

**New Jersey Office Market  
Statistical Summary**

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

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	5,081,647	457,169	7.6%	9.0%	28,145	\$19.92	70,089
Essex County	2,486,908	300,190	11.9%	12.1%	27,138	\$19.16	47,849
Hudson County	1,674,311	42,055	2.1%	2.5%	1,242	\$24.18	(2,425)
Morris County	1,630,519	298,437	18.3%	18.3%	6,164	\$16.80	(2,897)
Passaic County	576,759	19,173	3.3%	3.3%	0	\$16.81	(791)
<b>Northern NJ Totals</b>	<b>11,450,144</b>	<b>1,117,024</b>	<b>9.1%</b>	<b>9.8%</b>	<b>62,689</b>	<b>\$18.78</b>	<b>111,825</b>
Hunterdon County	87,395	0	0.0%	0.0%	0	N/A	0
Mercer County	2,543,658	289,702	11.4%	11.4%	4,862	\$21.29	2,717
Middlesex County	1,626,841	219,213	10.4%	13.5%	4,842	\$16.00	(2,275)
Monmouth County	1,726,589	138,478	8.0%	8.0%	3,944	\$18.10	(11,301)
Somerset County	653,497	23,600	3.6%	3.6%	0	\$17.06	0
Union County	1,299,703	94,132	7.0%	7.2%	0	\$18.19	(1,711)
<b>Central NJ Totals</b>	<b>7,937,683</b>	<b>765,125</b>	<b>9.0%</b>	<b>9.6%</b>	<b>13,648</b>	<b>\$18.52</b>	<b>(12,570)</b>
<b>Overall Total</b>	<b>19,387,827</b>	<b>1,882,149</b>	<b>9.0%</b>	<b>9.7%</b>	<b>76,337</b>	<b>\$18.68</b>	<b>99,255</b>

Research Services  
Cushman & Wakefield of New Jersey, Inc.

