

**OFFICE OCCUPANCY**

**FOR**

**NEW ORLEANS CENTRAL BUSINESS DISTRICT**

**AND METAIRIE**

**LOUISIANA**

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONT. BLOCK	RENTAL RATE RANGE		4TH QT. 2008	1ST QT. 2009	1 ST QT 2009 Absorption	4TH QT. 2008	1ST QT. 2009
					Available Sq. Ft.			Percentage Leased	
1515 POYDRAS BUILDING	529,474	22,679 **	\$17.00	\$18.50	77,429	101,022	(23,593)	85.38%	80.92%
1555 POYDRAS BUILDING	467,671	3,272 **	\$17.00	\$18.50	4,991	4,991	0	98.93%	98.93%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$16.50	42,320	31,424	10,896	91.57%	93.74%
AMOCO BUILDING	378,895	9,506		\$14.75	30,311	30,311	0	92.00%	92.00%
ENERGY CENTRE	761,500	40,000	\$17.50	\$18.50	75,288	79,071	(3,783)	90.11%	89.62%
ENERGY CORP. BUILDING	526,041	8,004	\$18.00	\$19.50	33,621	19,600	14,021	93.61%	96.27%
909 POYDRAS TOWER	545,157	20,282	\$18.50	\$20.00	102,454	105,688	(3,234)	81.21%	80.61%
1250 POYDRAS BUILDING	422,899	5,737	\$18.00	\$19.50	30,329	17,408	12,921	92.83%	95.88%
ONE CANAL PLACE	644,127	19,718		\$18.00	39,892	37,791	2,101	93.81%	94.13%
ONE SHELL SQUARE	1,256,991	18,445	\$16.00	\$18.00	70,974	72,136	(1,162)	94.35%	94.26%
PAN AMERICAN	671,396	36,595 **	17.5	\$18.50	65,942	67,855	(1,913)	90.18%	89.89%
PLACE ST. CHARLES	1,004,484	6,714 *		\$20.00	12,106	11,071	1,035	98.79%	98.90%
POYDRAS CENTER	453,256	24,597	\$17.00	\$18.50	61,709	60,421	1,288	86.39%	86.67%
400 POYDRAS TOWER	608,608	50,000	\$17.00	\$18.50	126,904	130,999	(4,095)	79.15%	78.48%
<b>TOTAL</b>	<b>8,772,240</b>			<b>\$17.99</b>	<b>774,270</b>	<b>769,788</b>	<b>4,482</b>	<b>91.17%</b>	<b>91.22%</b>

\*Add \$.75 to rate for est utilities \*\*Annual increase of \$.50 prsf Dominion Tower removed form survey 2005

**CLASS A OFFICE BUILDING OCCUPANCY  
METAIRIE**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT.	1ST QT.	1 ST QT.	4TH QT.	1ST QT.	
					2008	2009	Absorption	2008	2009	
					Available Sq. Ft.		Percentage			
THE GALLERIA*	470,699	8,791			\$23.00	36,117	31,337	4,780	92.33%	93.34%
HERITAGE PLAZA	353,000	12,790			\$18.50 \$21.50	60,703	55,659	5,044	82.80%	84.23%
ONE LAKEWAY	300,816	24,000			\$23.50 \$24.00	14,848	37,022	(22,174)	95.06%	87.69%
TWO LAKEWAY	449,309	11,203			\$23.00 \$24.00	42,192	42,192	0	90.61%	90.61%
THREE LAKEWAY	471,745	9,663			\$23.50 \$24.00	28,485	27,821	664	93.96%	94.10%
<b>TOTAL</b>	<b>2,045,569</b>				<b>\$22.75</b>	<b>182,345</b>	<b>194,031</b>	<b>(11,686)</b>	<b>91.09%</b>	<b>90.51%</b>

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE			4TH QT. 2008	1ST QT. 2009	1ST QT 2009 Absorption	4THQT. 2008	1ST QT. 2009
						Available Sq. Ft.		Percentage Leased		
1010 COMMON BUILDING	512,593	44,000			\$13.75	102,520	102,520	0	80.00%	80.00%
WHITNEY BANK BUILDING	339,504	1,720			\$14.50	17,871	17,130	741	94.74%	94.95%
			*							
<b>TOTAL</b>	<b>852,097</b>				<b>\$14.50</b>	<b>120,391</b>	<b>119,650</b>	<b>741</b>	<b>85.87%</b>	<b>85.96%</b>

\*Add \$.75 to rate for est. utilities

\*\*Chevron Place deleted from survey 1st quarter 2008

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2008		1ST QT. 2009		4TH QT. 2009		4THQT. 2008		1ST QT. 2009	
					Available Sq. Ft.		Absorption		Percentage Leased					
110 VETERANS BUILDING	129,000	6,500		\$19.00	6,500	6,500		0	94.96%	94.96%				
3421 NORTH CAUSEWAY	125,241	5,143	\$18.50	\$19.50	7,526	8,704	(1,178)		93.99%	93.05%				
3501 NORTH CAUSEWAY	112,741	11,500		\$18.50	20,718	21,939	(1,221)		81.62%	80.54%				
AAA BUILDING 3445 N. CAUSEWAY	127,887	4,078		\$18.50	9,942	8,535	1,407		92.23%	93.33%				
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	991		\$20.00	5,597	1,903	3,694		94.85%	98.25%				
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	3,865		\$20.00	5,480	5,537	(57)		94.95%	94.90%				
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	635		\$20.00	631	635	(4)		99.42%	99.42%				
EXECUTIVE TOWER	185,463	4,500		\$15.00	13,582	18,900	(5,318)		92.68%	89.81%				
LATTER CENTER WEST	96,484	10,240 retail space	\$19.00	\$19.75	17,040	18,047	(1,007)		82.34%	81.30%				
METAIRIE CENTER 2424 EDENBORN	90,236	2,396	\$19.50	\$20.00	8,306	6,134	2,172		90.80%	93.20%				
SEVERN PLACE 2450 SEVERN	87,399	0	\$19.50	\$20.00	0	0	0		100.00%	100%				
<b>TOTAL</b>	<b>1,280,407</b>			<b>\$19.12</b>	<b>95,322</b>	<b>96,834</b>	<b>-1,512</b>		<b>92.56%</b>	<b>92.44%</b>				

3525 N. Causeway removed 1st Qt. 2008

110 Veterans added 1 st Qt. 2008

\*Retail space \$25.00 prsf

**CLASS A OFFICE BUILDING OCCUPANCY  
WESTBANK**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2008	1ST QT. 2009	1ST QT 2009 Absorption	4THQT. 2008	1ST QT. 2009
					Available Sq. Ft.		Percentage Leased		
MANHATTAN	60,565	12,000		\$17.00	20,000	20,000	0	66.98%	66.98%
OAKWOOD CORP. CENTER	132,454	1,645	\$19.50	\$20.00	4,164	5,679	(1,515)	96.86%	95.71%
TIMBERS OFFICE BUILDING	128,132	16,442		\$15.00	10,240	10,640	(400)	92.01%	91.70%
WESTPARK OFFICE BUILDING	108,889	0		\$21.50	0	0	0	100%	100%
<b>TOTAL</b>	<b>430,040</b>			<b>\$18.60</b>	<b>34,404</b>	<b>36,319</b>	<b>(1,915)</b>	<b>92.00%</b>	<b>91.56%</b>