

**ABSORPTION SURVEY**

**FOR**

**NEW ORLEANS CENTRAL BUSINESS DISTRICT**

**AND METAIRIE**

**LOUISIANA**

**4TH QUARTER 2007**

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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2007 ABSORPTION	2ND QUARTER 2007 ABSORPTION	3RD QUARTER 2007 ABSORPTION	4TH QUARTER 2007 ABSORPTION	YEAR TO DATE ABSORPTION
1515 POYDRAS BUILDING	529,474	(5,258)	1,897	0	(3,672)	(7,033)
1555 POYDRAS BUILDING	467,671	0	(325)	0	0	(325)
1615 POYDRAS BUILDING	501,741	(4,237)	0	45,130	0	40,893
AMOCO BUILDING	378,895	0	5,718	0	0	5,718
ENERGY CENTRE	761,500	(18,207)	4,751	(1,410)	(1,748)	(16,614)
ENTERGY CORP. BUILDING	526,041	(4,100)	6,010	1,139	0	3,049
909 POYDRAS TOWER	545,157	1,639	4,186	(2,519)	14,998	18,304
1250 POYDRAS BUILDING	422,899	12,493	(39,398)	43,659	0	16,754
ONE CANAL PLACE	644,127	(65)	13,217	(21,682)	(2,000)	(10,530)
ONE SHELL SQUARE	1,256,991	(19,913)	(5,671)	23,481	(2,719)	(4,822)
PAN AMERICAN	684,027	(16,200)	7,061	652	73,438	64,299
PLACE ST. CHARLES	1,004,484	5,478	1,470	(251)	256	7,204
POYDRAS CENTER	453,255	1,610	(30,640)	400	13,722	(18,128)
TEXACO CENTER	619,714	7,995	13,882	17,095	17,592	56,564
<b>TOTAL</b>	<b>8,795,976</b>	<b>(41,985)</b>	<b>-17,842</b>	<b>105,694</b>	<b>109,867</b>	<b>155,734</b>

**PERCENT LEASED**

88.49%

88.28%

89.49%

90.73%

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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2007 ABSORPTION	2ND QUARTER 2007 ABSORPTION	3RD QUARTER 2007 ABSORPTION	4TH QUARTER 2007 ABSORPTION	YEAR TO DATE ABSORPTION
THE GALLERIA*	465,110	(29,356)	0	3,010	0	(26,346)
HERITAGE PLAZA	353,000	24,000	2,000	(8,000)	0	18,000
ONE LAKEWAY	289,112	0	0	(3,597)	0	(3,597)
TWO LAKEWAY	440,826	10,570	(6,226)	3,332	0	7,676
THREE LAKEWAY	462,890	9,163	(3,645)	(2,078)	(2,278)	1,162
<b>TOTAL</b>	<b>2,010,938</b>	<b>14,377</b>	<b>(7,871)</b>	<b>(7,333)</b>	<b>(2,278)</b>	<b>(3,105)</b>

**PERCENT LEASED**

92.85%

92.46%

92.10%

91.99%



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

BUILDING	BUILDING RENTABLE SQ. FT.	1ST QUARTER 2007 ABSORPTION	2ND QUARTER 2007 ABSORPTION	3RD QUARTER 2007 ABSORPTION	4TH QUARTER 2007 ABSORPTION	YEAR TO DATE ABSORPTION
3421 NORTH CAUSEWAY	125,241	(10,781)	4,061	1,350	1,189	(4,181)
3501 NORTH CAUSEWAY	112,702	4,937	1,285	2,049	6,480	14,751
3445 NORTH CAUSEWAY	127,859	0	(649)	(1,318)	1,260	(707)
AMSOUTH BANK 3525 N. CAUSEWAY	122,374	0	0	0	0	0
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	1,745	2,049	(617)	(1)	3,176
CAUSEWAY PLAZA 11 3300 W ESPLANADE	108,520	0	920	6,286	4,300	6,910
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	0	0	(1,865)	(87)	(1,952)
EXECUTIVE TOWER	185,463	0	(3,676)	6,286	4,300	6,910
LATTER CENTER WEST	94,445	0	0	0	0	0
METAIRIE CENTER 2424 EDENBORN	88,422	5,345	(2,569)	(2,200)	(7,922)	(7,346)
SEVERN PLACE 2450 SEVERN	85,908	(221)	2,422	0	2,034	4,235
<b>TOTAL</b>	<b>1,268,370</b>	<b>1,025</b>	<b>3,843</b>	<b>4,966</b>	<b>7,253</b>	<b>17,087</b>

**PERCENT LEASED**

90.49%

90.80%

91.19%

91.76%

