

Downtown

ID#	Building Name	Address		Levels	Building Area			Vacancy			Occupancy			Asking Rent	Expenses
					2003	2004	SF Change	2003	2004	SF Change	2003	2004	% Change		
70	LeVene Building	1	Ionia Avenue, SW	5	20,800	28,480	7,680	5,800	9,480	3,680	72.12%	66.71%	-5.41%	10.00	TN
28	100 Grandville	100	Grandville Avenue, SW	7	61,112	61,112	-	19,064	9,733	(9,331)	68.80%	84.07%	15.27%	12.00	TN
682	Dwelling Place	101	Sheldon	2	-	20,000	20,000	-	-	-	-	100.00%	100.00%	NR	NR
56	Flatiron Building	109	Ottawa Avenue NW	4	12,000	12,000	-	6,800	2,000	(4,800)	43.33%	83.33%	40.00%	NR	TN
65	Rockford Center	110	Ionia Avenue, NW	7	50,000	89,900	39,900	-	11,000	11,000	100.00%	87.76%	-12.24%	NR	NR
78	Fifth Third Building	111	Lyon Street, NW	10	218,000	218,000	-	-	-	-	100.00%	100.00%	0.00%	12.00	N
34		1120	Monroe Avenue, NW	3	58,000	58,000	-	1,920	1,920	-	96.69%	96.69%	0.00%	8.00	E, G, J, I, Ph
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	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
67	Ledyard Building	125	Ottawa Avenue NW	4	116,500	104,000	(12,500)	15,800	18,500	2,700	86.44%	82.21%	-4.23%	14.00-15.00	E
63	Grand Bank Building	126	Ottawa Avenue NW	7	34,025	34,025	-	-	-	-	100.00%	100.00%	0.00%	18.50	E
53	Coopers Landing	1345	Monroe Avenue, NW	3	100,000	100,000	-	21,980	66,623	44,643	78.02%	33.38%	-44.64%	2.75-14.00	J, I, Ph
88	Rood Building	139	Pearl Street, NW	4	21,000	21,000	-	4,000	3,000	(1,000)	80.95%	85.71%	4.76%	12.50	E, G, J, CAM, P
30	140 Monroe Center	140	Monroe Center, NW	4	30,300	30,335	35	9,000	9,450	450	70.30%	68.85%	-1.45%	13.00	TN
35		1425	Michigan Street, NE	1	31,103	31,100	(3)	1,600	-	(1,600)	94.86%	100.00%	5.14%	NR	E, J
73	McKay Tower	146	Monroe Center, NW	16	146,000	146,000	-	21,900	14,151	(7,749)	85.00%	90.31%	5.31%	14.00	E, Ph
90	The Blodgett Building	15	Ionia Avenue, SW	6	58,792	60,068	1,276	8,518	10,232	1,714	85.51%	82.97%	-2.54%	11.00	TN
97	Waters Building	161	Ottawa Avenue NW	7	282,200	282,200	-	22,119	32,556	10,437	92.16%	88.46%	-3.70%	11.00-16.00	E, P
80	The Park Century Building	168	Louis Campau	4	15,840	15,840	-	15,840	7,920	(7,920)	0.00%	50.00%	50.00%	10.00	E, G, J, P
511	Founders Trust	169	Monroe Avenue, NW	3	27,000	27,000	-	3,650	4,800	1,150	86.48%	82.22%	-4.26%	10.00-15.00	E, J, P,
77	National City Bank	171	Monroe Avenue, NW	10	124,222	128,585	4,363	13,177	25,600	12,423	89.39%	80.09%	-9.30%	16.50	E, P, Pt
48	Campau Square Building	180	Monroe Avenue, NW	4	28,000	23,000	(5,000)	10,020	14,000	3,980	64.21%	39.13%	-25.08%	8.00	E, G, J, CAM, W/S, S, P
62	Goodspeed Building	190	Monroe Avenue, NW	7	26,000	27,831	1,831	15,600	2,000	(13,600)	40.00%	92.81%	52.81%	11.00	TN
673		20	N. Monroe Center		-	7,500	7,500	-	2,917	2,917	-	61.11%	61.11%	8.00-12.00	NR
495	Western Michigan University	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, SE	NR	75,091	75,091	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
36	200 Monroe Building	200	Monroe Avenue, NW	6	87,000	87,000	-	-	-	-	100.00%	100.00%	0.00%	NR	N
43	Bank One	200	Ottawa Avenue NW	10	163,000	163,000	-	81,600	30,000	(51,600)	49.94%	81.66%	31.66%	18.50	P
84	River City Building	201	Monroe Avenue, NW	7	21,000	21,000	-	9,000	6,000	(3,000)	57.14%	71.43%	14.29%	14.50	E, J, Ph
674		206	Grandville Avenue SE		-	28,500	28,500	-	12,386	12,386	-	56.54%	56.54%	9.00	NR
41		207	East Fulton Street, SE	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	-	4,200	6,000	1,800	94.91%	92.73%	-2.18%	21.00	E, P
64	Grand Plaza Building	220	Lyon Street, NW	8	122,000	122,000	-	14,201	16,808	2,607	88.36%	86.22%	-2.14%	14.00	E, J, P,
72	Masonic Center	233	East Fulton Street, SE	3	37,900	37,900	-	-	530	530	100.00%	98.60%	-1.40%	15.05	N
31		234	North Division Avenue	4	18,239	18,239	-	-	-	-	100.00%	100.00%	0.00%	22.60	E
52	Corl Knott Building	25	Commerce	5	20,832	20,832	-	4,191	4,191	-	79.88%	79.88%	0.00%	8.00	TN
68	Lemon Wheeler Building	25	Ionia Avenue, SW	5	20,033	20,033	-	-	-	-	100.00%	100.00%	0.00%	11.00	TN
22	25 Jefferson Plaza	25	Jefferson Avenue, SE	5	20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
42	Arena Station	25	Ottawa Avenue NW	5	91,988	91,988	-	11,000	14,000	3,000	88.04%	84.78%	-3.26%	NR	NR
74	McMullen Building	25	S. Division Avenue, SW	NR	54,000	54,000	-	20,198	-	(20,198)	62.60%	100.00%	37.40%	NR	NR
47	Calder Plaza	250	Monroe Avenue, NW	9	152,297	152,297	-	-	8,875	8,875	100.00%	94.17%	-5.83%	NR	E, P, Ph
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	-	20,562	18,612	(1,950)	68.37%	71.37%	3.00%	10.50	E, J, Ph
60	300 Ottawa Avenue Building	300	Ottawa Avenue NW	8	117,000	117,000	-	17,800	30,000	12,200	84.79%	74.36%	-10.43%	18.50	P
83	Professional Office Building	310	Lafayette Avenue, SE	4	75,222	75,222	-	-	-	-	100.00%	100.00%	0.00%	18.50	E, G, J, CAM, T, I, W/S, M
94		32	Market Street SW	5	29,000	29,000	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
91	The Law Building	330	Ionia Avenue, SW	6	86,250	86,250	-	15,000	15,000	-	82.61%	82.61%	0.00%	21.00	E
46	Bridgewater Place	333	Bridge Street, NW	17	410,000	410,000	-	45,000	56,000	11,000	89.02%	86.34%	-2.68%	16.00	TN
676	Park Professional Building	345	State Street, SE	3	-	22,000	22,000	-	11,000	11,000	-	50.00%	50.00%	10.00-12.00	E, J
69	Leonard Building (Fulton Commerce)	38	West Fulton	5	43,715	43,234	(481)	5,402	6,396	994	87.64%	85.21%	-2.43%	7.00-11.00	TN
81	Peck Building	40	Monroe Avenue, NW	NR	40,613	40,613	-	-	3,723	3,723	100.00%	90.83%	-9.17%	NR	TN
95	Trust Building	40	Pearl Street, NW	11	110,717	110,717	-	-	1,600	1,600	100.00%	98.55%	-1.45%	16.00	E
75	Michigan Street Center	426	Michigan Street, NE	3	34,950	34,950	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
76	Minnhaar Building	47-49	Monroe Center, NW	5	18,480	17,675	(805)	10,658	10,658	-	42.33%	39.70%	-2.63%	11.00-12.50	E, J
58	Founders Building	48	Fountain Street, NE	4	15,000	15,000	-	6,936	6,936	-	53.76%	53.76%	0.00%	16.00	TN
51	Commerce Building	5	Lyon Street, NW	9	82,800	82,800	-	23,000	12,500	(10,500)	72.22%	84.90%	12.68%	NR	NR
23		50	College Avenue	2	42,000	42,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
93	The Trade Center	50	Louis Street, NW	7	75,000	79,000	4,000	12,500	12,000	(500)	83.33%	84.81%	1.48%	12.50	E, Ph

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				2003	2004	SF Change	2003	2004	SF Change	2003	2004	% Change		
24	50 Monroe Place	50 Monroe Avenue, NW	7	160,564	160,564	-	31,607	18,322	(13,285)	80.32%	88.59%	8.27%	13.00	E, P
38		515 Michigan Street, NE	3	16,946	16,946	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
45	Bridge Street Depot	528 Bridge Street, NW	2	15,000	15,000	-	5,166	5,166	-	65.56%	65.56%	0.00%	9.27-12.00	E, G, J, I
32	549 Ottawa Center	549 Ottawa Avenue NW	3	43,758	42,750	(1,008)	4,000	1,000	(3,000)	90.86%	97.66%	6.80%	3.00	TN
85	Riverfront Plaza Building	55 Campau, NW	6	64,000	64,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
96	Keeler Building	56 Division Avenue, NE	7	148,800	148,800	-	148,800	148,800	-	0.00%	0.00%	0.00%	NR	NR
82	Peoples Building	60 Monroe Center, NW	13	73,365	73,365	-	50,000	3,000	(47,000)	31.85%	95.91%	64.06%	11.50	TN
44	Brassworks Building	648 Monroe Avenue, NW	5	138,000	138,000	-	10,400	6,611	(3,789)	92.46%	95.21%	2.75%	13.50	TN
86	Riverview Center	678 Front Avenue, NW	5	251,000	251,000	-	3,500	1,000	(2,500)	98.61%	99.60%	0.99%	NR	NR
87	Riverwalk Building	750 Front Avenue, NW	3	35,000	35,000	-	10,000	15,000	5,000	71.43%	57.14%	-14.29%	16.95	E, Ph
25		77 Monroe Center, NW	12	95,000	93,623	(1,377)	6,917	8,244	1,327	92.72%	91.19%	-1.53%	12.50	J, P
40	Aldrich Place	80 Ottawa Avenue NW	4	37,710	37,710	-	2,513	634	(1,879)	93.34%	98.32%	4.98%	NR	E, P, Ph
33		800 Monroe Avenue, NW	3	50,000	50,000	-	7,080	3,255	(3,825)	85.84%	93.49%	7.65%	13.20	J, Ph
39	801 Monroe Building	801 Monroe Avenue, NW	4	5,000	5,000	-	-	1,800	1,800	100.00%	64.00%	-36.00%	9.95	E, J, Ph
61	Furniture Building	82 Ionia Avenue, SW	5	113,300	113,300	-	30,000	23,500	(6,500)	73.52%	79.26%	5.74%	8.50	TN
59	Fox Building	83-85 Monroe Center, NW	5	24,000	24,000	-	24,000	24,000	-	0.00%	0.00%	0.00%	NR	E, G
79	Old Town Riverfront	85 Louis Campau	4	36,000	36,000	-	-	-	-	100.00%	100.00%	0.00%	16.00	NR
26		87-89 Monroe Center, NW	4	19,712	19,712	-	2,543	10,000	7,457	87.10%	49.27%	-37.83%	NR	NR
54	Cornerstone Building	89 Ionia Avenue, SW	6	30,500	30,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
494	Boardwalk	940 Monroe Avenue, NW	2	93,836	93,836	-	2,000	-	(2,000)	97.87%	100.00%	2.13%	12.00	TN
27		96 Monroe Center, NW	4	13,000	13,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
50	Karl Building	98 Monroe Center, NW	4	5,000	13,000	8,000	-	1,700	1,700	100.00%	86.92%	-13.08%	12.00	E
49	Campau Square Plaza	99 Monroe Avenue, NW	12	200,000	200,000	-	34,590	15,142	(19,448)	82.71%	92.43%	9.72%	18.50-19.00	E, P, O
<b>Totals for Submarket</b>				<b>5,507,385</b>	<b>5,631,296</b>	<b>123,911</b>	<b>894,912</b>	<b>840,031</b>	<b>(54,881)</b>	<b>83.75%</b>	<b>85.08%</b>	<b>1.33%</b>		

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