

## Area Summary

	No. of Buildings 2005	Building Area			Vacancy			Occupancy		
		2004	2005	SF Change	2004	2005	SF Change	2004	2005	% Change
Downtown	84	5,631,296	5,847,653	216,357	840,031	903,280	63,249	85.08%	84.55%	-0.53%
Northeast Area	40	839,832	883,532	43,700	104,832	217,594	112,762	87.52%	75.37%	-12.15%
Breton/Burton Area	13	109,875	109,515	(360)	10,579	9,646	(933)	90.37%	91.19%	0.82%
Burton/E Beltline Area	13	401,937	434,314	32,377	60,737	82,469	21,732	84.89%	81.01%	-3.88%
Cascade Rd/I-96 Area	69	1,695,166	1,713,967	18,801	148,672	179,554	30,882	91.23%	89.52%	-1.71%
Centrepointe Mall Area	25	600,648	605,575	4,927	96,421	82,978	(13,443)	83.95%	86.30%	2.35%
28th Street/I-96 Area	39	1,424,841	1,457,555	32,714	346,250	496,932	150,682	75.70%	65.91%	-9.79%
Airport Area	11	909,522	909,022	(500)	188,365	160,860	(27,505)	79.29%	82.30%	3.01%
Kentwood Area	44	673,946	667,854	(6,092)	113,578	120,525	6,947	83.15%	81.95%	-1.20%
Wyoming Area	22	282,045	284,304	2,259	24,724	20,150	(4,574)	91.23%	92.91%	1.68%
Grandville Area	41	617,296	635,773	18,477	102,863	90,970	(11,893)	83.34%	85.69%	2.35%
Standale Area	12	106,282	95,964	(10,318)	11,431	6,744	(4,687)	89.24%	92.97%	3.73%
Northwest Area	25	320,050	318,771	(1,279)	48,413	30,017	(18,396)	84.87%	90.58%	5.71%
Plainfield Area	28	360,629	352,473	(8,156)	30,935	47,917	16,982	91.42%	86.41%	-5.01%
	<b>466</b>	<b>13,973,365</b>	<b>14,316,272</b>	<b>342,907</b>	<b>2,127,831</b>	<b>2,449,636</b>	<b>321,805</b>	<b>84.77%</b>	<b>82.89%</b>	<b>-1.88%</b>

**Note: 2004 totals are as of 9/30/03 and 2005 totals are as of 9/30/04**

**Area 1**

ID#	Building Name	Address	Levels	Building Area			Vacancy			Occupancy			2005 Rents	Expenses
				2004	2005	SF Change	2004	2005	SF Change	2004	2005	% Change		
332	Waters Circle Building C	1231 East Beltline Avenue, NE	3	74,200	74,200	-	6,545	-	(6,545)	91.18%	100.00%	8.82%	NR	NR
333	Waters Circle Building B	1239 East Beltline Avenue, NE	3	64,872	64,872	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
334	Waters Circle Building A	1241 East Beltline Avenue, NE	2	35,400	35,400	-	1,157	-	(1,157)	96.73%	100.00%	3.27%	NR	NR
496		1525 East Beltline Avenue, NE	2	30,821	30,821	-	6,933	6,900	(33)	77.51%	77.61%	0.10%	18.95	E, J
509	Leonard & Ball	1550 Leonard Street, NE	1	5,760	5,760	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
508	Leonard & Ball	1560 Leonard Street, NE		7,200	7,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
331	1700 East Beltline	1700 East Beltline Avenue, NE	2	31,058	31,058	-	3,000	6,884	3,884	90.34%	77.84%	-12.50%	17.75-18.00	E, J
319		1787 Grand Ridge Court, NE	2	17,574	17,574	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
338	Knapp's Corner Offices	1971 East Beltline Avenue, NE	2	23,647	23,647	-	4,996	-	(4,996)	78.87%	100.00%	21.13%	NR	NR
350		2824 East Beltline Lane, NE	2	6,240	6,240	-	6,240	3,120	(3,120)	0.00%	50.00%	50.00%	12.00	TN
346	Prime Building	2849 Michigan Street, NE	1	8,000	8,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
330		2851 Michigan Street, NE	2	11,000	11,000	-	2,912	-	(2,912)	73.53%	100.00%	26.47%	11.50	E, G, J
337	Michigan Avenue Medical Building	2855 Michigan Street, NE	2	11,153	11,153	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
329		2880 East Beltline Avenue, NE	2	30,000	30,000	-	7,500	30,000	22,500	75.00%	0.00%	-75.00%	8.50-11.50	TN
347		2900 East Beltline Avenue, NE	2	13,500	13,500	-	2,771	9,041	6,270	79.47%	33.03%	-46.44%	14.25	TN
340	Westdale Realty	300 East Beltline Avenue, NE	3	18,000	18,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
569	Peregrine Pointe	3152 Peregrine Drive NE	2	-	24,000	24,000	-	-	-	100.00%	100.00%	100.00%	15.00	TN
320	Eaglecrest - Building A	3200 Eagle Park Drive, NE	1	29,000	29,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
327	Eaglecrest - Building H	3205 Eagle Crest Drive, NE	2	31,600	31,600	-	11,956	31,600	19,644	62.16%	0.00%	-62.16%	14.50-16.00	E, J, Ph
351	Eaglecrest - Building I	3215 Eagle Crest Drive, NE	2	31,000	31,000	-	-	9,093	9,093	100.00%	70.67%	-29.33%	16.25	E, J, Ph
677		3225 North Evergreen Drive, NE	3	31,389	31,389	-	10,000	31,389	21,389	68.14%	0.00%	-68.14%	14.50-14.75	TN
321		3230 Eagle Park Drive, NE	2	40,000	40,000	-	10,175	26,776	16,601	74.56%	33.06%	-41.50%	16.50-17.50	E, J, Ph
328	Eaglecrest - Building B	3230 Eagle Run Drive, NE	NR	22,500	22,500	-	10,175	-	(10,175)	54.78%	100.00%	45.22%	NR	NR
326	Eaglecrest - Building G	3235 Eagle Park Drive, NE	2	40,000	40,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
322	Eaglecrest - Building C	3260 Eagle Park Drive, NE	1	25,000	25,000	-	-	6,393	6,393	100.00%	74.43%	-25.57%	17.00	E, J, Ph
339	Redfield & Irish Financial Building	3280 Beltline Court, NE	NR	6,600	6,600	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
686		3300 Eagle Run Drive, NE	2	-	19,700	19,700	-	19,700	19,700	0.00%	0.00%	0.00%	12.00	TN
323	Eaglecrest - Building D	3310 Eagle Park Drive, NE	2	35,000	35,000	-	2,953	8,112	5,159	91.56%	76.82%	-14.74%	14.00	E, J, Ph
212		3322 Beltline Court, NE	NR	14,551	14,551	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
348	3330 Grand Ridge LLC	3330 Grand Ridge Drive	NR	4,900	4,900	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
324	Eaglecrest - Building E	3350 Eagle Park Drive, NE	1	23,000	23,000	-	7,868	12,737	4,869	65.79%	44.62%	-21.17%	13.00-14.50	E, J, Ph
336		3350 Grand Ridge Drive	NR	5,800	5,800	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
325	Eaglecrest - Building F	3355 Eagle Park Drive, NE	1	23,000	23,000	-	2,908	5,735	2,827	87.36%	75.07%	-12.29%	14.50-15.50	E, J, Ph
349	Prein & Newhof Corporate Office	3355 Evergreen, NE	2	8,100	8,100	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
341	Dolinka Van Noord	360 East Beltline Avenue, NE	2	14,000	14,000	-	6,743	10,114	3,371	51.84%	27.76%	-24.08%	12.50	TN
342	Plymouth Office Center	410-428 Plymouth, NE	2	18,600	18,600	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
343		739 East Beltline Avenue, NE	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
344		741 East Beltline Avenue, NE	1	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
345		743 East Beltline Avenue, NE	NR	5,200	5,200	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
335		750 East Beltline Avenue, NE	3	31,767	31,767	-	-	-	-	100.00%	100.00%	0.00%	25.41	J
<b>Totals for Submarket</b>				<b>839,832</b>	<b>883,532</b>	<b>43,700</b>	<b>104,832</b>	<b>217,594</b>	<b>112,762</b>	<b>87.52%</b>	<b>75.37%</b>	<b>-12.15%</b>		

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