

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Aldrich Place	45,000	38,516	-6,484	9,000	5,223	-3,777	80.00%	86.44%	6.44%
Address:	80 Ottawa Ave NW									
Levels:	4									
Asking Rates:	NR									
Tenant Pays:	NR									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	140 Monroe Center NW	30,300	30,300	0	9,000	25,000	16,000	70.30%	17.49%	-52.81%
Address:	140 Monroe Center NW									
Levels:	4									
Asking Rates:	11.00									
Tenant Pays:	NR									

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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	100 Grandville Ave.	NR	60,759	NR	NR	4,306	NR	NR	92.91%	NR
Address:	100 Grandville Ave SW									
Levels:	0									
Asking Rates:	10.00-11.00									
Tenant Pays:	TN									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	515 Michigan	NR	16,946	NR	NR	3,328	NR	NR	80.36%	NR
Address:	515 Michigan Ave NE									
Levels:	0									
Asking Rates:	20.00									
Tenant Pays:	E									

BOMA OFFICE OCCUPANCY SURVEY 2000

Sub-Market/ID		Curr. Year Space	Prev. Year Space	Curr. Year Vacancy	Prev. Year Vacancy
Downtown Area	#D	5,190,591	4,551,100	715,172	679,500

Detailed Listings for Selected Sub-Market:

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	120 Ionia	NR	36,914	NR	NR	4,936	NR	NR	86.63%	NR
Address:	120 Ionia SW									
Levels:	0									
Asking Rates:	10.50									
Tenant Pays:	TN									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	1120 Monroe Ave	58,000	58,000	0	8,000	8,000	0	86.21%	86.21%	0.00%
Address:	1120 Monroe Ave NW									
Levels:	3									
Asking Rates:	8.25									
Tenant Pays:	TN									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	234 N Division	NR	18,239	NR	NR	0	NR	NR	100.00%	NR
Address:	234 N. Division NW									
Levels:	0									
Asking Rates:	NR									
Tenant Pays:	E									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	549 Ottawa Center	42,600	45,000	2,400	11,000	7,200	-3,800	74.18%	84.00%	9.82%
Address:	549 Ottawa Ave NW									
Levels:	3									
Asking Rates:	6.00									
Tenant Pays:	J									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	800 Monroe Ave	55,000	55,000	0	9,000	10,000	1,000	83.64%	81.82%	-1.82%
Address:	800 Monroe Ave NW									
Levels:	3									
Asking Rates:	12.50									
Tenant Pays:	J									

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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Frey Bldg.	115,500	100,200	-15,300	27,600	24,937	-2,663	76.10%	75.11%	-0.99%
Address:	300 Ottawa									
Levels:	10									
Asking Rates:	17.50-18.00									
Tenant Pays:	None									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Furniture Bldg.	113,300	113,300	0	33,300	21,250	-12,050	70.61%	81.24%	10.64%
Address:	82 Ionia									
Levels:	5									
Asking Rates:	11.00									
Tenant Pays:	E, J									

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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Interstate Trucking Bldg.	50,000	50,000	0	0	0	0	100.00%	100.00%	0.00%
Address:	110 Ionia NW									
Levels:	4									
Asking Rates:	NR									
Tenant Pays:	NR									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Jr. Achievement Bldg.	22,500	23,760	1,260	22,500	23,760	1,260	0.00%	0.00%	0.00%
Address:	12 Division Ave SE									
Levels:	2									
Asking Rates:	For Sale									
Tenant Pays:	NR									

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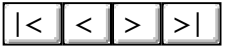
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BOMA OFFICE OCCUPANCY SURVEY 2000



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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	50 Monroe Place	162,500	160,564	-1,936	8,400	8,470	70	94.83%	94.72%	-0.11%
Address:	50 Monroe Ave NW									
Levels:	7									
Asking Rates:	15.00									
Tenant Pays:	E									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Campau Square Plaza	22,500	28,000	5,500	14,200	12,000	-2,200	36.89%	57.14%	20.25%
Address:	180 Monroe Ave NW									
Levels:	4									
Asking Rates:	10.00-14.00									
Tenant Pays:	E, J									

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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Coopers Landing	NR	100,000	NR	NR	15,000	NR	NR	85.00%	NR
Address:	1345 Monroe Ave NW									
Levels:	0									
Asking Rates:	14.00									
Tenant Pays:	E, J									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Cornerstone Bldg.	30,500	30,500	0	12,200	15,000	2,800	60.00%	50.82%	-9.18%
Address:	89 Ionia Ave NW									
Levels:	6									
Asking Rates:	8.00									
Tenant Pays:	E, J									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	801 Monroe Bldg	20,000	NR	NR	7,000	NR	NR	65.00%	NR	NR
Address:	801 Monroe NW									
Levels:	4									
Asking Rates:	NR									
Tenant Pays:	NR									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	38 Front Bldg	100,000	NR	NR	0	NR	NR	100.00%	NR	NR
Address:	38 Front Street									
Levels:	1									
Asking Rates:	NR									
Tenant Pays:	NR									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	The Towers	82,200	82,539	339	1,900	0	-1,900	97.69%	100.00%	2.31%
Address:	21 Michigan St NE									
Levels:	7									
Asking Rates:	NR									
Tenant Pays:	E									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Waters Bldg.	282,200	282,200	0	9,900	28,900	19,000	96.49%	89.76%	-6.73%
Address:	161 Ottawa									
Levels:	7									
Asking Rates:	14.00									
Tenant Pays:	E									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Carl Building	NR	5,000	NR	NR	1,449	NR	NR	71.02%	NR
Address:	98 Monroe Center									
Levels:	0									
Asking Rates:	15.00									
Tenant Pays:	NR									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	Founders Building	NR	15,000	NR	NR	0	NR	NR	100.00%	NR
Address:	48 Fountain									
Levels:	0									
Asking Rates:	NR									
Tenant Pays:	NR									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Old Kent Bldg.	218,300	218,342	42	0	0	0	100.00%	100.00%	0.00%
Address:	111 Lyon NW									
Levels:	10									
Asking Rates:	NR									
Tenant Pays:	NR									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Michigan Street Center	NR	34,950	NR	NR	0	NR	NR	100.00%	NR
Address:	426 Michigan St NE									
Levels:	0									
Asking Rates:	23.00									
Tenant Pays:	CAM									

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		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	National City	124,200	124,222	22	16,600	9,870	-6,730	86.63%	92.05%	5.42%
Address:	171 Monroe NW									
Levels:	10									
Asking Rates:	16.25									
Tenant Pays:	E									

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	The Law Bldg.	82,000	86,250	4,250	0	0	0	100.00%	100.00%	0.00%
Address:	330 Ionia Ave NW									
Levels:	6									
Asking Rates:	NR									
Tenant Pays:	NR									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Riverwalk Bldg.	35,000	35,000	0	0	350	350	100.00%	99.00%	-1.00%
Address:	750 Front Ave NW									
Levels:	3									
Asking Rates:	15.00									
Tenant Pays:	E									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Peoples Bldg.	64,200	72,850	8,650	17,900	21,428	3,528	72.12%	70.59%	-1.53%
Address:	60 Monroe Center									
Levels:	13									
Asking Rates:	11.00									
Tenant Pays:	NR									

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		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Professional Office Bldg.	NR	75,091	NR	NR	0	NR	NR	100.00%	NR
Address:	310 Lafayette SE									
Levels:	0									
Asking Rates:	NR									
Tenant Pays:	TN									

		Building Area			Vacancy			Occupancy		Chge.
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	
Building Name:	Rood Bldg.	21,000	21,000	0	0	0	0	100.00%	100.00%	0.00%
Address:	139 Pearl St NW									
Levels:	3									
Asking Rates:	NR									
Tenant Pays:	NR									

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BOMA OFFICE OCCUPANCY SURVEY 2000

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Downtown Area	#D	5,190,591	4,551,100	715,172	679,500

Detailed Listings for Selected Sub-Market:

		Building Area			Vacancy			Occupancy		
		1998	2000	Sf. Chge.	1998	2000	Sf. Chge.	1998	2000	Chge.
Building Name:	LeVene Bldg.	20,800	20,800	0	0	2,000	2,000	100.00%	90.38%	-9.62%
Address:	1 Ionia Ave SW									
Levels:	5									
Asking Rates:	10.00-12.00									
Tenant Pays:	TN									

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