

OFFICE OCCUPANCY

FOR

NEW ORLEANS CENTRAL BUSINESS DISTRICT

AND METAIRIE

LOUISIANA

1st QUARTER 2008

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	1ST QT. 2007	4THQT. 2007	1ST QT. 2008
					Available Sq. Ft.	Absorption	Percentage Leased		
1515 POYDRAS BUILDING	529,474	23,016		\$18.50	81,562	85,742	(4,180)	84.60%	83.81%
1555 POYDRAS BUILDING	467,671	4,676		\$18.50	10,236	7,002	3,234	97.81%	98.50%
1615 POYDRAS BUILDING	501,741	22,565	\$16.50	\$17.50	14,720	49,709	(34,989)	97.07%	90.09%
AMOCO BUILDING	378,895	9,284		\$14.75	30,311	30,311	0	92.00%	92.00%
ENERGY CENTRE	761,500	21,632	\$18.50	\$19.50	36,094	34,546	1,548	95.26%	95.46%
ENTERGY CORP. BUILDING	526,041	10,100	\$18.00	\$19.00	17,473	35,446	(17,973)	96.68%	93.26%
909 POYDRAS TOWER	545,157	20,282	\$17.50	\$18.50	73,982	73,982	0	86.43%	86.43%
1250 POYDRAS BUILDING	422,899	38,224	\$18.00	\$19.00	92,311	97,036	(4,725)	78.17%	77.05%
ONE CANAL PLACE	644,127	19,715	\$18.00	\$18.50	47,212	45,577	1,635	92.67%	92.92%
ONE SHELL SQUARE	1,256,991	23,009	\$18.00	\$17.00	82,067	82,067	0	93.47%	93.47%
PAN AMERICAN	684,027	36,595		\$18.50	87,060	87,391	(331)	87.27%	87.22%
PLACE ST. CHARLES	1,004,484	10,814	\$19.00	\$21.00	28,555	27,110	1,445	97.16%	97.30%
POYDRAS CENTER	453,255	49,000	\$17.50	\$19.50	63,508	59,590	3,918	85.99%	86.85%
400 POYDRAS TOWER	619,714	64,000	\$17.50	\$19.50	149,911	104,112	45,799	75.37%	82.89%
TOTAL	8,795,976			\$17.84	815,002	819,621	-4,619	90.73%	90.67%

**CLASS A OFFICE BUILDING OCCUPANCY
METAIRIE**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	1st QT. 2008 Absorption	4THQT. 2007	1ST QT. 2008
					Available Sq. Ft.		Percentage Leased		
THE GALLERIA*	470,699	20,142		\$23.00	58,634	55,740	2,894	87.54%	88.16%
HERITAGE PLAZA	353,000	12,700	\$23.00	\$24.00	43,000	53,201	(10,201)	87.82%	84.93%
ONE LAKEWAY	289,112	6,588	\$23.50	\$24.25	11,682	15,464	(3,782)	95.96%	94.65%
TWO LAKEWAY	440,826	14,811	\$23.50	\$24.25	40,259	45,498	(5,239)	90.87%	89.68%
THREE LAKEWAY	462,890	2,278	\$23.50	\$24.50	8,001	5,877	2,124	98.27%	98.73%
TOTAL	2,016,527			\$24.00	161,576	175,780	(14,204)	91.99%	91.28%

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	4TH QT. 2007	1ST QT. 2008	4TH QT. 2008 Absorption	4THQT. 2007	1ST QT. 2008
				Available Sq. Ft.		Percentage Leased		
1010 COMMON BUILDING	512,593	44,000	\$13.75	87,140	102,520	(15,380)	83.00%	80.00%
WHITNEY BANK BUILDING	339,504	4,769	\$14.50	13,580	17,871	(4,291)	99.00%	85.87%
TOTAL	852,097		\$14.13	100,720	120,391	-19,671	88.18%	85.87%

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

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	4TH QT. 2007 Absorption	4THQT. 2007	1ST QT. 2007	
					Available Sq. Ft.		Percentage Leased	Percentage Leased	
110 VETERANS BUILDING	129,000	6,600	\$19.00	\$19.50	10,300	10,300	0	92.02%	92.02%
3421 NORTH CAUSEWAY	125,421	2,136	\$19.00	\$19.50	5,426	5,426	0	95.67%	95.67%
3501 NORTH CAUSEWAY	112,702	7,394	\$18.50	\$19.00	19,093	28,907	(9,814)	83.06%	74.35%
AAA BUILDING 3445 N. CAUSEWAY	127,887	7,318		\$18.50	2,367	2,367	0	98.15%	98.15%
CAUSEWAY PLAZA 1 3510 N. CAUSEWAY	108,718	1,198		\$19.50	3,162	2,186	976	97.09%	97.99%
CAUSEWAY PLAZA 11 330 W ESPLANADE	108,520	1,902		\$19.50	0	1,902	(1,902)	100.00%	98.25%
CAUSEWAY PLAZA III 3330 W. ESPLANADE	108,718	3,853		\$19.50	1,952	3,853	(1,901)	98.28%	96.46%
EXECUTIVE TOWER	185,463	8,841	\$18.50	\$19.00	3,000	8,841	(5,841)	98.38%	95.23%
LATTER CENTER WEST	96,484	10240 retail space	\$18.75	\$19.75	10,240	10,240	0	89.39%	89.39%
METAIRIE CENTER 2424 EDENBORN	90,156	5,293	\$19.00	\$19.50	15,426	6,265	9,161	82.89%	93.05%
SEVERN PLACE 2450 SEVERN	87,399	0	\$18.50	\$19.00	2,327	0	2,327	97.34%	100.00%
TOTAL	1,151,468			\$19.06	73,293	80,287	-6,994	91.76%	93.73%

**CLASS A OFFICE BUILDING OCCUPANCY
WESTBANK**

BUILDING	BUILDING RENTABLE SQ. FT.	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE		4TH QT. 2007	1ST QT. 2008	4TH QT. 2007 Absorption	4THQT. 2007	1ST QT. 2007
					Available Sq. Ft.		Percentage Leased		
MANHATTAN	60,565	4,400		\$17.50	7,690	4,400	3,290	87.30%	92.74%
OAKWOOD CORP. CENTER	132,454	1,416		\$19.50	2,290	2,481	(191)	98.27%	98.13%
TIMBERS OFFICE BUILDING	128,132	26,597		\$14.00	3,826	6,705	(2,879)	97.01%	94.77%
WESTPARK OFFICE BUILDING	108,889	0	\$16.50	\$17.50	0	0	0	100.00%	100.00%
TOTAL	430,040			\$17.13	13,806	13,586	220	96.79%	96.84%