

**New Jersey Office Market
Statistical Summary**

**Second 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	487,910	8.2%	9.6%	45,792	\$19.73	37,577
Essex County	2,486,908	299,140	11.9%	12.0%	28,438	\$19.55	48,899
Hudson County	1,674,311	42,055	2.1%	2.5%	1,242	\$24.18	(2,425)
Morris County	1,630,519	294,952	18.1%	18.1%	23,777	\$16.83	521
Passaic County	576,759	20,770	3.6%	3.6%	0	\$16.78	(2,388)
Northern NJ Totals	11,450,144	1,144,827	9.3%	10.0%	99,249	\$18.83	82,184
Hunterdon County	87,395	0	0.0%	0.0%	0	N/A	0
Mercer County	2,543,658	297,563	11.7%	11.7%	16,230	\$21.07	(5,343)
Middlesex County	1,626,841	217,020	10.4%	13.3%	14,387	\$15.84	(1,974)
Monmouth County	1,726,589	146,463	8.5%	8.5%	4,394	\$18.19	(19,286)
Somerset County	653,497	18,600	2.8%	2.8%	5,000	\$16.81	5,000
Union County	1,299,703	94,532	7.3%	7.3%	1,992	\$18.22	(2,111)
Central NJ Totals	7,937,683	774,178	9.2%	9.8%	42,003	\$18.46	(23,714)
Overall Total	19,387,827	1,919,005	9.2%	9.9%	141,252	\$18.69	58,470

Research Services
Cushman & Wakefield of New Jersey, Inc.

