

1ST QUARTER 2009

LEHIGH VALLEY COMMERCIAL REAL ESTATE MARKET REPORT

CLASS A & B OFFICE

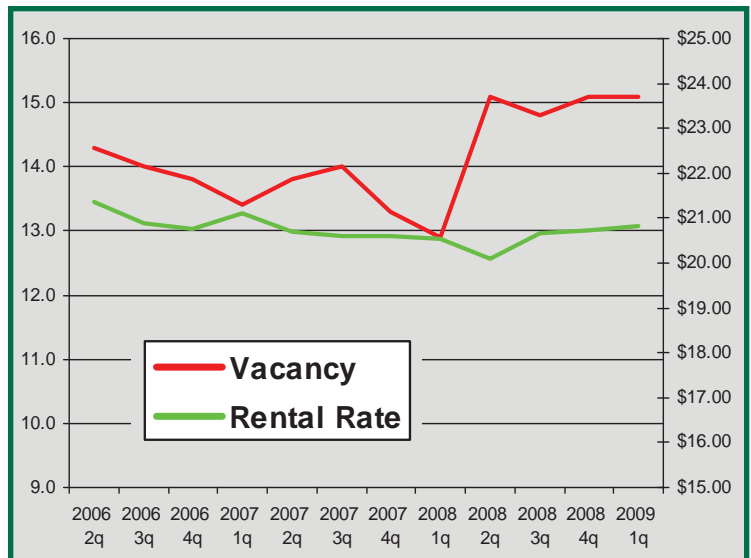
AVAILABILITY REPORT

EXISTING RBA: 10,960,116 sq. ft.
 LEASED: 9,306,622 sq. ft.
 LEASED PERCENTAGE: 84.9%
 AVAILABLE: 1,653,494 sq. ft.
 AVAILABLE PERCENTAGE: 15.1%

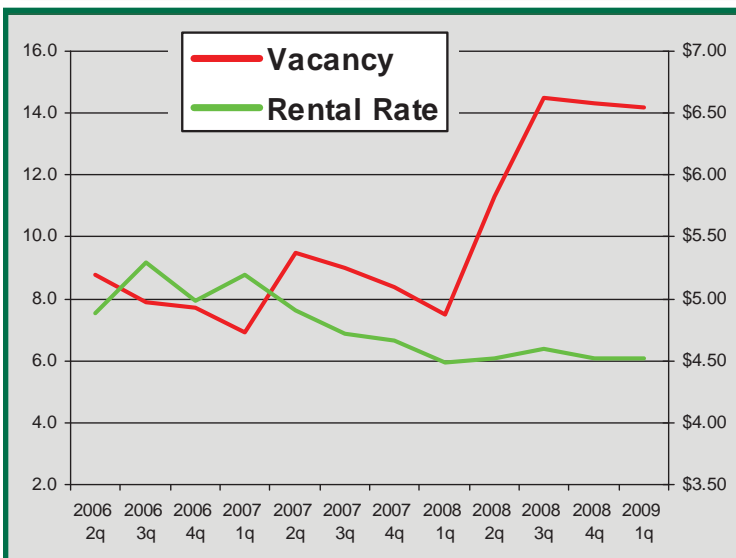
RENTAL RATE REPORT

DIRECT GROSS RENT

OFFICE RANGE: \$13.00 ~ 28.58/YR
 OFFICE AVERAGE: \$20.81/YR



INDUSTRIAL



AVAILABILITY REPORT

EXISTING RBA: 55,384,963 sq. ft.
 LEASED: 47,520,743 sq. ft.
 LEASED PERCENTAGE: 85.8%
 AVAILABLE: 7,864,220 sq. ft.
 AVAILABLE PERCENTAGE: 14.2%

RENTAL RATE REPORT

DIRECT TRIPLE NET RENT

WAREHOUSE RANGE: \$3.00 ~ \$8.00/YR
 WAREHOUSE AVERAGE: \$4.52/YR

