

**New Jersey Office Market
Statistical Summary**

**Second Quarter 2010 Office Market Report
All Classes**

County Name	Inventory	Overall Available Space	Direct Vacancy Rate	Overall Vacancy Rate	Direct Avg Asking Rental Rate	YTD Leasing Activity	Y-T-D Overall Net Absorption	Under Construction
Bergen County	26,156,484	4,825,241	16.3%	18.4%	\$27.35	589,098	(362,341)	0
Essex County	23,695,270	3,480,622	13.6%	14.7%	\$24.63	239,662	(87,157)	32,000
Hudson County	23,612,349	2,724,647	7.3%	11.5%	\$30.16	284,242	(128,225)	0
Morris County	28,310,075	5,920,633	17.4%	20.9%	\$26.43	1,069,187	75,881	0
Passaic County	5,156,196	913,372	17.6%	17.7%	\$21.35	130,978	79,196	0
Northern NJ Totals	106,930,374	17,864,515	14.1%	16.7%	\$26.67	2,313,167	(422,646)	32,000
Hunterdon County	1,439,544	427,892	29.1%	29.7%	\$21.22	8,448	4,407	0
Mercer County	14,004,905	1,889,259	12.6%	13.5%	\$27.81	352,303	108,407	0
Middlesex County	24,465,007	5,627,710	20.9%	23.0%	\$22.83	256,579	(324,003)	0
Monmouth County	11,418,130	3,174,153	27.0%	27.8%	\$18.48	68,637	(34,962)	40,450
Somerset County	15,660,713	4,180,543	19.7%	26.7%	\$23.94	197,720	(241,004)	229,057
Union County	7,459,251	963,388	11.0%	12.9%	\$26.78	116,410	(208,367)	0
Central NJ Totals	74,447,550	16,262,945	19.2%	21.8%	\$22.92	1,000,097	(695,522)	269,507
Overall Total	181,377,924	34,127,460	16.2%	18.8%	\$24.67	3,313,264	(1,118,168)	301,507

Research Services
Cushman & Wakefield of New Jersey, Inc.

