

**New Jersey Office Market
Statistical Summary**

**Third 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	11,681,396	3,064,362	22.5%	26.2%	423,903	\$29.54	(195,064)
Essex County	10,694,238	1,349,010	9.6%	12.6%	358,395	\$28.89	(241,807)
Hudson County	17,502,705	1,782,091	4.5%	10.2%	337,992	\$32.84	(473,281)
Morris County	15,291,517	4,467,888	22.7%	29.2%	355,856	\$30.21	(99,511)
Passaic County	952,789	443,045	46.5%	46.5%	16,811	\$20.76	14,145
Northern NJ Totals	56,122,645	11,106,396	14.9%	19.8%	1,492,957	\$29.22	(995,518)
Hunterdon County	695,779	237,309	34.1%	34.1%	26,870	\$21.64	25,100
Mercer County	7,015,335	1,077,957	14.7%	15.4%	206,676	\$34.24	101,609
Middlesex County	9,886,361	2,381,241	21.7%	24.1%	180,794	\$25.50	(667,753)
Monmouth County	4,967,203	2,227,841	43.1%	44.9%	58,322	\$18.27	(115,866)
Somerset County	10,310,193	2,410,475	14.8%	23.4%	240,542	\$26.83	(258,526)
Union County	2,817,921	369,011	11.7%	13.1%	54,949	\$28.46	169,818
Central NJ Totals	35,692,792	8,703,834	20.8%	24.4%	768,153	\$24.77	(745,618)
Overall Total	91,815,437	19,810,230	17.2%	21.6%	2,261,110	\$27.00	(1,741,136)

Research Services
Cushman & Wakefield of New Jersey, Inc.

