

Area D - Downtown Area

ID#	Building Information				Building Area			Vacancy			Occupancy			Asking Rent	Tenant Expenses
	Building Name	Address	Levels		2000	2001	SF Change	2000	2001	SF Change	2000	2001	% Change		
70	LeVene Building	1 Ionia Avenue, SW	5		20,800	20,800	-	2,000	8,200	6,200	90.38%	60.58%	-29.80%	10.00-14.00	E, G, J, CAM, T, I, W/S, M
28		100 Grandville Avenue, SW	NR		60,759	60,759	-	4,306	18,288	13,982	92.91%	69.90%	-23.01%	11.50	E, G, J, CAM, T, I, W/S, M
56	Flatiron Building	109 Ottawa Avenue NW	NR		12,000	12,000	-	-	6,000	6,000	100.00%	50.00%	-50.00%	10.00-11.00	E, J
65	Rockford Center	110 Ionia Avenue, NW	4		50,000	50,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
78	Old Kent Building	111 Lyon Street, NW	10		218,342	218,000	(342)	-	-	-	100.00%	100.00%	0.00%	12.00	E, J, CAM
34		1120 Monroe Avenue, NW	3		58,000	58,000	-	8,000	1,920	(6,080)	86.21%	96.69%	10.48%	8.00	TN
66	Junior Achievement Building	12 Division Avenue, SE	2		23,760	23,760	-	23,760	23,760	-	0.00%	0.00%	0.00%	NR	NR
29		120 Ionia Avenue, SW	NR		36,914	36,914	-	4,936	5,514	578	86.63%	85.06%	-1.57%	10.50	TN
67	Ledyard Building	125 Ottawa Avenue NW	4		116,500	116,500	-	7,400	-	(7,400)	93.65%	100.00%	6.35%	14.00	E
63	Grand Bank Building	126 Ottawa Avenue NW	7		32,000	34,845	2,845	-	-	-	100.00%	100.00%	0.00%	18.50	E
53	Coopers Landing	1345 Monroe Avenue, NW	NR		100,000	100,000	-	15,000	12,000	(3,000)	85.00%	88.00%	3.00%	2.75-12.00	J
88	Rood Building	139 Pearl Street, NW	3		21,000	21,000	-	-	1,000	1,000	100.00%	95.24%	-4.76%	13.50	E, G, J, W/S
30	140 Monroe Center	140 Monroe Center, NW	4		30,300	30,300	-	25,000	9,450	(15,550)	17.49%	68.81%	51.32%	13.50	TN
35		1425 Michigan Street, NE	NR		31,103	31,103	-	-	-	-	100.00%	100.00%	0.00%	18.00	E, J
73	McKay Tower	146 Monroe Center, NW	16		106,187	146,000	39,813	39,322	26,280	(13,042)	62.97%	82.00%	19.03%	13.00	E
90	The Blodgett Building	15 Ionia Avenue, SW	6		67,875	57,825	(10,050)	5,786	-	(5,786)	91.48%	100.00%	8.52%	13.00	TN
97	Waters Building	161 Ottawa Avenue NW	7		282,200	282,200	-	28,900	40,500	11,600	89.76%	85.65%	-4.11%	11.00-15.75	E
80	The Park Century Building	168 Louis Campau	3		11,900	11,900	-	4,000	7,920	3,920	66.39%	33.45%	-32.94%	10.00	E, J
77	National City Bank	171 Monroe Avenue, NW	10		124,222	124,222	-	9,870	3,850	(6,020)	92.05%	96.90%	4.85%	18.00	CAM
48	Campau Square Building	180 Monroe Avenue, NW	4		28,000	28,000	-	12,000	18,000	6,000	57.14%	35.71%	-21.43%	10.00-14.00	E, G, J, W/S, S
62	Goodspeed Building	190 Monroe Avenue, NW	7		26,000	26,000	-	3,850	18,000	14,150	85.19%	30.77%	-54.42%	12.50	E, J
96	Two Fountain Place	2 Fountain Street, NW	7		148,800	148,800	-	148,800	148,800	-	0.00%	0.00%	0.00%	NR	NR
495		200 Ionia Avenue, SW	NR		-	72,000	72,000	-	-	-	100.00%	100.00%	0.00%	NR	NR
89	St. Mary's Professional Building	200 Jefferson Avenue	NR		75,091	75,091	-	131	-	(131)	99.83%	100.00%	0.17%	NR	TN
36	200 Monroe Building	200 Monroe Avenue, NW	6		87,200	87,000	(200)	-	-	-	100.00%	100.00%	0.00%	NR	NR
43	Bank One	200 Ottawa Avenue NW	11		161,577	161,577	-	46,123	50,937	4,814	71.45%	68.48%	-2.97%	19.50	N
84	River City Building	201 Monroe Avenue, NW	8		21,000	21,000	-	6,100	8,000	1,900	70.95%	61.90%	-9.05%	varies	TN
41		207 Fuller Avenue, NE	4		20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
92	The Towers	21 Michigan Street, NE	7		82,539	82,539	-	-	9,200	9,200	100.00%	88.85%	-11.15%	22.00	E
64	Grand Plaza Building	220 Lyon Street, NW	8		122,000	122,000	-	5,600	15,638	10,038	95.41%	87.18%	-8.23%	12.00-16.00	E
72	Masonic Center	233 East Fulton Avenue	3		37,900	37,900	-	-	300	300	100.00%	99.21%	-0.79%	14.75	TN
31		234 North Division Avenue	NR		18,239	18,239	-	-	-	-	100.00%	100.00%	0.00%	22.00	E
52	Corl Knott Building	25 Commerce	5		21,055	20,832	(223)	12,440	8,382	(4,058)	40.92%	59.76%	18.84%	9.00	TN
68	Lemon Wheeler Building	25 Ionia Avenue, SW	5		22,285	20,033	(2,252)	-	831	831	100.00%	95.85%	-4.15%	13.50	TN
22	25 Jefferson Plaza	25 Jefferson Avenue	5		20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	E, J, I
42	Arena Station	25 Ottawa Avenue NW	5		91,988	91,988	-	20,766	10,015	(10,751)	77.43%	89.11%	11.68%	14.00	TN
74	McMullen Building	25 S. Division Avenue, SW	NR		54,000	54,000	-	39,000	18,700	(20,300)	27.78%	65.37%	37.59%	6.50-12.00	TN
47	Calder Plaza	250 Monroe Avenue, NW	9		251,320	251,320	-	1,690	-	(1,690)	99.33%	100.00%	0.67%	6.00-10.00	E
57	Forslund	250 Pearl Street, NW	NR		12,660	12,660	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
55	Federal Square	29 Pearl Street, NW	5		65,000	65,000	-	29,235	22,225	(7,010)	55.02%	65.81%	10.79%	10.50	E
60		300 Ottawa Avenue NW	10		100,200	100,200	-	24,937	16,000	(8,937)	75.11%	84.03%	8.92%	19.50	N
83	Professional Office Building	310 Lafayette Avenue, SE	NR		75,091	75,091	-	-	-	-	100.00%	100.00%	0.00%	17.00	TN
94	Travel Consultants Building	32 Market Street SW	5		25,000	29,000	4,000	-	10,000	10,000	100.00%	65.52%	-34.48%	12.50	TN
91	The Law Building	330 Ionia Avenue, SW	6		86,250	86,250	-	-	15,000	15,000	100.00%	82.61%	-17.39%	22.00	E
46	Bridgewater Place	333 Bridge Street, NW	17		410,000	410,000	-	11,300	11,482	182	97.24%	97.20%	-0.04%	16.00-24.00	TN
69	Leonard Building (Fulton Commerce)	38 West Fulton	5		51,586	43,715	(7,871)	22,444	3,500	(18,944)	56.49%	91.99%	35.50%	12.50	TN
81	Peck Building	40 Monroe Avenue, NW	NR		40,613	40,613	-	13,832	10,737	(3,095)	65.94%	73.56%	7.62%	12.00	TN
95	Trust Building	40 Pearl Street, NW	11		110,717	110,717	-	24,500	18,084	(6,416)	77.87%	83.67%	5.80%	14.00	E, J
76	Michigan Street Center	426 Michigan Street, NE	NR		34,950	34,950	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
75	Minnhaar Building	47-49 Monroe Center, NW	5		18,480	18,480	-	7,392	6,827	(565)	60.00%	63.06%	3.06%	11.00	E
58	Founders Building	48 Fountain Street, NW	NR		15,000	15,000	-	-	10,404	10,404	100.00%	30.64%	-69.36%	15.00	TN
51	Commerce Realty Building	5 Lyon Street, NW	9		82,800	82,800	-	40,198	46,980	6,782	51.45%	43.26%	-8.19%	10.00-11.00	TN
23		50 College Avenue	2		42,000	42,000	-	-	-	-	100.00%	100.00%	0.00%	NR	N
93	The Trade Center	50 Louis Street, NW	8		130,000	75,000	(55,000)	-	29,863	29,863	100.00%	60.18%	-39.82%	10.50	E
24	50 Monroe Place	50 Monroe Avenue, NW	7		160,564	160,564	-	8,470	20,000	11,530	94.72%	87.54%	-7.18%	15.25	E
38		515 Michigan Street, NE	NR		16,946	16,946	-	3,328	3,550	222	80.36%	79.05%	-1.31%	21.00	E
45	Bridge Street Depot	528 Bridge Street, NW	2		15,000	15,000	-	-	-	-	100.00%	100.00%	0.00%	9.50-11.50	E, G, J
32	549 Ottawa Center	549 Ottawa Avenue NW	3		45,000	45,000	-	7,200	6,000	(1,200)	84.00%	86.67%	2.67%	5.50	N
85	Riverfront Plaza Building	55 Campau, NW	6		64,000	64,000	-	5,000	3,264	(1,736)	92.19%	94.90%	2.71%	16.50	E, J
82	Peoples Building	60 Monroe Center, NW	13		72,850	72,855	5	21,428	37,484	16,056	70.59%	48.55%	-22.04%	11.00	E

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44	Brassworks Building	648 Monroe Avenue, NW	NR		200,000	157,000	(43,000)	27,000	20,000	(7,000)	86.50%	87.26%	0.76%	6.50-14.00	TN
86	Riverview Center	678 Front Avenue, NW	5		251,000	251,000	-	5,300	6,500	1,200	97.89%	97.41%	-0.48%	13.50	N
87	Riverwalk Building	750 Front Avenue, NW	3		35,000	35,000	-	350	-	(350)	99.00%	100.00%	1.00%	18.95	E
25	Standard Federal Bank	77 Monroe Center, NW	12		95,000	95,000	-	14,700	13,000	(1,700)	84.53%	86.32%	1.79%	12.00	E, J
40	Aldrich Place	80 Ottawa Avenue NW	4		38,516	38,516	-	5,223	2,000	(3,223)	86.44%	94.81%	8.37%	12.25	TN
33		800 Monroe Avenue, NW	3		55,000	50,000	(5,000)	10,000	9,750	(250)	81.82%	80.50%	-1.32%	10.00	TN
39	801 Monroe Building	801 Monroe Avenue, NW	4		20,000	5,000	(15,000)	-	5,000	5,000	100.00%	0.00%	-100.00%	NR	NR
61	Furniture Building	82 Ionia Avenue, SW	5		113,300	113,300	-	21,250	30,000	8,750	81.24%	73.52%	-7.72%	11.50	E, J
59	Fox Building	83 Monroe Center, NW	NR		24,000	24,000	-	23,400	19,200	(4,200)	2.50%	20.00%	17.50%	9.00	E
79	Old Town Riverfront	85 Louis Campau	4		36,000	36,000	-	-	-	-	100.00%	100.00%	0.00%	16.00	E
26		87-89 Monroe Center, NW	NR		19,712	19,712	-	8,434	6,043	(2,391)	57.21%	69.34%	12.13%	8.00-10.00	TN
54	Cornerstone Building	89 Ionia Avenue, SW	6		30,500	30,500	-	15,000	10,000	(5,000)	50.82%	67.21%	16.39%	9.00	E
494	Boardwalk	940 Monroe Avenue, NW	5		-	93,836	93,836	-	3,500	3,500	-	96.27%	96.27%	10.00-12.00	TN
27		96 Monroe Center, NW	4		13,000	13,000	-	7,000	6,500	(500)	0.00%	50.00%	50.00%	10.00	E, J
50	Carl Building	98 Monroe Center, NW	NR		5,000	5,000	-	1,449	1,449	0	0.00%	71.02%	71.02%	15.00	TN
49	Campau Square Plaza	99 Monroe Avenue, NW	12		200,000	200,000	-	30,822	35,820	4,998	84.59%	82.09%	-2.50%	18.50-19.00	E
Totals for Submarket:					5,503,591	5,577,152	73,561	863,972	911,647	48,175	84.30%	83.65%	-0.65%		