

**New Jersey Office Market  
Statistical Summary**

**Third Quarter 2009 Office Market Report  
Class C**

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	5,059,647	489,670	8.3%	9.7%	90,963	\$20.77	(169,702)
Essex County	2,486,908	349,049	13.9%	14.0%	20,450	\$20.78	(31,750)
Hudson County	1,674,311	41,085	2.1%	2.5%	1,056	\$22.51	(12,000)
Morris County	1,630,519	296,084	18.2%	18.2%	37,962	\$16.54	(113,199)
Passaic County	576,759	18,382	3.2%	3.2%	4,410	\$16.91	7,075
<b>Northern NJ Totals</b>	<b>11,428,144</b>	<b>1,194,270</b>	<b>9.8%</b>	<b>10.5%</b>	<b>154,841</b>	<b>\$19.58</b>	<b>(319,576)</b>
Hunterdon County	87,395	0	0.0%	0.0%	0	N/A	0
Mercer County	2,543,658	312,289	12.3%	12.3%	32,404	\$21.02	(29,788)
Middlesex County	1,626,841	217,133	10.4%	13.3%	13,532	\$16.02	(3,687)
Monmouth County	1,726,589	114,592	5.4%	6.6%	13,476	\$18.55	(18,210)
Somerset County	653,497	69,113	10.6%	10.6%	0	\$16.50	(1,000)
Union County	1,299,703	87,035	6.7%	6.7%	5,701	\$18.62	(25,094)
<b>Central NJ Totals</b>	<b>7,937,683</b>	<b>800,162</b>	<b>9.2%</b>	<b>10.1%</b>	<b>65,113</b>	<b>\$18.50</b>	<b>(77,779)</b>
<b>Overall Total</b>	<b>19,365,827</b>	<b>1,994,432</b>	<b>9.5%</b>	<b>10.3%</b>	<b>219,954</b>	<b>\$19.16</b>	<b>(397,355)</b>

Research Services  
Cushman & Wakefield of New Jersey, Inc.

