

**New Jersey Office Market
Statistical Summary**

**Fourth 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	2,940,174	21.1%	25.2%	730,046	\$29.74	(72,533)
Essex County	10,694,238	1,469,873	10.8%	13.7%	376,185	\$29.21	(361,368)
Hudson County	17,564,673	1,667,747	4.3%	9.5%	827,081	\$31.59	(395,288)
Morris County	15,291,517	4,287,695	21.9%	28.0%	658,272	\$29.90	49,126
Passaic County	971,566	355,956	36.6%	36.6%	25,538	\$22.30	101,234
Northern NJ Totals	56,203,390	10,721,445	14.4%	19.1%	2,617,122	\$29.41	(678,829)
Hunterdon County	695,779	246,015	34.1%	35.4%	26,870	\$21.07	16,394
Mercer County	7,015,335	1,067,636	14.4%	15.2%	269,774	\$34.16	125,390
Middlesex County	9,886,361	2,402,999	21.8%	24.3%	229,094	\$24.43	(679,934)
Monmouth County	4,967,203	2,234,597	43.2%	45.0%	106,468	\$18.31	(122,622)
Somerset County	10,310,193	2,460,125	15.7%	23.9%	342,695	\$28.15	(335,161)
Union County	2,817,921	381,972	12.1%	13.6%	77,168	\$28.43	150,474
Central NJ Totals	35,692,792	8,793,344	21.1%	24.6%	1,052,069	\$24.65	(845,459)
Overall Total	91,896,182	19,514,789	17.0%	21.2%	3,669,191	\$27.04	(1,524,288)

Research Services
Cushman & Wakefield of New Jersey, Inc.

