

**New Jersey Office Market
Statistical Summary**

**First Quarter 2010 Office Market Report
Class A**

County Name	Inventory	Overall Available Space	Direct Vacancy Rate	Overall Vacancy Rate	YTD Leasing Activity	Direct Av. Asking Rental Rate	Y-T-D Overall Net Absorption
Bergen County	11,698,396	3,044,364	22.8%	26.0%	226,154	\$29.84	(101,204)
Essex County	10,694,238	1,461,334	10.5%	13.7%	38,186	\$28.42	21
Hudson County	17,564,673	1,584,001	4.5%	9.0%	135,660	\$32.48	31,540
Morris County	15,651,667	3,948,717	19.8%	25.2%	317,077	\$29.44	269,597
Passaic County	971,566	235,364	24.2%	24.2%	118,000	\$24.92	120,592
Northern NJ Totals	56,580,540	10,273,780	14.0%	18.2%	835,077	\$29.55	320,546
Hunterdon County	695,779	246,015	34.1%	35.4%	0	\$21.07	0
Mercer County	7,015,335	1,063,450	14.6%	15.2%	68,317	\$34.19	(29,363)
Middlesex County	9,873,343	2,469,686	22.2%	25.0%	58,363	\$23.99	(125,182)
Monmouth County	4,967,203	2,223,495	43.2%	44.8%	35,413	\$18.11	(2,330)
Somerset County	10,323,674	2,404,325	15.8%	23.3%	72,344	\$28.11	16,373
Union County	2,891,424	268,583	8.3%	9.3%	2,356	\$29.19	2,012
Central NJ Totals	35,766,758	8,675,554	20.9%	24.3%	236,793	\$24.41	(138,490)
Overall Total	92,347,298	18,949,334	16.7%	20.5%	1,071,870	\$27.02	182,056

Research Services
Cushman & Wakefield of New Jersey, Inc.

