

ABSORPTION SURVEY

FOR

NEW ORLEANS CENTRAL BUSINESS DISTRICT

AND METAIRIE

LOUISIANA

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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2009 ABSORPTION	2ND QUARTER 2009 ABSORPTION	3RD QUARTER 2009 ABSORPTION	4TH QUARTER 2009 ABSORPTION	YEAR TO DATE ABSORPTION
1515 POYDRAS BUILDING	529,474	(23,593)	(31,235)			(54,828)
1555 POYDRAS BUILDING	467,671	0	(2,155)			(2,155)
1615 POYDRAS BUILDING	501,741	10,896	(1,447)			9,449
AMOCO BUILDING	378,895	0	0			0
ENERGY CENTRE	761,500	(3,783)	(12,983)			(16,766)
ENERGY CORP. BUILDING	526,041	14,021	0			14,021
909 POYDRAS TOWER	545,157	(3,234)	11,757			8,523
1250 POYDRAS BUILDING	422,899	12,921	0			12,921
ONE CANAL PLACE	644,127	2,101	(2,879)			(778)
ONE SHELL SQUARE	1,256,991	(1,162)	12,026			10,864
PAN AMERICAN	684,027	(1,913)	(675)			(2,588)
PLACE ST. CHARLES	1,004,484	1,035	1,310			2,345
POYDRAS CENTER	453,255	1,288	44,070			45,358
TEXACO CENTER	619,714	(4,095)	10,500			6,405
TOTAL	8,795,976	4,482	28,289			32,771

PERCENT LEASED

91.22%

91.55%

**CLASS A OFFICE BUILDING ABSORPTION
METAIRIE, LOUISIANA**

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2009 ABSORPTION	2ND QUARTER 2009 ABSORPTION	3RD QUARTER 2009 ABSORPTION	4TH QUARTER 2009 ABSORPTION	YEAR TO DATE ABSORPTION
THE GALLERIA*	470,699	4,780	437			5,217
HERITAGE PLAZA	353,000	5,044	(3,666)			1,378
ONE LAKEWAY	300,816	(22,174)	650			(21,524)
TWO LAKEWAY	449,309	0	(5,753)			(5,753)
THREE LAKEWAY	471,745	664	24			688
TOTAL	2,045,569	(11,686)	(8,308)	0	0	(19,994)

PERCENT LEASED

90.51%

90.11%

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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2009 ABSORPTION	2ND QUARTER 2009 ABSORPTION	3RD QUARTER 2009 ABSORPTION	4TH QUARTER 2009 ABSORPTION	YEAR TO DATE ABSORPTION
1010 COMMON BUILDING	512,593	0	0	0	0	0
WHITNEY BANK BUILDING	339,504	741	0	0	0	741
TOTAL	852,097	741	0	0	0	741

PERCENT LEASED

85.96%

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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2009 ABSORPTION	2ND QUARTER 2009 ABSORPTION	3RD QUARTER 2009 ABSORPTION	4TH QUARTER 2009 ABSORPTION	YEAR TO DATE ABSORPTION
110 VETERANS BUILDING	129,000	0	-2042			(2,042)
3421 NORTH CAUSEWAY	125,241	(1,178)	(13,352)			(14,530)
3501 NORTH CAUSEWAY	112,741	(1,221)	0			(1,221)
3445 NORTH CAUSEWAY	127,887	1,407	(9,061)			(7,654)
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	3,694	(2,160)			1,534
CAUSEWAY PLAZA 11 3300 W ESPLANADE	108,520	(57)	(2,999)			(3,056)
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	(4)	0			(4)
EXECUTIVE TOWER	185,463	(5,318)	(735)			(6,053)
LATTER CENTER WEST	96,484	(1,007)	(2,041)			(3,048)
METAIRIE CENTER 2424 EDENBORN	90,236	2,172	(3,285)			(1,113)
SEVERN PLACE 2450 SEVERN	87,399	0	0			0
TOTAL	1,280,407	(1,512)	(35,675)	0	0	(37,187)

PERCENT LEASED

92.44%

89.65%

**CLASS A OFFICE BUILDING ABSORPTION
WESTBANK. LOUISIANA**

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2009 ABSORPTION	2ND QUARTER 2009 ABSORPTION	3RD QUARTER 2009 ABSORPTION	4TH QUARTER 2009 ABSORPTION	YEAR TO DATE ABSORPTION
MANHATTAN	60,565	0	(2,312)			(2,312)
OAKWOOD CORP. CENTER	132,454	(1,515)	1,058			(457)
TIMBERS OFFICE BUILDING	139,156	(400)	(3,021)			(3,421)
WESTPARK OFFICE BUILDING	108,889	0	0			0
TOTAL	441,064	(1,915)	(4,275)	0	0	(6,190)

PERCENT LEASED

91.56%

90.56%