	Largest Contiguous Space (SF)	Range of Quoted Gross Rental Rates (SPSF)
Blue Ash	3,032,828	575,719	19%	49,251	\$14.50-\$24.23
Kenwood/Norwood	1,732,536	169,426	10%	22,103	\$18.50-\$27.26
Montgomery/Milford	499,550	35,256	7%	7,022	\$11.00-\$21.52
Northern Kentucky	2,567,468	691,911	27%	121,535	\$12.50-\$24.50
Tri-County	2,351,058	672,778	29%	173,145	\$16.00-\$23.23
I-71/Warren County	2,695,663	747,774	28%	202,614	\$15.45-\$24.26
Total Class A	12,879,103	2,892,864	22%		

Class B Buildings

Sub-Market	Total Rentable Square Feet	Vacant Square Feet	% Vacant	Largest Contiguous Space (SF)	Range of Quoted Gross Rental Rates (SPSF)
Blue Ash	1,060,121	164,831	16%	39,390	\$11.00-\$17.50
Kenwood/Norwood	368,980	50,337	14%	15,829	\$19.34-\$21.82
Montgomery/Milford	758,367	228,924	30%	75,000	\$10.23-\$18.50
Northern Kentucky	1,296,998	157,466	12%	30,920	\$10.00-\$20.93
Tri-County	1,859,169	425,840	23%	56,590	\$11.00-\$17.27
Total Class B	5,343,635	1,027,398	19%		

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