

**New Jersey Office Market
Statistical Summary**

**Second Quarter 2010 Office Market Report
Class A**

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	11,697,396	3,132,185	23.4%	26.8%	344,979	\$29.71	(166,604)
Essex County	10,698,865	1,356,777	10.5%	12.7%	104,043	\$27.90	(31,247)
Hudson County	17,564,673	1,662,914	4.9%	9.5%	191,979	\$32.87	(58,176)
Morris County	15,658,301	3,907,042	19.9%	25.0%	850,344	\$29.03	263,019
Passaic County	971,566	235,364	24.2%	24.2%	118,000	\$24.90	120,592
Northern NJ Totals	56,590,801	10,294,282	14.3%	18.2%	1,609,345	\$29.34	127,584
Hunterdon County	695,779	242,035	33.6%	34.8%	3,980	\$19.36	3,980
Mercer County	7,015,335	882,240	12.4%	12.6%	307,628	\$33.49	171,641
Middlesex County	10,128,343	2,843,136	25.8%	28.1%	120,710	\$24.75	(274,662)
Monmouth County	4,967,203	2,224,400	43.5%	44.8%	43,522	\$18.14	(3,595)
Somerset County	10,329,490	2,542,735	16.1%	24.6%	164,425	\$28.23	(101,701)
Union County	2,895,157	437,021	12.6%	15.1%	73,657	\$30.30	(162,693)
Central NJ Totals	36,031,307	9,171,567	21.9%	25.5%	713,922	\$24.31	(367,030)
Overall Total	92,622,108	19,465,849	17.2%	21.0%	2,323,267	\$26.90	(239,446)

Research Services
Cushman & Wakefield of New Jersey, Inc.

