

**New Jersey Office Market
Statistical Summary**

**Second Quarter 2009 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	11,618,396	3,097,040	22.6%	26.7%	329,179	\$29.41	(198,021)
Essex County	10,694,238	1,256,309	8.9%	11.7%	324,110	\$29.28	(136,632)
Hudson County	17,502,705	1,610,360	3.7%	9.2%	275,216	\$37.78	(234,627)
Morris County	15,244,017	4,409,635	22.2%	28.9%	192,333	\$30.19	(49,746)
Passaic County	952,789	443,045	46.5%	46.5%	16,811	\$20.76	14,145
Northern NJ Totals	56,012,145	10,816,389	14.4%	19.3%	1,137,649	\$29.39	(604,881)
Hunterdon County	695,779	245,116	35.2%	35.2%	19,063	\$21.70	17,293
Mercer County	6,905,235	1,099,217	15.2%	15.9%	160,144	\$34.06	87,347
Middlesex County	9,886,361	2,357,923	21.3%	23.9%	83,755	\$25.63	(605,873)
Monmouth County	4,967,203	2,271,376	44.3%	45.7%	15,195	\$18.41	(159,311)
Somerset County	10,310,193	2,524,247	15.9%	24.5%	148,566	\$27.09	(214,291)
Union County	2,817,921	406,892	12.2%	14.4%	31,884	\$27.75	131,937
Central NJ Totals	35,582,692	8,904,771	21.3%	25.0%	458,607	\$24.82	(742,898)
Overall Total	91,594,837	19,721,160	17.1%	21.5%	1,596,256	\$27.13	(1,347,779)

Research Services
Cushman & Wakefield of New Jersey, Inc.

