

Area D - Downtown Area

Not Participating	Submarket	ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			Asking Rent	Tenant Expenses	
						2002	2003	SF Change	2002	2003	SF Change	2002	2003	% Change			
0	D	70	LeVene Building	1 Ionia Avenue, SW	5	20,800	20,800	-	8,200	5,800	(2,400)	60.58%	72.12%	11.54%	10.00-12.00	J, CAM, T, M, S, P	
0	D	100	Grandville Avenue, SW	NR	60,750	61,912	353	18,288	19,064	776	61.11%	71.50	10.39%	11.50	TN		
0	D	56	Flatiron Building	109 Ottawa Avenue NW	4	12,000	12,000	-	6,000	6,800	800	50.00%	43.33%	-6.67%	10.00	E, J, W/S, P	
0	D	65	Rockford Center	110 Ionia Avenue, NW	4	50,000	50,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	D	78	Fifth Third Building	111 Lyon Street, NW	10	218,000	218,000	-	-	1,920	1,920	100.00%	100.00%	0.00%	12.00	E, J, CAM	
0	D	34	140 Monroe Center	1120 Monroe Avenue, NW	3	58,000	58,000	-	1,920	2,320	400	96.69%	96.69%	0.00%	8.00	E, G, J	
0	D	66	Junior Achievement Building	12 Division Avenue, SE	2	23,760	23,760	-	23,760	23,760	-	0.00%	0.00%	0.00%	10.00	TN	
0	D	120	Ledyard Building	123 Ionia Avenue, SW	NR	36,914	36,914	-	5,514	-	(5,514)	85.06%	100.00%	14.94%	10.50	TN	
0	D	67	Grand Bank Building	126 Ottawa Avenue NW	4	116,500	116,500	-	-	15,800	(15,800)	100.00%	86.44%	-13.56%	13.50-15.00	E	
0	D	53	Coopers Landing	1345 Monroe Avenue, NW	3	100,000	100,000	-	12,000	21,980	9,980	88.00%	78.02%	-9.98%	12.50-15.00	E, P, Ph	
0	D	88	Rood Building	139 Pearl Street, NW	4	21,000	21,000	-	1,000	4,000	3,000	95.24%	80.95%	-14.29%	NR	E, G, J, CAM, P	
0	D	30	140 Monroe Center	140 Monroe Center, NW	4	30,300	30,300	-	9,450	9,000	(450)	68.81%	70.30%	1.49%	14.00	TN	
0	D	35	Bank One	1425 Michigan Street, NE	NR	31,103	31,103	-	1,600	1,600	0	100.00%	94.86%	-5.14%	18.00	E, J	
0	D	73	McKay Tower	146 Monroe Center, NW	16	146,000	146,000	-	26,280	21,900	(4,380)	85.06%	85.00%	3.00%	14.00	E, Ph	
0	D	90	The Blodgett Building	15 Ionia Avenue, SW	6	57,825	58,792	967	-	8,518	8,518	100.00%	85.51%	-14.49%	12.00	TN	
0	D	97	Waters Building	161 Ottawa Avenue NW	7	282,200	282,200	-	40,500	22,119	(18,381)	85.65%	92.16%	6.51%	11.00-15.75	E, P	
0	D	80	The Park Century Building	168 Louis Campau	3	11,900	15,840	3,940	7,920	15,840	7,920	33.45%	0.00%	-33.45%	10.00	E, J	
0	D	511	Founders Trust	169 Monroe Avenue, NW	3	-	27,000	27,000	-	3,650	3,650	-	86.48%	86.48%	0.00%	8.00-9.00	E, J, P
0	D	77	National City Bank	171 Monroe Avenue, NW	10	124,222	124,222	-	3,850	13,177	9,327	96.90%	89.39%	-7.51%	18.00	E, P	
0	D	48	Campau Square Building	180 Monroe Avenue, NW	4	28,000	28,000	-	18,000	10,020	(7,980)	35.71%	64.21%	-28.50%	10.00-17.00	TN	
0	D	62	Goodspeed Building	190 Monroe Avenue, NW	7	26,000	26,000	-	18,000	15,600	(2,400)	30.77%	40.00%	9.23%	10.00-12.00	TN	
0	D	495	Western Michigan University	200 Ionia Avenue, SW	NR	72,000	72,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	D	89	St. Mary's Professional Building	200 Jefferson Avenue, SE	NR	75,091	75,091	-	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	D	36	200 Monroe Building	200 Monroe Avenue, NW	6	87,000	87,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	D	43	Bank One	200 Ottawa Avenue NW	10	161,577	163,000	1,423	50,937	81,600	30,663	68.48%	49.94%	-18.54%	19.50	P, Ph	
0	D	201	River City Building	201 Monroe Avenue, NW	7	21,000	21,000	-	8,000	9,000	1,000	61.90%	57.14%	-4.76%	14.50	E, G, J, CAM, T, I, W/S, M	
1	D	41	The Towers	207 East Fulton Avenue	4	20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	D	92	The Towers	21 Michigan Street, NE	7	82,539	82,539	-	9,200	4,200	(5,000)	88.85%	94.91%	6.06%	21.00	E, P	
0	D	64	Grand Plaza Building	220 Lyon Street, NW	8	122,000	122,000	-	15,638	14,201	(1,437)	87.18%	88.36%	1.18%	15.00	E, J, P	
0	D	72	Masonic Center	233 East Fulton Avenue	3	37,900	37,900	-	300	-	(300)	99.21%	100.00%	0.79%	14.75	N	
0	D	31	Cori Knott Building	234 North Division Avenue	NR	18,239	18,239	-	-	-	-	100.00%	100.00%	0.00%	NR	E, P	
0	D	62	Lemon Wheeler Building	25 Ionia Avenue, SW	5	20,832	20,832	-	8,382	4,191	(4,191)	59.76%	79.88%	20.12%	6.00	TN	
0	D	22	25 Jefferson Plaza	25 Jefferson Avenue, SE	5	20,000	20,000	-	831	-	(831)	95.85%	100.00%	4.15%	12.00	TN	
0	D	42	Arena Station	25 Ottawa Avenue NW	5	91,988	91,988	-	10,015	11,000	985	89.11%	88.04%	-1.07%	14.50	E, J, CAM, T, I, W/S, M, S, P	
0	D	74	McMullen Building	25 S. Division Avenue, SW	NR	54,000	54,000	-	18,700	20,198	1,498	65.37%	62.60%	-2.77%	9.00-9.75	NR	
0	D	47	Calder Plaza	250 Monroe Avenue, NW	9	251,320	152,297	(99,023)	-	-	-	100.00%	100.00%	0.00%	NR	E, P, Ph	
0	D	57	Forslund	250 Pearl Street, NW	NR	12,660	12,660	-	-	-	-	100.00%	100.00%	0.00%	NR	NR	
0	D	65	Federal Square	29 Pearl Street, NW	5	65,000	65,000	-	22,225	20,562	(1,663)	65.81%	68.37%	2.56%	10.50	NR	
0	D	60	300 Ottawa Avenue Building	300 Ottawa Avenue NW	8	100,200	117,000	16,800	16,000	17,800	1,800	84.03%	84.79%	0.76%	19.75	P, Ph	
0	D	83	Professional Office Building	310 Lafayette Avenue, SE	NR	75,091	75,222	131	-	-	-	100.00%	100.00%	0.00%	18.25	E, G, J, CAM, T, I, W/S, M	
0	D	94	Travel Consultants Building	32 Market Street SW	5	29,000	29,000	-	10,000	-	(10,000)	65.52%	100.00%	34.48%	12.00	TN	
0	D	91	The Law Building	330 Ionia Avenue, SW	6	86,250	86,250	-	15,000	15,000	-	82.61%	82.61%	0.00%	22.50	E	
0	D	46	Bridgewater Place	333 Bridge Street, NW	17	410,000	410,000	-	11,482	46,000	33,518	97.20%	89.02%	-8.18%	16.00	TN	
0	D	69	Leonard Building (Fulton Commerce)	38 West Fulton	5	43,715	43,715	-	3,500	5,402	1,902	91.99%	87.64%	-4.35%	12.00	TN	
0	D	81	Peck Building	40 Monroe Avenue, NW	NR	40,613	40,613	-	10,737	-	(10,737)	73.56%	100.00%	26.44%	12.00	TN	
0	D	95	Trust Building	40 Pearl Street, NW	11	110,717	110,717	-	18,084	-	(18,084)	83.67%	100.00%	16.33%	NR	NR	
0	D	75	Michigan Street Center	426 Michigan Street, NE	3	34,950	34,950	-	-	-	-	100.00%	100.00%	0.00%	NR	TN	
0	D	76	Minnhaa Building	47-49 Monroe Center, NW	5	18,480	18,480	-	6,827	10,658	3,831	63.06%	42.33%	-20.73%	NR	E, P	
0	D	58	Founders Building	48 Fountain Street, NW	NR	15,000	15,000	-	10,404	6,936	(3,468)	30.64%	53.76%	23.12%	13.00-14.00	TN	
0	D	51	Commerce Realty Building	5 Lyon Street, NW	9	82,800	82,800	-	46,980	23,900	(23,980)	43.26%	72.22%	28.96%	11.00	E, J, P	
0	D	23	College Avenue	2 College Avenue	2	42,000	42,000	-	-	-	-	100.00%	100.00%	0.00%	NR	N	
0	D	93	The Trade Center	50 Louis Street, NW	7	75,000	75,000	-	29,863	12,500	(17,363)	60.18%	83.33%	23.15%	9.50	TN	
0	D	24	50 Monroe Place	50 Monroe Avenue, NW	7	160,564	160,564	-	20,000	31,607	11,607	87.54%	80.32%	-7.22%	15.25	E	
0	D	38	515 Michigan Street, NE	3 16,946	16,946	-	3,550	-	(3,550)	79.05%	100.00%	20.95%	NR	TN			
0	D	45	Bridge Street Depot	2 Bridge Street, NW	2	15,000	15,000	-	-	5,166	5,166	100.00%	65.56%	-34.44%	4.27-12.00	E, G, J	
0	D	32	549 Ottawa Center	3 Ottawa Avenue NW	3	45,000	43,758	(1,242)	6,000	4,000	(2,000)	86.67%	90.86%	4.19%	3.00	E, J, CAM, T, I, M, S, P	
0	D	85	Riverfront Plaza Building	55 Campau, NW	6	64,000	64,000	-	3,264	-	(3,264)	94.90%	100.00%	5.10%	NR	NR	
0	D	56	Keeler Building	56 Division Avenue, NE	7	148,800	148,800	-	148,800	148,800	0	0.00%	0.00%	0.00%	NR	NR	
0	D	82	Peoples Building	60 Monroe Center, NW	13	72,855	73,365	510	37,484	50,000	12,516	48.55%	31.85%	-16.70%	11.50	TN	
0	D	44	Brassworks Building	648 Monroe Avenue, NW	NR	157,000	138,000	(19,000)	20,000	10,400	(9,600)	87.26%	92.46%	5.20%	12.50-13.50	TN	
0	D	86	Riverview Center	678 Front Avenue, NW	5	251,000	251,000	-	6,500	3,500	(3,000)	97.41%	98.61%	1.20%	13.50	N	
0	D	87	Riverview Building	750 Front Avenue, NW	3	35,000	35,000	-	10,000	10,000	0	100.00%	71.43%	-28.57%	18.95	E	
0	D	25	Standard Federal Bank	77 Monroe Center, NW	12	95,000	95,000	-	13,000	6,917	(6,083)	86.32%	92.72%	6.40%	12.50	J, P	
0	D	40	Aldrich Place	80 Ottawa Avenue NW	4	38,516	37,710	(806)	2,000	2,513	513	94.81%	93.34%	-1.47%	NR	E, P, Ph	
0	D	33	800 Monroe Avenue, NW	3 50,000	50,000	-	9,750	7,080	(2,670)	80.50%	85.84%	5.34%	12.85-13.20	J			
0	D	39	801 Monroe Building	801 Monroe Avenue, NW	4	5,000	5,000	-	5,000	-	(5,000)	0.00%	100.00%	100.00%	NR	NR	
0	D	82	Furniture Building	82 Ionia Avenue, SW	5	113,300	113,300	-	30,000	30,000	-	73.52%	73.52%	0.00%	8.50	TN	
0	D	59	Fox Building	83-85 Monroe Center, NW	NR	24,000	24,000	-	19,200	24,000	4,800	20.00%	0.00%	-20.00%	4.00	TN	
0	D	79	Old Town Riverfront	85 Louis Campau	4	36,000	36,000	-	36,000	36,000	0	100.00%	100.00%	0.00%	NR	NR	
0	D	26	87-89 Monroe Center, NW	4 19,712	19,712	-	6,043	2,543	(3,500)	69.34%	87.10%	17.76%	10.00	TN			
0	D	54	Cornerstone Building	89 Ionia Avenue, SW	6	30,500	30,500	-	10,000	-	(10,000)	67.21%	100.00%	32.79%	NR	NR	
0	D	494	Boardwalk	940 Monroe Avenue, NW													