

Second Quarter 2014

Market/ Submarket	# Bldgs.	Total RBA (SF)	Direct Vacancy	Sublease Vacancy	Total Vacancy	Total Available	2Q14 Net Absorption (SF)	YTD 2014 Absorption (SF)	2Q14 Under Constr. (SF)
North Suburban	524	30,321,585	15.94% ▲	0.76% ▼	16.70% ▼	23.31% ▼	205,790	226,174	0
Class "A"	133	17,318,270	15.84% ▲	1.22% ▼	17.05% ▼	26.15% ▼	206,756	195,738	0
Class "B"	256	10,085,362	16.75% ▼	0.18% ◀▶	16.93% ▼	19.96% ▲	2,210	18,671	0
Class "C"	135	2,917,953	13.77% ▲	0.05% ▲	13.83% ▲	18.04% ▲	-3,176	11,765	0
Northwest Suburban	585	33,762,617	19.56% ▼	1.34% ▲	20.90% ▼	28.34% ▼	322,500	458,254	753,300
Class "A"	103	16,650,944	15.22% ▼	1.45% ▲	16.67% ▼	27.70% ▲	244,075	305,653	753,300
Class "B"	335	14,096,648	24.40% ▼	1.33% ▲	25.73% ▼	30.31% ◀▶	60,121	139,363	0
Class "C"	147	3,015,025	20.95% ▼	0.74% ▲	21.69% ▼	22.65% ▼	18,304	13,238	0
O'Hare Area	171	15,250,637	18.58% ▼	0.35% ▲	18.93% ▼	22.39% ▼	92,454	107,253	165,000
Class "A"	37	8,131,341	14.83% ▼	0.53% ▲	15.36% ▼	18.88% ▼	1,973	-88,491	165,000
Class "B"	87	6,106,692	23.59% ▼	0.14% ◀▶	23.74% ▼	27.65% ▼	73,193	186,334	0
Class "C"	47	1,012,604	18.45% ▼	0.12% ▲	18.57% ▼	18.92% ▼	17,288	9,410	0
East-West Corridor	666	42,960,999	17.71% ▼	2.21% ▼	19.92% ▼	25.75% ▼	135,613	215,939	72,000
Class "A"	143	21,120,182	15.13% ▼	2.24% ▼	17.36% ▼	26.74% ▼	120,010	188,187	72,000
Class "B"	346	16,844,042	21.88% ▼	2.82% ▲	24.70% ▲	26.91% ▲	-11,172	5,290	0
Class "C"	177	4,996,775	14.59% ▼	0.02% ◀▶	14.61% ▼	17.69% ▼	26,775	22,462	0
I-55 Corridor	86	4,019,255	11.98% ▼	1.09% ◀▶	13.06% ▼	18.00% ▲	4,476	25,820	0
Class "A"	11	698,578	5.38% ▲	0.00% ◀▶	5.38% ▲	7.60% ▲	-14,533	-3,901	0
Class "B"	57	2,685,974	14.00% ▼	1.63% ◀▶	15.62% ▼	22.19% ▲	15,205	24,124	0
Class "C"	18	634,703	10.67% ▼	0.00% ◀▶	10.67% ▼	11.73% ▼	3,804	5,597	0
Suburban Totals	2,032	126,315,093	17.70% ▼	1.37% ▼	19.07% ▼	25.21% ▼	760,833	1,033,440	237,000
Class "A"	427	63,919,315	15.20% ▼	1.51% ▼	16.71% ▼	25.62% ▼	558,281	597,186	237,000
Class "B"	1,081	49,818,718	21.34% ▼	1.47% ▲	22.81% ▼	26.30% ▲	139,557	373,782	0
Class "C"	524	12,577,060	16.04% ▼	0.21% ▲	16.25% ▼	18.76% ▼	62,995	62,472	0
West Loop	111	45,399,037	9.33% ▼	0.88% ▲	10.21% ▼	18.25% ▼	154,725	356,561	1,550,067
Class "A"	33	30,193,318	10.28% ▼	0.54% ▼	10.81% ▼	17.89% ▼	130,673	284,531	1,550,067
Class "B"	36	11,234,046	8.43% ▼	2.06% ▲	10.49% ▼	22.61% ▲	27,258	68,876	0
Class "C"	42	3,971,673	4.69% ▼	0.20% ▲	4.89% ▲	8.71% ▲	-3,206	3,154	0
Central Loop	82	38,849,342	10.65% ▼	0.67% ▼	11.32% ▼	16.67% ▲	196,917	-14,190	0
Class "A"	24	19,661,779	10.13% ▼	0.71% ▲	10.83% ▼	16.05% ▲	125,723	67,689	0
Class "B"	33	15,790,580	12.07% ▼	0.78% ▼	12.85% ▼	19.02% ▼	74,735	12,062	0
Class "C"	25	3,396,983	7.06% ▲	0.01% ◀▶	7.06% ▲	9.34% ▲	-3,541	-93,941	0
East Loop	68	23,405,260	15.82% ▲	0.97% ▲	16.80% ▲	21.36% ▼	-480,001	-526,407	0
Class "A"	10	10,864,735	15.63% ▲	1.30% ▲	16.93% ◀▶	22.39% ▼	-974	31,349	0
Class "B"	19	7,349,927	18.44% ▲	0.97% ▲	19.41% ▲	23.68% ▼	-428,723	-478,226	0
Class "C"	39	5,190,598	12.54% ▼	0.27% ◀▶	12.81% ▲	15.90% ▼	-50,304	-79,530	0
North Michigan Ave.	62	13,141,925	15.11% ▼	1.04% ▲	16.15% ▼	22.02% ▼	64,305	95,768	0
Class "A"	11	6,202,259	17.39% ▼	1.46% ◀▶	18.85% ▼	23.45% ▼	27,437	-10,650	0
Class "B"	34	6,131,682	13.27% ▼	0.76% ▲	14.03% ▼	21.95% ▼	41,903	95,495	0
Class "C"	17	807,984	11.58% ▲	0.00% ◀▶	11.58% ▲	11.54% ◀▶	-5,035	10,923	0
River North	126	13,530,272	7.89% ▼	2.21% ▲	10.10% ▼	14.15% ▲	71,658	-19,212	0
Class "A"	6	4,088,938	7.51% ▼	0.22% ▲	7.73% ▲	12.08% ▲	-1,015	-322	0
Class "B"	41	5,798,248	9.29% ▼	4.63% ▼	13.91% ▼	18.77% ▲	69,201	-29,854	0
Class "C"	79	3,643,086	6.09% ▼	0.60% ▲	6.68% ▼	9.13% ▼	3,472	10,964	0
Downtown Totals	449	134,325,836	11.26% ▼	0.99% ▲	12.25% ▼	18.29% ▼	7,604	-107,480	1,550,067
Class "A"	84	71,011,029	11.52% ▼	0.76% ▲	12.28% ▼	18.22% ▼	281,844	372,597	1,550,067
Class "B"	163	46,304,483	12.01% ▼	1.60% ▼	13.61% ▲	20.98% ▼	-215,626	-331,647	0
Class "C"	202	17,010,324	8.18% ▼	0.26% ▲	8.44% ▼	11.25% ▲	-58,614	-148,430	0
Metro Chicago Totals	2,481	260,640,929	14.38% ▼	1.17% ▼	15.56% ▼	21.64% ▼	768,437	925,960	2,540,367
Class "A"	511	134,930,344	13.26% ▼	1.12% ▼	14.38% ▼	21.72% ▼	840,125	969,783	2,540,367
Class "B"	1,244	96,123,201	16.84% ▼	1.53% ▲	18.38% ▼	23.74% ▼	-76,069	42,135	0
Class "C"	726	29,587,384	11.52% ▼	0.24% ▲	11.76% ▼	14.44% ▲	4,381	-85,958	0