

Area 6 - 28th Street/I-96 Area

ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			Asking Rent	Expenses	
				2003	2004	SF Change	2003	2004	SF Change	2003	2004	% Change			
265	Horizon Office Park	2600-2680	Horizon Drive, SE	2	181,806	181,806	-	13,000	34,237	21,237	92.85%	81.17%	-11.68%	10.50	TN
275	Image Building	2828	Kraft Avenue, SE	2	24,800	24,800	-	8,000	15,432	7,432	67.74%	37.77%	-29.97%	15.00-38.00	J, Ph
257	Centennial Plaza	2851	Charlevoix Drive, SE	3	90,860	90,086	(774)	3,704	-	(3,704)	95.92%	100.00%	4.08%	16.50	E
261	Cook Plaza	2900	Charlevoix Drive, SE	3	51,136	51,370	234	5,606	9,390	3,784	89.04%	81.72%	-7.32%	16.00	E
259	Champlain Building	2905	Lucerne Drive	2	29,780	29,780	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
271		2910	Lucerne Drive	2	19,500	19,500	-	4,000	1,000	(3,000)	79.49%	94.87%	15.38%	10.00	J
266	Lucerne Building	2959	Lucerne Drive	2	30,000	30,000	-	15,500	13,395	(2,105)	48.33%	55.35%	7.02%	14.95	E, J
268	Meadowview Building	2960	Lucerne Drive	2	33,900	33,900	-	6,060	4,060	(2,000)	82.12%	88.02%	5.90%	12.50	TN
270	West Building	3001	Orchard Vista Drive, SE	3	45,000	45,000	-	15,000	15,000	-	66.67%	66.67%	0.00%	14.00	TN
256		3033	Orchard Vista Drive, SE	3	79,520	79,520	-	25,000	8,536	(16,464)	68.56%	89.27%	20.71%	17.50	E
260	Charlevoix Building	3040	Charlevoix Drive, SE	2	35,739	35,739	-	16,000	16,907	907	55.23%	52.69%	-2.54%	15.00	N
258	Centennial Securities Building	3075	Charlevoix Drive, SE	2	15,000	15,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
269	Metron Building	3075	Orchard Vista Drive, SE	1	35,901	35,901	-	14,068	14,068	-	60.81%	60.81%	0.00%	13.95	J
272	Anchor Building	3115	Orchard Vista Drive, SE	2	12,000	12,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
273	Ideasphere	3133	Orchard Vista Drive, SE	2	14,700	14,510	(190)	-	-	-	100.00%	100.00%	0.00%	NR	TN
263		3196	Kraft Avenue, SE	3	79,520	79,520	-	10,500	26,772	16,272	86.80%	66.33%	-20.47%	17.50	E
274	Cascade Commons	5301	28th Street Court, SE	1	91,000	91,000	-	5,200	5,500	300	94.29%	93.96%	-0.33%	13.00	E, G, Ph
253	Acosta	5519	Glenwood Hills Parkway	3	27,000	27,000	-	-	-	-	100.00%	100.00%	0.00%	NR	E, J
254	Blue Cross/Blue Shield of Michigan	5540	Glenwood Hills Parkway	3	44,426	44,426	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
262	Earth Tech	5555	Glenwood Hills Parkway	3	64,000	64,000	-	-	32,000	32,000	100.00%	50.00%	-50.00%	NR	NR
276	Park Central Building	5800	Foremost Drive, SE	3	66,000	66,000	-	66,000	66,000	-	0.00%	0.00%	0.00%	NR	NR
277		5910	Tahoe Drive, SE	1	13,700	13,700	-	-	-	-	100.00%	100.00%	0.00%	NR	N
267	ADAC	5920	Tahoe Drive, SE	1	12,597	12,597	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
264		5940	Tahoe Drive, SE	1	12,555	12,555	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
278		5960	Tahoe Drive, SE	1	11,300	11,300	-	1,866	4,977	3,111	83.49%	55.96%	-27.53%	13.95	E, J, Ph
279	Production Centre	5989	Tahoe Drive, SE	2	27,000	31,000	4,000	-	7,000	7,000	100.00%	77.42%	-22.58%	7.00	TN
280	Centennial 6000	6000	28th Street, SE	2.5	44,282	44,752	470	-	30,175	30,175	100.00%	32.57%	-67.43%	14.00	E, J
281	Thornhollow Center	6095	28th Street, SE	1	24,547	24,547	-	7,161	3,955	(3,206)	70.83%	83.89%	13.06%	NR	TN
282	Thornapple Office Plaza	6115-6119	28th Street, SE	2	41,989	18,000	(23,989)	1,258	1,258	-	97.00%	93.01%	-3.99%	11.00	TN
283		6140	28th Street, SE	2	28,052	28,052	-	10,336	7,438	(2,898)	63.15%	73.48%	10.33%	11.50	TN
284	Thornapple Professional Building	6143	28th Street, SE	1	18,400	18,400	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
285	Cascade Country Square Phase II	6151	28th Street, SE	2	26,000	26,000	-	2,040	-	(2,040)	92.15%	100.00%	7.85%	NR	NR
286	Cascade County Square	6157	28th Street, SE	2	26,000	26,000	-	2,300	3,091	791	91.15%	88.11%	-3.04%	7.00	TN
287	Cascade Country Square Phase I	6161	28th Street, SE	2	26,000	26,000	-	-	1,200	1,200	100.00%	95.38%	-4.62%	7.00	TN
288	The 6200 Building	6200	28th Street, SE	1	6,400	6,400	-	4,100	-	(4,100)	35.94%	100.00%	64.06%	NR	NR
290	Nextel	6303	28th Street, SE	2	20,900	20,900	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
675		6375	28th Street, SE	-	-	20,780	20,780	-	20,780	20,780	-	0.00%	0.00%	6.15	NR
252		6810-6812	28th Street, SE	2	13,000	13,000	-	3,400	4,079	679	73.85%	68.62%	-5.23%	10.95	E, G, J
Totals for Submarket					1,424,310	1,424,841	531	240,099	346,250	106,151	83.14%	75.70%	-7.44%		

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