

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	6,369,701	524,869	8.24%	83,121	9.55%	39,716	\$31.32	(47,414)
Capitol Hill/First Hill	80	2,947,453	206,453	7.00%	11,881	7.41%	254,193	\$32.05	80,308
Central Business District	101	24,304,683	3,028,516	12.46%	649,251	15.13%	527,921	\$32.16	(158,174)
Lake Union	113	4,687,046	353,328	7.54%	63,308	8.89%	137,059	\$26.81	(9,678)
Pioneer Square	73	4,760,691	566,860	11.91%	139,333	14.83%	160,503	\$25.67	(161,687)
Queen Anne/Magnolia	60	2,137,230	217,833	10.19%	29,846	11.59%	7,949	\$23.00	15,312
Waterfront	59	4,793,010	552,750	11.53%	152,328	14.71%	28,600	\$27.41	244,008
Grand Total	556	49,999,814	5,450,609	10.90%	1,129,068	13.16%	1,155,941	\$29.98	(37,325)

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	3,883,267	503,286	12.96%	165,210	17.21%	52,981	\$24.21	(71,584)
Bellevue CBD	64	9,340,339	716,666	7.67%	442,630	12.41%	45,850	\$37.51	13,402
Bellevue Suburban	211	4,824,054	919,354	19.06%	57,128	20.24%	118,872	\$27.71	52,777
Bothell/Woodinville	76	3,253,276	320,799	9.86%	9,268	10.15%	30,382	\$22.98	244,559
I-90 Corridor	168	7,863,497	949,101	12.07%	172,618	14.26%	257,263	\$31.86	307,685
Kirkland/Totem Lake	111	3,325,953	291,324	8.76%	52,771	10.35%	238,825	\$28.72	90,149
Redmond/Willows	76	3,688,164	581,962	15.78%	221,086	21.77%	9,993	\$24.27	(67,598)
Grand Total	840	36,178,550	4,282,492	11.84%	1,120,711	14.93%	754,166	\$29.90	569,390

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	109	3,584,011	156,393	4.36%	19,385	4.90%	30,264	\$25.69	33,670
Everett/Mukilteo	119	3,028,305	632,373	20.88%	19,390	21.52%	4,908	\$20.53	(69,793)
Lynnwood/Mountlake	136	3,508,364	617,422	17.60%	64,542	19.44%	43,236	\$21.56	(14,506)
Northgate/North Seattle	74	1,912,195	341,830	17.88%	6,713	18.23%	17,860	\$23.22	(37,134)
Snohomish County	55	949,858	145,095	15.28%	4,900	15.79%	1,649	\$22.46	(11,320)
Grand Total	493	12,982,733	1,893,113	14.58%	114,930	15.47%	97,917	\$22.79	(99,083)

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	82	2,481,183	536,520	21.62%	1,400	21.68%	175,797	\$19.77	288,392
Kent/Auburn	96	2,390,703	651,949	27.27%	38,897	28.90%	26,880	\$20.33	1,915
Renton/Tukwila	154	5,525,692	849,661	15.38%	141,366	17.93%	41,975	\$20.95	129,249
SeaTac	40	1,109,009	321,399	28.98%	0	28.98%	4,825	\$21.20	(25,833)
South/West Seattle	74	4,507,819	636,190	14.11%	56,642	15.37%	28,700	\$23.01	(33,465)
Grand Total	446	16,014,406	2,995,719	18.71%	238,305	20.19%	278,177	\$21.13	360,258

Tacoma

Submarket	# Bldgs	Total Sq.Ft.	Vacant Sq. Ft.	Vacancy Rate	Sublease Available	Vacancy w/Sublet	Future Available	Average Rental Rate	Absorption (YTD)
Olympia/Thurston	1	9,126	9,126	100.00%	0	100.00%	0	\$18.50	(9,126)
Tacoma CBD	75	3,891,659	578,596	14.87%	55,466	16.29%	16,386	\$21.68	(89,065)
Tacoma Suburb/Pierce	158	3,965,044	726,586	18.32%	5,000	18.45%	78,428	\$21.17	(56,546)
Grand Total	234	7,865,829	1,314,308	16.71%	60,466	17.48%	94,814	\$21.46	(154,737)

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	2,569	123,041,332	15,936,241	12.95%	2,663,480	15.12%	2,381,015	\$27.42	638,503

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.