

**New Jersey Office Market
Statistical Summary**

**Fourth 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	519,001	8.9%	10.3%	110,730	\$20.45	(206,654)
Essex County	2,486,908	347,909	13.9%	14.0%	24,375	\$19.96	(30,225)
Hudson County	1,674,311	39,630	2.0%	2.4%	1,711	\$22.27	(11,445)
Morris County	1,630,519	295,540	18.1%	18.1%	39,362	\$16.39	(114,204)
Passaic County	576,759	18,382	3.2%	3.2%	4,410	\$16.91	7,075
Northern NJ Totals	11,428,144	1,220,462	10.0%	10.7%	180,588	\$19.21	(355,453)
Hunterdon County	87,395	0	0.0%	0.0%	0	N/A	0
Mercer County	2,543,658	291,969	11.5%	11.5%	37,358	\$21.19	(26,605)
Middlesex County	1,626,841	216,938	10.3%	13.3%	16,610	\$15.63	(3,492)
Monmouth County	1,726,589	126,952	6.1%	7.4%	21,617	\$18.42	(30,870)
Somerset County	653,497	41,949	6.4%	6.4%	0	\$16.82	(1,000)
Union County	1,299,703	93,982	7.0%	7.2%	5,701	\$18.18	(32,041)
Central NJ Totals	7,937,683	771,790	8.8%	9.7%	81,286	\$18.42	(94,008)
Overall Total	19,365,827	1,992,252	9.5%	10.3%	261,874	\$18.92	(449,461)

Research Services
Cushman & Wakefield of New Jersey, Inc.

