

**CLASS A OFFICE BUILDING OCCUPANCY
CENTRAL BUSINESS DISTRICT, NEW ORLEANS, LOUISIANA**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	2ND QT. 2008	3RD QT. 2008	3RD Qt. Absorption	4TH QT. 2007	1ST QT. 2008	2nd Qt. 2008	3rd Qt. 2008
					Available Sq. Ft.				Percentage Leased				
1515 POYDRAS BUILDING	529,474	23,016		\$18.50	81,562	85,742	96,743	81,062	15,681	84.60%	83.81%	81.73%	84.69%
1555 POYDRAS BUILDING	467,671	4,676		\$18.50	10,236	7,002	12,744	7,146	5,598	97.81%	98.50%	97.28%	98.47%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$17.50	14,720	49,709	28,477	35,386	(6,909)	97.07%	90.09%	94.32%	92.95%
AMOCO BUILDING	378,895	9,284		\$14.75	30,311	30,311	30,311	30,311	0	92.00%	92.00%	92.00%	92.00%
ENERGY CENTRE	761,500	21,632	\$18.50	\$19.50	36,094	34,546	36,248	65,614	(29,366)	95.26%	95.46%	95.24%	91.38%
ENTERGY CORP. BUILDING	526,041	10,100	\$18.00	\$19.00	17,473	35,446	36,511	37,876	(1,365)	96.68%	93.26%	93.06%	92.80%
909 POYDRAS TOWER	545,157	20,282	\$17.50	\$18.50	73,982	73,982	87,704	90,752	(3,048)	86.43%	86.43%	83.91%	83.35%
1250 POYDRAS BUILDING	422,899	38,224	\$18.00	\$19.00	92,311	97,036	97,036	30,329	66,707	78.17%	77.05%	77.05%	92.83%
ONE CANAL PLACE	644,127	19,715	\$18.00	\$18.50	47,212	45,577	40,826	39,892	934	92.67%	92.92%	93.66%	93.81%
ONE SHELL SQUARE	1,256,991	23,009	\$18.00	\$17.00	82,067	82,067	91,883	73,878	18,005	93.47%	93.47%	92.69%	94.12%
PAN AMERICAN	684,027	36,595		\$18.50	87,060	87,391	66,815	63,489	3,326	87.03%	86.98%	90.05%	90.54%
PLACE ST. CHARLES	1,004,484	10,814	\$19.00	\$21.00	28,555	27,110	22,892	16,547	6,345	97.16%	97.30%	97.72%	98.35%
POYDRAS CENTER	453,255	49,000	\$17.50	\$19.50	63,508	59,590	60,841	65,463	(4,622)	85.99%	86.85%	86.58%	85.56%
400 POYDRAS TOWER	619,714	64,000	\$17.50	\$19.50	149,911	104,112	147,792	137,565	10,227	75.37%	82.89%	75.72%	77.40%
TOTAL	8,795,976			\$17.84	815,002	819,621	856,823	775,310	81,513	90.71%	90.66%	90.23%	91.16%

**CLASS A OFFICE BUILDING OCCUPANCY
METAIRIE**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	2ND QT. 2008	3rd QT	3rd QT. 2008	4TH QT. 2007	1ST QT. 2008	2ND QT. 2008	3RD QT. 2008
					Available Sq. Ft.	Available Sq. Ft.	Available Sq. Ft.	Absportio	Percentage Leased				
THE GALLERIA*	470,699	20,142		\$23.00	58,634	55,740	36,394	23,726	12,668	87.54%	88.16%	92.27%	94.96%
HERITAGE PLAZA	353,000	12,700	\$23.00	\$24.00	43,000	53,201	57,712	55,155	2,557	87.82%	84.93%	83.65%	84.38%
ONE LAKEWAY	289,112	6,588	\$23.50	\$24.25	11,682	15,464	16,073	13,148	2,925	95.96%	94.65%	94.44%	95.63%
TWO LAKEWAY	440,826	14,811	\$23.50	\$24.25	40,259	45,498	35,117	36,453	(1,336)	90.87%	89.68%	92.03%	91.89%
THREE LAKEWAY	462,890	2,278	\$23.50	\$24.50	8,001	5,877	9,866	18,882	(9,016)	98.27%	98.73%	97.87%	96.00%
									0				
TOTAL	2,016,527			\$24.00	161,576	175,780	155,162	147,364	7,798	91.99%	91.28%	92.31%	92.80%

**CLASS B OFFICE BUILDING OCCUPANCY
CENTRAL BUSINESS DISTRICT, NEW ORLEANS, LOUISIANA**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	2ND QT. 2008	3RD QT. 2008	3RD QT Absorption	4THQT. 2007	1ST QT. 2008	2 ND QT. 2008	3 RD QT. 2008
					Available Sq. Ft.				Percentage Leased				
1010 COMMON BUILDING	512,593	44,000		\$13.75	87,140	102,520	102,520	102,520	0	83.00%	80.00%	80.00%	80.00%
WHITNEY BANK BUILDING	339,504	4,769		\$14.50	13,580	17,871	17,871	17,871	0	96.00%	94.74%	94.74%	94.74%
TOTAL	852,097			\$14.13	100,720	120,391	120,391	120,391	0	88.18%	85.87%	85.87%	85.87%

**CLASS B OFFICE BUILDING OCCUPANCY
METAIRIE, LOUISIANA**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	Available Sq. Ft.		2ND QT. 2008	3 RD QT. 2008	3 RD QT. 2008 Absorption	4THQT. 2007	Percentage Leased		
												1ST QT. 2007	2nd Qt. 2008	3 RD QT. 2008
110 VETERANS BUILDING	129,000	6,600	\$19.00	\$19.50	10,300	10,300	9,000	8,000	1,000		92.02%	92.02%	93.02%	93.80%
3421 NORTH CAUSEWAY	125,421	2,136	\$19.00	\$19.50	5,426	5,426	7,526	7,526	0		95.67%	95.67%	93.99%	93.99%
3501 NORTH CAUSEWAY	112,702	7,394	\$18.50	\$19.00	19,093	28,907	17,731	13,723	4,008		83.06%	74.35%	84.27%	87.83%
AAA BUILDING 3445 N. CAUSEWAY	127,887	7,318		\$18.50	2,367	2,367	5,419	7,152	(1,733)		98.15%	98.15%	95.76%	94.41%
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	1,198		\$19.50	3,162	2,186	6,798	5,600	1,198		97.09%	97.99%	93.75%	94.85%
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	1,902		\$19.50	0	1,902	3,551	9,811	(6,260)		100.00%	98.25%	96.73%	90.96%
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	3,853		\$19.50	1,952	3,853	631	1,095	(464)		98.28%	96.46%	99.42%	98.99%
EXECUTIVE TOWER	185,463	8,841	\$18.50	\$19.00	3,000	8,841	8,841	10,691	(1,850)		98.38%	95.23%	95.23%	94.24%
LATTER CENTER WEST	96,484	10,240 retail space	\$18.75	\$19.75	10,240	10,240	10,880	17,040	(6,160)		89.39%	89.39%	88.72%	82.34%
METAIRIE CENTER 2424 EDENBORN	90,156	5,591	\$19.00	\$19.50	15,426	6,265	12,012	7,054	4,958		82.89%	93.05%	86.68%	92.19%
SEVERN PLACE 2450 SEVERN	87,399	0	\$18.50	\$19.00	2,327	0	0	0	0		97.34%	100.00%	100.00%	100.00%
TOTAL	1,151,468			\$19.06	73,293	80,287	82,389	87,692	(5,303)		91.76%	93.73%	93.56%	93.15%

**CLASS A OFFICE BUILDING OCCUPANCY
WESTBANK**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT.	1ST QT.	2 ND QT.	3 RD QT.	3 RD QT	4THQT.	1ST QT.	2nd Qt.	3 RD QT.
					2007	2008	2008	2008	2008	2007	2007	2008	2008
					Available Sq. Ft.		Absorption		Absorption	Percentage Leased			
MANHATTAN	60,565	4,400		\$17.50	7,690	4,400	7,791	4,400	3,391	87.30%	92.74%	87.14%	92.74%
OAKWOOD CORP. CENTER	132,454	1,416		\$19.50	2,290	2,481	1,335	5,061	(3,726)	98.27%	98.13%	98.99%	96.18%
TIMBERS OFFICE BUILDING	128,132	26,597		\$14.00	3,826	6,705	9,407	8,768	639	97.02%	94.77%	92.66%	93.16%
WESTPARK OFFICE BUILDING	108,889	0	\$16.50	\$17.50	0	0	0	0	0	100.00%	100.00%	100.00%	100.00%
TOTAL	430,040			\$17.13	13,806	13,586	18,533	18,229	304	96.79%	96.84%	95.69%	95.76%