

Downtown

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Belltown/Denny Regrade	70	6,381,811	621,945	9.75%	19,540	10.05%	46,521	\$31.67	(80,909)
Capitol Hill/First Hill	76	2,879,658	253,362	8.80%	34,955	10.01%	253,929	\$32.22	10,325
Central Business District	101	24,311,634	2,911,219	11.97%	575,090	14.34%	559,198	\$31.98	33,284
Lake Union	115	4,820,194	317,522	6.59%	92,233	8.50%	57,897	\$26.43	(2,797)
Pioneer Square	72	4,652,830	541,479	11.64%	31,968	12.32%	140,329	\$25.62	(26,183)
Queen Anne/Magnolia	59	2,135,607	238,257	11.16%	24,734	12.31%	2,230	\$22.83	0
Waterfront	59	4,805,840	871,917	18.14%	83,384	19.88%	9,379	\$27.13	(6,215)
Downtown Total	552	49,987,574	5,755,701	11.51%	861,904	13.24%	1,069,483	\$29.88	(72,495)

Eastside

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
520/Overlake	134	3,873,964	493,115	12.73%	87,245	14.98%	101,391	\$26.37	16,552
Bellevue CBD	65	9,376,798	839,985	8.96%	253,436	11.66%	91,765	\$35.94	79,277
Bellevue Suburban	213	4,707,683	948,595	20.15%	78,948	21.83%	81,553	\$27.51	9,400
Bothell/Woodinville	71	3,051,842	540,397	17.71%	28,430	18.64%	7,901	\$23.80	5,799
I-90 Corridor	166	7,850,582	1,230,390	15.67%	180,744	17.97%	254,833	\$28.32	18,270
Kirkland/Totem Lake	108	3,238,394	352,048	10.87%	77,113	13.25%	162,258	\$29.29	5,083
Redmond/Willows	80	3,681,193	609,974	16.57%	125,476	19.98%	54,852	\$24.46	0
Eastside Total	837	35,780,456	5,014,504	14.01%	831,392	16.34%	754,553	\$29.19	134,381

Northend

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Ballard/University	105	3,497,489	183,305	5.24%	22,472	5.88%	10,128	\$27.76	3,671
Everett/Mukilteo	93	2,979,440	559,220	18.77%	24,080	19.58%	4,908	\$21.30	(1,330)
Lynnwood/Mountlake	98	3,298,278	604,690	18.33%	50,574	19.87%	43,304	\$20.76	13,694
Northgate/North Seattle	71	1,872,886	302,894	16.17%	6,713	16.53%	12,881	\$23.25	1,802
Snohomish County	52	878,188	133,775	15.23%	4,900	15.79%	0	\$22.72	0
Northend Total	419	12,526,281	1,783,884	14.24%	108,739	15.11%	71,221	\$23.27	17,837

Southend

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Federal Way	80	2,466,183	454,641	18.44%	144,000	24.27%	36,548	\$22.74	227,671
Kent/Auburn	92	2,315,148	652,130	28.17%	51,719	30.40%	25,373	\$20.16	(11,088)
Renton/Tukwila	153	5,517,126	917,939	16.64%	120,285	18.82%	35,482	\$20.90	82,052
SeaTac	37	1,079,245	291,840	27.04%	806	27.12%	1,582	\$21.14	(1,311)
South/West Seattle	72	4,455,480	632,084	14.19%	24,460	14.74%	132,622	\$22.86	2,823
Southend Total	434	15,833,182	2,948,634	18.62%	341,270	20.78%	231,607	\$21.56	300,147

Tacoma

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Tacoma CBD	75	3,871,516	488,568	12.62%	55,466	14.05%	29,764	\$20.90	963
Tacoma Suburb/Pierce	148	3,787,217	675,040	17.82%	0	17.82%	78,428	\$21.70	0
Tacoma Total	223	7,658,733	1,163,608	15.19%	55,466	15.92%	108,192	\$21.24	963

TOTAL OFFICE - ALL SUBMARKETS

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Seattle Region Total	2,465	121,786,226	16,666,331	13.68%	2,198,771	15.49%	2,235,056	\$27.29	380,833
Seattle Region Total	2,469	122,035,834	16,866,464	13.82%	2,032,135	15.49%	2,538,996	\$27.21	1,128,248

For more information, please contact:

Brent Nelson - (425) 455-2664

brent@saratogaequities.com

www.saratogaequities.com

219 Lake Street South • Suite A • Kirkland, WA 98033

*The above was obtained from sources we deem reliable, but is not guaranteed and you are advised to independently verify. A portion of the information was obtained from OfficeSpace.com.

The above depicts office space FOR LEASE. It does not include owner-user buildings, buildings under construction, or "shadow space". Average rental rates are calculated on a full-services basis using a weighted average. Absorption is YTD.