

**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	3RD QT 2009	3RD QT 2009 Absorption	4TH QT. 2008	1ST QT. 2009	2ND QT. 2009	3RD QT 2009
1515 POYDRAS BUILDING	529,474	22,679 **	\$17.50	\$19.00	77,429	101,022	132,257	144,744	(12,487)	85.38%	80.92%	75.02%	72.66%
1555 POYDRAS BUILDING	467,671	3,272 **	\$17.50	\$19.00	4,991	4,991	7,146	7,146	0	98.93%	98.93%	98.47%	98.47%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$17.50	42,320	31,424	32,871	30,897	1,974	91.57%	93.74%	93.45%	93.84%
AMOCO BUILDING	378,895	9,506		\$14.75	30,311	30,311	30,311	30,311	0	92.00%	92.00%	92.00%	92.00%
ENERGY CENTRE	761,500	40,000	\$17.50	\$18.50	75,288	79,071	92,054	81,183	10,871	90.11%	89.62%	87.91%	89.34%
ENERGY CORP. BUILDING	526,041	8,004	\$18.00	\$19.50	33,621	19,600	19,600	19,600	0	93.61%	96.27%	96.27%	96.27%
909 POYDRAS TOWER	545,157	20,282	\$18.00	\$19.00	102,454	105,688	93,931	92,340	1,591	81.21%	80.61%	82.77%	83.06%
1250 POYDRAS BUILDING	422,899	5,737	\$18.00	\$19.50	30,329	17,408	17,408	17,408	0	92.83%	95.88%	95.88%	95.88%
ONE CANAL PLACE	644,127	19,718	\$16.50	\$18.00	39,892	37,791	40,670	39,127	1,543	93.81%	94.13%	93.69%	93.93%
ONE SHELL SQUARE	1,256,991	18,445	\$16.50	\$18.00	70,974	72,136	60,110	56,980	3,130	94.35%	94.26%	95.22%	95.47%
PAN AMERICAN	671,396	36,595 **	\$17.50	\$18.50	65,942	67,855	68,530	71,466	(2,936)	90.18%	89.89%	89.79%	89.36%
PLACE ST. CHARLES	1,004,484	6,714 *		\$20.00	12,106	11,071	9,761	12,734	(2,973)	98.79%	98.90%	99.03%	98.73%
POYDRAS CENTER	453,256	24,597	\$17.00	\$19.00	61,709	60,421	16,351	16,117	234	86.39%	86.67%	96.39%	96.44%
400 POYDRAS TOWER	608,608	50,000	\$17.00	\$18.00	126,904	130,999	120,499	115,155	5,344	79.15%	78.48%	80.20%	81.08%
TOTAL	8,772,240				774,270	769,788	741,499	735,208	6,291	91.17%	91.22%	91.55%	91.62%

*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. 2008	1ST QT. 2009	2ND QT 2009	3RD QT 2009	3RD QT 2009	4TH QT. 2008	1ST QT. 2009	2ND QT. 2009	3RD QT 2009
					Available Sq. Ft.				Absorption	Percentage			
THE GALLERIA*	470,699	8,791		\$22.50	36,117	31,337	30,900	30,838	62	92.33%	93.34%	93.44%	93.45%
HERITAGE PLAZA	353,000	12,790	\$18.50	\$21.50	60,703	55,659	59,325	46,165	13,160	82.80%	84.23%	83.19%	86.92%
ONE LAKEWAY	300,816	24,000	\$22.50	\$23.50	14,848	37,022	36,372	30,840	5,532	95.06%	87.69%	87.91%	89.75%
TWO LAKEWAY	449,309	11,203	\$22.50	\$23.50	42,192	42,192	47,945	47,945	0	90.61%	90.61%	89.33%	89.33%
THREE LAKEWAY	471,745	9,663	\$23.50	\$24.00	28,485	27,821	27,797	27,797	0	93.96%	94.10%	94.11%	94.11%
TOTAL	2,045,569				182,345	194,031	202,339	183,585	18,754	91.09%	90.51%	90.11%	91.03%

**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	3RD QT. 2009	3RD QT. 2009 Absorption	4THQT. 2008	1ST QT. 2009	2ND QT. 2009	3RD QT. 2009
						Available Sq. Ft.				Percentage Leased				
1010 COMMON BUILDING	512,593	44,000			\$13.75	102,520	102,520	102,520	102,520	0	80.00%	80.00%	80.00%	80.00%
WHITNEY BANK BUILDING	339,504	1,720			\$14.50	17,871	17,130	17,130	9,985	7,145	94.74%	94.95%	94.95%	97.06%
			*											
TOTAL	852,097					120,391	119,650	119,650	112,505	7,145	85.87%	85.96%	85.96%	86.80%

*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	3RD QT. 2009	3RD QT. 2009	4THQT. 2008	1ST QT. 2009	2ND QT. 2009	3RD QT. 2009
					Available Sq. Ft.				Absorption	Percentage Leased			
110 VETERANS BUILDING	129,000	6,500		\$19.00	6,500	6,500	8,542	8,202	340	94.96%	94.96%	93.38%	93.64%
3421 NORTH CAUSEWAY	125,241	5,143	\$18.50	\$20.50	7,526	8,704	22,056	19,176	2,880	93.99%	93.05%	82.39%	84.69%
3501 NORTH CAUSEWAY	112,741	11,500		\$18.00	20,718	21,939	21,939	25,997	(4,058)	81.62%	80.54%	80.54%	76.94%
AAA BUILDING 3445 N. CAUSEWAY	127,887	4,078		\$18.00	9,942	8,535	17,596	26,301	(8,705)	92.23%	93.33%	86.24%	79.43%
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	991		\$19.50	5,597	1,903	4,063	4,663	(600)	94.85%	98.25%	96.26%	95.71%
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	3,865		\$19.50	5,480	5,537	8,536	8,536	0	94.95%	94.90%	92.13%	92.13%
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	635		\$19.50	631	635	635	3,531	(2,896)	99.42%	99.42%	99.42%	96.75%
EXECUTIVE TOWER	185,463	4,500	\$16.00	\$17.00	13,582	18,900	19,635	21,517	(1,882)	92.68%	89.81%	89.41%	88.40%
LATTER CENTER WEST	96,484	10,240 retail space	\$18.75	\$19.00	17,040	18,047	20,088	15,747	4,341	82.34%	81.30%	79.18%	83.68%
METAIRIE CENTER 2424 EDENBORN	90,236	2,396	\$19.50	\$20.00	8,306	6,134	9,419	10,466	(1,047)	90.80%	93.20%	89.56%	88.41%
SEVERN PLACE 2450 SEVERN	87,399	0	\$19.50	\$20.00	0	0	0	0	0	100.00%	100%	100.00%	100.00%
TOTAL	1,280,407				95,322	96,834	132,509	144,136	(11,627)	92.56%	92.44%	89.65%	88.74%

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	2ND QT 2009	3RD QT. 2009	3RD QT 2009 Absorption	4THQT. 2008	1ST QT. 2009	2ND QT. 2009	3RD QT. 2009
					Available Sq. Ft.				Percentage Leased				
MANHATTAN	60,565	12,000		\$17.00	20,000	20,000	22,312	22,312	0	66.98%	66.98%	63.16%	63.16%
OAKWOOD CORP. CENTER	132,454	1,645		\$19.50	4,164	5,679	4,621	4,611	10	96.86%	95.71%	96.51%	96.52%
TIMBERS OFFICE BUILDING	128,132	16,442	\$14.00	\$15.00	10,240	10,640	13,661	16,331	(2,670)	92.01%	91.70%	89.34%	87.26%
WESTPARK OFFICE BUILDING	108,889	0		\$21.00	0	0	0	0	0	100%	100%	100.00%	100.00%
TOTAL	430,040				34,404	36,319	40,594	43,254	(2,660)	92.00%	91.56%	90.56%	89.94%