

Downtown

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Capitol Hill/First Hill	71	2,693,117	225,644	8.38%	45,200	10.06%	122,011	\$32.12	-8,428
Central Business District	102	24,185,546	3,452,999	14.28%	512,981	16.40%	510,397	\$31.55	59,003
Denny Regrade	69	6,364,984	691,704	10.87%	9,169	11.01%	11,774	\$30.80	17,658
Lake Union	114	4,810,194	448,676	9.33%	92,963	11.26%	96,473	\$26.33	38,245
Pioneer Square	72	4,640,513	651,598	14.04%	100,122	16.20%	56,059	\$25.16	285,946
Queen Anne/Magnolia	58	2,114,230	226,425	10.71%	9,515	11.16%	12,680	\$22.97	(50,952)
Waterfront	59	4,808,321	1,086,852	22.60%	74,286	24.15%	103,698	\$27.46	(315,149)
Downtown Totals	545	49,616,905	6,783,898	13.67%	844,236	15.37%	913,092	\$29.62	26,323

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	3,865,819	504,621	13.05%	37,296	14.02%	28,281	\$23.93	18,746
Bellevue CBD	64	9,164,818	875,474	9.55%	219,958	11.95%	212,913	\$35.62	(67,001)
Bellevue Suburban	210	4,679,503	971,517	20.76%	50,702	21.84%	62,657	\$26.48	23,634
Bothell/Woodinville	69	2,995,727	543,043	18.13%	39,722	19.45%	63,395	\$24.01	(37,598)
I-90 Corridor	157	7,705,786	1,220,514	15.84%	423,913	21.34%	291,651	\$28.03	73,768
Kirkland/Totem Lake	106	3,149,019	348,089	11.05%	93,749	14.03%	150,716	\$29.47	(51,186)
Redmond/Willows	85	3,701,638	684,710	18.50%	49,498	19.83%	131,853	\$24.34	40,185
Eastside Totals	825	35,262,310	5,147,968	14.60%	914,838	17.19%	941,466	\$28.75	548

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	107	3,466,447	240,924	6.95%	30,602	7.83%	4,100	\$25.65	87,267
Everett/Mukilteo	93	2,992,045	580,874	19.41%	38,075	20.69%	18,230	\$21.16	(99,905)
Lynnwood/Mountlake	94	3,293,278	624,474	18.96%	62,975	20.87%	15,132	\$21.35	63,022
Northgate/N. Seattle	69	1,880,198	306,098	16.28%	11,484	16.89%	25,767	\$23.24	(51,488)
Snohomish County	46	830,950	105,387	12.68%	16,900	14.72%	0	\$23.17	2,150
Northend Totals	409	12,462,918	1,857,757	14.91%	160,036	16.19%	63,229	\$22.91	1,046

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	79	2,446,830	530,378	21.68%	144,000	27.56%	32,306	\$19.57	41,709
Kent/Auburn	86	2,370,015	734,663	31.00%	49,212	33.07%	21,036	\$19.66	1,207
Renton/Tukwila	151	5,374,939	776,410	14.45%	126,282	16.79%	49,370	\$20.80	38,783
SeaTac	37	1,090,321	298,817	27.41%	0	27.41%	3,095	\$21.36	10,845
South/West Seattle	68	4,200,024	651,004	15.50%	19,164	15.96%	117,864	\$22.04	125,320
Southend Totals	421	15,482,129	2,991,272	19.32%	338,658	21.51%	223,671	\$20.81	217,864

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	3,870,716	807,654	20.87%	13,697	21.22%	15,360	\$20.51	(92,359)
Tacoma Suburb/Pierce	140	3,154,096	437,948	13.89%	0	13.89%	3,600	\$21.44	9,161
Tacoma Totals	215	7,024,812	1,245,602	17.73%	13,697	17.93%	18,960	\$20.93	(83,198)

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	2,415	119,849,074	18,026,497	15.04%	2,271,465	16.94%	2,160,418	\$27.02	162,583

For more information or questions, please contact:

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*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.