

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	95	8,567,007	680,261	7.94%	216,627	10.47%	215,769	\$31.75	(227,452)
Capitol Hill/First Hill	91	3,283,955	205,937	6.27%	14,847	6.72%	112,327	\$34.20	37,289
Central Business District	96	23,318,765	2,666,083	11.43%	767,321	14.72%	671,725	\$34.58	354,814
Lake Union	110	6,302,551	625,753	9.93%	132,977	12.04%	198,432	\$28.63	(359,618)
Pioneer Square	83	5,246,889	427,535	8.15%	265,273	13.20%	188,951	\$26.16	(10,926)
Queen Anne/Magnolia	71	2,148,190	211,726	9.86%	24,327	10.99%	40,643	\$24.21	72,776
Waterfront	44	4,240,654	268,184	6.32%	149,774	9.86%	51,065	\$28.20	208,245
Grand Total	590	53,108,011	5,085,479	9.58%	1,571,146	12.53%	1,478,912	\$31.52	75,128

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	127	3,758,548	502,328	13.36%	163,749	17.72%	33,557	\$27.88	5,197
Bellevue CBD	67	9,464,380	632,646	6.68%	649,954	13.55%	110,557	\$38.28	(45,930)
Bellevue Suburban	221	4,986,683	800,931	16.06%	107,098	18.21%	37,204	\$29.00	104,993
Bothell/Woodinville	75	3,207,984	513,896	16.02%	41,200	17.30%	40,149	\$22.98	(195,842)
I-90 Corridor	172	8,025,681	770,892	9.61%	243,836	12.64%	276,134	\$30.90	(129,860)
Kirkland/Totem Lake	112	3,366,915	306,797	9.11%	114,139	12.50%	204,197	\$31.24	(67,205)
Redmond/Willows	72	3,653,830	443,390	12.13%	129,659	15.68%	42,470	\$24.27	106,415
Grand Total	846	36,464,021	3,970,880	10.89%	1,449,635	14.87%	744,268	\$30.89	(222,232)

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	113	3,616,659	154,096	4.26%	63,566	6.02%	45,935	\$26.31	5,305
Everett/Mukilteo	131	3,443,989	701,830	20.38%	20,465	20.97%	63,756	\$20.09	(52,574)
Lynnwood/Mountlake	141	3,608,797	578,963	16.04%	63,324	17.80%	45,599	\$23.07	26,410
Northgate/North Seattle	71	1,900,733	296,320	15.59%	11,484	16.19%	12,829	\$23.54	28,228
Snohomish County	59	1,031,249	123,678	11.99%	900	12.08%	7,915	\$22.39	28,672
Grand Total	515	13,601,427	1,854,887	13.64%	159,739	14.81%	176,034	\$23.35	36,041

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	85	2,218,329	487,701	21.99%	56,505	24.53%	173,145	\$20.74	(7,536)
Kent/Auburn	100	2,600,624	600,249	23.08%	41,858	24.69%	39,076	\$20.26	100,000
Renton/Tukwila	170	5,514,025	765,718	13.89%	174,103	17.04%	120,223	\$20.87	44,815
SeaTac	45	1,197,585	304,780	25.45%	2,956	25.70%	11,162	\$26.29	14,364
South/West Seattle	71	4,553,278	868,796	19.08%	69,847	20.61%	52,867	\$24.50	(22,190)
Grand Total	471	16,083,841	3,027,244	18.82%	345,269	20.97%	396,473	\$21.98	129,453

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	86	4,230,326	680,791	16.09%	69,504	17.74%	16,386	\$21.02	(42,552)
Tacoma Suburb/Pierce	175	4,393,145	702,151	15.98%	0	15.98%	99,934	\$20.85	26,681
Grand Total	261	8,623,471	1,382,942	16.04%	69,504	16.84%	116,320	\$20.94	(15,871)

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	2,683	127,880,771	15,321,432	11.98%	3,595,293	14.79%	2,912,007	\$28.45	2,519



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.