

**OFFICE BUILDING OPERATING
EXPENSES AND TAXES ESTIMAED 2008**

BUILDING CBD CLASS A	BUILDING RENTABLE SQ. FT.	OPERATING EXPENSES & TAXES
1515 Poydras Building	529,474	\$8.51
1555 Poydras Building	467,671	\$8.39
1615 Poydras Building	501,741	\$9.70
AMOCO Building	378,895	\$6.86
Bank One** Center	1,004,484	\$7.00 Net of Electric
Energy Center	761,500	\$9.44
Entergy Corp. Building	526,041	
First Bank Tower	545,157	\$8.37
1250 Poydras Building	422,899	
One Canal Place	644,127	\$7.48
One Shell Square	1,256,991	\$7.06
Pan American	644,027	\$8.09
Poydras Center	453,256	\$8.49
Texaco Center	619,714	\$8.08

BUILDING METAIRIE CLASS A	BUILDING RENTABLE SQ. FT.	OPERATING EXPENSES & TAXES
First Bank Center	466,039	\$9.28
Heritage Plaza	353,000	\$9.08
One Lakeway	289,112	\$9.63
Two Lakeway	440,826	\$9.52
Three Lakeway	462,890	\$11.22

BUILDING WESTBANK CLASS A	BUILDING RENTABLE SQ. FT.	OPERATING EXPENSES & TAXES
Manhattan Place	60,565	\$6.50
Oakwood Corporate Center	132,454	
Timbers Office Building	139,156	
Westpark Office	108,889	\$8.08

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3421 North Causeway		125,197	
3501 North Causeway		112,702	\$8.76
AAA Building		127,859	\$8.75
3525 North Causeway		122,374	
Causeway Plaza 1 N. Causeway	3510	108,718	\$8.75
Causeway Plaza 11 W. Esplanade	3300	108,520	\$8.75
Causeway Plaza III W. Esplanade	3330	108,718	\$8.75
Executive Tower		185,748	
Latter Center West		94,445	
Metairie Center 2424 Edenborn		89,132	\$8.04
Severn Place Severn Ave.	2400	85,910	\$8.64

BUILDING CBD CLASS B		BUILDING RENTABLE SQ. FT.	OPERATING EXPENSES & TAXES
1010 Common Building		512,593	\$6.70
Whitney Bank Building		339,504	\$7.25 Net Electric