

**New Jersey Office Market  
Statistical Summary**

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

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	9,377,441	1,068,604	10.1%	11.4%	118,173	\$24.57	(56,605)
Essex County	10,509,497	1,788,886	16.7%	17.0%	25,089	\$23.69	(74,352)
Hudson County	4,373,365	1,009,292	18.7%	23.1%	57,696	\$26.83	(32,321)
Morris County	11,021,255	1,686,631	13.3%	15.3%	68,541	\$23.46	(147,978)
Passaic County	3,607,871	637,847	17.5%	17.7%	7,878	\$20.09	(20,124)
<b>Northern NJ Totals</b>	<b>38,889,429</b>	<b>6,191,260</b>	<b>14.4%</b>	<b>15.9%</b>	<b>277,377</b>	<b>\$23.68</b>	<b>(331,380)</b>
Hunterdon County	656,370	185,857	28.3%	28.3%	4,468	\$23.55	427
Mercer County	4,445,912	611,563	11.3%	13.8%	17,201	\$21.72	1,931
Middlesex County	12,706,323	2,504,022	17.8%	19.7%	68,450	\$21.25	3,822
Monmouth County	4,724,338	802,585	16.6%	17.0%	10,400	\$22.37	(8,177)
Somerset County	4,668,663	1,645,024	31.8%	35.2%	15,976	\$20.80	(158,882)
Union County	3,264,391	392,654	9.9%	12.0%	18,159	\$26.00	(12,399)
<b>Central NJ Totals</b>	<b>30,465,997</b>	<b>6,141,705</b>	<b>18.2%</b>	<b>20.2%</b>	<b>134,654</b>	<b>\$21.63</b>	<b>(173,278)</b>
<b>Overall Total</b>	<b>69,355,426</b>	<b>12,332,965</b>	<b>16.1%</b>	<b>17.8%</b>	<b>412,031</b>	<b>\$22.72</b>	<b>(504,658)</b>

Research Services  
Cushman & Wakefield of New Jersey, Inc.

