

**Area 5 - Center Pointe Mall Area**

ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			Asking Rent	Expenses
				2003	2004	SF Change	2003	2004	SF Change	2003	2004	% Change		
442	Nicola Building East	2251 East Paris Avenue, SE	2	11,100	11,100	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
425	Drydocked Properties LLC	2305 East Paris Avenue, SE	NR	16,200	16,200	-	2,000	-	(2,000)	87.65%	100.00%	12.35%	15.50	E, J
434		2323 East Paris Avenue, SE	1	7,000	7,000	-	800	-	(800)	88.57%	100.00%	11.43%	18.95	J
436		2401 Camelot Court, SE	1	23,661	23,661	-	2,500	1,824	(676)	89.43%	92.29%	2.86%	12.00	J
435		2430 Camelot Court, SE	1	5,400	5,400	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
437		2449 Camelot Court, SE	3	20,000	20,000	-	16,600	5,000	(11,600)	17.00%	75.00%	58.00%	5.95	TN
429	2505 Building	2505 East Paris Avenue, SE	1	29,299	29,299	-	13,258	2,680	(10,578)	54.75%	90.85%	36.10%	NR	NR
430	2525 Building	2525 East Paris Avenue, SE	1	19,180	19,180	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
445		3226 28th Street, SE	2	9,000	9,000	-	1,500	1,500	-	83.33%	83.33%	0.00%	11.47	E, G, J
423		3230 Broadmoor Avenue, SE	1	13,300	13,300	-	-	13,300	13,300	100.00%	0.00%	-100.00%	9.00	N
443	Muirfield Center	3250 28th Street, SE	3	13,800	13,800	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
439	Greenridge Realty Building	3435 Lake Eastbrook Boulevard	2	8,500	8,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
440	Center Pointe	3445 Lake Eastbrook Boulevard	1	8,500	8,500	-	2,000	5,000	3,000	76.47%	41.18%	-35.29%	8.00	E, G, J, T, I, W/S, Ph
422		3501 Lake Eastbrook Boulevard	3	40,000	40,000	-	2,000	3,000	1,000	95.00%	92.50%	-2.50%	15.00	J
448		3600 Camelot Court, SE	1	11,900	11,900	-	2,300	2,300	-	80.67%	80.67%	0.00%	11.95	E
449		3737 Lake Eastbrook Boulevard	2	12,000	12,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
426	A.J. Sparks Building	3777 Sparks Drive, SE	2	77,254	77,254	-	9,935	10,200	265	87.14%	86.80%	-0.34%	12.95	E, J
424		3835 28th Street, SE	1	20,717	20,717	-	8,010	8,600	590	61.34%	58.49%	-2.85%	8.00-13.00	TN
431	Lakeside Building	3855 Sparks Drive, SE	2	72,030	72,030	-	-	12,800	12,800	100.00%	82.23%	-17.77%	13.95	E, J
433	3900 Building	3900 Sparks Drive, SE	2	34,250	34,250	-	10,550	17,600	7,050	69.20%	48.61%	-20.59%	14.95	E, J
432	Lakeview Building	3940 Peninsular Drive, SE	2	29,479	29,479	-	-	-	-	100.00%	100.00%	0.00%	14.95	E, J
427	3949 Building	3949 Sparks Drive, SE	2	28,402	28,402	-	2,135	10,150	8,015	92.48%	64.26%	-28.22%	14.95	E, J
428	URS Building	3950 Sparks Drive, SE	3	55,676	55,676	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
446		4095 Embassy Drive, SE	NR	8,000	8,000	-	1,200	2,467	1,267	85.00%	69.16%	-15.84%	13.95	E, G, J
447		4100 Embassy Drive, SE	NR	26,000	26,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
<b>Totals for Submarket</b>				600,648	600,648	-	74,788	96,421	21,633	87.55%	83.95%	-3.60%		

Note: 2003 totals are as of 12/31/02 and 2004 totals are as of 9/30/03