

**New Jersey Office Market
Statistical Summary**

**Third 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	9,493,925	1,059,647	10.0%	11.2%	306,195	\$24.88	21,346
Essex County	10,509,497	1,772,602	16.2%	16.9%	185,405	\$24.06	(188,576)
Hudson County	4,348,620	966,019	21.1%	22.2%	296,687	\$25.64	(189,746)
Morris County	10,839,254	1,639,443	13.1%	15.1%	401,089	\$23.87	110,891
Passaic County	3,607,871	705,191	19.3%	19.5%	159,509	\$20.26	(82,621)
Northern NJ Totals	38,799,167	6,142,902	14.7%	15.8%	1,348,885	\$23.83	(328,706)
Hunterdon County	656,370	186,284	28.4%	28.4%	27,897	\$23.59	13,019
Mercer County	4,445,912	507,103	10.2%	11.4%	97,034	\$22.19	(19,425)
Middlesex County	12,706,323	2,580,724	18.1%	20.3%	282,970	\$21.70	(227,768)
Monmouth County	4,724,338	710,011	14.6%	15.0%	82,036	\$21.12	(46,974)
Somerset County	4,672,726	1,482,998	28.8%	31.7%	318,792	\$22.34	(208,074)
Union County	3,264,391	388,853	9.7%	11.9%	52,507	\$26.29	(125,180)
Central NJ Totals	30,470,060	5,855,973	17.4%	19.2%	861,236	\$22.29	(614,402)
Overall Total	69,269,227	11,998,875	15.9%	17.3%	2,210,121	\$23.17	(943,108)

Research Services
Cushman & Wakefield of New Jersey, Inc.

