

OFFICE OCCUPANCY

FOR

NEW ORLEANS CENTRAL BUSINESS DISTRICT

AND METAIRIE

LOUISIANA

4TH QUARTER 2007

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2006	1ST QT. 2007	Available Sq. Ft.				4TH QT. 2007 Absorption	Percentage Leased			
							2ND 1QT. 2007	3RD QT. 2007	4TH QT. 2007	4TH QT. 2006		1ST QT. 2007	2ND QT. 2007	3RD QT. 2007	4THQT. 2007
1515 POYDRAS BUILDING	529,474	23,016		\$18.50	74,529	79,787	77,890	77,890	81,562	(3,672)	85.92%	84.93%	85.29%	85.29%	84.60%
1555 POYDRAS BUILDING	467,671	4,676		\$18.50	9,911	9,911	10,236	10,236	10,236	0	97.88%	97.88%	97.81%	97.81%	97.81%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$17.50	55,613	59,850	59,850	14,720	14,720	0	88.92%	88.07%	88.07%	97.07%	97.07%
AMOCO BUILDING	378,895	9,284		\$14.75	36,029	36,029	30,311	30,311	30,311	0	90.49%	90.49%	92.00%	92.00%	92.00%
ENERGY CENTRE	761,500	21,632	\$17.50	\$19.50	19,480	37,687	32,936	34,346	36,094	(1,748)	97.44%	95.05%	95.67%	95.49%	95.26%
ENTERGY CORP. BUILDING	526,041	10,100	\$18.00	\$19.00	20,522	24,622	18,612	17,473	17,473	0	96.10%	95.32%	96.46%	96.68%	96.68%
909 POYDRAS TOWER	545,157	20,282	\$17.50	\$18.50	92,286	90,647	86,461	88,980	73,982	14,998	83.07%	83.37%	84.14%	83.68%	86.43%
1250 POYDRAS BUILDING	422,899	38,224	\$18.00	\$19.00	109,065	96,572	135,970	92,311	92,311	0	74.21%	77.16%	67.85%	78.17%	78.17%
ONE CANAL PLACE	644,127	19,715	\$18.00	\$18.50	36,682	36,747	23,530	45,212	47,212	(2,000)	94.31%	94.30%	96.35%	92.98%	92.67%
ONE SHELL SQUARE	1,256,991	23,009	\$18.00	\$17.00	77,245	97,158	102,829	79,348	82,067	(2,719)	93.85%	92.27%	91.82%	93.69%	93.47%
PAN AMERICAN	684,027	36,595		\$18.50	152,011	168,211	161,150	160,498	87,060	73,438	77.78%	75.41%	76.44%	76.54%	87.27%
PLACE ST. CHARLES	1,004,484	10,814	\$19.00	\$20.00	35,508	30,030	28,560	28,811	28,555	256	96.47%	97.01%	97.16%	97.13%	97.16%
POYDRAS CENTER	453,255	49,000	\$16.50	\$17.50	45,380	46,990	77,630	77,230	63,508	13,722	89.99%	89.63%	82.87%	82.96%	85.99%
400 POYDRAS TOWER	619,714	64,000	\$16.00	\$17.00	206,475	198,480	184,598	167,503	149,911	17,592	66.68%	67.97%	70.21%	72.97%	75.81%
TOTAL	8,795,976			\$17.84	970,736	1,012,721	1,030,563	924,869	815,002	109,867	88.96%	88.49%	88.28%	89.49%	90.73%

**CLASS A OFFICE BUILDING OCCUPANCY
METAIRIE**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2006	1ST QT. 2007	2ND 1QT. 2007			4TH QT. 2007	4TH QT. 2007 Absorption	4TH QT. 2006	1ST QT. 2007			
							2ND 1QT. 2007	3RD QT. 2007	4TH QT. 2007				Percentage Leased			
					Available Sq. Ft.											
THE GALLERIA*	470,699	20,142		\$23.00	32,288	61,644	61,644	58,634	58,634	0	93.14%	86.90%	86.90%	87.54%	87.54%	
HERITAGE PLAZA	353,000	12,700	\$23.00	\$24.00	61,000	37,000	35,000	43,000	43,000	0	82.72%	89.52%	90.08%	87.82%	87.82%	
ONE LAKEWAY	289,112	6,588	\$23.50	\$24.25	8,085	8,085	8,085	11,682	11,682	0	97.20%	97.20%	97.20%	95.96%	95.96%	
TWO LAKEWAY	440,826	14,811	\$23.50	\$24.25	47,935	37,365	43,591	40,259	40,259	0	89.13%	91.52%	90.11%	90.87%	90.87%	
THREE LAKEWAY	462,890	2,278	\$23.50	\$24.50	9,163	0	3,645	5,723	8,001	(2,278)	98.02%	100.00%	99.21%	98.76%	98.27%	
TOTAL	2,016,527			\$24.00	158,471	144,094	151,965	159,298	161,576	(2,278)	92.14%	92.85%	92.46%	92.10%	91.99%	

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2006	1ST QT. 2007	Available Sq. Ft.			4TH QT. 2007 Absorption	4TH QT. 2006	Percentage Leased			
							2ND 1QT. 2007	3RD QT. 2007	4TH QT. 2007			1ST QT. 2007	2ND QT. 2007	3RD QT. 2007	4THQT. 2007
1010 COMMON BUILDING	512,593	38,000		\$13.75	61,511	120,807	102,520	102,520	87,140	15,380	88.00%	76.43%	80.00%	80.00%	83.00%
CHEVRON PLACE	351,920	80,000		\$14.50	80,000	80,000	80,000	80,000	80,000	0	77.27%	77.27%	77.27%	77.27%	77.27%
WHITNEY BANK BUILDING	339,504	1,800		\$14.50	10,010	881	3,276	3,276	13,580	(10,304)	97.05%	99.74%	99.04%	99.04%	99.00%
TOTAL	1,204,017				151,521	201,688	185,796	185,796	180,720	5,076	92.09%	83.25%	84.57%	84.57%	84.99%

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2006	1ST QT. 2007	2ND 1QT. 2007	3RD QT. 2007	4TH QT. 2007	4TH QT. 2007 Absorption	4TH QT. 2006	Percentage Leased				4THQT. 2007
												1ST QT. 2007	2ND QT. 207	3RD QT. 2007	4THQT. 2007	
3421 NORTH CAUSEWAY	125,421	2,136	\$18.50	\$19.50	1,245	12,026	7,965	6,615	5,426	1,189	99.01%	90.40%	93.64%	94.72%	95.67%	
3501 NORTH CAUSEWAY	112,702	7,394	\$18.50	\$19.00	33,844	28,907	27,622	25,573	19,093	6,480	69.97%	74.35%	75.49%	77.31%	83.08%	
AAA BUILDING 3445 N. CAUSEWAY	127,859	7,318	\$18.50		1,660	1,660	2,309	3,627	2,367	1,260	98.70%	98.70%	98.17%	97.16%	98.15%	
3525 NORTH CAUSEWAY	122,374	6,300	\$16.00		42,000	42,000	42,000	42,000	42,000	0	65.68%	65.68%	65.68%	65.68%	65.68%	
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	1,597	\$19.50		6,336	4,593	2,544	3,161	3,162	(1)	94.17%	95.78%	97.66%	97.09%	97.09%	
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	0	\$19.50		2,201	2,201	1,281	0	0	0	97.97%	97.97%	98.82%	100.00%	100.00%	
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	1,952	\$19.00		0	0	0	1,865	1,952	(87)	100.00%	100.00%	100.00%	98.28%	98.28%	
EXECUTIVE TOWER	185,463	2,048	\$18.50	\$19.75	9,910	9,910	13,586	7,300	3,000	4,300	94.66%	94.66%	92.67%	96.06%	98.38%	
LATTER CENTER WEST	96,484	10,240	\$18.75	\$19.00	10,240	10,240	10,240	10,240	10,240	0	89.39%	89.39%	89.39%	89.39%	89.39%	
METAIRIE CENTER 2424 EDENBORN	90,060	8,588	\$18.50	\$18.50	8,080	2,735	5,304	7,504	15,426	(7,922)	91.03%	95.96%	94.11%	91.67%	82.87%	
SEVERN PLACE 2450 SEVERN	87,358	2,327	18.25	\$18.50	8,562	6,783	4,361	4,361	2,327	2,034	92.49%	92.24%	95.01%	95.01%	97.34%	
TOTAL	1,273,677			\$17.84	124,078	121,055	117,212	112,246	104,993	7,253	90.41%	90.49%	90.80%	91.19%	91.76%	

**CLASS A OFFICE BUILDING OCCUPANCY
WESTBANK**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2006	1ST QT. 2007	2ND 1QT. 2007			4TH QT. 2007	4TH QT. 2007 Absorption	4TH QT. 2006				4THQT. 2007
							3RD QT. 2007	4TH QT. 2007	Available Sq. Ft.			Percentage Leased				
MANHATTAN	60,565	4,250		\$17.50	4,400	3,025	4,000	4,500	7,690	(3,190)	92.74%	95.01%	93.40%	92.57%	87.30%	
OAKWOOD CORP. CENTER	132,454	1,416		\$19.50	2,600	5,786	2,304	2,290	2,290	0	98.04%	95.63%	98.26%	98.27%	98.27%	
TIMBERS OFFICE BUILDING	128,132	26,597		\$14.00	10,331	10,331	7,000	7,198	3,826	3,372	91.94%	91.94%	94.54%	94.38%	97.01%	
WESTPARK OFFICE BUILDING	108,889	0		\$20.00	0	0	0	0	0	0	100.00%	100.00%	100.00%	100.00%	100.00%	
TOTAL	430,040			\$17.75	17,331	19,142	13,304	13,988	13,806	182	95.97%	95.55%	96.91%	96.75%	96.79%	