

**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	2ND QT 2009	2nd QT 2009 Absorption	4TH QT. 2008	1ST QT. 2009	2ND QT. 2009
1515 POYDRAS BUILDING	529,474	22,679 **	\$17.50	\$19.00	77,429	101,022	132,257	(31,235)	85.38%	80.92%	75.02%
1555 POYDRAS BUILDING	467,671	3,272 **	\$17.50	\$19.00	4,991	4,991	7,146	(2,155)	98.93%	98.93%	98.47%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$17.50	42,320	31,424	32,871	(1,447)	91.57%	93.74%	93.45%
AMOCO BUILDING	378,895	9,506		\$14.75	30,311	30,311	30,311	0	92.00%	92.00%	92.00%
ENERGY CENTRE	761,500	40,000	\$17.50	\$18.50	75,288	79,071	92,054	(12,983)	90.11%	89.62%	87.91%
ENERGY CORP. BUILDING	526,041	8,004	\$18.00	\$19.50	33,621	19,600	19,600	0	93.61%	96.27%	96.27%
909 POYDRAS TOWER	545,157	20,282	\$18.00	\$19.00	102,454	105,688	93,931	11,757	81.21%	80.61%	82.77%
1250 POYDRAS BUILDING	422,899	5,737	\$18.00	\$19.50	30,329	17,408	17,408	0	92.83%	95.88%	95.88%
ONE CANAL PLACE	644,127	19,718	\$16.50	\$18.00	39,892	37,791	40,670	(2,879)	93.81%	94.13%	93.69%
ONE SHELL SQUARE	1,256,991	18,445	\$16.50	\$18.00	70,974	72,136	60,110	12,026	94.35%	94.26%	95.22%
PAN AMERICAN	671,396	36,595 **	\$17.50	\$18.50	65,942	67,855	68,530	(675)	90.18%	89.89%	89.79%
PLACE ST. CHARLES	1,004,484	6,714 *		\$20.00	12,106	11,071	9,761	1,310	98.79%	98.90%	99.03%
POYDRAS CENTER	453,256	24,597	\$17.00	\$19.00	61,709	60,421	16,351	44,070	86.39%	86.67%	96.39%
400 POYDRAS TOWER	608,608	50,000	\$17.00	\$18.00	126,904	130,999	120,499	10,500	79.15%	78.48%	80.20%
<b>TOTAL</b>	<b>8,772,240</b>				<b>774,270</b>	<b>769,788</b>	<b>741,499</b>	<b>28,289</b>	<b>91.17%</b>	<b>91.22%</b>	<b>91.55%</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.	2ND QT	2ND QT.	4TH QT.	1ST QT.	2ND QT.	
					2008	2009	2009	Absorption	2008	2009	2009	
					Available Sq. Ft.		Percentage					
THE GALLERIA*	470,699	8,791			\$22.50	36,117	31,337	30,900	437	92.33%	93.34%	93.44%
HERITAGE PLAZA	353,000	12,790			\$18.50 \$21.50	60,703	55,659	59,325	(3,666)	82.80%	84.23%	83.19%
ONE LAKEWAY	300,816	24,000			\$22.50 \$23.50	14,848	37,022	36,372	650	95.06%	87.69%	87.91%
TWO LAKEWAY	449,309	11,203			\$22.50 \$23.50	42,192	42,192	47,945	(5,753)	90.61%	90.61%	89.33%
THREE LAKEWAY	471,745	9,663			\$23.50 \$24.00	28,485	27,821	27,797	24	93.96%	94.10%	94.11%
<b>TOTAL</b>	<b>2,045,569</b>					<b>182,345</b>	<b>194,031</b>	<b>202,339</b>	<b>(8,308)</b>	<b>91.09%</b>	<b>90.51%</b>	<b>90.11%</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	2ND QT 2009	2ND QT 2009 Absorption	4THQT. 2008	1ST QT. 2009	2ND QT. 2009
						Available Sq. Ft.			Percentage Leased			
1010 COMMON BUILDING	512,593	44,000			\$13.75	102,520	102,520	102,520	0	80.00%	80.00%	80.00%
WHITNEY BANK BUILDING	339,504	1,720			\$14.50	17,871	17,130	17,130	741	94.74%	94.95%	94.95%
			*									
<b>TOTAL</b>	<b>852,097</b>					<b>120,391</b>	<b>119,650</b>	<b>119,650</b>	<b>741</b>	<b>85.87%</b>	<b>85.96%</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	2ND QT 2009	2ND QT 2009 Absorption	4THQT. 2008	1ST QT. 2009	2ND QT. 2009
					Available Sq. Ft.			Percentage Leased			
110 VETERANS BUILDING	129,000	6,500		\$19.00	6,500	6,500	8,542	(2,042)	94.96%	94.96%	93.38%
3421 NORTH CAUSEWAY	125,241	5,143	\$18.50	\$20.50	7,526	8,704	22,056	(13,352)	93.99%	93.05%	82.39%
3501 NORTH CAUSEWAY	112,741	11,500		\$18.00	20,718	21,939	21,939	0	81.62%	80.54%	80.54%
AAA BUILDING 3445 N. CAUSEWAY	127,887	4,078		\$18.00	9,942	8,535	17,596	(9,061)	92.23%	93.33%	86.24%
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	991		\$19.50	5,597	1,903	4,063	(2,160)	94.85%	98.25%	96.26%
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	3,865		\$19.50	5,480	5,537	8,536	(2,999)	94.95%	94.90%	92.13%
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	635		\$19.50	631	635	635	0	99.42%	99.42%	99.42%
EXECUTIVE TOWER	185,463	4,500	\$16.00	\$17.00	13,582	18,900	19,635	(735)	92.68%	89.81%	89.41%
LATTER CENTER WEST	96,484	10,240 retail space	\$18.75	\$19.00	17,040	18,047	20,088	(2,041)	82.34%	81.30%	79.18%
METAIRIE CENTER 2424 EDENBORN	90,236	2,396	\$19.50	\$20.00	8,306	6,134	9,419	(3,285)	90.80%	93.20%	89.56%
SEVERN PLACE 2450 SEVERN	87,399	0	\$19.50	\$20.00	0	0	0	0	100.00%	100%	100.00%
<b>TOTAL</b>	<b>1,280,407</b>				<b>95,322</b>	<b>96,834</b>	<b>132,509</b>	<b>(35,675)</b>	<b>92.56%</b>	<b>92.44%</b>	<b>89.65%</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.	1ST QT.	2ND QT	2ND QT 2009	4THQT.	1ST QT.	2ND QT.	
					2008	2009	2009	Absorption	2008	2009	2009	
					Available Sq. Ft.			Percentage Leased				
MANHATTAN	60,565	12,000		\$17.00	20,000	20,000	22,312	(2,312)	66.98%	66.98%	63.16%	
OAKWOOD CORP. CENTER	132,454	1,645		\$19.50	4,164	5,679	4,621	1,058	96.86%	95.71%	96.51%	
TIMBERS OFFICE BUILDING	128,132	16,442	\$14.00	\$15.00	10,240	10,640	13,661	(3,021)	92.01%	91.70%	89.34%	
WESTPARK OFFICE BUILDING	108,889	0		\$21.00	0	0	0	0	100%	100%	100.00%	
<b>TOTAL</b>	<b>430,040</b>				<b>34,404</b>	<b>36,319</b>	<b>40,594</b>	<b>(4,275)</b>	<b>92.00%</b>	<b>91.56%</b>	<b>90.56%</b>	