

Downtown

ID#	Building Name	Address		Levels	Building Area			Vacancy			Occupancy			2006 Rents	Expenses
					2005	2006	SF Change	2005	2006	SF Change	2005	2006	% Change		
70	One Ionia	1	Ionia Avenue, SW	5	28,480	27,337	(1,143)	9,480	10,857	1,377	66.71%	60.28%	-6.43%	11.00-15.00	E, P
28	100 Grandville	100	Grandville Avenue, SW	7	61,112	61,112	-	18,133	20,466	2,333	70.33%	66.51%	-3.82%	11.50	E, G, J, CAM, T, I, W/S, M
682	Dwelling Place	101	Sheldon, SE	2	20,000	20,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
56	Flatiron Building	109	Ottawa Avenue NW	4	12,000	12,000	-	700	-	(700)	94.17%	100.00%	5.83%	NR	NR
65	Rockford Center	110	Ionia Avenue, NW	7	89,900	89,900	-	-	9,859	9,859	100.00%	89.03%	-10.97%	11.00	TN
78	Fifth Third Building	111	Lyon Street, NW	10	218,000	218,000	-	-	1,200	1,200	100.00%	99.45%	-0.55%	15.00	E, J, CAM, I
34		1120	Monroe Avenue, NW	3	58,000	58,000	-	-	5,870	5,870	100.00%	89.88%	-10.12%	9.50-11.53	E, G, J
66	Junior Achievement Building	12	Division Avenue, SE	2	23,760	23,760	-	-	23,760	23,760	100.00%	0.00%	-100.00%	NR	NR
29		120	Ionia Avenue, SW	5	36,914	36,914	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
67	Ledyard Building	125	Ottawa Avenue NW	4	104,000	104,000	-	18,700	29,573	10,873	82.02%	71.56%	-10.46%	13.00-15.00	E
63	Penn Plaza	126	Ottawa Avenue NW	7	34,025	34,025	-	-	-	-	100.00%	100.00%	0.00%	18.95	E
53	Coopers Landing	1345	Monroe Avenue, NW	3	100,000	100,000	-	16,369	5,200	(11,169)	83.63%	94.80%	11.17%	9.91-15.07	E, J
88	Rood Building	139	Pearl Street, NW	4	21,000	21,000	-	4,000	-	(4,000)	80.95%	100.00%	19.05%	NR	NR
30	140 Monroe Center	140	Monroe Center, NW	4	30,335	30,335	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
35		1425	Michigan Street, NE	1	31,100	31,100	-	-	13,602	13,602	100.00%	56.26%	-43.74%	15.00-17.00	E, J, Ph
73	McKay Tower	146	Monroe Center, NW	16	146,000	146,000	-	24,130	25,480	1,350	83.47%	82.55%	-0.92%	15.00-19.00	E, P
90	The Blodgett Building	15	Ionia Avenue, SW	6	60,068	60,068	-	24,500	24,500	(6,240)	59.21%	69.60%	10.39%	19.00	E, J, P
97	Waters Building	161	Ottawa Avenue NW	7	282,200	282,200	-	70,952	29,677	(41,275)	74.86%	89.48%	14.62%	10.50-15.46	E, Ph
80	The Parke Century Building	168	Louis Campau, NW	4	15,840	15,840	-	7,920	7,920	-	50.00%	50.00%	0.00%	10.00	TN
511	Founders Trust	169	Monroe Avenue, NW	3	27,000	27,000	-	8,000	-	(8,000)	70.37%	100.00%	29.63%	NR	NR
77	National City Bank	171	Monroe Avenue, NW	10	128,585	128,585	-	20,324	-	(20,324)	84.19%	100.00%	15.81%	16.50	E, P
48	Campau Square Building	180	Monroe Avenue, NW	4	23,000	23,000	-	23,000	3,027	(19,973)	0.00%	86.84%	86.84%	12.50	E, P
62	Goodspeed Building	190	Monroe Avenue, NW	7	27,831	27,831	-	1,875	4,200	2,325	93.26%	84.91%	-8.35%	10.00	E, G, J, CAM, T, I, W/S
673		20	Monroe Center, NW	7	7,500	7,500	-	2,317	-	(2,317)	69.11%	100.00%	30.89%	NR	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	NR
43	Bank One	200	Ottawa Avenue NW	10	163,000	163,000	-	25,000	38,287	13,287	84.66%	76.51%	-8.15%	18.50-19.50	Ph
84	River City Building	201	Monroe Avenue, NW	7	24,640	24,640	-	10,560	3,520	(7,040)	57.14%	42.86%	-14.28%	NR	TN
674		206	Grandville Avenue SE	4	28,500	28,500	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
41		207	East Fulton Street	4	20,000	20,000	-	-	6,069	6,069	100.00%	69.66%	-30.34%	13.95	I, Ph
92	The Towers	21	Michigan Street, NE	7	82,539	82,539	-	6,000	-	(6,000)	92.73%	100.00%	7.27%	NR	NR
64	Grand Plaza Building	220	Lyon Street, NW	8	122,000	122,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
72	Masonic Center	233	East Fulton Street	3	37,900	37,900	-	2,253	2,253	-	94.06%	94.06%	0.00%	15.05	N
31		234	North Division Avenue	4	18,239	18,239	-	-	18,239	18,239	100.00%	0.00%	-100.00%	17.50	E, J, Ph
52	Corl Knott Building	25	Commerce Avenue, SW	5	20,832	20,832	-	14,815	3,989	(10,826)	28.88%	80.85%	51.97%	14.00	E, G, J, CAM, T, I, W/S
68	Lemon Wheeler Building	25	Ionia Avenue, SW	5	20,033	20,033	-	7,807	7,807	-	61.03%	61.03%	0.00%	20.00	E, G, J, CAM, T, I, W/S
22	25 Jefferson Plaza	25	Jefferson Avenue, SE	5	20,000	25,000	5,000	-	20,000	20,000	100.00%	20.00%	-80.00%	12.00	E, G, J, CAM, T, I, W/S, M
42	Arena Station	25	Ottawa Avenue NW	5	91,988	91,988	-	38,459	44,095	5,636	58.19%	52.06%	-6.13%	10.00-13.50	TN
74	McMullen Building	25	South Division Avenue	NR	54,000	54,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
47	Calder Plaza	250	Monroe Avenue, NW	9	152,297	154,791	2,494	8,389	8,375	(14)	94.49%	94.59%	0.10%	19.00-21.00	E, P
57	Forslund	250	Pearl Street, NW	NR	12,660	12,660	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
55	Federal Square	29	Pearl Street, NW	5	65,000	65,000	-	7,819	5,000	(2,819)	87.97%	92.31%	4.34%	12.50-15.00	E, P
60	Frey Building	300	Ottawa Avenue NW	8	117,000	117,000	-	28,000	16,000	(12,000)	76.07%	86.32%	10.25%	NR	P
83	Professional Office Building	310	Lafayette Avenue, SE	4	75,222	75,222	-	2,400	-	(2,400)	96.81%	100.00%	3.19%	19.15	TN
94		32	Market Street SW	5	29,000	29,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
91	The Law Building	330	Ionia Avenue, SW	6	86,250	86,250	-	15,500	15,500	-	82.03%	82.03%	0.00%	22.00	E, J
46	Bridgewater Place	333	Bridge Street, NW	17	410,000	410,000	-	53,000	70,903	17,903	87.07%	82.71%	-4.36%	16.00-32.00	TN
676	Park Professional Building	345	State Street, SE	3	22,000	22,000	-	14,520	18,000	3,480	34.00%	18.18%	-15.82%	7.00	TN
69	Leonard Building (Fulton Commerce)	38	West Fulton	5	43,234	43,234	-	-	12,630	12,630	100.00%	70.79%	-29.21%	15.00-19.00	E, G, J, CAM, T, I, W/S
81	Peck Building	40	Monroe Avenue, NW	3	40,613	40,613	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
95	Trust Building	40	Pearl Street, NW	11	110,717	110,717	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
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	17,675	18,150	475	-	5,445	5,445	100.00%	70.00%	-30.00%	9.00	TN
58	Founders Building	48	Fountain Street, NW	4	15,000	15,000	-	6,936	2,455	(4,481)	53.76%	83.63%	29.87%	17.00	TN
51	Commerce Building	5	Lyon Street, NW	9	82,800	82,800	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
23		50	College Avenue, SE	2	42,000	42,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
93	The Trade Center	50	Louis Street, NW	7	79,000	79,000	-	18,400	11,300	(7,100)	76.71%	85.70%	8.99%	12.00-15.00	TN
24	50 Monroe Place	50	Monroe Avenue, NW	7	160,564	160,564	-	58,977	52,832	(6,145)	63.27%	67.10%	3.83%	13.50	E
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	-	5,085	-	(5,085)	66.10%	100.00%	33.90%	NR	NR
32	549 Ottawa Center	549	Ottawa Avenue NW	3	42,750	42,750	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
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	36,240	36,240	-	-	-	-	100.00%	100.00%	0.00%	NR	TN
44	Brassworks Building	648	Monroe Avenue, NW	5	138,000	138,000	-	3,000	9,913	6,913	97.83%	92.82%	-5.01%	14.00-16.00	E, J, CAM, I, W/S, P
86	Riverview Center	678	Front Avenue, NW	5	251,000	251,000	-	9,434	-	(9,434)	96.24%	100.00%	3.76%	NR	NR
691		70	Ionia Avenue, SW	4	28,725	28,725	-	9,674	9,182	(492)	66.32%	68.03%	1.71%	13.95	TN
87	Riverwalk Building	750	Front Avenue, NW	3	35,000	35,000	-	10,000	8,204	(1,796)	71.43%	76.56%	5.13%	14.95	E, J, Ph
25		77	Monroe Center, NW	12	93,623	93,623	-	42,419	6,876	(35,543)	54.69%	92.66%	37.97%	NR	NR
40	Aldrich Place	80	Ottawa Avenue NW	4	37,710	37,710	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
33		800	Monroe Avenue, NW	3	50,000	50,000	-	2,111	1,700	(411)	95.78%	96.60%	0.82%	9.00-14.25	J

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				2005	2006	SF Change	2005	2006	SF Change	2005	2006	% Change		
688	American Seating	801 Broadway Avenue, NW		147,000	147,000	-	64,000	58,000	(6,000)	56.46%	60.54%	4.08%	15.00	E, J
39	801 Monroe Building	801 Monroe Avenue, NW	4	5,000	5,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
61	Furniture Building	82 Ionia Avenue, SW	5	113,300	113,300	-	22,382	17,890	(4,492)	80.25%	84.21%	3.96%	NR	N
79	Old Town Riverfront	85 Louis Campau, NW	4	36,000	36,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
690		86 Monroe Center, NW	8	96,839	96,839	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
26		87-89 Monroe Center, NW	4	20,990	20,990	-	5,165	2,300	(2,865)	75.39%	89.04%	13.65%	12.00	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	5	93,836	93,836	-	-	-	-	100.00%	100.00%	0.00%	16.00	E, J
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	13,000	13,000	-	-	-	-	100.00%	100.00%	0.00%	NR	NR
49	Campau Square Plaza Building	99 Monroe Avenue, NW	12	200,000	200,000	-	11,975	14,125	2,150	94.01%	92.94%	-1.07%	17.50	E, P
Totals for Submarket				5,847,653	5,854,479	6,826	903,280	859,200	(44,080)	84.55%	85.32%	0.77%		