

**New Jersey Office Market
Statistical Summary**

**Second Quarter 2009 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	9,494,925	1,074,350	10.1%	11.3%	252,117	\$24.53	(32,107)
Essex County	10,507,834	1,750,640	16.2%	16.7%	146,784	\$24.47	(167,721)
Hudson County	4,508,312	797,879	16.3%	17.7%	70,229	\$25.63	(22,228)
Morris County	10,837,999	1,835,792	14.9%	16.9%	141,651	\$24.52	(81,613)
Passaic County	3,608,571	619,532	16.6%	17.2%	62,807	\$20.51	(2,066)
Northern NJ Totals	38,957,641	6,078,193	14.4%	15.6%	673,588	\$24.16	(305,735)
Hunterdon County	656,370	186,284	28.4%	28.4%	27,897	\$23.56	13,019
Mercer County	4,445,912	529,799	10.5%	11.9%	74,169	\$22.33	(33,788)
Middlesex County	12,804,782	2,569,547	17.7%	20.1%	207,991	\$21.62	(202,002)
Monmouth County	4,697,655	693,280	14.4%	14.8%	33,366	\$20.66	(26,365)
Somerset County	4,648,326	1,371,837	26.5%	29.5%	253,459	\$22.46	(77,007)
Union County	3,189,441	290,245	7.8%	9.1%	47,184	\$28.71	(36,146)
Central NJ Totals	30,442,486	5,640,992	16.7%	18.5%	644,066	\$22.29	(362,289)
Overall Total	69,400,127	11,719,185	15.4%	16.9%	1,317,654	\$23.36	(668,024)

Research Services
Cushman & Wakefield of New Jersey, Inc.

