

**New Jersey Office Market
Statistical Summary**

**Second 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	1,205,146	11.9%	12.9%	198,327	\$25.27	(233,314)
Essex County	10,509,497	1,824,705	17.1%	17.4%	107,181	\$23.37	(104,809)
Hudson County	4,373,365	1,019,678	19.0%	23.3%	91,021	\$26.54	(67,624)
Morris County	11,021,255	1,718,639	13.7%	15.6%	195,066	\$23.70	(187,659)
Passaic County	3,607,871	657,238	18.0%	18.2%	12,978	\$20.14	(39,008)
Northern NJ Totals	38,889,429	6,425,406	15.2%	16.5%	604,573	\$23.72	(632,414)
Hunterdon County	656,370	185,857	28.3%	28.3%	4,468	\$23.55	427
Mercer County	4,445,912	709,456	13.4%	16.0%	28,445	\$21.82	(57,891)
Middlesex County	12,709,823	2,567,554	18.3%	20.2%	121,482	\$21.61	(47,367)
Monmouth County	4,724,338	803,290	16.6%	17.0%	20,721	\$20.23	(12,081)
Somerset County	4,677,726	1,619,208	29.9%	34.6%	28,295	\$20.82	(144,303)
Union County	3,264,391	431,835	11.0%	13.2%	40,761	\$25.46	(43,563)
Central NJ Totals	30,478,560	6,317,200	18.5%	20.7%	244,172	\$21.65	(304,778)
Overall Total	69,367,989	12,742,606	16.7%	18.4%	848,745	\$22.72	(937,192)

Research Services
Cushman & Wakefield of New Jersey, Inc.

