

TAX YEAR 2023

Commercial Property Assessment MARKET ANALYTICS FOR THE DISTRICT OF COLUMBIA

OTR has considered the effects of the current pandemic and the accompanying restrictions. Through discussions with market participants, review of published articles and industry resources, the effect of COVID 19 was considered and factored into Tax Year 2023 valuation, as of the effective date of January 1, 2022.

**OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION**
Real Property Assessment Division

Tax Year 2023

Washington, DC Market Analytics

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Disclaimer

This publication represents a compilation of selected materials developed and used by the Real Property Assessment Division of the Office of Tax and Revenue during the Tax Year 2023 revaluation of real property in the District of Columbia, and during the subsequent administrative appeal cycle.

It does not purport to be an exhaustive collection of all assessment administration documents and materials. Its primary purpose is designed to be a quick reference guide for our real property appraisers in their day-to-day work activities.

Please feel free to email, call or fax your comments or suggestions using the contact information below.

Thank you.

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Real Property Tax Rates-Tax Year 2023

Real property is taxed based on its classification. Classification is the grouping of properties based on similar use. Properties in different classes are taxed at different rates.

A tax rate is the amount of tax on each \$100 of the assessed value of the property. The rates are established by the Council of the District of Columbia and may change from year to year.

How the Real Property Tax Is Computed

The amount of tax due is determined by dividing the assessed value of the property by \$100, and then multiplying that amount by the applicable tax rate for the property, as stated in the below chart.

For example, your residential property is under the Class 1 tax rate, which is \$0.85. If your house is assessed at \$500,000, divide \$500,000 by 100; that amount is \$5,000. Then multiply \$0.85 by \$5,000. Your annual tax is \$4,250 (before the homestead deduction, senior citizen tax relief, and/or trash credits).

If your commercial property is classified as Class 2, and your property is assessed at a total value of \$5,000,000 or less, your tax rate is \$1.65. If your property's assessed value is exactly \$5,000,000, divide that value by 100; the amount is \$50,000. That amount multiplied by \$1.65 is your annual tax of \$82,500.

However, if your Class 2 property is assessed at, for example, \$5,500,000, your tax is computed using the \$1.77 tax rate. Divide \$5,500,000 by 100. That amount is \$55,000. Multiply \$1.77 by \$55,000. That product is \$97,350, which is the annual tax on the property's \$5,500,000 assessment.

Other rates as stated below apply to commercial Class 2 properties valued at more than \$10,000,000, vacant properties and blighted properties.

Current Classes and Rates

The following are the current rates. For more information about the Class 3 and Class 4 tax rates, visit [Vacant Real Property](#).

Real Property Tax Rates:

Class	Tax Rate per \$100	Description
1	\$0.85	Residential real property, including multifamily
2	\$1.65	Commercial and industrial real property, including hotels and motels, if assessed value is not greater than \$5 million
2	\$1.77	Commercial and industrial real property, including hotels and motels, if assessed value is greater than \$5 million but not greater than \$10 million
2	\$1.89	Commercial and industrial real property, including hotels and motels, if assessed value is greater than \$10 million
3	\$5.00	Vacant real property
4	\$10.00	Blighted real property

PLEASE ALLOW THIS EXAMPLE TO BE USED AS A GUIDE TO UNDERSTANDING YOUR APPRAISAL.

CBD, INC. Office Building

Potential Gross Income

Office: 198,000 sq. ft. X \$52 \$10,296,000
 Retail: 7,500 sq. ft. X \$65 487,500
 Parking 500,000
 Antenna Lease 30,000

1. Total Potential Gross Income \$ 11,313,500

2. less Vacancy & Collection Loss (7%) - 754,845

3. Effective Gross Income \$ 10,558,655

Expenses

Operating:

- 4** Office Area (24%, rounded) \$ 2,345,944
- 5.** Retail Area (25%, rounded) 113,344
- 6.** Parking & Antenna (25%, rounded) 132,500
- 7.** Reserves for Replacements (2% of PGI) 226,270

8. Total Expenses - \$ 2,818,058

9. Net Operating Income \$7,740,597

10. Class 'A' Property Capitalization Rate 6.00 %

11. Indicated Market Value \$129,009,950

SSL #	9999 8888	Internal ID	183145	Sales Information			Commercial Data Elements			2017 INCOME VALUATION Washington, DC 12/31/2015 10:00:17 AM										
				Location	9999 9TH ST NW	Q	V	W	Sale Price		125,000,000	Exterior Finish	0 Typical							
Current Owner				10-28-2013																
CDB, INC																				
9999 9TH ST																				
Washington DC				20002			2005			12. 7.6098										
Additional Owners:				Total Appraised Parcel Value			129,009,950													
ECONOMIC INCOME VALUATION																				
Leaseable Area Summary				Cap Rate			Income			Notes										
Ground Level	7,500	Cap Code	OA1	Gross Income	11,313,500	Income Value	11	129,009,950												
Lower level	0	Cap Adjust	A	Vacancy Allowance	754,845	Other Adjust	0													
Upper Level	198,000	Cap Rate	10	Expense Allowance	2,818,057															
Total Leaseable Area				Net Income			Total Income Value			129,009,950										
				Rent ID			Value per SF/Unit			628										
				001			10			7,740,597										
#	Bldg #	Sect #	Style	Adj Table	OCC	SF/Unit	Fir Lev	Base Rate	Use Adj	Loc Adj	Rent SF/Unit	Gross Rent	Vac %	Vac Allowance	EGI	EXP %	EXP /SF	Expenses	NOI	
1	1	1	OF OFFICE CL	3	0	198000	UL	52.00	3	3	52.00	10,296,000	3	0.07	9,575,280	3	0.24	2,345,944	4	7,229,336
2	1	1	O OFF RETAI	3	7500	7500	GL	65.00	3	3	65.00	487,500	3	0.07	453,375	3	0.25	113,344	5	340,031
3	1	1	O OFF PARKI	6	0	0	LL	0.00	3	3	500000.0	500,000	3	0.00	0	3	0.25	125,000	6	375,000
4	1	1	O OFF MISC I	6	0	0	UL	0.00	3	3	300000.0	30,000	3	0.00	0	3	0.25	7,500	7	22,500
5	1	1	O OFF RESE	6	0	0	GL	0.00	3	3	0.00	0	3	0.00	0	3	0.00	226,270	7	-226,270
											1	2	3	8	9					
				205,500			205,500			11,313,500			10,558,655			2,818,058			7,740,597	

Tax Year 2023

Washington, DC Office Building

Cap Rate Selection

In order to develop capitalization rates for office buildings in tax year 2022, multiple data points sources needed to be viewed. During the pandemic very few office building sales occurred, and even fewer were arms-length, market transactions which were purchased for the income they may produce in their current state. Capitalization rate trends were reviewed, not only from the limited number of appropriate sales that occurred, but also from other sources, such as published real estate data. In addition, meetings were held with participants in the local commercial real estate market and the views on the market from those participants was sought and considered. The review and analysis of each of these information sources lead the Office of Tax and Revenue to expectation of specific capitalization rate trends for office buildings in the District. Those trends were compared with capitalization rates from the previous tax year and new expected rates were chosen for tax year in question. As previous tax year's capitalization rates were an important data point for the above analysis, the methodology for previous year's analysis is also included on the following page.

General and Previous Tax Year Washington, DC Office Building Capitalization Rate Study Methodology

Office capitalization rates were derived from arms-length market sales. The stabilized net operating income was derived within the Vision CAMA income capitalization worksheet. Annual Leasing Reports (Rent Roll) and Income & Expense Statements (I&E), submitted by owners of office buildings in the District, were reviewed and analyzed to determine market rents and expenses for office buildings of various classifications and locations. In addition, surveys and reports of market rents and expenses from notable commercial real estate publications were reviewed for support of the analysis.

Market rents were applied to the net rentable area of sales properties, with exceptions and/or adjustments to leases with longer remaining terms. Market vacancy rates were applied to the resulting gross operating income. Market expenses were compared to historical expenses of sales properties to determine the most appropriate expense deduction. A deduction was also made for reserves to account for upcoming replacement of short-lived building components which typically do not occur on an annual basis.

Stabilized and trended actual performance of properties is utilized to derive adjustments for income items such as parking, storage, and miscellaneous income.

All these factors were utilized to derive an estimate of stabilized net operating income for each sale property. The indicated capitalization rate was calculated for each sale property by dividing the stabilized net operating income by the sale price. The population of sale properties, and their indicated capitalization rates, were analyzed to determine capitalization rate for office properties for the tax year.

Non-arm's length sales or sales without an adequate reported history of income and expenses are not included in the capitalization rate study.

Tax Year 2023

Washington DC, Office Building

Base Capitalization Rates by Tax Year

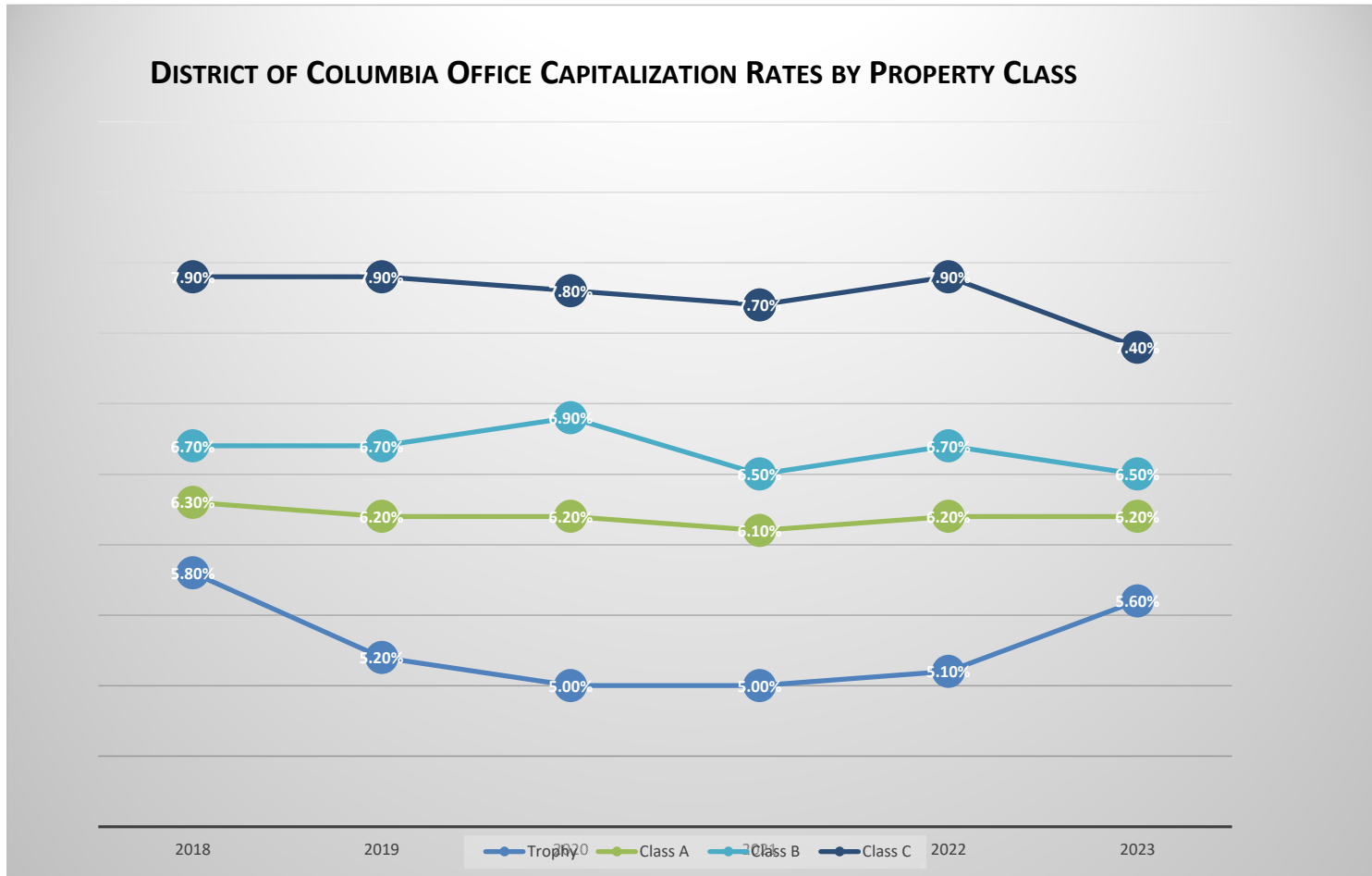
The overall capitalization rates below are tax loaded capitalization rates

<u>Class</u>	<u>TY</u> <u>2018</u>	<u>TY</u> <u>2019</u>	<u>TY</u> <u>2020</u>	<u>TY</u> <u>2021</u>	<u>TY</u> <u>2022</u>	<u>TY</u> <u>2023</u>
Trophy	5.80%	5.20%	5.00%	5.00%	5.10%	5.60%
Class A	6.30%	6.20%	6.20%	6.10%	6.20%	6.20%
Class B	6.70%	6.70%	6.90%	6.50%	6.70%	6.50%
Class C	7.90%	7.90%	7.80%	7.70%	7.90%	7.40%

Tax Year 2023

Washington DC, Office Building

Base Capitalization Rates by Tax Year



**Tax Year 2023
Washington, DC Office Building
Capitalization Rate Sales**

Class	SSL	Other Lots	Address	Sale Date	Indicated Cap Rate	Notes	
A1-Trophy	0347	2013	2012	1000 F St NW-etal	12/16/2020	5.5851%	Multi parcels
A2-A	0105	0843		1899 Pennsylvania Ave NW	12/24/2020	7.5874%	Discrepancy in sales Price
A2-A	0669	0166		75 P St NE (aka 64 New York Ave NE)	4/22/2021	5.4153%	Excess Land present
A2-A	0697	0045		1015 Half St SE	5/20/2021	6.2444%	
A2-A	0435	7006		500 L'Enfant Pl SW	9/22/2021	5.1799%	
A2-A	0674	0856	0855	45 L St NE	12/9/2021	5.6315%	There were zero tenants or income on the 2022 I & E. Lots 856 and 855 (False Vacant) sold together.
A2-A	0036	0048		2300 N St NW	12/21/2021	6.4592%	
B	0137	0825	0826	1301-1303 Connecticut Ave NW	10/27/2020	5.7661%	Bought by Qatari Investment Fund
B	0024	0886		1227 25th St NW	12/18/2020	6.5307%	
B	0640	0069		499 South Capitol St SW	12/18/2020	6.4176%	
B	0127	0051		801 18th St NW	12/15/2021	5.1872%	Owner occupied property sold empty w/ 1 retail tenant
B	0563	0016		111 Massachussets Ave NW	12/16/2021	6.5885%	Darth Bldg Purchased by Georgetown U 100% vacant Reposition
C	0217	0805		1029 Vermont Ave NW	8/4/2021	7.7447%	75% occupied at the time of the sale, but occupancy expected to drop to approx 50% soon after the sale.
C	2204	0826		2301 Calvert St NW	12/17/2021	6.3701%	Historic Property, large lot.

ALL	AVERAGE	5.7426%
	MEDIAN	6.0053%
TROPHY	AVERAGE	5.5851%
	MEDIAN	5.5851%
A	AVERAGE	5.0986%
	MEDIAN	5.6315%
B	AVERAGE	6.0980%
	MEDIAN	6.4176%
C	AVERAGE	7.0574%
	MEDIAN	7.0574%

Tax Year 2023
Washington, DC Office Building
Sales Price per Square Foot

Class	SSL	Other Lots	Address	Sale Date	Sales Price per Square Foot	
A1-Trophy	0347	2013	2012	1000 F St NW-etal	12/16/2020	\$ 1,049.76
A2-A	0105	0843		1899 Pennsylvania Ave NW	12/24/2020	\$ 485.10
A2-A	0669	0166		75 P St NE (aka 64 New York Ave NE)	4/22/2021	\$ 568.26
A2-A	0697	0045		1015 Half St SE	5/20/2021	\$ 551.58
A2-A	0435	7006		500 L'Enfant Pl SW	9/22/2021	\$ 773.63
A2-A	0674	0856	0855	45 L St NE	12/9/2021	\$ 558.79
A2-A	0036	0048		2300 N St NW	12/21/2021	\$ 531.20
B	0137	0825	0826	1301-1303 Connecticut Ave NW	10/27/2020	\$ 524.23
B	0024	0886		1227 25th St NW	12/18/2020	\$ 393.88
B	0640	0069		499 South Capitol St SW	12/18/2020	\$ 457.97
B	0127	0051		801 18th St NW	12/15/2021	\$ 539.72
B	0563	0016		111 Massachussets Ave NW	12/16/2021	\$ 337.84
C	0217	0805		1029 Vermont Ave NW	8/4/2021	\$ 270.67
C	2204	0826		2301 Calvert St NW	12/17/2021	\$ 488.06

ALL	AVERAGE	\$	537.91
	MEDIAN	\$	527.71
TROPHY	AVERAGE	\$	1,049.76
	MEDIAN	\$	1,049.76
A	AVERAGE	\$	587.47
	MEDIAN	\$	558.79
B	AVERAGE	\$	450.73
	MEDIAN	\$	457.97
C	AVERAGE	\$	379.36
	MEDIAN	\$	379.36

Tax Year 2023 Washington, DC Office Building Assessment to Sale Ratios

					Tax Year 2022 Assessments*	Tax Year 2023 Assessments**
Class	SSL	Other Lots	Address	Sale Date	Income Assessment to Sales Ratio	Income Assessment to Sales Ratio
A1-Trophy	0347 2013	2012	1000 F St NW-etal	12/16/2020	91.48%	99.73%
A2-A	0105 0843		1899 Pennsylvania Ave NW	12/24/2020		119.98%
A2-A	0669 0166		75 P St NE (aka 64 New York Ave NE)	4/22/2021	76.90%	88.41%
A2-A	0697 0045		1015 Half St SE	5/20/2021	70.44%	98.74%
A2-A	0435 7006		500 L'Enfant Pl SW	9/22/2021	43.58%	83.55%
A2-A	0674 0856	0855	45 L St NE	12/9/2021	83.07%	90.83%
A2-A	0036 0048		2300 N St NW	12/21/2021	102.14%	104.18%
B	0137 0825	0826	1301-1303 Connecticut Ave NW	10/27/2020		86.06%
B	0024 0886		1227 25th St NW	12/18/2020	96.41%	97.47%
B	0640 0069		499 South Capitol St SW	12/18/2020	92.06%	95.78%
B	0127 0051		801 18th St NW	12/15/2021	65.13%	77.42%
B	0563 0016		111 Massachussets Ave NW	12/16/2021	82.39%	98.34%
C	0217 0805		1029 Vermont Ave NW	8/4/2021	68.63%	104.66%
C	2204 0826		2301 Calvert St NW	12/17/2021	127.85%	86.08%

*Compares OTR's assessed values for TY 2022 (1/1/2021) to sales prices which occurred generally after the date of valuation.
 **Compares OTR's assessed values for TY 2023 (1/1/2022) to sales prices which occurred generally before the date of valuation.
 These sales were utilized to help develop the valuation data for TY 2023.

ALL	AVERAGE			83.97%	94.48%
	MEDIAN			83.07%	96.63%
TROPHY	AVERAGE			91.48%	99.73%
	MEDIAN			91.48%	99.73%
A	AVERAGE			68.50%	94.61%
	MEDIAN			73.67%	90.83%
B	AVERAGE			84.00%	91.02%
	MEDIAN			87.22%	95.78%
C	AVERAGE			98.24%	95.37%
	MEDIAN			98.24%	95.37%

TAX YEAR 2023

WASHINGTON, DC OFFICE BUILDING

EFFECTIVE RENT STUDY METHODOLOGY

Market based effective rent is derived from lease abstracts submitted by office property owners. The lease abstract is part of the income and expense report submitted to OTR by property owners. A separate analysis is performed to develop an indicated effective market rent from each new office building lease in the District for the calendar year. The steps are generally as follows:

For each lease, initial base rent, lease term, annual percentage rent increases and size of leased area are utilized to develop an estimate of total income from base rent over the life of the lease. Secondly, If the tenant is responsible for the payment of any operating expenses during the term of the lease (not including excess expenses over an expense stop) an estimate is made of total rent via expense payments/reimbursements over the term of the lease. This is calculated utilizing the lease abstract, the expense history of the subject property and expected rate of expense increases going forward. This estimate of total expense reimbursement (not including expense stop reimbursements) is added to the total estimated base rent for the term. Concessions (usually in the form of free rent) are deducted from that total. The new total rent estimated is divided by the number of years of the lease and the square footage of the space leased to arrive at an average annual estimate of effective rent per square foot.

That figure is then adjusted, if necessary, for any amount of leasing costs to be paid by the property owner which fall outside of the typical range of lease-up costs for the market. These lease-up costs include tenant improvements and leasing commissions. This range is determined by a separate lease up cost study.

The result is an annualized per-square-foot number that represents the indicated effective rent for that lease. When this process is completed for all new leases available, the leases are stratified by submarket, including considerations of building class and location. For each group of leases an indicated effective rent is determined by multiple measures of central tendency, including average, median and weighted average. OTR utilizes prior year's data. Those indications are then projected forward by one year, utilizing an estimate of percentage increases in market rent. This results in three measures of projected effective rent for a given class and submarket of office buildings.

Consideration is given to other qualitative relevant data, before base rents for the valuation model are chosen.

Tax Year 2023 Washington, DC Office Property Effective Rent Study - Above Grade Space

Market Area		Above Grade Office Space	Above Grade Office Space Projected	Above Grade Retail Space	Above Grade Retail Space Projected
Area 1					
Trophy					
	AVERAGE	\$ 71.18	\$ 71.75	\$ 65.25	\$ 65.77
	MEDIAN	\$ 70.24	\$ 70.80	\$ 65.55	\$ 66.08
	WEIGHTED AVERAGE	\$ 75.63	\$ 76.24	\$ 71.62	\$ 72.19
A					
	AVERAGE	\$ 57.24	\$ 57.70	\$ 58.91	\$ 59.38
	MEDIAN	\$ 58.12	\$ 58.58	\$ 56.45	\$ 56.90
	WEIGHTED AVERAGE	\$ 58.03	\$ 58.49	\$ 54.58	\$ 55.01
B					
	AVERAGE	\$ 48.83	\$ 49.22	\$ 50.40	\$ 51.02
	MEDIAN	\$ 48.76	\$ 49.15	\$ 48.56	\$ 49.00
	WEIGHTED AVERAGE	\$ 50.90	\$ 51.31	\$ 51.17	\$ 51.66
C					
	AVERAGE	\$ 39.96	\$ 40.28	\$ 36.77	\$ 39.79
	MEDIAN	\$ 40.98	\$ 41.31	\$ 40.67	\$ 41.04
	WEIGHTED AVERAGE	\$ 40.24	\$ 40.56	\$ 39.04	\$ 39.90

Market Area		Above Grade Office Space	Above Grade Office Space Projected	Above Grade Retail Space	Above Grade Retail Space Projected
Area 2					
Trophy					
	AVERAGE	N/A		N/A	
	MEDIAN	N/A		N/A	
	WEIGHTED AVERAGE	N/A		N/A	
A					
	AVERAGE	\$ 53.70	\$ 55.57	\$ 53.69	\$ 54.12
	MEDIAN	\$ 53.78	\$ 54.21	\$ 52.12	\$ 52.53
	WEIGHTED AVERAGE	\$ 49.41	\$ 49.86	\$ 47.80	\$ 48.18
B					
	AVERAGE	\$ 50.18	\$ 50.59	\$ 49.39	\$ 49.79
	MEDIAN	\$ 49.68	\$ 50.08	\$ 48.72	\$ 49.11
	WEIGHTED AVERAGE	\$ 44.12	\$ 44.47	\$ 43.64	\$ 43.99
C					
	AVERAGE	\$ 50.65	\$ 51.05	\$ 49.53	\$ 49.93
	MEDIAN	\$ 43.15	\$ 43.49	\$ 43.05	\$ 43.40
	WEIGHTED AVERAGE	\$ 23.58	\$ 23.77	\$ 17.98	\$ 18.12

Market Area		Above Grade Office Space	Above Grade Office Space Projected	Above Grade Retail Space	Above Grade Retail Space Projected
Area 3					
Trophy					
	AVERAGE	N/A		N/A	
	MEDIAN	N/A		N/A	
	WEIGHTED AVERAGE	N/A		N/A	
A					
	AVERAGE	\$ 42.07	\$ 42.41	\$ 44.12	\$ 44.47
	MEDIAN	\$ 43.40	\$ 43.74	\$ 43.08	\$ 43.43
	WEIGHTED AVERAGE	\$ 50.13	\$ 50.53	\$ 50.12	\$ 50.52
B					
	AVERAGE	\$ 42.55	\$ 42.89	\$ 40.00	\$ 40.32
	MEDIAN	\$ 44.62	\$ 44.98	\$ 42.43	\$ 42.77
	WEIGHTED AVERAGE	\$ 44.59	\$ 44.94	\$ 17.62	\$ 17.76
C					
	AVERAGE	\$ 40.15	\$ 40.47	\$ 40.54	\$ 40.87
	MEDIAN	\$ 41.01	\$ 41.34	\$ 40.25	\$ 40.57
	WEIGHTED AVERAGE	\$ 40.26	\$ 40.58	\$ 43.56	\$ 43.90

Market Area		Above Grade Office Space	Above Grade Office Space Projected	Above Grade Retail Space	Above Grade Retail Space Projected
Area 4					
Trophy					
	AVERAGE	N/A		N/A	
	MEDIAN	N/A		N/A	
	WEIGHTED AVERAGE	N/A		N/A	
A					
	AVERAGE	N/A		N/A	
	MEDIAN	N/A		N/A	
	WEIGHTED AVERAGE	N/A		N/A	
B					
	AVERAGE	N/A		N/A	
	MEDIAN	N/A		N/A	
	WEIGHTED AVERAGE	N/A		N/A	
C					
	AVERAGE	\$ 39.73	\$ 40.05	\$ 38.28	\$ 38.59
	MEDIAN	\$ 34.84	\$ 35.12	\$ 40.80	\$ 41.12
	WEIGHTED AVERAGE	\$ 40.24	\$ 40.56	\$ 30.57	\$ 30.82

Tax Year 2023

Washington, DC Office Property

Effective Rent Study - Below Grade Space

		Below Grade Office Space	Below Grade Office Space Projected	Below Grade Retail Space	Below Grade Retail Space Projected	Below Grade Storage Space	Below Grade Storage Space Projected
AVERAGE	\$	26.82	\$ 27.04	\$ 30.21	\$ 30.45	\$ 56.54	\$ 57.00
MEDIAN	\$	19.44	\$ 19.60	\$ 28.22	\$ 28.44 <input type="checkbox"/>	\$ 34.00	\$ 34.27 <input type="checkbox"/>
WEIGHTED AVERAGE	\$	21.94	\$ 22.12	\$ 30.42	\$ 30.66	\$ 39.82	\$ 40.14

Tax Year 2023 New Office Leases

Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
Trophy-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	1.00	\$ 22.35	0.0000%	\$ -	\$ -	\$ 22.35
Trophy-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	14.01	\$ 22.50	2.5000%	\$ -	\$ 50,606.00	\$ 10.42
Trophy-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	5.67	\$ 25.00	2.5000%	\$ -	\$ -	\$ 26.51
Trophy-OFFICE	Below Grade Office/Retail	CBD	<7000 Square Feet	2020	2.16	\$ 26.57	3.0000%	\$ 31,671.00	\$ 22,659.22	\$ 24.90
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.24	\$ 27.60	2.5000%	\$ -	\$ 2,070.00	\$ 29.79
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.50	\$ 29.54	0.0000%	\$ -	\$ 145,815.14	\$ 22.25
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 30.00	0.0000%	\$ -	\$ -	\$ 34.44
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.16	\$ 30.00	2.5000%	\$ -	\$ 685,044.00	\$ 36.27
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.16	\$ 30.00	2.5000%	\$ -	\$ 685,044.00	\$ 48.10
Trophy-OFFICE	Below Grade Office/Retail	CBD	<7000 Square Feet	2020	1.00	\$ 31.21	2.7500%	\$ 13,844.00	\$ -	\$ 31.21
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	15.25	\$ 31.93	3.0000%	\$ -	\$ 23,953.00	\$ 62.04
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.14	\$ 37.53	2.5000%	\$ 5.25	\$ 107,811.84	\$ 53.71
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.14	\$ 37.53	2.5000%	\$ 32,728.50	\$ 107,811.84	\$ 37.71
Trophy-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 64.43
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 82.72
Trophy-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 40.21	0.0000%	\$ -	\$ 500.00	\$ 64.95
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 40.21	0.0000%	\$ -	\$ 500.00	\$ 83.36
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	10.42	\$ 42.00	0.0000%	\$ 83.00	\$ 248,316.08	\$ 63.65
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	10.42	\$ 42.00	0.0000%	\$ 388,689.00	\$ 248,316.08	\$ 37.97
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.17	\$ 42.50	2.2500%	\$ 213,028.23	\$ 442,838.00	\$ 58.33
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.17	\$ 42.50	2.2500%	\$ 1,554,645.06	\$ 442,838.00	\$ 52.68
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.67	\$ 43.41	3.0000%	\$ -	\$ 59,022.00	\$ 75.35
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.00	\$ 45.26	4.0000%	\$ 36,102.08	\$ -	\$ 63.42
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.00	\$ 45.26	4.0000%	\$ 119,237.08	\$ -	\$ 57.08
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.25	\$ 46.00	2.5000%	\$ 13.84	\$ 138,968.51	\$ 58.50
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.25	\$ 46.00	2.5000%	\$ 32,487.44	\$ 138,968.51	\$ 61.96
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.09	\$ 47.83	0.0000%	\$ -	\$ 227,518.02	\$ 42.99
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.67	\$ 48.16	0.0000%	\$ 298,966.80	\$ 276,752.88	\$ 43.26
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.24	\$ 48.57	2.5000%	\$ -	\$ 185,333.00	\$ 49.89
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.24	\$ 48.57	2.5000%	\$ -	\$ 185,333.00	\$ 52.82
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 48.95	0.0000%	\$ 32,824.00	\$ -	\$ 71.84
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.00	\$ 49.00	2.5000%	\$ 32.03	\$ 341,518.00	\$ 62.55
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.00	\$ 49.00	2.5000%	\$ 37,762.03	\$ 341,518.00	\$ 64.33
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.01	\$ 49.50	2.5000%	\$ 3,224,216.00	\$ -	\$ 54.30
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.01	\$ 49.50	2.5000%	\$ 3,224,216.00	\$ -	\$ 54.68
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.64	\$ 50.00	2.5000%	\$ 53,069.00	\$ 83,229.00	\$ 49.29
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.64	\$ 50.00	2.5000%	\$ 152,919.00	\$ 83,229.00	\$ 51.46
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.00	\$ 50.00	2.5000%	\$ 111,218.47	\$ 140,275.00	\$ 66.62
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 50.00	2.5000%	\$ 251,468.47	\$ 140,275.00	\$ 47.50
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.00	\$ 51.39	0.0000%	\$ -	\$ -	\$ 86.77
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	17.63	\$ 52.45	2.0000%	\$ 13,131,407.19	\$ 21,801,283.70	\$ 54.71
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	17.63	\$ 52.45	2.0000%	\$ 39,318,932.19	\$ 21,801,283.70	\$ 54.44
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.50	\$ 52.50	2.5000%	\$ 57,634.00	\$ 77,206.00	\$ 77.08
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.50	\$ 52.50	2.5000%	\$ 57,634.00	\$ 77,206.00	\$ 52.67
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.92	\$ 52.50	2.2500%	\$ 1,793,585.04	\$ 1,164,418.21	\$ 53.30
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.92	\$ 52.50	2.2500%	\$ 1,793,585.04	\$ 1,164,418.21	\$ 54.93
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.84	\$ 53.00	2.5000%	\$ 10.00	\$ 103,633.55	\$ 68.97
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.84	\$ 53.00	2.5000%	\$ 30,000.00	\$ 103,633.55	\$ 74.03
Trophy-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 53.45	2.5000%	\$ 15,400.48	\$ 32,183.00	\$ 73.01
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 53.45	2.5000%	\$ 15,400.48	\$ 32,183.00	\$ 77.54
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	6.24	\$ 54.32	2.5000%	\$ -	\$ 77,712.00	\$ 55.94
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	6.24	\$ 54.32	2.5000%	\$ -	\$ 77,712.00	\$ 58.87
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	0.83	\$ 54.87	0.0000%	\$ -	\$ -	\$ 82.05
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	0.83	\$ 54.87	0.0000%	\$ -	\$ -	\$ 109.65
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	7.59	\$ 55.00	2.5000%	\$ 30,035.00	\$ 198,697.00	\$ 84.85
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.59	\$ 55.00	2.5000%	\$ 30,035.00	\$ 198,697.00	\$ 87.17
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.68	\$ 55.50	2.5000%	\$ 117.63	\$ 128,057.04	\$ 73.34
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.68	\$ 55.50	2.5000%	\$ 407,117.43	\$ 128,057.04	\$ 73.77
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.84	\$ 55.50	2.5000%	\$ 10.00	\$ 128,093.33	\$ 79.46
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.84	\$ 55.50	2.5000%	\$ 29,560.00	\$ 128,093.33	\$ 82.12

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.71	\$ 56.00	2.5000%	\$ 39.92	\$ 111,310.00	\$ 80.66
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.71	\$ 56.00	2.5000%	\$ 125,987.52	\$ 111,310.00	\$ 83.57
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.16	\$ 56.00	2.5000%	\$ 43,008.12	\$ 38,633.32	\$ 80.86
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.16	\$ 56.00	2.5000%	\$ 43,008.12	\$ 38,633.32	\$ 85.30
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 56.03	2.0000%	\$ 41,321.83	\$ 42,520.00	\$ 68.18
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.17	\$ 57.00	2.5000%	\$ -	\$ 6,479,606.19	\$ 91.14
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.17	\$ 57.00	2.5000%	\$ -	\$ 6,479,606.19	\$ 88.93
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.08	\$ 57.71	2.5000%	\$ -	\$ 21,833.62	\$ 80.33
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.08	\$ 57.71	2.5000%	\$ -	\$ 21,833.62	\$ 85.86
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.00	\$ 57.96	2.5000%	\$ 73,676.82	\$ 1,678,070.85	\$ 44.55
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.00	\$ 57.96	2.5000%	\$ 73,676.82	\$ 1,678,070.85	\$ 48.20
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.87	\$ 60.00	2.5000%	\$ 855,188.80	\$ 926,791.20	\$ 94.26
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.87	\$ 60.00	2.5000%	\$ 2,658,788.80	\$ 926,791.20	\$ 63.13
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 62.00	2.7500%	\$ 1,864,303.00	\$ 2,454,092.00	\$ 101.18
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.01	\$ 62.00	2.7500%	\$ 4,234,138.00	\$ 2,454,092.00	\$ 66.61
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.25	\$ 63.00	2.5000%	\$ 72,445.00	\$ 213,040.00	\$ 53.48
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.25	\$ 63.00	2.5000%	\$ 159,385.00	\$ 213,040.00	\$ 56.72
Trophy-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.75	\$ 64.00	2.5000%	\$ 84,823.00	\$ 169,245.00	\$ 61.67
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.75	\$ 64.00	2.5000%	\$ 120,073.00	\$ 169,245.00	\$ 63.74
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	16.01	\$ 65.00	2.0000%	\$ 1,077,175.85	\$ 6,321,582.95	\$ 96.24
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	16.01	\$ 65.00	2.0000%	\$ 3,475,255.85	\$ 6,321,582.95	\$ 91.40
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.33	\$ 65.88	3.0000%	\$ -	\$ 136,975.00	\$ 94.02
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.17	\$ 68.00	2.5000%	\$ 237,521.18	\$ 400,316.00	\$ 70.24
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.17	\$ 68.00	2.5000%	\$ 842,921.18	\$ 400,316.00	\$ 69.68
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.74	\$ 68.00	2.5000%	\$ 794,776.67	\$ 1,085,688.00	\$ 72.13
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.74	\$ 68.00	2.5000%	\$ 2,954,101.67	\$ 1,085,688.00	\$ 71.53
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.01	\$ 68.00	2.5000%	\$ 494,819.04	\$ 1,091,961.00	\$ 72.13
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.01	\$ 68.00	2.5000%	\$ 1,091,961.04	\$ 1,091,961.00	\$ 71.14
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 69.00	2.5000%	\$ 2,453,412.00	\$ 1,341,612.06	\$ 69.69
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.01	\$ 69.00	2.5000%	\$ 2,453,412.00	\$ 1,341,612.06	\$ 70.03
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.00	\$ 69.50	2.5000%	\$ 290,025.00	\$ 1,476,434.00	\$ 54.35
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.00	\$ 69.50	2.5000%	\$ 290,025.00	\$ 1,476,434.00	\$ 56.87
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.84	\$ 69.50	2.5000%	\$ 214,341.00	\$ 407,364.00	\$ 67.07
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.84	\$ 69.50	2.5000%	\$ 868,014.00	\$ 407,364.00	\$ 65.83
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.08	\$ 70.00	0.0000%	\$ -	\$ 17,903.00	\$ 67.20
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.83	\$ 70.00	2.5000%	\$ 106,934.00	\$ 233,333.36	\$ 60.06
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.83	\$ 70.00	2.5000%	\$ 106,934.00	\$ 233,333.36	\$ 63.84
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.01	\$ 70.00	2.5000%	\$ 1,108,733.91	\$ 5,426,143.00	\$ 90.77
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.01	\$ 70.00	2.5000%	\$ 4,316,833.91	\$ 5,426,143.00	\$ 88.01
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	3.00	\$ 72.00	2.5000%	\$ -	\$ 389,520.00	\$ 78.20
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	3.00	\$ 72.00	2.5000%	\$ -	\$ 389,520.00	\$ 83.98
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.33	\$ 73.00	2.5000%	\$ 892,450.00	\$ 671,951.88	\$ 98.44
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.33	\$ 73.00	2.5000%	\$ 892,450.00	\$ 671,951.88	\$ 96.21
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.01	\$ 74.00	2.5000%	\$ 228,494.37	\$ 498,642.68	\$ 75.23
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.01	\$ 74.00	2.5000%	\$ 734,414.37	\$ 498,642.68	\$ 74.74
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.00	\$ 77.61	3.0000%	\$ -	\$ 36,482.00	\$ 76.99
Trophy-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.00	\$ 80.46	0.0000%	\$ 22,554.28	\$ 37,279.80	\$ 100.92
Trophy-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.00	\$ 80.46	0.0000%	\$ 22,554.28	\$ 37,279.80	\$ 58.78
Trophy-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.33	\$ 81.18	2.5000%	\$ -	\$ 41,097.00	\$ 99.59
Trophy-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.33	\$ 81.18	2.5000%	\$ -	\$ 41,097.00	\$ 79.70
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.00	\$ 82.87	1.0200%	\$ 1,551,620.00	\$ 1,440,790.00	\$ 75.52
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.00	\$ 82.87	1.0200%	\$ 1,551,620.00	\$ 1,440,790.00	\$ 76.04
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.67	\$ 83.72	2.5000%	\$ 816,606.00	\$ 1,544,257.00	\$ 83.00
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.67	\$ 83.72	2.5000%	\$ 3,320,706.00	\$ 1,544,257.00	\$ 81.87
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	N/A	1.75	\$ 91.62	2.5000%	\$ -	\$ 16,009.98	\$ 138.65
Trophy-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 102.00	2.5000%	\$ 33,246.25	\$ -	\$ 108.36
Trophy-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.58	\$ 106.65	3.0000%	\$ 1,285,278.38	\$ 3,429,215.76	\$ 140.17
Trophy-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.58	\$ 106.65	3.0000%	\$ 3,743,028.38	\$ 3,429,215.76	\$ 134.82
Trophy-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	7.98	\$ 50.43	2.5000%	\$ 65,897.60	\$ 780,933.29	\$ 63.45
Trophy-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	7.98	\$ 50.43	2.5000%	\$ 1,941,034.24	\$ 780,933.29	\$ 45.81

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
Trophy-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	0.75	\$ 51.73	2.0000%	\$ -	441,969.00	\$ 48.28
Trophy-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	0.49	\$ 51.73	2.0000%	\$ -	-	\$ 69.72
Trophy-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.42	\$ 57.93	2.5000%	\$ -	2,253,835.00	\$ 100.20
Trophy-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.42	\$ 57.93	2.5000%	\$ -	2,253,835.00	\$ 97.13
Trophy-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.42	\$ 68.00	2.5000%	\$ 61,916.65	75,055.00	\$ 82.40
Trophy-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.42	\$ 68.00	2.5000%	\$ 95,413.85	75,055.00	\$ 68.91
Trophy-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	7.87	\$ 77.00	2.5000%	\$ 62,024.00	513,494.00	\$ 91.21
Trophy-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	7.87	\$ 77.00	2.5000%	\$ 934,904.00	513,494.00	\$ 73.99
A-OFFICE	Below Grade Office/Retail	CBD	7000 Square Feet Plus	2020	1.00	\$ 15.00	0.0000%	\$ -	-	\$ 15.00
A-OFFICE	Below Grade Office/Retail	CBD	<4000 Square Feet	2020	5.17	\$ 18.00	2.5000%	\$ 125,346.81	10,767.00	\$ 18.04
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	5.00	\$ 18.95	0.0000%	\$ -	-	\$ 18.95
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	1.66	\$ 20.00	2.5000%	\$ -	-	\$ 20.16
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	13.01	\$ 20.00	2.5000%	\$ -	-	\$ 23.29
A-OFFICE	Below Grade Office/Retail	CBD	7000 Square Feet Plus	2020	1.00	\$ 21.85	2.0100%	\$ -	-	\$ 21.85
A-OFFICE	Below Grade Storage	CBD	<2000 Square Feet	2020	6.59	\$ 23.71	2.5000%	\$ -	-	\$ 25.43
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.75	\$ 25.00	2.5000%	\$ -	-	\$ 29.16
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.42	\$ 27.02	2.5000%	\$ 16.81	-	\$ 30.83
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.42	\$ 27.02	2.5000%	\$ 313,338.40	-	\$ 30.70
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 27.99	4.0000%	\$ -	-	\$ 32.21
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	4.66	\$ 29.93	2.5000%	\$ -	15,760.68	\$ 29.96
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.66	\$ 29.93	2.5000%	\$ -	15,760.68	\$ 33.47
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.76	\$ 30.00	2.5000%	\$ 9,865,978.00	396,360.00	\$ 27.42
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.00	\$ 31.31	2.0000%	\$ -	21,792.00	\$ 32.43
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.08	\$ 31.62	3.0000%	\$ -	6,261.00	\$ 48.44
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.00	\$ 32.25	2.0200%	\$ 1,609,159.00	-	\$ 49.65
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.00	\$ 32.25	2.0200%	\$ 1,609,159.00	-	\$ 27.53
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	N/A	4.00	\$ 33.83	2.5000%	\$ -	-	\$ 35.12
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.24	\$ 33.88	3.0000%	\$ 12,740.00	12,000.00	\$ 33.26
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.24	\$ 33.88	3.0000%	\$ 12,740.00	12,000.00	\$ 32.66
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.50	\$ 34.50	0.0000%	\$ -	5,476.88	\$ 36.12
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.41	\$ 34.50	0.0000%	\$ -	4,802.52	\$ 39.06
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.00	\$ 35.00	0.0000%	\$ -	-	\$ 35.00
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 35.00	0.0000%	\$ -	-	\$ 51.37
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.00	\$ 35.00	0.0000%	\$ -	-	\$ 35.00
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.00	\$ 35.00	0.0000%	\$ -	-	\$ 51.37
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	5.00	\$ 35.00	0.0000%	\$ -	-	\$ 35.00
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	5.00	\$ 35.00	0.0000%	\$ -	-	\$ 36.89
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.50	\$ 35.67	0.0000%	\$ 5,229.90	-	\$ 55.41
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.50	\$ 35.67	0.0000%	\$ 5,229.90	-	\$ 28.72
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	1.00	\$ 35.97	0.0000%	\$ -	-	\$ 35.97
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	1.00	\$ 35.97	0.0000%	\$ -	-	\$ 52.34
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.75	\$ 37.14	2.0000%	\$ -	19,443.30	\$ 30.20
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.75	\$ 37.14	2.0000%	\$ -	19,443.30	\$ 39.51
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	3.00	\$ 39.61	2.5000%	\$ -	-	\$ 40.61
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	9.58	\$ 40.00	0.0000%	\$ 129,902.40	86,800.00	\$ 34.83
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	16.01	\$ 40.00	3.0000%	\$ 776,846.59	-	\$ 49.49
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.59	\$ 40.59	3.0000%	\$ -	95,838.00	\$ 38.16
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.59	\$ 40.59	3.0000%	\$ -	95,838.00	\$ 41.08
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.12	\$ 40.85	2.5000%	\$ -	-	\$ 59.05
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.12	\$ 40.85	2.5000%	\$ -	-	\$ 55.55
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	0.24	\$ 41.30	0.0000%	\$ -	-	\$ 61.91
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	0.24	\$ 41.30	0.0000%	\$ -	-	\$ 108.27
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.01	\$ 42.36	2.0000%	\$ 550,396.00	3,711,019.00	\$ 43.50
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.01	\$ 42.36	2.0000%	\$ 550,396.00	3,711,019.00	\$ 43.44
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 43.00	2.5000%	\$ 52,502.99	41,419.74	\$ 44.40
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	9.42	\$ 43.50	2.5000%	\$ 766,842.75	1,368,405.59	\$ 39.72
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	9.42	\$ 43.50	2.5000%	\$ 2,440,754.00	1,368,405.59	\$ 38.18
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.01	\$ 43.50	2.0000%	\$ 483,069.09	960,557.00	\$ 47.49
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.01	\$ 43.50	2.0000%	\$ 2,529,653.77	960,557.00	\$ 47.03
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	0.67	\$ 43.91	0.0000%	\$ 51,053.81	-	\$ 68.07

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	0.67	\$ 43.91	0.0000%	\$ 51,053.81	\$ -	\$ 38.01
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.00	\$ 44.00	5.0000%	\$ -	\$ -	\$ 46.23
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.00	\$ 44.00	5.0000%	\$ -	\$ -	\$ 51.68
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 44.15	2.5000%	\$ -	\$ 165,029.82	\$ 54.02
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.21	\$ 44.62	0.0000%	\$ 2,010.00	\$ -	\$ 44.62
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.21	\$ 44.62	0.0000%	\$ 2,010.00	\$ -	\$ 43.39
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.75	\$ 45.00	2.5000%	\$ 499,646.00	\$ 277,196.00	\$ 48.68
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.75	\$ 45.00	2.5000%	\$ 499,646.00	\$ 277,196.00	\$ 48.31
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.50	\$ 45.00	2.5000%	\$ 23,099.00	\$ 26,302.50	\$ 45.56
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.50	\$ 45.00	2.5000%	\$ 23,099.00	\$ 26,302.50	\$ 45.24
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.16	\$ 45.00	0.0000%	\$ 7,524.00	\$ -	\$ 45.00
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.16	\$ 45.00	0.0000%	\$ 7,524.00	\$ -	\$ 42.87
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.22	\$ 45.00	0.0000%	\$ -	\$ 51,158.00	\$ 65.64
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	15.84	\$ 45.80	2.5000%	\$ 150,351.19	\$ 85,958.00	\$ 51.88
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.00	\$ 46.80	4.0000%	\$ 86,093.00	\$ -	\$ 50.70
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 46.80	4.0000%	\$ 142,683.00	\$ -	\$ 49.69
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.50	\$ 46.87	3.0000%	\$ -	\$ 111,497.40	\$ 65.98
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.44	\$ 47.00	3.0000%	\$ 18,299.80	\$ 50,446.65	\$ 46.41
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.44	\$ 47.00	3.0000%	\$ 18,299.80	\$ 50,446.65	\$ 46.16
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.71	\$ 47.00	2.5000%	\$ 1,001,849.00	\$ 317,301.00	\$ 49.04
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.71	\$ 47.00	2.5000%	\$ 1,001,849.00	\$ 317,301.00	\$ 48.73
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.00	\$ 47.00	2.5000%	\$ 30,873.62	\$ 25,262.50	\$ 47.84
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 47.00	2.5000%	\$ 79,233.62	\$ 25,262.50	\$ 46.86
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.08	\$ 47.74	3.0000%	\$ -	\$ 30,007.46	\$ 52.73
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.00	\$ 47.74	3.0000%	\$ -	\$ 15,003.73	\$ 53.45
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.00	\$ 47.74	3.0000%	\$ -	\$ 15,003.73	\$ 53.45
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.09	\$ 47.74	3.0000%	\$ -	\$ 30,007.46	\$ 52.73
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.00	\$ 48.00	2.0000%	\$ 3,446,760.67	\$ 1,080,126.48	\$ 49.46
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.30	\$ 48.00	2.0000%	\$ 2,219,155.00	\$ 1,080,126.48	\$ 49.82
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.30	\$ 48.00	2.0000%	\$ 3,446,760.67	\$ 1,080,126.48	\$ 49.16
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.30	\$ 48.00	2.0000%	\$ 2,219,155.00	\$ 1,080,126.48	\$ 49.52
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.00	\$ 48.00	0.0000%	\$ 112,914.00	\$ 163,824.00	\$ 43.64
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.00	\$ 48.00	0.0000%	\$ 266,454.00	\$ 163,824.00	\$ 42.99
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.09	\$ 48.00	2.5000%	\$ 1,045,155.05	\$ 1,149,321.00	\$ 76.77
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.09	\$ 48.00	2.5000%	\$ 1,045,155.05	\$ 1,149.32	\$ 80.86
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.09	\$ 48.00	2.5000%	\$ 3,830,832.80	\$ 1,149,321.00	\$ 50.02
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.09	\$ 48.00	2.5000%	\$ 3,830,832.80	\$ 1,149.32	\$ 54.11
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.50	\$ 48.01	0.0000%	\$ 23.10	\$ -	\$ 59.55
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.50	\$ 48.01	0.0000%	\$ 337,213.80	\$ -	\$ 47.69
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.65	\$ 48.50	2.5000%	\$ 522,944.34	\$ 99,630.00	\$ 50.77
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.65	\$ 48.50	2.5000%	\$ 560,054.30	\$ 99,630.00	\$ 50.14
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.42	\$ 48.63	2.5000%	\$ -	\$ 154,051.00	\$ 47.94
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.42	\$ 48.63	2.5000%	\$ -	\$ 154,051.00	\$ 50.91
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.01	\$ 48.99	2.5000%	\$ 413,381.99	\$ 572,004.96	\$ 52.52
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.01	\$ 48.99	2.5000%	\$ 1,190,065.27	\$ 572,004.96	\$ 51.80
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.67	\$ 49.00	2.5000%	\$ 390,368.36	\$ 571,144.00	\$ 52.31
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.67	\$ 49.00	2.5000%	\$ 1,177,103.36	\$ 571,144.00	\$ 51.71
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.00	\$ 49.00	2.5000%	\$ 238,003.83	\$ 582,904.00	\$ 50.00
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.00	\$ 49.00	2.5000%	\$ 1,429,288.08	\$ 582,904.00	\$ 48.80
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.00	\$ 49.00	2.5000%	\$ 305,305.13	\$ 567,003.50	\$ 52.45
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.00	\$ 49.00	2.5000%	\$ 305,305.13	\$ 567,003.50	\$ 52.32
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.72	\$ 49.06	2.5000%	\$ 57.50	\$ 191,456.00	\$ 47.44
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.72	\$ 49.06	2.5000%	\$ 240,177.50	\$ 191,456.00	\$ 46.48
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.09	\$ 49.17	3.0000%	\$ -	\$ 30,570.42	\$ 54.29
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.05	\$ 49.50	2.5000%	\$ 5,073,978.00	\$ -	\$ 53.87
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.05	\$ 49.50	2.5000%	\$ 5,073,978.00	\$ -	\$ 53.48
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.75	\$ 49.70	2.5000%	\$ 93,663.90	\$ 23,236.00	\$ 53.57
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.75	\$ 49.70	2.5000%	\$ 713,073.90	\$ 23,236.00	\$ 51.46
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.67	\$ 49.94	3.0000%	\$ -	\$ 137,485.45	\$ 69.53
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.75	\$ 50.00	2.5000%	\$ 233,790.00	\$ 135,450.00	\$ 45.29

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.75	\$ 50.00	2.5000%	\$ 233,790.00	\$ 135,450.00	\$ 44.59
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.04	\$ 50.00	2.5000%	\$ 129.00	\$ 6,450.00	\$ 2.00
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.04	\$ 50.00	2.5000%	\$ 129.00	\$ 6,450.00	\$ 1.08
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 50.00	0.0000%	\$ 1,281,730.14	\$ 844,759.43	\$ 72.78
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 50.00	0.0000%	\$ 3,038,035.14	\$ 844,759.43	\$ 70.07
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.00	\$ 50.44	2.5000%	\$ 264,708.00	\$ -	\$ 55.40
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.67	\$ 50.50	2.5000%	\$ 513,319.00	\$ 191,674.04	\$ 49.44
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.67	\$ 50.50	2.5000%	\$ 513,319.00	\$ 191,674.04	\$ 48.92
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.99	\$ 50.91	2.5000%	\$ 538,200.00	\$ 689,132.58	\$ 51.50
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.99	\$ 50.91	2.5000%	\$ 538,200.00	\$ 689,132.58	\$ 51.14
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.32	\$ 51.00	2.5000%	\$ 3,368,401.00	\$ 2,219,864.46	\$ 46.93
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.32	\$ 51.00	2.5000%	\$ 3,368,401.00	\$ 2,219,864.46	\$ 46.58
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.32	\$ 51.00	2.5000%	\$ 768,960.00	\$ 985,138.14	\$ 47.59
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.32	\$ 51.00	2.5000%	\$ 768,960.00	\$ 985,138.14	\$ 47.24
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.99	\$ 51.00	0.0000%	\$ 305,910.00	\$ 391,815.42	\$ 40.13
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.99	\$ 51.00	0.0000%	\$ 305,910.00	\$ 391,815.42	\$ 39.76
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.08	\$ 51.20	2.5000%	\$ 9,377.00	\$ 14,178.13	\$ 47.30
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.08	\$ 51.20	2.5000%	\$ 9,377.00	\$ 14,178.13	\$ 44.88
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.42	\$ 51.25	2.5000%	\$ 147,142.00	\$ 132,771.00	\$ 50.43
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.42	\$ 51.25	2.5000%	\$ 312,292.00	\$ 132,771.00	\$ 48.85
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.25	\$ 51.69	0.0000%	\$ 495.93	\$ -	\$ 75.85
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.25	\$ 51.69	0.0000%	\$ 495.93	\$ -	\$ 45.28
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.25	\$ 51.69	0.0000%	\$ 495.93	\$ -	\$ 75.85
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.25	\$ 51.69	0.0000%	\$ 495.93	\$ -	\$ 45.28
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 52.00	2.5000%	\$ 4,622.38	\$ -	\$ 53.31
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 52.00	2.5000%	\$ 19,032.38	\$ -	\$ 51.84
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	2.17	\$ 52.00	2.5000%	\$ 47,144.00	\$ 41,626.00	\$ 48.51
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	2.17	\$ 52.00	2.5000%	\$ 47,144.00	\$ 41,626.00	\$ 46.67
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.50	\$ 52.00	2.5000%	\$ 34,487.64	\$ 106,080.23	\$ 60.83
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.50	\$ 52.00	2.5000%	\$ 34,487.64	\$ 106,080.23	\$ 61.12
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.00	\$ 52.00	2.5000%	\$ 1,179,157.00	\$ 1,143,652.00	\$ 46.25
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.00	\$ 52.00	2.5000%	\$ 1,179,157.00	\$ 1,143,652.00	\$ 45.89
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 52.00	2.2500%	\$ 2,695,373.19	\$ 794,087.40	\$ 52.30
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.01	\$ 52.00	2.2500%	\$ 2,695,373.19	\$ 794,087.40	\$ 51.97
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.00	\$ 52.46	2.5000%	\$ 111,443.59	\$ 375,409.97	\$ 53.52
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.00	\$ 52.46	2.5000%	\$ 111,443.59	\$ 375,409.97	\$ 53.38
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 52.50	2.5000%	\$ 1,035,257.14	\$ 1,500,701.38	\$ 79.82
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.01	\$ 52.50	2.5000%	\$ 3,766,767.14	\$ 1,500,701.38	\$ 76.23
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	6.50	\$ 52.50	2.5000%	\$ 82,906.72	\$ 114,245.96	\$ 51.95
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	6.50	\$ 52.50	2.5000%	\$ 235,842.26	\$ 114,245.96	\$ 50.59
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	2.58	\$ 52.64	2.5000%	\$ -	\$ 180,278.85	\$ 68.35
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.58	\$ 52.64	2.5000%	\$ -	\$ 180,278.85	\$ 70.02
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.25	\$ 52.75	3.0000%	\$ 5,834.06	\$ 14,062.20	\$ 53.49
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.25	\$ 52.75	3.0000%	\$ 7,610.38	\$ 14,062.20	\$ 53.20
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.67	\$ 53.00	2.5000%	\$ 10.00	\$ 53,199.00	\$ 53.44
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.67	\$ 53.00	2.5000%	\$ 34,130.00	\$ 53,199.00	\$ 53.12
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.42	\$ 53.00	0.0000%	\$ 23,733.00	\$ 269,743.00	\$ 23.34
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.42	\$ 53.00	0.0000%	\$ 80,178.00	\$ 269,743.00	\$ 19.70
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.58	\$ 53.00	2.5000%	\$ 57,205.00	\$ 189,268.00	\$ 47.41
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.58	\$ 53.00	2.5000%	\$ 57,205.00	\$ 189,268.00	\$ 46.98
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.17	\$ 53.05	3.0000%	\$ -	\$ 17,692.00	\$ 73.82
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.50	\$ 53.05	3.0000%	\$ -	\$ 22,478.00	\$ 73.74
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 53.26	2.5000%	\$ 5,939.00	\$ -	\$ 57.67
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.41	\$ 53.50	2.5000%	\$ 75,477.00	\$ 131,235.50	\$ 51.60
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.41	\$ 53.50	2.5000%	\$ 124,527.00	\$ 131,235.50	\$ 50.73
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.58	\$ 53.54	2.5000%	\$ 66,069.34	\$ 102,931.36	\$ 57.06
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.58	\$ 53.54	2.5000%	\$ 262,113.34	\$ 102,931.36	\$ 56.25
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.25	\$ 53.81	2.5000%	\$ 146,247.00	\$ 490,828.29	\$ 54.01
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.25	\$ 53.81	2.5000%	\$ 747,247.00	\$ 490,828.29	\$ 53.03
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.75	\$ 53.84	2.7500%	\$ -	\$ -	\$ 55.91

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.75	\$ 53.84	2.7500%	\$ -	\$ -	\$ 60.26
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.27	\$ 54.00	2.5000%	\$ 9,885.13	\$ 13,135.50	\$ 51.42
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.27	\$ 54.00	2.5000%	\$ 19,605.13	\$ 13,135.50	\$ 49.54
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	5.08	\$ 54.00	3.0000%	\$ 446,386.00	\$ 114,678.00	\$ 51.93
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	5.08	\$ 54.00	3.0000%	\$ 446,386.00	\$ 114,678.00	\$ 51.15
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	5.08	\$ 54.00	3.0000%	\$ 35,952.00	\$ 7,627.50	\$ 53.07
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	5.08	\$ 54.00	3.0000%	\$ 35,952.00	\$ 7,627.50	\$ 52.28
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.59	\$ 54.00	2.5000%	\$ 274,639.00	\$ 131,341.50	\$ 53.06
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.59	\$ 54.00	2.5000%	\$ 274,639.00	\$ 131,341.50	\$ 52.19
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.01	\$ 54.00	2.5000%	\$ 492,153.67	\$ 1,142,495.11	\$ 55.86
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.01	\$ 54.00	2.5000%	\$ 1,615,083.67	\$ 1,142,495.11	\$ 55.09
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.59	\$ 54.07	2.5000%	\$ 971,817.00	\$ 993,680.00	\$ 59.34
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.59	\$ 54.07	2.5000%	\$ 1,247,477.00	\$ 993,680.00	\$ 59.13
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.00	\$ 54.25	2.5000%	\$ 2,245,745.79	\$ 647,690.75	\$ 55.45
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.00	\$ 54.25	2.5000%	\$ 2,245,745.79	\$ 647,690.75	\$ 55.08
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.92	\$ 54.50	2.5000%	\$ 88,995.80	\$ 280,075.00	\$ 48.75
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.92	\$ 54.50	2.5000%	\$ 113,658.20	\$ 280,075.00	\$ 48.12
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.75	\$ 54.50	2.5000%	\$ 471,545.78	\$ 730,681.56	\$ 57.82
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.75	\$ 54.50	2.5000%	\$ 1,745,115.78	\$ 730,681.56	\$ 56.88
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.58	\$ 54.62	2.5000%	\$ 55.00	\$ 61,488.47	\$ 55.32
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.58	\$ 54.62	2.5000%	\$ 82,555.00	\$ 61,488.47	\$ 54.57
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.64	\$ 54.99	0.0000%	\$ 5.70	\$ 163,605.00	\$ 66.87
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.64	\$ 54.99	0.0000%	\$ 5.70	\$ 163,605.00	\$ 54.27
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	5.16	\$ 55.00	3.0000%	\$ 362,183.00	\$ 116,325.00	\$ 53.51
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	5.16	\$ 55.00	3.0000%	\$ 362,183.00	\$ 116,325.00	\$ 52.66
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	6.84	\$ 55.00	2.5000%	\$ 112,476.82	\$ 367,015.00	\$ 51.14
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	6.84	\$ 55.00	2.5000%	\$ 112,476.82	\$ 367,015.00	\$ 50.78
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	7.67	\$ 55.50	2.5000%	\$ 569,632.72	\$ 182,541.00	\$ 53.79
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	7.67	\$ 55.50	2.5000%	\$ 569,632.72	\$ 182,541.00	\$ 53.27
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.97	\$ 55.50	2.5000%	\$ 357,875.00	\$ 1,047,524.22	\$ 59.26
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.97	\$ 55.50	2.5000%	\$ 1,265,000.00	\$ 1,047,524.22	\$ 58.72
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	4.83	\$ 55.50	2.5000%	\$ 106,678.00	\$ 79,383.50	\$ 54.16
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	4.83	\$ 55.50	2.5000%	\$ 278,278.00	\$ 79,383.50	\$ 51.62
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.59	\$ 55.62	3.0000%	\$ -	\$ 4,783.00	\$ 79.32
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.59	\$ 55.62	3.0000%	\$ -	\$ 4,783.00	\$ 79.31
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.01	\$ 55.86	2.5000%	\$ 639,490.98	\$ -	\$ 62.59
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.01	\$ 55.86	2.5000%	\$ 2,515,390.98	\$ -	\$ 61.25
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	9.75	\$ 56.00	2.5000%	\$ 163,640.00	\$ 192,267.00	\$ 58.71
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	9.75	\$ 56.00	2.5000%	\$ 627,050.00	\$ 192,267.00	\$ 57.43
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 56.18	2.5000%	\$ 792,894.00	\$ 1,112,380.48	\$ 55.04
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 56.18	2.5000%	\$ 2,802,664.00	\$ 1,112,380.48	\$ 53.05
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 56.36	2.5000%	\$ 747,028.00	\$ 557,138.00	\$ 59.20
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.42	\$ 56.38	2.5000%	\$ 16.81	\$ -	\$ 56.67
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.42	\$ 56.38	2.5000%	\$ 155,408.45	\$ -	\$ 48.29
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	12.04	\$ 56.50	2.5000%	\$ 444,906.00	\$ 732,816.00	\$ 80.32
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	12.04	\$ 56.50	2.5000%	\$ 1,659,966.00	\$ 732,816.00	\$ 58.74
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.66	\$ 56.50	2.5000%	\$ 45,102.00	\$ 83,356.00	\$ 53.24
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.66	\$ 56.50	2.5000%	\$ 67,222.00	\$ 83,356.00	\$ 52.30
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.41	\$ 56.50	2.5000%	\$ 72,795.18	\$ 109,561.82	\$ 55.14
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.41	\$ 56.50	2.5000%	\$ 183,445.18	\$ 109,561.82	\$ 53.72
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	N/A	10.67	\$ 56.80	0.0000%	\$ -	\$ 717,388.00	\$ 52.61
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	N/A	10.67	\$ 56.80	0.0000%	\$ -	\$ 717,388.00	\$ 53.49
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	N/A	5.00	\$ 56.85	0.0000%	\$ 357,940.00	\$ 127,620.00	\$ 51.53
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	N/A	5.00	\$ 56.85	0.0000%	\$ 357,940.00	\$ 127,620.00	\$ 51.61
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.83	\$ 57.00	2.5000%	\$ 98,112.00	\$ 167,010.00	\$ 55.67
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.83	\$ 57.00	2.5000%	\$ 215,292.00	\$ 167,010.00	\$ 54.59
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.17	\$ 57.00	2.5000%	\$ 1,452,458.00	\$ 669,118.00	\$ 58.05
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.17	\$ 57.00	2.5000%	\$ 1,452,458.00	\$ 669,118.00	\$ 57.69
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.58	\$ 57.00	2.5000%	\$ 47,685.00	\$ 81,367.50	\$ 55.26
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.58	\$ 57.00	2.5000%	\$ 47,685.00	\$ 81,367.50	\$ 54.72

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 57.00	2.5000%	\$ -	\$ -	58.44
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 57.00	2.5000%	\$ -	\$ -	63.88
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.75	\$ 57.29	3.0000%	\$ -	\$ 8,212.00	79.90
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	8.84	\$ 57.50	2.5000%	\$ 64,461.00	\$ 126,615.00	59.13
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.84	\$ 57.50	2.5000%	\$ 64,461.00	\$ 126,615.00	58.88
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.00	\$ 57.50	2.5000%	\$ 141,777.65	\$ 488,609.87	71.24
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.00	\$ 57.50	2.5000%	\$ 141,777.65	\$ 488,609.87	69.95
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.52	\$ 58.00	2.5000%	\$ 74,601.63	\$ 116,608.98	56.12
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.52	\$ 58.00	2.5000%	\$ 597,201.63	\$ 116,608.98	51.25
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.59	\$ 58.00	2.5000%	\$ 43,729.00	\$ 55,520.50	58.54
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.59	\$ 58.00	2.5000%	\$ 43,729.00	\$ 55,520.50	58.08
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 58.00	2.5000%	\$ -	\$ -	59.46
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 58.00	2.5000%	\$ -	\$ -	62.61
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	10.50	\$ 58.00	2.5000%	\$ 114,307.81	\$ 48,032.00	61.79
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.50	\$ 58.00	2.5000%	\$ 114,307.81	\$ 48,032.00	61.41
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.00	\$ 58.00	2.5000%	\$ 12,354.87	\$ 18,719.50	53.15
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 58.00	2.5000%	\$ 12,354.87	\$ 18,719.50	49.95
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.17	\$ 58.00	2.5000%	\$ 733,971.87	\$ 1,620,811.00	57.23
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.17	\$ 58.00	2.5000%	\$ 3,223,971.87	\$ 1,620,811.00	55.67
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.08	\$ 58.00	2.5000%	\$ 24,886.22	\$ 35,515.32	54.14
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.08	\$ 58.00	2.5000%	\$ 50,597.22	\$ 35,515.32	50.97
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	N/A	11.00	\$ 58.18	0.0000%	\$ -	\$ 344,512.00	52.36
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	N/A	11.00	\$ 58.18	0.0000%	\$ -	\$ 344,512.00	53.22
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	2.00	\$ 58.50	2.5000%	\$ -	\$ 54,606.49	56.73
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.00	\$ 58.50	2.5000%	\$ -	\$ 54,606.49	64.91
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.83	\$ 58.50	2.5000%	\$ -	\$ 53,231.49	56.45
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.83	\$ 58.50	2.5000%	\$ -	\$ 53,231.49	65.37
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.42	\$ 58.50	2.5000%	\$ 89,264.19	\$ 120,241.90	57.33
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.42	\$ 58.50	2.5000%	\$ 249,554.19	\$ 120,241.90	55.60
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.41	\$ 58.50	2.5000%	\$ 93,746.57	\$ 87,335.65	81.28
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.41	\$ 58.50	2.5000%	\$ 523,586.57	\$ 87,335.65	73.79
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	N/A	4.75	\$ 58.85	0.0000%	\$ -	\$ 38,399.94	55.67
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	N/A	4.75	\$ 58.85	0.0000%	\$ -	\$ 38,399.94	57.65
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	N/A	4.75	\$ 58.85	0.0000%	\$ -	\$ 54,029.23	55.67
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	N/A	4.75	\$ 58.85	0.0000%	\$ -	\$ 54,029.23	57.65
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.41	\$ 58.95	2.5000%	\$ -	\$ 59,066.42	57.87
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.41	\$ 58.95	2.5000%	\$ -	\$ 59,066.42	62.66
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.25	\$ 58.95	2.5000%	\$ -	\$ 59,066.42	57.60
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.25	\$ 58.95	2.5000%	\$ -	\$ 59,066.42	62.63
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	6.00	\$ 59.00	0.0000%	\$ 393,113.98	\$ 192,338.42	48.36
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	6.00	\$ 59.00	0.0000%	\$ 393,113.98	\$ 192,338.42	47.69
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.08	\$ 59.00	2.5000%	\$ 41,970.83	\$ 63,592.17	54.52
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.08	\$ 59.00	2.5000%	\$ 41,970.83	\$ 63,592.17	51.75
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.00	\$ 59.00	2.5000%	\$ 98,316.00	\$ -	63.61
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.00	\$ 59.00	2.5000%	\$ 98,316.00	\$ -	63.12
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.34	\$ 59.00	2.5000%	\$ 838,930.00	\$ 1,985,758.00	58.44
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.34	\$ 59.00	2.5000%	\$ 3,331,780.00	\$ 1,985,758.00	57.13
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.67	\$ 59.00	2.5000%	\$ 463,712.00	\$ 699,586.00	57.98
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.67	\$ 59.00	2.5000%	\$ 463,712.00	\$ 699,586.00	58.01
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	N/A	10.09	\$ 59.00	0.0000%	\$ 700,780.00	\$ 485,585.00	54.99
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	N/A	10.09	\$ 59.00	0.0000%	\$ 700,780.00	\$ 485,585.00	55.03
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	9.75	\$ 59.39	2.2500%	\$ 1,068,538.00	\$ 1,647,040.14	62.65
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	9.75	\$ 59.39	2.2500%	\$ 2,218,178.00	\$ 1,647,040.14	62.25
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.59	\$ 59.50	2.5000%	\$ 3,204,347.00	\$ 1,803,790.31	58.79
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.59	\$ 59.50	2.5000%	\$ 3,204,347.00	\$ 1,803,790.31	58.44
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.00	\$ 59.51	3.0000%	\$ -	\$ 556,619.00	62.28
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.50	\$ 59.61	2.5000%	\$ -	\$ 34,693.67	56.54
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.50	\$ 59.61	2.5000%	\$ -	\$ 34,693.67	67.42
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.07	\$ 59.96	2.5000%	\$ 35,548.00	\$ 60,984.00	59.82
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.07	\$ 59.96	2.5000%	\$ 128,088.00	\$ 60,984.00	58.33

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.17	\$ 60.00	0.0000%	\$ 273,201.60	\$ 55,950.00	\$ 70.93
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.00	\$ 60.00	0.0000%	-	-	\$ 60.00
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.00	\$ 60.00	0.0000%	-	-	\$ 64.72
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	5.42	\$ 60.00	2.5000%	\$ 133,774.35	\$ 198,472.30	\$ 54.64
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	5.42	\$ 60.00	2.5000%	\$ 133,774.35	\$ 198,472.30	\$ 53.91
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	0.63	\$ 60.00	0.0000%	-	\$ 133,282.50	\$ 8.43
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	0.63	\$ 60.00	0.0000%	-	\$ 133,282.50	\$ 34.34
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.00	\$ 60.00	2.5000%	-	\$ 15,000.00	\$ 63.05
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.00	\$ 60.00	2.5000%	-	\$ 15,000.00	\$ 66.32
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.76	\$ 60.00	2.5000%	\$ 80.00	\$ 517,050.00	\$ 63.23
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.76	\$ 60.00	2.5000%	\$ 827,280.00	\$ 517,050.00	\$ 62.54
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.22	\$ 60.00	2.5000%	\$ 625,129.00	\$ 1,057,825.00	\$ 62.02
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.22	\$ 60.00	2.5000%	\$ 1,076,839.00	\$ 1,057,825.00	\$ 61.45
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.34	\$ 60.00	2.5000%	\$ 3,857,012.82	\$ 1,649,687.00	\$ 60.18
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.34	\$ 60.00	2.5000%	\$ 3,857,012.82	\$ 1,649,687.00	\$ 59.83
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 60.01	2.5000%	\$ 882,608.00	\$ 2,166,847.34	\$ 54.91
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 60.01	2.5000%	\$ 4,358,718.00	\$ 2,166,847.34	\$ 52.10
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 60.30	2.5000%	\$ 246,396.59	\$ 4,765,454.08	\$ 37.83
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 60.30	2.5000%	\$ 1,622,826.59	\$ 4,765,454.08	\$ 36.50
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.08	\$ 60.31	2.5000%	\$ 246,396.59	\$ 799,332.84	\$ 56.48
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.08	\$ 60.31	2.5000%	\$ 1,483,511.59	\$ 799,332.84	\$ 53.93
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.42	\$ 60.71	2.5000%	\$ 498,413.03	-	\$ 69.09
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.42	\$ 60.71	2.5000%	\$ 619,529.08	-	\$ 68.61
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.51	\$ 61.00	2.7500%	\$ 461,500.23	\$ 982,006.26	\$ 67.20
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.51	\$ 61.00	2.7500%	\$ 461,500.23	\$ 982,006.26	\$ 67.03
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.50	\$ 61.00	2.5000%	\$ 143,348.00	\$ 212,250.00	\$ 62.13
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.50	\$ 61.00	2.5000%	\$ 456,458.00	\$ 212,250.00	\$ 61.55
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.92	\$ 61.00	2.5000%	\$ 237,150.00	\$ 469,085.00	\$ 59.49
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.92	\$ 61.00	2.5000%	\$ 1,117,890.00	\$ 469,085.00	\$ 57.36
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.42	\$ 61.00	0.0000%	\$ 4,604.00	\$ 31,974.15	\$ 43.16
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.42	\$ 61.00	0.0000%	\$ 4,604.00	\$ 31,974.15	\$ 41.36
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.00	\$ 61.00	2.5000%	\$ 47,545.33	\$ 99,740.06	\$ 59.01
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.00	\$ 61.00	2.5000%	\$ 180,640.33	\$ 99,740.06	\$ 57.22
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	6.85	\$ 61.19	2.5000%	-	\$ 61,576.78	\$ 61.24
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.67	\$ 61.50	1.1000%	\$ 8,841.24	-	\$ 61.72
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.67	\$ 61.50	1.1000%	\$ 8,841.24	-	\$ 60.40
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.58	\$ 61.50	2.5000%	\$ 295,261.00	\$ 2,225,729.54	\$ 57.88
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.58	\$ 61.50	2.5000%	\$ 295,261.00	\$ 2,225,729.54	\$ 57.72
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.59	\$ 61.80	3.0000%	-	\$ 26,670.24	\$ 84.79
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.67	\$ 62.00	0.3000%	\$ 114,187.11	\$ 87,730.00	\$ 57.53
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.67	\$ 62.00	0.3000%	\$ 114,187.11	\$ 87,730.00	\$ 56.83
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.50	\$ 62.00	2.5000%	\$ 83,741.00	\$ 103,757.00	\$ 59.54
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.50	\$ 62.00	2.5000%	\$ 150,671.00	\$ 103,757.00	\$ 57.70
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	9.75	\$ 62.00	2.5000%	\$ 205,880.00	\$ 115,382.00	\$ 67.12
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	9.75	\$ 62.00	2.5000%	\$ 624,530.00	\$ 115,382.00	\$ 65.94
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.67	\$ 62.00	2.5000%	\$ 178,458.52	\$ 388,630.00	\$ 63.63
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.67	\$ 62.00	2.5000%	\$ 751,594.12	\$ 388,630.00	\$ 62.41
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.58	\$ 62.00	2.5000%	\$ 142,026.50	\$ 290,117.00	\$ 59.02
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.58	\$ 62.00	2.5000%	\$ 396,436.50	\$ 290,117.00	\$ 57.39
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	N/A	11.59	\$ 62.00	0.0000%	-	-	\$ 62.00
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	N/A	11.59	\$ 62.00	0.0000%	-	-	\$ 63.41
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 62.13	2.5000%	\$ 607,646.00	\$ 852,466.96	\$ 61.40
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 62.13	2.5000%	\$ 2,130,706.00	\$ 852,466.96	\$ 59.40
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.53	\$ 62.22	0.0000%	-	\$ 233,865.00	\$ 50.16
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.49	\$ 62.46	0.0000%	\$ 4,903.89	-	\$ 62.46
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.49	\$ 62.46	0.0000%	\$ 4,903.89	-	\$ 55.40
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.66	\$ 62.84	2.5000%	-	\$ 507,373.00	\$ 63.26
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.66	\$ 62.84	2.5000%	-	\$ 507,373.00	\$ 66.76
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 62.92	0.0000%	-	-	\$ 62.92
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 62.92	0.0000%	-	-	\$ 79.29

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.00	\$ 63.50	2.5000%	\$ 263,098.94	\$ 382,397.00	\$ 66.29
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.00	\$ 63.50	2.5000%	\$ 1,028,488.46	\$ 382,397.00	\$ 64.88
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.54	\$ 63.50	2.5000%	\$ -	\$ 40,043.91	\$ 58.62
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.54	\$ 63.50	2.5000%	\$ -	\$ 40,043.91	\$ 63.24
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.05	\$ 63.50	2.5000%	\$ 1,159,573.35	\$ 1,775,460.00	\$ 69.14
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.05	\$ 63.50	2.5000%	\$ 5,353,423.35	\$ 1,775,460.00	\$ 68.02
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 63.56	2.5000%	\$ 948,163.00	\$ 2,438,654.11	\$ 58.27
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 63.56	2.5000%	\$ 4,682,003.00	\$ 2,438,654.11	\$ 55.46
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	4.11	\$ 63.88	2.0000%	\$ 3,336.89	\$ -	\$ 65.90
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.11	\$ 63.88	2.0000%	\$ 3,336.89	\$ -	\$ 65.50
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.83	\$ 64.00	2.5000%	\$ 752,620.99	\$ 261,733.00	\$ 66.67
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.83	\$ 64.00	2.5000%	\$ 752,620.99	\$ 261,733.00	\$ 66.09
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.08	\$ 64.00	2.0000%	\$ 4,502.00	\$ -	\$ 66.67
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.08	\$ 64.00	2.0000%	\$ 49,412.00	\$ -	\$ 66.24
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.67	\$ 64.00	2.5000%	\$ 566,448.00	\$ 207,573.00	\$ 62.57
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.67	\$ 64.00	2.5000%	\$ 566,448.00	\$ 207,573.00	\$ 62.05
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 64.00	3.0000%	\$ 1,920.00	\$ -	\$ 65.94
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 64.00	3.0000%	\$ 1,920.00	\$ -	\$ 65.49
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 64.02	0.0000%	\$ 7,303.48	\$ -	\$ 64.02
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 64.02	0.0000%	\$ 9,803.20	\$ -	\$ 59.07
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 216,078.00	\$ 317,504.00	\$ 63.17
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 753,328.00	\$ 317,504.00	\$ 61.17
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 982,120.00	\$ 1,443,489.60	\$ 63.19
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 3,429,880.00	\$ 1,443,489.60	\$ 61.19
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 1,015,953.00	\$ 1,493,220.64	\$ 63.22
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 3,560,733.00	\$ 1,493,220.64	\$ 61.22
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 1,015,953.00	\$ 1,493,220.64	\$ 63.22
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 64.07	2.5000%	\$ 3,560,803.00	\$ 1,493,220.64	\$ 61.22
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	0.16	\$ 64.40	2.0000%	\$ -	\$ 46,222.71	\$ 7.09
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	0.16	\$ 64.40	2.0000%	\$ -	\$ 46,222.71	\$ 106.42
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.50	\$ 64.50	2.5000%	\$ 355,052.00	\$ 202,595.00	\$ 73.35
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.50	\$ 64.50	2.5000%	\$ 1,155,922.00	\$ 202,595.00	\$ 72.23
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.41	\$ 64.50	2.5000%	\$ 181,329.06	\$ 226,045.63	\$ 63.20
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.41	\$ 64.50	2.5000%	\$ 475,679.06	\$ 226,045.63	\$ 61.27
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.84	\$ 64.75	2.2500%	\$ 622,303.36	\$ 910,784.00	\$ 57.13
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.84	\$ 64.75	2.2500%	\$ 622,303.36	\$ 910,784.00	\$ 56.44
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	11.01	\$ 65.00	2.5000%	\$ 129,228.00	\$ 195,715.00	\$ 67.87
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	11.01	\$ 65.00	2.5000%	\$ 129,228.00	\$ 195,715.00	\$ 67.51
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	10.42	\$ 65.00	3.0000%	\$ 90,451.00	\$ -	\$ 96.36
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.59	\$ 65.00	0.0000%	\$ 259,335.00	\$ 66,105.00	\$ 61.19
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	7.59	\$ 65.00	0.0000%	\$ 259,335.00	\$ 66,105.00	\$ 60.67
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.25	\$ 65.00	0.0000%	\$ -	\$ -	\$ 65.00
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.25	\$ 65.00	0.0000%	\$ -	\$ -	\$ 78.07
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	10.99	\$ 65.00	3.0100%	\$ 46,710.00	\$ 1,211,634.00	\$ 68.28
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	10.99	\$ 65.00	3.0100%	\$ 46,710.00	\$ 1,211,634.00	\$ 68.26
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	3.25	\$ 65.00	2.5000%	\$ 82,618.00	\$ 121,306.00	\$ 61.84
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	3.25	\$ 65.00	2.5000%	\$ 269,218.00	\$ 121,306.00	\$ 58.42
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	5.50	\$ 65.50	2.5000%	\$ 29,386.00	\$ 48,006.00	\$ 63.34
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	5.50	\$ 65.50	2.5000%	\$ 29,386.00	\$ 48,006.00	\$ 62.67
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	11.47	\$ 65.60	2.5000%	\$ 1,372,020.00	\$ 980,917.00	\$ 66.15
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	11.47	\$ 65.60	2.5400%	\$ 68,584.00	\$ 980,917.00	\$ 66.96
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	11.47	\$ 65.60	2.5000%	\$ 1,372,020.00	\$ 980,917.00	\$ 65.81
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	11.47	\$ 65.60	2.5400%	\$ 68,584.00	\$ 980,917.00	\$ 66.91
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.58	\$ 65.68	2.5000%	\$ 505,480.44	\$ -	\$ 72.26
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.58	\$ 65.68	2.5000%	\$ 505,480.44	\$ -	\$ 72.00
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	2.00	\$ 65.69	0.0000%	\$ -	\$ -	\$ 65.69
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.00	\$ 65.69	0.0000%	\$ -	\$ -	\$ 73.87
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 65.69	2.5000%	\$ 271,095.00	\$ 398,372.32	\$ 64.94
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 65.69	2.5000%	\$ 947,015.00	\$ 398,372.32	\$ 62.94
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	11.75	\$ 65.95	2.2500%	\$ -	\$ 265,164.00	\$ 70.20

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	11.75	\$ 65.95	2.2500%	\$ -	265,164.00	\$ 71.59
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.67	\$ 66.00	2.5000%	\$ 186,760.00	-	\$ 70.23
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.67	\$ 66.00	2.5000%	\$ 186,760.00	-	\$ 69.63
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.34	\$ 66.00	0.0000%	\$ 180,904.00	349,064.00	\$ 58.18
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.34	\$ 66.00	0.0000%	\$ 772,054.00	349,064.00	\$ 56.67
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.00	\$ 66.02	2.5000%	\$ 697,622.00	1,025,313.60	\$ 65.33
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.00	\$ 66.02	2.5000%	\$ 2,446,992.00	1,025,313.60	\$ 63.33
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	0.25	\$ 66.47	0.0000%	\$ -	52,862.00	\$ 31.97
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	0.25	\$ 66.47	0.0000%	\$ -	52,862.00	\$ 97.46
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.08	\$ 66.50	4.0000%	\$ -	-	\$ 67.94
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.08	\$ 66.50	4.0000%	\$ -	-	\$ 75.79
A-OFFICE	Below Grade Office/Retail	CBD	<4000 Square Feet	2020	1.91	\$ 66.88	2.5000%	\$ -	53,206.00	\$ 60.42
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.00	\$ 66.96	0.0000%	\$ -	-	\$ 66.96
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.00	\$ 66.96	0.0000%	\$ -	-	\$ 83.33
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.25	\$ 67.00	0.0000%	\$ 30,360.00	50,853.00	\$ 61.84
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.25	\$ 67.00	0.0000%	\$ 30,360.00	50,853.00	\$ 60.89
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	8.75	\$ 67.00	2.5000%	\$ 8,496,891.03	1,193,387.25	\$ 63.91
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	8.75	\$ 67.00	2.5000%	\$ 9,684,291.03	1,193,387.25	\$ 62.80
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.26	\$ 67.00	2.5000%	\$ 527,781.00	1,623,427.00	\$ 67.15
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.26	\$ 67.00	2.5000%	\$ 2,161,156.00	1,623,427.00	\$ 66.05
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.00	\$ 67.00	2.5000%	\$ 548,150.00	-	\$ 66.67
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.00	\$ 67.00	2.5000%	\$ 548,150.00	-	\$ 65.68
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	N/A	10.75	\$ 67.00	2.5000%	\$ 167,465.00	95,592.00	\$ 74.23
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	N/A	10.75	\$ 67.00	2.5000%	\$ 167,465.00	95,592.00	\$ 73.98
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	8.58	\$ 67.00	2.5000%	\$ 206,979.80	235,923.75	\$ 67.72
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	8.58	\$ 67.00	2.5000%	\$ 465,149.80	235,923.75	\$ 66.51
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.00	\$ 67.24	2.5000%	\$ -	-	\$ 69.80
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.00	\$ 67.24	2.5000%	\$ -	-	\$ 73.89
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	4.42	\$ 67.50	2.5000%	\$ 53,069.93	87,834.38	\$ 64.07
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.42	\$ 67.50	2.5000%	\$ 53,069.93	87,834.38	\$ 63.20
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.17	\$ 67.50	2.5000%	\$ 120.12	684,387.10	\$ 89.34
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.17	\$ 67.50	2.5000%	\$ 907,746.84	684,387.10	\$ 86.44
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.17	\$ 67.50	2.5000%	\$ 294,936.26	450,794.26	\$ 71.25
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.17	\$ 67.50	2.5000%	\$ 933,672.26	450,794.26	\$ 70.17
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	4.16	\$ 68.00	2.5000%	\$ 13,680.00	27,948.00	\$ 68.01
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.16	\$ 68.00	2.5000%	\$ 13,680.00	27,948.00	\$ 67.69
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	7.58	\$ 69.00	2.5000%	\$ 40.25	150,494.75	\$ 87.54
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.58	\$ 69.00	2.5000%	\$ 150,494.75	150,494.75	\$ 86.88
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	3.29	\$ 69.00	2.2500%	\$ 257,152.73	601,145.00	\$ 62.47
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	3.29	\$ 69.00	2.2500%	\$ 426,826.23	601,145.00	\$ 60.68
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.24	\$ 70.00	2.5000%	\$ 47,497.20	49,140.00	\$ 66.21
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.24	\$ 70.00	2.5000%	\$ 47,497.20	49,140.00	\$ 64.98
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.50	\$ 70.00	2.5000%	\$ 6,705.76	31,500.00	\$ 69.15
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	9.79	\$ 70.50	0.0000%	\$ 880,220.00	-	\$ 69.76
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	9.79	\$ 70.50	0.0000%	\$ 880,220.00	-	\$ 69.35
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	8.00	\$ 71.28	2.5000%	\$ -	-	\$ 77.84
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	8.00	\$ 71.28	2.5000%	\$ -	-	\$ 79.88
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	11.42	\$ 71.75	2.5000%	\$ 16.81	-	\$ 81.87
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	11.42	\$ 71.75	2.5000%	\$ 33,384.66	-	\$ 81.74
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.00	\$ 71.86	3.0000%	\$ -	-	\$ 76.31
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 71.86	3.0000%	\$ -	-	\$ 79.57
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.50	\$ 72.06	3.0000%	\$ -	231,000.00	\$ 80.30
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	5.33	\$ 72.50	2.0000%	\$ 128,760.00	-	\$ 75.71
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	5.33	\$ 72.50	2.0000%	\$ 128,760.00	-	\$ 75.01
A-OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.42	\$ 74.00	4.0000%	\$ 23,392.48	-	\$ 74.61
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.42	\$ 74.00	4.0000%	\$ 23,392.48	-	\$ 72.23
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.16	\$ 74.19	0.0000%	\$ -	-	\$ 74.20
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.16	\$ 74.19	0.0000%	\$ -	-	\$ 176.95
A-OFFICE	Roof	CBD	<4000 Square Feet	2020	8.57	\$ 77.00	0.0000%	\$ -	-	\$ 80.53
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.17	\$ 77.12	3.0000%	\$ 550,000.00	-	\$ 86.80

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.42	\$ 77.50	2.5000%	\$ 255,059.50	\$ 363,701.00	\$ 75.91
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.42	\$ 77.50	2.5000%	\$ 1,184,174.50	\$ 363,701.00	\$ 72.37
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	N/A	9.84	\$ 78.00	2.5000%	\$ 519,958.00	\$ 140,400.00	\$ 82.20
A-OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	1.08	\$ 79.00	0.0000%	\$ 9,217.00	\$ -	\$ 78.30
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	1.08	\$ 79.00	0.0000%	\$ 9,217.00	\$ -	\$ 74.62
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.07	\$ 80.00	3.0000%	\$ -	\$ 74,785.00	\$ 110.70
A-OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.84	\$ 80.50	2.2500%	\$ 500,477.12	\$ 797,352.00	\$ 83.83
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.84	\$ 80.50	2.2500%	\$ 1,464,588.32	\$ 797,352.00	\$ 82.78
A-OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	8.75	\$ 84.16	2.2500%	\$ 81.12	\$ 207,376.00	\$ 85.47
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.75	\$ 84.16	2.2500%	\$ 299,819.52	\$ 207,376.00	\$ 84.41
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.50	\$ 89.31	0.0000%	\$ -	\$ 55,372.50	\$ 73.64
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	9.84	\$ 90.00	0.0000%	\$ -	\$ 136,005.00	\$ 100.24
A-OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.00	\$ 96.94	0.0000%	\$ -	\$ 67,915.00	\$ 96.60
A-OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.76	\$ 101.29	3.0000%	\$ -	\$ 80,231.00	\$ 128.68
A-OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	20.01	\$ 110.00	10.0000%	\$ 391,040.00	\$ -	\$ 315.60
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.00	\$ 191.49	3.0000%	\$ -	\$ -	\$ 210.97
A-OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	1.00	\$ 200.00	0.0000%	\$ -	\$ -	\$ 200.00
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.00	\$ 221.31	3.0000%	\$ -	\$ -	\$ 243.61
A-OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 257.14	3.0000%	\$ -	\$ -	\$ 274.93
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.33	\$ 9.70	7.0000%	\$ -	\$ -	\$ 14.20
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 16.24	2.0000%	\$ -	\$ -	\$ 18.79
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	0.33	\$ 16.24	2.0000%	\$ -	\$ 698.00	\$ 32.74
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	1.00	\$ 18.45	0.0000%	\$ -	\$ -	\$ 18.45
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	1.00	\$ 18.45	0.0000%	\$ -	\$ -	\$ 34.78
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	1.00	\$ 21.75	0.0000%	\$ -	\$ -	\$ 21.75
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	1.00	\$ 21.75	0.0000%	\$ -	\$ -	\$ 38.08
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	0.50	\$ 29.00	0.0000%	\$ -	\$ 57,333.00	\$ 33.36
A-OFFICE	Below Grade Office/Retail	Non CBD	<4000 Square Feet	2020	1.13	\$ 33.50	2.5000%	\$ 6,567.94	\$ -	\$ 33.55
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.00	\$ 35.88	2.5000%	\$ -	\$ -	\$ 37.72
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.00	\$ 35.88	2.5000%	\$ -	\$ -	\$ 40.99
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.33	\$ 37.50	2.5000%	\$ 145,955.94	\$ 334,495.00	\$ (33.59)
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.33	\$ 37.50	2.5000%	\$ 480,355.94	\$ 334,495.00	\$ 81.59
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.50	\$ 37.50	2.5000%	\$ 498,244.13	\$ 577,520.00	\$ 61.38
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.50	\$ 37.50	2.5000%	\$ 1,075,724.13	\$ 577,520.00	\$ 60.05
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.00	\$ 38.70	0.0000%	\$ 200,738.14	\$ 1,092,847.00	\$ 51.36
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.00	\$ 38.70	0.0000%	\$ 449,182.42	\$ 1,092,847.00	\$ 49.91
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	N/A	1.00	\$ 39.00	0.0000%	\$ -	\$ -	\$ 46.61
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	N/A	1.00	\$ 39.00	0.0000%	\$ -	\$ -	\$ 62.94
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.91	\$ 40.00	2.5000%	\$ 7,783.82	\$ 18,293.34	\$ 36.97
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.91	\$ 40.00	2.5000%	\$ 7,783.82	\$ 18,293.34	\$ 36.19
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	12.76	\$ 40.59	2.5000%	\$ 44,440.00	\$ 90,181.73	\$ 44.56
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	12.01	\$ 41.00	2.5000%	\$ 640,174.69	\$ 885,300.00	\$ 65.47
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	12.01	\$ 41.00	2.5000%	\$ 1,525,414.69	\$ 885,300.00	\$ 62.74
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.00	\$ 41.76	3.0000%	\$ -	\$ 41,600.79	\$ 50.84
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	8.59	\$ 42.00	2.5000%	\$ 104,798.42	\$ 71,358.00	\$ 66.16
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	8.59	\$ 42.00	2.5000%	\$ 104,798.42	\$ 71,358.00	\$ 43.35
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2019	5.00	\$ 42.65	0.0000%	\$ -	\$ -	\$ 42.65
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2019	5.00	\$ 42.65	0.0000%	\$ -	\$ -	\$ 45.91
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.59	\$ 43.00	2.5000%	\$ 42,460.43	\$ 55,785.31	\$ 62.64
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.59	\$ 43.00	2.5000%	\$ 42,460.43	\$ 55,785.31	\$ 59.02
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.25	\$ 43.00	2.5000%	\$ 45,058.71	\$ 75,734.00	\$ 41.94
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.25	\$ 43.00	2.5000%	\$ 45,058.71	\$ 75,734.00	\$ 41.55
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	7.67	\$ 43.00	2.7500%	\$ 95,916.12	\$ 149,208.00	\$ 43.40
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	7.67	\$ 43.00	2.7500%	\$ 95,916.12	\$ 149,208.00	\$ 43.08
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.00	\$ 43.39	0.0000%	\$ 4,054.36	\$ -	\$ 43.39
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.00	\$ 43.39	0.0000%	\$ 4,054.36	\$ -	\$ 41.64
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	8.17	\$ 43.60	2.5000%	\$ 56,148.00	\$ 18,536.00	\$ 69.11
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	8.17	\$ 43.60	2.5000%	\$ 56,148.00	\$ 18,536.00	\$ 67.07
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	11.17	\$ 45.00	0.0000%	\$ 70.00	\$ 91,327.50	\$ 42.99
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	11.17	\$ 45.00	0.0000%	\$ 284,130.00	\$ 91,327.50	\$ 42.42

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	10.50	\$ 45.00	3.0000%	\$ 65.00	\$ 35,437.50	\$ 51.79
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	10.50	\$ 45.00	3.0000%	\$ 102,375.00	\$ 35,437.50	\$ 49.26
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 45.11	0.0000%	\$ 4,859,626.48	\$ 10,126,037.52	\$ 41.36
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 45.11	0.0000%	\$ 4,859,626.48	\$ 10,126,037.52	\$ 41.24
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	5.33	\$ 45.26	2.5000%	\$ 1,920,494.43	\$ 578,162.68	\$ 46.14
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	5.33	\$ 45.26	2.5000%	\$ 1,920,494.43	\$ 578,162.68	\$ 45.39
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	3.58	\$ 46.00	3.0000%	\$ 20,390.00	\$ -	\$ 47.81
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	3.58	\$ 46.00	3.0000%	\$ 20,390.00	\$ -	\$ 47.03
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	2.00	\$ 46.12	0.0000%	\$ 442,545.86	\$ -	\$ 56.51
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	2.00	\$ 46.12	0.0000%	\$ 442,545.86	\$ -	\$ 45.70
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	5.75	\$ 46.50	2.0000%	\$ -	\$ -	\$ 48.76
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	5.75	\$ 46.50	2.0000%	\$ -	\$ -	\$ 51.60
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	14.01	\$ 47.00	2.5000%	\$ 1,719,693.40	\$ 759,755.00	\$ 53.78
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	14.01	\$ 47.00	2.5000%	\$ 1,719,693.40	\$ 759,755.00	\$ 53.51
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	N/A	2.16	\$ 47.00	3.0000%	\$ -	\$ -	\$ 47.82
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	N/A	2.16	\$ 47.00	3.0000%	\$ -	\$ -	\$ 55.37
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.50	\$ 47.00	2.5000%	\$ 22,216.62	\$ 72,545.00	\$ 45.45
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.50	\$ 47.00	2.5000%	\$ 73,505.94	\$ 72,545.00	\$ 44.66
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	5.50	\$ 47.00	2.5000%	\$ 1,581,764.06	\$ 454,654.50	\$ 43.48
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	5.50	\$ 47.00	2.5000%	\$ 1,581,764.06	\$ 454,654.50	\$ 42.75
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	12.26	\$ 47.00	2.5000%	\$ 3,249,911.00	\$ 1,358,420.00	\$ 48.78
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	12.26	\$ 47.00	2.5000%	\$ 3,249,911.00	\$ 1,358,420.00	\$ 48.46
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	11.77	\$ 47.15	5.0000%	\$ 208,800.00	\$ -	\$ 62.07
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	11.77	\$ 47.15	5.0000%	\$ 208,800.00	\$ -	\$ 61.73
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	5.01	\$ 47.17	0.0000%	\$ 262,101.00	\$ 87,367.00	\$ 46.88
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	5.01	\$ 47.17	0.0000%	\$ 262,101.00	\$ 87,367.00	\$ 46.71
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	4.00	\$ 47.17	0.0000%	\$ 259,035.47	\$ 86,345.16	\$ 46.82
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	4.00	\$ 47.17	0.0000%	\$ 259,035.47	\$ 86,345.16	\$ 46.55
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	3.91	\$ 47.17	0.0000%	\$ 36,926.00	\$ 12,309.00	\$ 46.99
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	3.91	\$ 47.17	0.0000%	\$ 36,926.00	\$ 12,309.00	\$ 46.85
A-OFFICE	Below Grade Office/Retail	Non CBD	<2000 Square Feet	2020	3.50	\$ 47.79	2.5000%	\$ -	\$ -	\$ 49.30
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	0.49	\$ 47.85	0.0000%	\$ -	\$ -	\$ 47.85
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	0.49	\$ 47.85	0.0000%	\$ -	\$ -	\$ 80.96
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 47.99	0.0000%	\$ 121,412.00	\$ 845,196.00	\$ 42.13
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 47.99	0.0000%	\$ 121,412.00	\$ 845,196.00	\$ 42.07
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.59	\$ 48.00	2.5000%	\$ 90,170.25	\$ 76,300.00	\$ 45.48
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.59	\$ 48.00	2.5000%	\$ 90,170.25	\$ 76,300.00	\$ 44.76
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	11.25	\$ 48.00	2.5000%	\$ 173,357.48	\$ 255,122.10	\$ 49.26
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	11.25	\$ 48.00	2.5000%	\$ 173,357.48	\$ 255,122.10	\$ 48.93
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	10.00	\$ 48.00	2.5000%	\$ 58,078.00	\$ -	\$ 53.78
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	10.00	\$ 48.00	2.5000%	\$ 58,078.00	\$ -	\$ 53.62
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 48.00	2.5000%	\$ 1,675,678.00	\$ 618,037.00	\$ 54.02
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 48.00	2.5000%	\$ 1,675,678.00	\$ 618,037.00	\$ 53.76
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.34	\$ 48.35	2.5000%	\$ -	\$ 826,286.64	\$ 52.84
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.34	\$ 48.35	2.5000%	\$ -	\$ 826,286.64	\$ 54.42
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	11.75	\$ 49.00	2.5000%	\$ 147,522.28	\$ 431,540.52	\$ 50.51
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	11.75	\$ 49.00	2.5000%	\$ 147,522.28	\$ 431,540.52	\$ 50.35
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	0.75	\$ 49.43	2.0000%	\$ -	\$ 15,000.00	\$ 88.78
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	0.49	\$ 49.67	0.0000%	\$ 2,330.52	\$ -	\$ 49.67
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	0.49	\$ 49.67	0.0000%	\$ 2,330.52	\$ -	\$ 48.08
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 50.21	0.0000%	\$ 17,491,477.30	\$ 7,597,591.56	\$ 48.46
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 50.21	0.0000%	\$ 17,491,477.30	\$ 7,597,591.56	\$ 48.20
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	11.08	\$ 50.50	2.5000%	\$ 338,548.00	\$ 153,371.00	\$ 52.48
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	11.08	\$ 50.50	2.5000%	\$ 338,548.00	\$ 153,371.00	\$ 52.12
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 50.83	0.0000%	\$ -	\$ -	\$ 50.83
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 50.83	0.0000%	\$ -	\$ -	\$ 67.20
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2019	11.34	\$ 51.75	2.5000%	\$ 1,677,718.69	\$ 801,847.04	\$ 52.08
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2019	11.34	\$ 51.75	2.5000%	\$ 1,677,718.69	\$ 801,847.04	\$ 51.73
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	2.66	\$ 52.05	2.5000%	\$ -	\$ 38,824.00	\$ 51.35
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	2.66	\$ 52.05	2.5000%	\$ -	\$ 38,824.00	\$ 57.49

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	11.01	\$ 52.50	2.5000%	\$ 668,786.73	\$ 3,099,264.00	\$ 54.31
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	11.01	\$ 52.50	2.5000%	\$ 1,188,086.56	\$ 3,099,264.00	\$ 54.12
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 54.00	2.0000%	\$ -	\$ -	\$ 58.09
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	7.33	\$ 54.00	3.0000%	\$ 24,420.00	\$ 31,135.50	\$ 57.81
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.42	\$ 54.00	2.5000%	\$ 1,073,774.60	\$ 1,190,095.98	\$ 58.12
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.42	\$ 54.00	2.5000%	\$ 8,685,614.60	\$ 1,190,095.98	\$ 56.23
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	11.17	\$ 54.50	2.5000%	\$ 181,377.00	\$ 340,443.00	\$ 57.92
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	11.17	\$ 54.50	2.5000%	\$ 181,377.00	\$ 340,443.00	\$ 57.73
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2019	11.00	\$ 55.00	2.7500%	\$ 5,737,710.42	\$ 2,430,065.04	\$ 57.52
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2019	11.00	\$ 55.00	2.7500%	\$ 5,737,710.42	\$ 2,430,065.04	\$ 57.15
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	5.00	\$ 55.00	2.5000%	\$ 92,674.43	\$ 132,963.00	\$ 54.33
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	5.00	\$ 55.00	2.5000%	\$ 179,702.45	\$ 132,963.00	\$ 53.38
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.00	\$ 55.50	0.0000%	\$ 10,389.00	\$ -	\$ 55.50
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.00	\$ 55.50	0.0000%	\$ 10,389.00	\$ -	\$ 52.15
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	10.98	\$ 55.50	2.5000%	\$ 236,844.76	\$ 342,602.00	\$ 57.96
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.98	\$ 55.50	2.5000%	\$ 391,149.08	\$ 342,602.00	\$ 57.44
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	10.84	\$ 57.00	2.2500%	\$ 169,535.00	\$ 313,025.00	\$ 59.36
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.84	\$ 57.00	2.2500%	\$ 169,535.00	\$ 313,025.00	\$ 59.14
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.42	\$ 57.50	2.5000%	\$ 76,456.91	\$ 145,423.70	\$ 55.40
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.42	\$ 57.50	2.5000%	\$ 625,897.00	\$ 145,423.70	\$ 51.14
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	0.33	\$ 57.91	2.0000%	\$ -	\$ 8,265.00	\$ 43.45
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	1.99	\$ 58.34	2.5000%	\$ 133,827.62	\$ 118,502.34	\$ 56.44
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	1.99	\$ 58.34	2.5000%	\$ 133,827.62	\$ 118,502.34	\$ 54.95
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	1.00	\$ 59.94	0.0000%	\$ -	\$ -	\$ 60.68
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	1.00	\$ 59.94	0.0000%	\$ -	\$ -	\$ 70.12
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.00	\$ 60.00	2.0000%	\$ -	\$ 564,350.96	\$ 58.13
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.00	\$ 60.00	2.0000%	\$ -	\$ 564,350.96	\$ 59.76
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	4.00	\$ 60.00	2.5000%	\$ -	\$ -	\$ 62.29
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	4.00	\$ 60.00	2.5000%	\$ -	\$ -	\$ 66.37
A-OFFICE	Below Grade Office/Retail	Non CBD	<2000 Square Feet	2020	7.00	\$ 60.48	3.0000%	\$ -	\$ 21,378.75	\$ 64.17
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	1.00	\$ 60.48	0.0000%	\$ -	\$ -	\$ 69.92
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.92	\$ 60.50	2.5000%	\$ 1,054,020.00	\$ 629,225.99	\$ 62.02
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.92	\$ 60.50	2.5000%	\$ 1,054,020.00	\$ 629,225.99	\$ 61.65
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2019	7.05	\$ 61.00	2.5000%	\$ 36,117.00	\$ 142,795.94	\$ 60.76
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2019	7.05	\$ 61.00	2.5000%	\$ 36,117.00	\$ 142,795.94	\$ 60.58
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2019	5.50	\$ 61.00	2.5000%	\$ 1,448,915.00	\$ 679,875.48	\$ 57.57
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2019	5.50	\$ 61.00	2.5000%	\$ 1,448,915.00	\$ 679,875.48	\$ 56.85
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	5.96	\$ 61.00	0.0000%	\$ 272,520.00	\$ -	\$ 59.13
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	5.96	\$ 61.00	0.0000%	\$ 272,520.00	\$ -	\$ 58.46
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	5.33	\$ 64.00	2.5000%	\$ -	\$ -	\$ 67.56
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	5.33	\$ 64.00	2.5000%	\$ -	\$ -	\$ 70.62
A-OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	12.17	\$ 64.00	2.5000%	\$ 697,255.28	\$ 1,686,062.00	\$ 65.78
A-OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	12.17	\$ 64.00	2.5000%	\$ 2,789,907.83	\$ 1,686,062.00	\$ 64.70
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.17	\$ 65.00	3.0000%	\$ 390,065.80	\$ 32,738.34	\$ 63.04
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.17	\$ 65.00	3.0000%	\$ 390,065.80	\$ 32,738.34	\$ 62.26
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	11.01	\$ 65.50	2.5000%	\$ -	\$ -	\$ 74.35
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	11.01	\$ 65.50	2.5000%	\$ -	\$ -	\$ 75.83
A-OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	5.45	\$ 67.00	2.5000%	\$ -	\$ -	\$ 70.84
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	5.45	\$ 67.00	2.5000%	\$ -	\$ -	\$ 73.83
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	7.10	\$ 67.38	2.0000%	\$ -	\$ -	\$ 90.65
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	7.10	\$ 67.38	2.0000%	\$ -	\$ -	\$ 73.93
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	3.10	\$ 68.00	2.5000%	\$ -	\$ -	\$ 69.81
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	3.10	\$ 68.00	2.5000%	\$ -	\$ -	\$ 75.07
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	N/A	11.29	\$ 68.25	2.5000%	\$ -	\$ -	\$ 77.75
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	N/A	11.29	\$ 68.25	2.5000%	\$ -	\$ -	\$ 79.19
A-OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	2.62	\$ 69.00	2.7500%	\$ -	\$ -	\$ 70.55
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	2.62	\$ 69.00	2.7500%	\$ -	\$ -	\$ 76.78
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.24	\$ 69.90	3.0000%	\$ -	\$ 24,618.51	\$ 60.49
A-OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	1.00	\$ 70.67	2.2500%	\$ -	\$ -	\$ 70.67
A-OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	1.00	\$ 70.67	2.2500%	\$ -	\$ -	\$ 87.00

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
A-OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	3.00	\$ 80.00	0.0000%	\$ -	\$ -	\$ 101.21
A-OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	10.00	\$ 147.54	1.8000%	\$ 90,017.00	\$ -	\$ 171.12
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	0.42	\$ 8.83	0.0000%	\$ -	\$ -	\$ 42.30
B OFFICE	Below Grade Office/Retail	CBD	7000 Square Feet Plus	2020	4.67	\$ 9.40	2.5000%	\$ -	\$ -	\$ 9.84
B OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	0.58	\$ 13.00	2.5000%	\$ -	\$ -	\$ 13.00
B OFFICE	Below Grade Office/Retail	CBD	<7000 Square Feet	2020	5.00	\$ 21.37	3.0000%	\$ -	\$ 178,394.76	\$ 29.25
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	2.00	\$ 22.50	0.0000%	\$ 4,320.00	\$ -	\$ 23.66
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	2.00	\$ 22.50	0.0000%	\$ 4,320.00	\$ -	\$ 29.13
B OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	1.00	\$ 22.50	0.0000%	\$ -	\$ -	\$ 22.50
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 23.85	0.0000%	\$ -	\$ -	\$ 24.17
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 23.85	0.0000%	\$ -	\$ -	\$ 28.81
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	4.00	\$ 25.00	3.0000%	\$ 168,830.08	\$ -	\$ 25.69
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	4.00	\$ 25.00	3.0000%	\$ 168,830.08	\$ -	\$ 25.43
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.27	\$ 25.00	0.0000%	\$ -	\$ -	\$ 26.29
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.27	\$ 25.00	0.0000%	\$ -	\$ -	\$ 44.78
B OFFICE	Below Grade Office/Retail	CBD	<4000 Square Feet	2020	3.00	\$ 26.00	2.5000%	\$ 19,034.00	\$ -	\$ 28.73
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.00	\$ 26.66	5.2200%	\$ 6,800.00	\$ -	\$ 27.35
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.00	\$ 26.66	5.2200%	\$ 6,800.00	\$ -	\$ 29.72
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.00	\$ 27.35	0.0000%	\$ -	\$ -	\$ 27.53
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.00	\$ 27.35	0.0000%	\$ -	\$ -	\$ 30.04
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.16	\$ 27.59	0.0000%	\$ -	\$ -	\$ 29.73
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.16	\$ 27.59	0.0000%	\$ -	\$ -	\$ 60.22
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.00	\$ 29.75	2.5000%	\$ 6,201.96	\$ 50,257.68	\$ 27.19
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.00	\$ 29.75	2.5000%	\$ 6,201.96	\$ 50,257.68	\$ 28.84
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 30.00	0.0000%	\$ -	\$ -	\$ 30.35
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 30.00	0.0000%	\$ -	\$ -	\$ 35.38
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	1.00	\$ 30.00	0.0000%	\$ -	\$ -	\$ 30.35
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	1.00	\$ 30.00	0.0000%	\$ -	\$ -	\$ 35.38
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.84	\$ 32.07	3.0000%	\$ -	\$ -	\$ 37.06
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	7.00	\$ 33.00	3.0000%	\$ 43,776.37	\$ -	\$ 36.12
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	7.00	\$ 33.00	3.0000%	\$ 43,776.37	\$ -	\$ 36.76
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	6.00	\$ 35.00	1.5000%	\$ 13,563.17	\$ 3,677.92	\$ 36.95
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.00	\$ 35.00	1.5000%	\$ 13,563.17	\$ 3,677.92	\$ 35.77
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.08	\$ 35.24	2.6300%	\$ -	\$ 2,639.79	\$ 34.50
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.08	\$ 35.24	2.6300%	\$ -	\$ 2,639.79	\$ 36.91
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.63	\$ 35.63	2.5000%	\$ 70,638.35	\$ 96,230.73	\$ 35.02
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.63	\$ 35.63	2.5000%	\$ 70,638.35	\$ 96,230.73	\$ 34.90
B OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	5.00	\$ 35.73	3.0000%	\$ -	\$ 21,273.87	\$ 26.30
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.08	\$ 35.95	2.5000%	\$ -	\$ 31,942.81	\$ 35.73
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	3.25	\$ 37.00	3.5000%	\$ 18,981.00	\$ 10,138.00	\$ 34.84
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	3.25	\$ 37.00	3.5000%	\$ 18,981.00	\$ 10,138.00	\$ 34.39
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	15.01	\$ 37.07	0.0000%	\$ 457,261.88	\$ 483,875.00	\$ 34.74
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	15.01	\$ 37.07	0.0000%	\$ 457,261.88	\$ 483,875.00	\$ 34.68
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.66	\$ 37.38	0.0000%	\$ -	\$ -	\$ 37.91
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.66	\$ 37.38	0.0000%	\$ -	\$ -	\$ 45.50
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	11.07	\$ 38.00	4.0000%	\$ 377,976.83	\$ -	\$ 46.65
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	11.07	\$ 38.00	4.0000%	\$ 377,976.83	\$ -	\$ 46.58
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	10.42	\$ 38.00	5.0000%	\$ 105,887.71	\$ -	\$ 48.32
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	10.42	\$ 38.00	5.0000%	\$ 105,887.71	\$ -	\$ 48.23
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	8.00	\$ 38.50	5.0000%	\$ 39,663.00	\$ -	\$ 45.96
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	8.00	\$ 38.50	5.0000%	\$ 39,663.00	\$ -	\$ 47.62
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.92	\$ 39.00	2.5000%	\$ 1,385.79	\$ 1,527.00	\$ 37.70
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.92	\$ 39.00	2.5000%	\$ 1,385.79	\$ 1,527.00	\$ 37.57
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	2.00	\$ 39.00	5.0000%	\$ 31,142.12	\$ -	\$ 39.97
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.00	\$ 39.00	5.0000%	\$ 31,142.12	\$ -	\$ 39.65
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.42	\$ 40.00	2.5000%	\$ 11,911.86	\$ 18,150.00	\$ 39.20
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.42	\$ 40.00	2.5000%	\$ 44,116.66	\$ 18,150.00	\$ 38.06
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.00	\$ 40.00	2.2500%	\$ 195,943.27	\$ 96,233.33	\$ 59.44
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.25	\$ 40.00	4.0000%	\$ 573.00	\$ 2,780.00	\$ 36.55
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.25	\$ 40.00	4.0000%	\$ 573.00	\$ 2,780.00	\$ 38.53

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 40.00	0.0000%	\$ 3,341.32	\$ -	\$ 40.00
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 40.00	0.0000%	\$ 10,730.80	\$ -	\$ 33.56
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.33	\$ 40.50	4.5000%	\$ -	\$ 184,460.65	\$ 28.42
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.33	\$ 40.50	4.5000%	\$ -	\$ 184,460.65	\$ 32.17
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.41	\$ 41.00	3.0000%	\$ 8,836.19	\$ 15,717.00	\$ 38.49
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.41	\$ 41.00	3.0000%	\$ 13,972.22	\$ 15,717.00	\$ 37.83
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	5.05	\$ 41.00	3.0000%	\$ 14,342.00	\$ -	\$ 46.53
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	5.05	\$ 41.00	3.0000%	\$ 14,342.00	\$ -	\$ 46.30
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	1.47	\$ 41.64	0.0000%	\$ -	\$ 559,893.14	\$ 15.37
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	1.47	\$ 41.64	0.0000%	\$ -	\$ 559,893.14	\$ 18.79
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.67	\$ 42.00	4.0000%	\$ 23,619.19	\$ 20,758.50	\$ 43.34
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.67	\$ 42.00	4.0000%	\$ 190,785.89	\$ 20,758.50	\$ 41.31
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.33	\$ 42.00	2.7500%	\$ 10,566.24	\$ 10,822.00	\$ 41.95
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.33	\$ 42.00	2.7500%	\$ 10,612.56	\$ 10,822.00	\$ 41.72
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	2.00	\$ 42.00	2.5000%	\$ 87,164.11	\$ -	\$ 42.17
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.00	\$ 42.00	2.5000%	\$ 87,164.11	\$ -	\$ 41.44
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.56	\$ 42.02	2.5000%	\$ -	\$ 110,179.96	\$ 42.48
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.56	\$ 42.02	2.5000%	\$ -	\$ 110,179.96	\$ 43.57
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.59	\$ 42.50	3.0000%	\$ 68,766.03	\$ 117,639.31	\$ 56.46
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.16	\$ 42.50	0.0000%	\$ 4,902.52	\$ 24,309.99	\$ 33.38
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.16	\$ 42.50	0.0000%	\$ 4,902.52	\$ 24,309.99	\$ 32.93
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.00	\$ 42.50	0.0000%	\$ -	\$ -	\$ 42.90
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.00	\$ 42.50	0.0000%	\$ -	\$ -	\$ 43.84
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.75	\$ 42.50	0.0000%	\$ 1,036,753.99	\$ -	\$ 55.93
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	3.41	\$ 42.80	0.0000%	\$ -	\$ 26,000.00	\$ 36.95
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	3.41	\$ 42.80	0.0000%	\$ -	\$ 26,000.00	\$ 40.93
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.16	\$ 43.00	4.0000%	\$ 10,458.44	\$ 8,675.25	\$ 41.08
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.16	\$ 43.00	4.0000%	\$ 10,458.44	\$ 8,675.25	\$ 40.62
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.82	\$ 43.05	2.5000%	\$ -	\$ 11,196.25	\$ 43.69
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.82	\$ 43.05	2.5000%	\$ -	\$ 11,196.25	\$ 45.00
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.49	\$ 43.05	5.0000%	\$ -	\$ -	\$ 43.81
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.49	\$ 43.05	5.0000%	\$ -	\$ -	\$ 47.17
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.84	\$ 43.08	2.5000%	\$ -	\$ 62,179.77	\$ 37.92
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.84	\$ 43.08	2.5000%	\$ -	\$ 62,179.77	\$ 40.64
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.00	\$ 43.50	2.5000%	\$ -	\$ 48,095.00	\$ 42.06
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 43.50	2.5000%	\$ -	\$ 48,095.00	\$ 43.07
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	5.53	\$ 43.68	0.0000%	\$ 69,110.00	\$ 31,536.00	\$ 38.15
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	5.53	\$ 43.68	0.0000%	\$ 69,110.00	\$ 31,536.00	\$ 37.96
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.33	\$ 43.70	0.0000%	\$ 423.00	\$ -	\$ 43.70
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.33	\$ 43.70	0.0000%	\$ 423.00	\$ -	\$ 58.56
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.33	\$ 44.00	2.5000%	\$ 72,809.31	\$ -	\$ 45.87
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.33	\$ 44.00	2.5000%	\$ 129,138.38	\$ -	\$ 45.45
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.00	\$ 44.00	2.5000%	\$ -	\$ 23,034.00	\$ 55.50
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.00	\$ 44.00	2.5000%	\$ -	\$ 23,034.00	\$ 49.10
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.50	\$ 44.00	2.5000%	\$ 109,823.57	\$ 150,656.00	\$ 46.44
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.50	\$ 44.00	2.5000%	\$ 418,441.25	\$ 150,656.00	\$ 45.63
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.25	\$ 44.00	0.0000%	\$ -	\$ -	\$ 44.28
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.25	\$ 44.00	0.0000%	\$ -	\$ -	\$ 48.28
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.00	\$ 44.27	0.0000%	\$ 1,307,879.00	\$ 3,194,360.31	\$ 39.97
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.00	\$ 44.27	0.0000%	\$ 1,307,879.00	\$ 3,194,360.31	\$ 39.92
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.00	\$ 44.35	4.0000%	\$ 13,267.97	\$ 10,203.18	\$ 43.38
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.00	\$ 44.35	4.0000%	\$ 13,267.97	\$ 10,203.18	\$ 43.06
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	10.84	\$ 44.50	2.7500%	\$ 97,989.67	\$ 327,926.30	\$ 47.16
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	10.84	\$ 44.50	2.7500%	\$ 97,989.67	\$ 327,926.30	\$ 47.55
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.34	\$ 44.50	3.0000%	\$ 131,412.55	\$ 65,682.00	\$ 51.71
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.34	\$ 44.50	3.0000%	\$ 286,357.55	\$ 65,682.00	\$ 51.39
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	1.17	\$ 44.57	0.0000%	\$ 4,293.12	\$ 11,925.00	\$ 37.14
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	1.17	\$ 44.57	0.0000%	\$ 4,293.12	\$ 11,925.00	\$ 36.37
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.75	\$ 44.89	4.0000%	\$ 4,453.00	\$ -	\$ 46.47
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.75	\$ 44.89	4.0000%	\$ 4,453.00	\$ -	\$ 48.00

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.42	\$ 45.00	2.7500%	\$ 31,633.59	\$ 28,500.00	\$ 46.65
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.42	\$ 45.00	2.7500%	\$ 132,206.58	\$ 28,500.00	\$ 45.25
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.00	\$ 45.00	0.0000%	\$ -	\$ -	\$ 45.35
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 45.00	0.0000%	\$ -	\$ -	\$ 50.38
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.38	\$ 45.00	3.0000%	\$ 16,459.84	\$ 16,897.50	\$ 43.16
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.38	\$ 45.00	3.0000%	\$ 107,915.77	\$ 16,897.50	\$ 37.39
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.00	\$ 45.00	0.0000%	\$ 6,684.00	\$ 24,303.75	\$ 41.24
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.00	\$ 45.00	0.0000%	\$ 6,684.00	\$ 24,303.75	\$ 45.58
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.56	\$ 45.17	3.0000%	\$ -	\$ -	\$ 50.70
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.08	\$ 45.27	0.0000%	\$ 5,430.15	\$ 8,277.00	\$ 41.78
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.08	\$ 45.27	0.0000%	\$ 5,430.15	\$ 8,277.00	\$ 40.89
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	5.50	\$ 45.46	0.0000%	\$ -	\$ 32,825.00	\$ 40.98
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	5.50	\$ 45.46	0.0000%	\$ -	\$ 32,825.00	\$ 43.45
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.50	\$ 45.78	0.0000%	\$ -	\$ -	\$ 46.01
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.50	\$ 45.78	0.0000%	\$ -	\$ -	\$ 49.37
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.17	\$ 46.00	4.0000%	\$ 18,825.85	\$ 23,000.00	\$ 46.24
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.17	\$ 46.00	4.0000%	\$ 22,243.00	\$ 23,000.00	\$ 45.85
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.00	\$ 46.00	2.5000%	\$ 70,383.15	\$ 690,728.32	\$ 32.44
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.00	\$ 46.00	2.5000%	\$ 106,533.15	\$ 690,728.32	\$ 32.28
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.22	\$ 46.00	4.0000%	\$ 2,939.29	\$ 5,309.00	\$ 45.40
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.22	\$ 46.00	4.0000%	\$ 10,260.65	\$ 5,309.00	\$ 44.49
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.59	\$ 46.00	4.0000%	\$ 27,932.89	\$ 54,928.00	\$ 45.63
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.59	\$ 46.00	4.0000%	\$ 117,731.83	\$ 54,928.00	\$ 44.02
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	N/A	5.50	\$ 46.00	2.5000%	\$ -	\$ -	\$ 55.27
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	N/A	5.50	\$ 46.00	2.5000%	\$ -	\$ -	\$ 49.64
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.17	\$ 46.00	4.0000%	\$ 180,261.61	\$ 282,442.00	\$ 51.74
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.17	\$ 46.00	4.0000%	\$ 607,245.13	\$ 282,442.00	\$ 50.95
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	1.00	\$ 46.13	0.0000%	\$ 11,962.66	\$ -	\$ 46.13
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	1.00	\$ 46.13	0.0000%	\$ 11,962.66	\$ -	\$ 44.90
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 46.37	0.0000%	\$ 729.63	\$ 4,053.60	\$ 42.79
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 46.37	0.0000%	\$ 729.63	\$ 4,053.60	\$ 47.16
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.42	\$ 46.50	2.7500%	\$ 11,237.73	\$ 15,926.25	\$ 45.84
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.42	\$ 46.50	2.7500%	\$ 11,237.73	\$ 15,926.25	\$ 45.62
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	4.17	\$ 46.50	3.0000%	\$ 2,767.88	\$ 14,058.50	\$ 46.90
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.17	\$ 46.50	3.0000%	\$ 41,076.57	\$ 14,058.50	\$ 45.91
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.38	\$ 46.84	2.5000%	\$ 8,302.64	\$ 22,367.42	\$ 49.15
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.38	\$ 46.84	2.5000%	\$ 71,512.64	\$ 22,367.42	\$ 48.88
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	6.67	\$ 47.00	2.7500%	\$ 32,904.56	\$ 63,384.00	\$ 46.55
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	6.67	\$ 47.00	2.7500%	\$ 170,952.86	\$ 63,384.00	\$ 45.01
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.33	\$ 47.00	0.0000%	\$ -	\$ 3,654.00	\$ 36.25
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.33	\$ 47.00	0.0000%	\$ -	\$ 3,654.00	\$ 51.37
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	8.17	\$ 47.00	2.7500%	\$ -	\$ 104,528.00	\$ 46.20
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.17	\$ 47.00	2.7500%	\$ -	\$ 104,528.00	\$ 46.81
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.42	\$ 47.00	2.5000%	\$ 47,444.00	\$ 67,543.00	\$ 46.06
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.42	\$ 47.00	2.5000%	\$ 364,660.00	\$ 67,543.00	\$ 42.70
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2019	12.27	\$ 47.00	2.5000%	\$ 2,138,829.81	\$ 566,356.00	\$ 50.24
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	12.27	\$ 47.00	2.5000%	\$ 2,138,829.81	\$ 566,356.00	\$ 50.12
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.00	\$ 47.00	2.5000%	\$ -	\$ -	\$ 65.61
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.00	\$ 47.00	2.5000%	\$ -	\$ -	\$ 67.02
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.42	\$ 47.26	3.0000%	\$ -	\$ 524.85	\$ 53.40
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.16	\$ 47.38	3.0000%	\$ 391.41	\$ 4,327.38	\$ 40.71
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.16	\$ 47.38	3.0000%	\$ 391.41	\$ 4,327.38	\$ 44.79
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.42	\$ 47.50	2.5000%	\$ 32,334.67	\$ 40,808.00	\$ 46.91
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.42	\$ 47.50	2.5000%	\$ 32,334.67	\$ 40,808.00	\$ 46.68
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 47.50	4.0000%	\$ 2,283.75	\$ -	\$ 49.42
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 47.50	4.0000%	\$ 3,479.00	\$ -	\$ 49.30
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.17	\$ 47.50	3.0000%	\$ 6,987.12	\$ 12,476.66	\$ 49.03
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.17	\$ 47.50	3.0000%	\$ 10,908.87	\$ 12,476.66	\$ 49.03
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.58	\$ 47.50	2.5000%	\$ 10,354.81	\$ 72,507.00	\$ 46.55
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.58	\$ 47.50	2.5000%	\$ 37,969.33	\$ 72,507.00	\$ 46.38

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	4.34	\$ 47.50	2.7500%	\$ 7,823.48	\$ 21,960.84	\$ 46.08
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.34	\$ 47.50	2.7500%	\$ 17,220.56	\$ 21,960.84	\$ 45.72
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.24	\$ 47.50	2.7500%	\$ 17,979.18	\$ 40,030.62	\$ 43.01
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.24	\$ 47.50	2.7500%	\$ 17,979.18	\$ 40,030.62	\$ 42.54
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.75	\$ 47.59	0.0000%	\$ 1,403.00	\$ -	\$ 47.59
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.75	\$ 47.59	0.0000%	\$ 1,403.00	\$ -	\$ 49.97
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.08	\$ 48.00	2.7500%	\$ 1,821.23	\$ 1,628.00	\$ 48.09
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.08	\$ 48.00	2.7500%	\$ 5,974.61	\$ 1,628.00	\$ 46.97
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2019	10.00	\$ 48.00	2.5000%	\$ 1,029,611.00	\$ 464,160.00	\$ 63.55
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.17	\$ 48.00	2.7500%	\$ 15,837.49	\$ 51,040.00	\$ 46.96
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.17	\$ 48.00	2.7500%	\$ 56,194.31	\$ 51,040.00	\$ 46.39
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	8.42	\$ 48.00	3.7500%	\$ 52,725.75	\$ 82,920.00	\$ 50.47
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.42	\$ 48.00	3.7500%	\$ 269,767.75	\$ 82,920.00	\$ 48.82
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	3.08	\$ 48.00	4.0000%	\$ 165,798.73	\$ 186,528.00	\$ 47.45
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	3.08	\$ 48.00	4.0000%	\$ 442,110.61	\$ 186,528.00	\$ 45.90
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	5.50	\$ 48.50	2.5000%	\$ 31,490.46	\$ 73,962.50	\$ 46.90
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	5.50	\$ 48.50	2.5000%	\$ 31,490.46	\$ 73,962.50	\$ 46.80
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 48.50	4.0000%	\$ 5,943.00	\$ -	\$ 50.46
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 48.50	4.0000%	\$ 18,415.00	\$ -	\$ 49.59
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 48.50	4.0000%	\$ 3,974.00	\$ -	\$ 49.47
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 48.50	4.0000%	\$ 3,974.00	\$ -	\$ 51.59
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.00	\$ 48.50	3.6000%	\$ -	\$ 115,044.71	\$ 46.44
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 48.50	3.6000%	\$ -	\$ 115,044.71	\$ 47.44
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 48.67	2.7500%	\$ -	\$ 13,397.85	\$ 32.80
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 48.67	2.7500%	\$ -	\$ 13,397.85	\$ 37.82
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	10.00	\$ 48.75	2.5000%	\$ 612,797.00	\$ 274,380.00	\$ 49.93
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	10.00	\$ 48.75	2.5000%	\$ 612,797.00	\$ 274,380.00	\$ 49.78
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.33	\$ 48.75	2.7500%	\$ 11.26	\$ 29,688.00	\$ 48.76
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.33	\$ 48.75	2.7500%	\$ 20,572.02	\$ 29,688.00	\$ 48.55
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.33	\$ 48.75	4.0000%	\$ 42,765.00	\$ 42,803.00	\$ 50.07
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.33	\$ 48.75	4.0000%	\$ 42,765.00	\$ 42,803.00	\$ 49.80
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.42	\$ 48.81	2.5000%	\$ 25,369.82	\$ 36,397.05	\$ 47.89
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.42	\$ 48.81	2.5000%	\$ 25,369.82	\$ 36,397.05	\$ 47.66
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	7.50	\$ 48.99	2.7500%	\$ 38,525.50	\$ 64,844.52	\$ 50.33
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.50	\$ 48.99	2.7500%	\$ 38,525.50	\$ 64,844.52	\$ 50.25
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 49.00	3.0000%	\$ 39,422.38	\$ -	\$ 49.08
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.42	\$ 49.00	2.5000%	\$ 55,112.00	\$ 78,563.00	\$ 48.02
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.42	\$ 49.00	2.5000%	\$ 151,287.00	\$ 78,563.00	\$ 46.92
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.00	\$ 49.00	4.0000%	\$ 21,544.92	\$ 14,214.08	\$ 49.62
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.00	\$ 49.00	4.0000%	\$ 285,746.52	\$ 14,214.08	\$ 40.92
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	6.50	\$ 49.00	2.5000%	\$ 47,506.50	\$ 103,488.00	\$ 48.73
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	6.50	\$ 49.00	2.5000%	\$ 184,754.00	\$ 103,488.00	\$ 47.90
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	7.00	\$ 49.00	2.5000%	\$ -	\$ 54,455.00	\$ 50.55
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.00	\$ 49.00	2.5000%	\$ -	\$ 54,455.00	\$ 52.49
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.00	\$ 49.00	0.0000%	\$ 5,251.77	\$ 1,662.00	\$ 48.39
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 49.00	0.0000%	\$ 5,251.77	\$ 1,662.00	\$ 47.77
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.07	\$ 49.00	2.5000%	\$ 94,665.50	\$ 185,563.00	\$ 48.17
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.07	\$ 49.00	2.5000%	\$ 764,876.00	\$ 185,563.00	\$ 45.65
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 49.00	2.7500%	\$ 5,358.65	\$ 8,007.42	\$ 45.28
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.00	\$ 49.22	2.5000%	\$ 1,941.00	\$ -	\$ 49.84
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.00	\$ 49.22	2.5000%	\$ 1,941.00	\$ -	\$ 52.34
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	10.84	\$ 49.25	2.5000%	\$ 69,160.00	\$ 28,339.25	\$ 53.02
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.84	\$ 49.25	2.5000%	\$ 69,160.00	\$ 28,339.25	\$ 52.88
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.42	\$ 49.25	2.7500%	\$ 3,487.97	\$ 21,896.22	\$ 45.22
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.42	\$ 49.25	2.7500%	\$ 3,487.97	\$ 21,896.22	\$ 48.53
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 49.48	0.0000%	\$ 144.00	\$ -	\$ 49.48
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 49.48	0.0000%	\$ 144.00	\$ -	\$ 54.36
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	8.97	\$ 49.50	2.2500%	\$ 1,252,685.50	\$ 1,162,644.00	\$ 49.85
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	8.97	\$ 49.50	2.2500%	\$ 1,252,685.50	\$ 1,162,644.00	\$ 49.69
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 36,874.82	\$ 45,887.00	\$ 52.18

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 89,490.14	\$ 45,887.00	\$ 51.63
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 49,901.82	\$ 62,123.00	\$ 52.18
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 121,154.10	\$ 62,123.00	\$ 51.63
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 107,730.82	\$ 134,195.00	\$ 52.18
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 261,713.02	\$ 134,195.00	\$ 51.63
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 121,354.82	\$ 173,528.00	\$ 51.55
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.51	\$ 49.50	2.5000%	\$ 294,826.28	\$ 173,528.00	\$ 50.99
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.75	\$ 49.50	2.7500%	\$ 41,131.41	\$ 100,574.00	\$ 48.48
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.75	\$ 49.50	2.7500%	\$ 339,252.21	\$ 100,574.00	\$ 46.15
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	10.75	\$ 49.53	2.5000%	\$ -	\$ 73,436.00	\$ 54.52
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	10.75	\$ 49.53	2.5000%	\$ -	\$ 73,436.00	\$ 54.99
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	0.83	\$ 49.57	0.0000%	\$ -	\$ 6,300.00	\$ 44.46
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	0.83	\$ 49.57	0.0000%	\$ -	\$ 6,300.00	\$ 60.83
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.00	\$ 49.75	0.0000%	\$ 27,764.00	\$ 42,748.00	\$ 44.79
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.00	\$ 49.75	0.0000%	\$ 74,884.00	\$ 42,748.00	\$ 42.52
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	5.00	\$ 50.00	3.0000%	\$ 85,051.00	\$ -	\$ 51.84
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	5.00	\$ 50.00	3.0000%	\$ 85,051.00	\$ -	\$ 51.55
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	5.00	\$ 50.00	2.5000%	\$ 594,625.00	\$ 116,857.00	\$ 46.15
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	5.00	\$ 50.00	2.5000%	\$ 594,625.00	\$ 116,857.00	\$ 45.85
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.41	\$ 50.00	2.5000%	\$ 25,803.20	\$ 40,438.00	\$ 48.99
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.41	\$ 50.00	2.5000%	\$ 88,271.20	\$ 40,438.00	\$ 47.68
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.16	\$ 50.00	2.7500%	\$ 26,698.40	\$ 23,925.00	\$ 48.82
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.16	\$ 50.00	2.7500%	\$ 85,820.40	\$ 23,925.00	\$ 46.29
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.01	\$ 50.00	2.5000%	\$ 103,927.87	\$ 121,500.42	\$ 76.39
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.01	\$ 50.00	2.5000%	\$ 338,027.87	\$ 121,500.42	\$ 74.18
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	9.84	\$ 50.00	2.5000%	\$ 160,677.64	\$ 294,552.40	\$ 51.60
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	9.84	\$ 50.00	2.5000%	\$ 564,357.64	\$ 294,552.40	\$ 50.89
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	4.30	\$ 50.00	2.5000%	\$ 18,773.00	\$ 37,667.00	\$ 48.22
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	4.30	\$ 50.00	2.5000%	\$ 97,838.00	\$ 37,667.00	\$ 46.18
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.00	\$ 50.00	2.5000%	\$ 167,697.15	\$ 321,883.35	\$ 52.53
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.00	\$ 50.00	2.5000%	\$ 725,914.35	\$ 321,883.35	\$ 51.79
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	11.42	\$ 50.00	2.5000%	\$ -	\$ -	\$ 57.08
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	11.42	\$ 50.00	2.5000%	\$ -	\$ -	\$ 57.52
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.25	\$ 50.00	2.5000%	\$ 38,594.35	\$ 57,325.00	\$ 48.86
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.25	\$ 50.00	2.5000%	\$ 54,757.65	\$ 57,325.00	\$ 48.51
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 50.00	2.5000%	\$ 34,305.00	\$ -	\$ 49.72
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 50.00	2.5000%	\$ 34,305.00	\$ -	\$ 49.23
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.79	\$ 50.00	2.5000%	\$ 37,359.56	\$ 77,666.67	\$ 47.33
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.79	\$ 50.00	2.5000%	\$ 49,004.56	\$ 77,666.67	\$ 46.93
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	12.01	\$ 50.00	2.5000%	\$ 133,126.30	\$ 211,114.00	\$ 52.96
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	12.01	\$ 50.00	2.5000%	\$ 585,417.00	\$ 211,114.00	\$ 52.03
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 50.00	0.0000%	\$ -	\$ 11,268.75	\$ 44.55
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 50.00	0.0000%	\$ -	\$ 11,268.75	\$ 49.18
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.08	\$ 50.00	0.0000%	\$ 13,999.33	\$ 21,931.25	\$ 43.39
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.08	\$ 50.00	0.0000%	\$ 13,999.33	\$ 21,931.25	\$ 42.04
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.00	\$ 50.00	3.0000%	\$ 73,852.88	\$ 28,033.00	\$ 55.39
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 50.02	0.0000%	\$ 487.36	\$ -	\$ 50.02
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 50.02	0.0000%	\$ 487.36	\$ -	\$ 54.27
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 50.06	0.0000%	\$ 6,122.96	\$ -	\$ 49.71
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 50.06	0.0000%	\$ 6,122.96	\$ -	\$ 48.24
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	4.28	\$ 50.08	2.5000%	\$ -	\$ 95,554.37	\$ 49.70
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	4.28	\$ 50.08	2.5000%	\$ -	\$ 95,554.37	\$ 50.55
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	3.08	\$ 50.43	3.0000%	\$ 11,758.00	\$ 15,087.00	\$ 53.56
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	3.08	\$ 50.43	3.0000%	\$ 11,758.00	\$ 15,087.00	\$ 54.82
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.03	\$ 50.50	2.5000%	\$ 50,889.96	\$ 37,458.39	\$ 55.34
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.03	\$ 50.50	2.5000%	\$ 317,829.96	\$ 37,458.39	\$ 54.41
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.26	\$ 50.50	2.5000%	\$ 1,666,174.26	\$ 662,636.00	\$ 51.45
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.26	\$ 50.50	2.5000%	\$ 1,666,174.26	\$ 662,636.00	\$ 51.33
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	10.06	\$ 50.61	2.5000%	\$ 18,890.00	\$ 13,916.76	\$ 73.91
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.06	\$ 50.61	2.5000%	\$ 18,890.00	\$ 13,916.76	\$ 56.35

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.20	\$ 50.78	2.5000%	\$ -	17,829.00	\$ 43.68
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.20	\$ 50.78	2.5000%	\$ -	17,829.00	\$ 47.87
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.97	\$ 50.96	4.0000%	\$ 53,000.05	-	\$ 56.30
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.97	\$ 50.96	4.0000%	\$ 416,625.25	-	\$ 54.66
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.00	\$ 51.00	2.5000%	\$ 158,604.11	278,409.00	\$ 53.24
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.00	\$ 51.00	2.5000%	\$ 459,394.49	278,409.00	\$ 52.67
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.01	\$ 51.00	2.5000%	\$ 416,755.22	537,336.00	\$ 55.23
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.01	\$ 51.00	2.5000%	\$ 1,208,166.46	537,336.00	\$ 54.70
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	8.00	\$ 51.00	4.0000%	\$ 99,428.00	107,930.00	\$ 55.20
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	8.00	\$ 51.00	4.0000%	\$ 485,228.00	107,930.00	\$ 53.45
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	10.84	\$ 51.00	2.7500%	\$ 103,624.40	165,495.00	\$ 54.56
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	10.84	\$ 51.00	2.7500%	\$ 203,207.34	165,495.00	\$ 54.24
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.50	\$ 51.07	3.0000%	\$ 55,612.44	71,400.00	\$ 49.85
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.50	\$ 51.07	3.0000%	\$ 55,612.44	71,400.00	\$ 49.59
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 51.17	0.0000%	\$ -	-	\$ 51.35
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 51.17	0.0000%	\$ -	-	\$ 53.86
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 51.31	0.0000%	\$ 1,149.00	4,789.00	\$ 47.36
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 51.31	0.0000%	\$ 1,149.00	4,789.00	\$ 51.44
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	6.00	\$ 51.50	2.5000%	\$ 78,819.00	-	\$ 54.83
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	6.00	\$ 51.50	2.5000%	\$ 113,763.00	-	\$ 54.41
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 51.74	3.0000%	\$ 179.47	-	\$ 51.80
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 51.74	3.0000%	\$ 179.47	-	\$ 56.32
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.08	\$ 52.00	3.0000%	\$ 8,159.00	3,813.00	\$ 52.16
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.08	\$ 52.00	3.0000%	\$ 8,159.00	3,813.00	\$ 51.68
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	10.70	\$ 52.00	2.7500%	\$ 237,106.74	92,352.00	\$ 55.77
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	10.70	\$ 52.00	2.7500%	\$ 237,106.74	92,352.00	\$ 55.63
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	6.42	\$ 52.00	2.5000%	\$ 18,351.46	37,303.00	\$ 50.72
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.42	\$ 52.00	2.5000%	\$ 18,351.46	37,303.00	\$ 50.55
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.16	\$ 52.00	2.5000%	\$ 15,137.00	22,558.00	\$ 48.78
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.16	\$ 52.00	2.5000%	\$ 15,137.00	22,558.00	\$ 48.16
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.42	\$ 52.25	2.5000%	\$ 240,246.00	546,830.02	\$ 55.84
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.42	\$ 52.25	2.5000%	\$ 1,204,346.00	546,830.02	\$ 55.13
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 52.46	0.0000%	\$ 1,563.00	-	\$ 52.46
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 52.46	0.0000%	\$ 1,563.00	-	\$ 56.65
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	8.42	\$ 52.50	2.5000%	\$ 115,718.00	192,413.00	\$ 71.60
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	8.42	\$ 52.50	2.5000%	\$ 555,418.00	192,413.00	\$ 50.81
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.00	\$ 52.63	2.5000%	\$ 620,707.00	311,777.00	\$ 53.82
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.00	\$ 52.63	2.5000%	\$ 620,707.00	311,777.00	\$ 53.68
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.00	\$ 52.79	2.5000%	\$ 49.09	145,053.72	\$ 59.08
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.00	\$ 52.79	2.5000%	\$ 539,548.19	145,053.72	\$ 58.43
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.68	\$ 53.00	2.7500%	\$ 37,384.33	62,434.00	\$ 53.53
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.68	\$ 53.00	2.7500%	\$ 37,384.33	62,434.00	\$ 53.35
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.17	\$ 53.00	2.5000%	\$ 9,544.00	9,363.00	\$ 51.64
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.17	\$ 53.00	2.5000%	\$ 9,544.00	9,363.00	\$ 51.18
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.08	\$ 53.00	0.0000%	\$ 14,931.00	-	\$ 52.38
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.08	\$ 53.00	0.0000%	\$ 26,928.00	-	\$ 48.44
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.67	\$ 53.34	0.0000%	\$ 1,654.47	6,432.54	\$ 66.43
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.67	\$ 53.34	0.0000%	\$ 1,654.47	6,432.54	\$ 51.01
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	1.33	\$ 53.50	2.5000%	\$ 10,485.00	61,271.00	\$ 43.68
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	1.33	\$ 53.50	2.5000%	\$ 92,925.00	61,271.00	\$ 33.22
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	12.09	\$ 53.50	2.5000%	\$ 215,480.00	389,166.00	\$ 55.89
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	12.09	\$ 53.50	2.5000%	\$ 784,780.00	389,166.00	\$ 55.09
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	12.59	\$ 53.50	2.5000%	\$ 666,056.99	1,218,026.68	\$ 57.00
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	12.59	\$ 53.50	2.5000%	\$ 3,002,059.15	1,218,026.68	\$ 56.13
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	0.50	\$ 53.63	0.0000%	\$ -	-	\$ 54.33
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	0.50	\$ 53.63	0.0000%	\$ -	-	\$ 64.33
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 53.84	3.0000%	\$ 121.00	1,005.00	\$ 49.76
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 53.84	3.0000%	\$ 121.00	1,005.00	\$ 54.26
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	1.00	\$ 53.85	0.0000%	\$ 574.90	12,775.65	\$ 40.35
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	1.00	\$ 53.85	0.0000%	\$ 574.90	12,775.65	\$ 45.12

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	9.80	\$ 54.07	2.5000%	\$ -	\$ -	\$ 61.84
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	5.33	\$ 54.30	3.0000%	\$ 205,872.44	\$ 22,281.10	\$ 53.83
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	5.33	\$ 54.30	3.0000%	\$ 205,872.44	\$ 22,281.10	\$ 53.56
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	8.81	\$ 54.37	2.5000%	\$ -	\$ -	\$ 60.36
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	8.81	\$ 54.37	2.5000%	\$ -	\$ -	\$ 60.60
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	9.34	\$ 54.50	2.5000%	\$ 98,858.00	\$ 144,130.00	\$ 58.11
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	9.34	\$ 54.50	2.5000%	\$ 289,238.00	\$ 144,130.00	\$ 57.73
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	10.26	\$ 54.64	3.0000%	\$ 9,216.70	\$ 12,453.71	\$ 62.19
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	10.26	\$ 54.64	3.0000%	\$ 9,216.70	\$ 12,453.71	\$ 62.67
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	10.26	\$ 54.64	3.0000%	\$ 198,622.77	\$ -	\$ 61.25
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	10.26	\$ 54.64	3.0000%	\$ 198,622.77	\$ -	\$ 61.11
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.25	\$ 55.00	3.0000%	\$ 4,688.89	\$ 9,074.51	\$ 54.75
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.25	\$ 55.00	3.0000%	\$ 4,688.89	\$ 9,074.51	\$ 56.07
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	11.07	\$ 55.00	4.0000%	\$ 224,477.21	\$ 220,487.00	\$ 82.00
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	11.07	\$ 55.00	4.0000%	\$ 632,852.21	\$ 220,487.00	\$ 63.05
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.59	\$ 55.00	2.5000%	\$ 46,066.74	\$ 58,487.94	\$ 56.76
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.59	\$ 55.00	2.5000%	\$ 46,066.74	\$ 58,487.94	\$ 56.59
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	7.34	\$ 55.00	2.5000%	\$ 7,170.45	\$ 31,405.00	\$ 57.06
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.34	\$ 55.00	2.5000%	\$ 7,170.45	\$ 31,405.00	\$ 57.71
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	7.25	\$ 55.00	2.7500%	\$ 71,603.78	\$ 15,523.75	\$ 57.24
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	7.25	\$ 55.00	2.7500%	\$ 71,603.78	\$ 15,523.75	\$ 57.04
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.83	\$ 55.00	2.5000%	\$ 810,645.81	\$ 1,467,583.33	\$ 54.37
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.83	\$ 55.00	2.5000%	\$ 4,370,145.81	\$ 1,467,583.33	\$ 52.47
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 55.00	2.5000%	\$ 2,756.00	\$ -	\$ 76.21
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	10.01	\$ 55.10	0.0000%	\$ 601,198.00	\$ -	\$ 55.10
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	10.01	\$ 55.10	0.0000%	\$ 601,198.00	\$ -	\$ 55.52
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 55.17	0.0000%	\$ 248.00	\$ -	\$ 55.17
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 55.17	0.0000%	\$ 248.00	\$ -	\$ 59.99
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	3.08	\$ 55.21	2.7500%	\$ 31,853.95	\$ 31,234.51	\$ 55.47
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	3.08	\$ 55.21	2.7500%	\$ 39,424.95	\$ 31,234.51	\$ 55.35
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	13.61	\$ 55.50	2.5000%	\$ 488,434.13	\$ 651,730.40	\$ 61.74
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	13.61	\$ 55.50	2.5000%	\$ 1,472,214.13	\$ 651,730.40	\$ 61.28
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	13.59	\$ 55.50	2.5000%	\$ 154,289.80	\$ 202,219.62	\$ 61.72
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	13.59	\$ 55.50	2.5000%	\$ 459,489.80	\$ 202,219.62	\$ 61.25
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 55.50	0.0000%	\$ 1,912.00	\$ 3,187.00	\$ 51.23
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 55.50	0.0000%	\$ 1,912.00	\$ 3,187.00	\$ 50.07
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	2.00	\$ 55.58	0.0000%	\$ 3,790.05	\$ -	\$ 55.58
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	2.00	\$ 55.58	0.0000%	\$ 3,790.05	\$ -	\$ 54.87
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	3.25	\$ 55.68	2.5000%	\$ 217,686.75	\$ 85,003.00	\$ 49.31
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	3.25	\$ 55.68	2.5000%	\$ 217,686.75	\$ 85,003.00	\$ 48.86
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	N/A	2.04	\$ 56.00	0.0000%	\$ 47,442.96	\$ -	\$ 55.48
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	N/A	2.04	\$ 56.00	0.0000%	\$ 47,442.96	\$ -	\$ 54.98
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.50	\$ 56.00	2.5000%	\$ 38,439.28	\$ 60,676.02	\$ 54.07
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.50	\$ 56.00	2.5000%	\$ 52,518.28	\$ 60,676.02	\$ 53.58
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.33	\$ 56.04	0.0000%	\$ 2,087.57	\$ -	\$ 9.55
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.33	\$ 56.04	0.0000%	\$ 2,104.82	\$ -	\$ 4.66
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.49	\$ 56.25	2.5000%	\$ -	\$ 64,875.00	\$ 6.56
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.49	\$ 56.25	2.5000%	\$ -	\$ 64,875.00	\$ 16.72
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	9.17	\$ 56.65	3.0000%	\$ -	\$ 63,594.00	\$ 61.50
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.08	\$ 56.65	2.5000%	\$ 303.49	\$ 1,246.30	\$ 55.14
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.08	\$ 56.65	2.5000%	\$ 303.49	\$ 1,246.30	\$ 57.46
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.83	\$ 56.82	0.0000%	\$ 1,763.00	\$ -	\$ 56.82
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.83	\$ 56.82	0.0000%	\$ 1,763.00	\$ -	\$ 56.35
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.59	\$ 57.50	2.5000%	\$ 65,904.47	\$ 120,146.25	\$ 54.80
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.59	\$ 57.50	2.5000%	\$ 65,904.47	\$ 120,146.25	\$ 54.54
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 57.88	3.0000%	\$ 1,340.57	\$ -	\$ 58.75
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 57.88	3.0000%	\$ 1,340.57	\$ -	\$ 60.99
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 57.96	2.7500%	\$ 6,707.51	\$ 14,000.00	\$ 47.64
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 57.96	2.7500%	\$ 38,387.51	\$ 14,000.00	\$ 26.07
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.00	\$ 58.00	3.0000%	\$ 158,813.04	\$ 241,543.68	\$ 54.69

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.00	\$ 58.00	3.0000%	\$ 158,813.04	\$ 241,543.68	\$ 54.48
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 58.46	2.5000%	\$ 12,851.78	\$ -	\$ 68.52
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	3.08	\$ 58.46	3.0000%	\$ 4,731.42	\$ 12,725.00	\$ 58.73
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.08	\$ 58.46	3.0000%	\$ 4,731.42	\$ 12,725.00	\$ 60.27
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	2.00	\$ 58.64	0.0000%	\$ -	\$ 149,740.94	\$ 51.06
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.00	\$ 58.86	2.5000%	\$ 59,987.57	\$ -	\$ 66.80
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.00	\$ 58.86	2.5000%	\$ 306,290.06	\$ -	\$ 66.09
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.16	\$ 59.00	0.0000%	\$ -	\$ 86,842.24	\$ 56.52
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	10.00	\$ 60.00	2.5000%	\$ -	\$ -	\$ 67.26
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.00	\$ 60.00	2.5000%	\$ -	\$ -	\$ 68.62
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.88	\$ 60.00	0.0000%	\$ -	\$ 26,596.59	\$ 70.28
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	0.91	\$ 60.00	2.5000%	\$ 234,330.25	\$ -	\$ 43.90
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	0.91	\$ 60.00	2.5000%	\$ 822,130.25	\$ -	\$ (5.77)
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	6.66	\$ 61.00	2.5000%	\$ 193,685.00	\$ 345,788.64	\$ 59.29
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	6.66	\$ 61.00	2.5000%	\$ 193,685.00	\$ 345,788.64	\$ 59.07
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.84	\$ 61.47	2.2500%	\$ 10.00	\$ 441,731.00	\$ 67.43
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.84	\$ 61.47	2.2500%	\$ 173,620.00	\$ 441,731.00	\$ 67.78
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.67	\$ 62.00	2.5000%	\$ 335,079.00	\$ 72,405.00	\$ 66.52
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.67	\$ 62.00	2.5000%	\$ 335,079.00	\$ 72,405.00	\$ 65.32
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	10.09	\$ 62.00	2.5000%	\$ 149,347.00	\$ 88,000.00	\$ 64.41
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	8.33	\$ 62.00	2.5000%	\$ 159,910.00	\$ 410,145.16	\$ 59.17
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	8.33	\$ 62.00	2.5000%	\$ 159,910.00	\$ 410,145.16	\$ 59.00
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.49	\$ 62.50	2.5000%	\$ 1,724,685.50	\$ 1,073,627.60	\$ 61.25
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.49	\$ 62.50	2.5000%	\$ 1,724,685.50	\$ 1,073,627.60	\$ 61.13
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 64.00	2.0000%	\$ 4,504.00	\$ -	\$ 69.10
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.01	\$ 65.60	2.5000%	\$ 533,247.52	\$ 170,942.67	\$ 68.31
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.01	\$ 65.60	2.5000%	\$ 533,247.52	\$ 170,942.67	\$ 68.10
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	16.50	\$ 66.00	2.5000%	\$ 1,362,664.18	\$ 2,061,785.00	\$ 74.35
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	16.50	\$ 66.00	2.5000%	\$ 3,944,289.18	\$ 2,061,785.00	\$ 73.81
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	16.18	\$ 66.00	2.5000%	\$ 3,205,631.22	\$ 10,075,011.40	\$ 72.56
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	16.18	\$ 66.00	2.5000%	\$ 15,966,471.22	\$ 10,075,011.40	\$ 71.93
B OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	11.08	\$ 66.50	2.5000%	\$ 173,244.25	\$ 272,190.84	\$ 68.92
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	11.08	\$ 66.50	2.5000%	\$ 550,244.25	\$ 272,190.84	\$ 67.97
B OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	11.22	\$ 67.00	2.5000%	\$ 529,172.89	\$ 891,066.22	\$ 69.13
B OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	11.22	\$ 67.00	2.5000%	\$ 1,892,132.89	\$ 891,066.22	\$ 68.05
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	6.08	\$ 68.17	3.0000%	\$ -	\$ 6,854.80	\$ 72.25
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.08	\$ 68.17	3.0000%	\$ -	\$ 6,854.80	\$ 73.07
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.08	\$ 68.52	3.0000%	\$ -	\$ 8,719.66	\$ 68.99
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.08	\$ 68.52	3.0000%	\$ -	\$ 8,719.66	\$ 70.62
B OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	7.58	\$ 72.00	2.5000%	\$ 227,833.37	\$ 289,128.00	\$ 72.46
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	7.58	\$ 72.00	2.5000%	\$ 847,303.37	\$ 289,128.00	\$ 70.70
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 72.50	0.0000%	\$ -	\$ -	\$ 99.60
B OFFICE	Below Grade Office/Retail	CBD	<4000 Square Feet	2020	5.00	\$ 74.00	2.0000%	\$ -	\$ 68,320.50	\$ 85.99
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.01	\$ 75.00	0.0000%	\$ 974,678.27	\$ -	\$ 87.35
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	3.53	\$ 80.25	3.0000%	\$ -	\$ 39,876.96	\$ 83.61
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 85.90	2.7500%	\$ 27,162.63	\$ 119,071.36	\$ 100.40
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.50	\$ 86.83	0.0000%	\$ -	\$ -	\$ 114.94
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 88.10	3.0000%	\$ -	\$ -	\$ 96.34
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	7.28	\$ 90.00	0.0000%	\$ 318,404.33	\$ -	\$ 87.24
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.49	\$ 104.79	0.0000%	\$ -	\$ 43,320.00	\$ 77.14
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 104.81	0.0000%	\$ -	\$ 78,362.86	\$ 87.11
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	0.50	\$ 107.59	0.0000%	\$ 312.00	\$ -	\$ 104.46
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	0.50	\$ 107.59	0.0000%	\$ 312.00	\$ -	\$ 101.50
B OFFICE	Below Grade Office/Retail	CBD	<2000 Square Feet	2020	10.00	\$ 110.00	0.0200%	\$ 12,257.00	\$ -	\$ 110.10
B OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 110.00	0.0000%	\$ 38,016.00	\$ -	\$ 133.07
B OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.42	\$ 112.14	3.0000%	\$ 8,185.00	\$ -	\$ 114.08
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.42	\$ 112.14	3.0000%	\$ 8,185.00	\$ -	\$ 113.47
B OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 120.00	3.0000%	\$ 98,955.78	\$ -	\$ 126.77
B OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 494.00	2.7500%	\$ 126,153.45	\$ 8,007.42	\$ 437.07
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	0.49	\$ 10.21	0.0000%	\$ -	\$ -	\$ 10.92

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	0.49	\$ 10.21	0.0000%	\$ -	\$ -	\$ 21.09
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 18.00	0.0000%	\$ -	\$ -	\$ 31.98
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 18.45	2.5000%	\$ -	\$ -	\$ 22.18
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	N/A	5.00	\$ 20.00	1.5000%	\$ -	\$ -	\$ 20.68
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	N/A	5.00	\$ 20.00	1.5000%	\$ -	\$ -	\$ 21.68
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	N/A	10.06	\$ 20.09	3.0000%	\$ -	\$ -	\$ 24.44
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	2.50	\$ 22.60	0.0000%	\$ -	\$ -	\$ 22.74
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	2.50	\$ 22.60	0.0000%	\$ -	\$ -	\$ 24.74
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	4.99	\$ 25.00	0.0000%	\$ -	\$ 199,225.00	\$ 23.82
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	4.99	\$ 25.00	0.0000%	\$ -	\$ 199,225.00	\$ 24.82
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 25.85	3.0000%	\$ -	\$ -	\$ 26.44
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 25.85	3.0000%	\$ -	\$ -	\$ 39.83
B OFFICE	Below Grade Office/Retail	Non CBD	<4000 Square Feet	2020	7.06	\$ 28.00	2.7500%	\$ 1,343,856.00	\$ 13,847.16	\$ 21.26
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.00	\$ 31.30	3.0000%	\$ -	\$ 21,795.24	\$ 34.23
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.00	\$ 31.30	3.0000%	\$ -	\$ 21,795.24	\$ 35.14
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.00	\$ 31.87	3.0000%	\$ -	\$ -	\$ 32.52
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.00	\$ 31.87	3.0000%	\$ -	\$ -	\$ 35.03
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2019	1.00	\$ 32.00	0.0000%	\$ -	\$ -	\$ 33.99
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2019	1.00	\$ 32.00	0.0000%	\$ -	\$ -	\$ 37.36
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2021	1.00	\$ 35.15	0.0000%	\$ -	\$ -	\$ 36.14
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2021	1.00	\$ 35.15	0.0000%	\$ -	\$ -	\$ 49.13
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	10.00	\$ 35.52	0.0000%	\$ -	\$ -	\$ 44.95
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	10.00	\$ 35.52	0.0000%	\$ -	\$ -	\$ 44.79
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	10.09	\$ 36.36	2.5000%	\$ -	\$ 76,894.00	\$ 35.68
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.25	\$ 36.36	3.0000%	\$ -	\$ -	\$ 37.20
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	10.09	\$ 36.36	2.5000%	\$ -	\$ 76,894.00	\$ 36.18
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.25	\$ 36.36	3.0000%	\$ -	\$ -	\$ 39.43
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.33	\$ 37.50	2.7500%	\$ 185,032.75	\$ 71,625.00	\$ 36.84
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.33	\$ 37.50	2.7500%	\$ 185,032.75	\$ 71,625.00	\$ 36.57
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	0.99	\$ 38.63	0.0000%	\$ 2,670.30	\$ -	\$ 38.63
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	0.99	\$ 38.63	0.0000%	\$ 2,670.30	\$ -	\$ 43.05
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.00	\$ 38.80	3.0000%	\$ -	\$ -	\$ 41.27
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.00	\$ 38.80	3.0000%	\$ -	\$ -	\$ 42.27
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	3.16	\$ 40.00	2.5000%	\$ 12,427.18	\$ 22,660.00	\$ 38.99
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	3.16	\$ 40.00	2.5000%	\$ 12,427.18	\$ 22,660.00	\$ 40.32
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	10.09	\$ 40.72	2.5000%	\$ 781,661.15	\$ 16,577.00	\$ 44.04
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.09	\$ 40.72	2.5000%	\$ 781,661.15	\$ 16,577.00	\$ 43.89
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.00	\$ 41.00	5.0000%	\$ 14,734.87	\$ -	\$ 45.31
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.00	\$ 41.00	5.0000%	\$ 14,734.87	\$ -	\$ 46.20
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	7.00	\$ 41.35	0.0000%	\$ -	\$ 3,500,000.00	\$ 39.85
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	7.00	\$ 41.35	0.0000%	\$ -	\$ 3,500,000.00	\$ 40.47
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 42.00	0.0000%	\$ -	\$ -	\$ 42.35
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 42.00	0.0000%	\$ -	\$ -	\$ 47.38
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	6.17	\$ 42.00	2.5000%	\$ 71,040.94	\$ 37,158.24	\$ 64.40
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	6.17	\$ 42.00	2.5000%	\$ 73,046.66	\$ 37,158.24	\$ 43.40
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.08	\$ 42.72	0.0000%	\$ -	\$ 4,051.28	\$ 39.75
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.08	\$ 42.72	0.0000%	\$ -	\$ 4,051.28	\$ 44.39
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	0.50	\$ 43.08	0.0000%	\$ -	\$ -	\$ 43.78
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	0.50	\$ 43.08	0.0000%	\$ -	\$ -	\$ 53.78
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	0.08	\$ 43.08	0.0000%	\$ -	\$ -	\$ 47.35
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	0.08	\$ 43.08	0.0000%	\$ -	\$ -	\$ 108.34
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	1.00	\$ 43.17	0.0000%	\$ 9,512.00	\$ -	\$ 43.17
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	1.00	\$ 43.17	0.0000%	\$ 9,512.00	\$ -	\$ 42.69
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	5.75	\$ 43.50	2.5000%	\$ 50,744.77	\$ 140,048.13	\$ 63.57
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	5.75	\$ 43.50	2.5000%	\$ 100,717.97	\$ 140,048.13	\$ 42.66
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.50	\$ 43.50	2.5000%	\$ 32,320.23	\$ 50,525.28	\$ 42.06
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.50	\$ 43.50	2.5000%	\$ 153,598.29	\$ 50,525.28	\$ 40.12
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 43.75	0.0000%	\$ 31,497.50	\$ -	\$ 58.64
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 43.75	0.0000%	\$ 129,642.50	\$ -	\$ 50.04
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 45.00	4.0000%	\$ 4,119.11	\$ -	\$ 48.75

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 45.00	4.0000%	\$ 4,119.11	\$ -	\$ 49.63
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.00	\$ 45.00	2.5000%	-	\$ -	\$ 46.25
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.00	\$ 45.00	2.5000%	-	\$ -	\$ 47.92
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.34	\$ 45.00	2.5000%	\$ 237,450.00	\$ 49,184.00	\$ 42.68
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.34	\$ 45.00	2.5000%	\$ 237,450.00	\$ 49,184.00	\$ 42.40
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.42	\$ 45.00	2.5000%	\$ 149,186.00	\$ 37,406.00	\$ 42.07
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.42	\$ 45.00	2.5000%	\$ 149,186.00	\$ 37,406.00	\$ 41.79
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.47	\$ 45.26	2.5000%	\$ 13,334.32	\$ 12,492.73	\$ 43.06
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.47	\$ 45.26	2.5000%	\$ 13,334.32	\$ 12,492.73	\$ 42.17
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	7.00	\$ 45.50	5.0000%	\$ 14,121.99	\$ -	\$ 52.93
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	7.00	\$ 45.50	5.0000%	\$ 14,121.99	\$ -	\$ 53.54
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.42	\$ 45.50	2.5000%	\$ 81,580.00	\$ 116,309.38	\$ 60.29
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.42	\$ 45.50	2.5000%	\$ 234,930.00	\$ 116,309.38	\$ 57.49
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.33	\$ 45.50	4.0000%	\$ 2,367.05	\$ -	\$ 47.66
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.33	\$ 45.50	4.0000%	\$ 2,367.05	\$ -	\$ 48.98
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	2.75	\$ 45.52	0.0000%	\$ -	\$ 219,999.99	\$ 44.62
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	2.75	\$ 45.52	0.0000%	\$ -	\$ 219,999.99	\$ 46.44
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.08	\$ 45.65	4.0000%	\$ 1,611.26	\$ -	\$ 47.58
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.08	\$ 45.65	4.0000%	\$ 1,611.26	\$ -	\$ 49.00
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	7.58	\$ 46.00	2.5000%	\$ 197,967.50	\$ 270,587.31	\$ 62.55
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	7.58	\$ 46.00	2.5000%	\$ 878,570.00	\$ 270,587.31	\$ 61.24
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 46.11	2.7500%	\$ -	\$ -	\$ 63.79
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	1.00	\$ 46.11	2.7500%	\$ -	\$ -	\$ 68.86
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 46.50	4.0000%	\$ 5,656.75	\$ -	\$ 50.37
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 46.50	4.0000%	\$ 5,656.75	\$ -	\$ 51.24
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.30	\$ 46.50	2.5000%	\$ 65,818.00	\$ 17,356.00	\$ 41.14
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.30	\$ 46.50	2.5000%	\$ 65,818.00	\$ 17,356.00	\$ 40.70
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.42	\$ 47.00	2.5000%	\$ 45,728.82	\$ 65,212.50	\$ 46.02
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.42	\$ 47.00	2.5000%	\$ 78,718.82	\$ 65,212.50	\$ 45.46
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.00	\$ 47.75	4.0000%	\$ 2,635.31	\$ -	\$ 49.68
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.00	\$ 47.75	4.0000%	\$ 2,635.31	\$ -	\$ 51.14
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	5.50	\$ 48.00	2.5000%	\$ 41,261.00	\$ 96,840.00	\$ 46.42
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	5.50	\$ 48.00	2.5000%	\$ 162,281.00	\$ 96,840.00	\$ 45.33
B OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	10.51	\$ 48.00	2.5000%	\$ 122,413.17	\$ 159,392.00	\$ 51.08
B OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.51	\$ 48.00	2.5000%	\$ 271,813.17	\$ 159,392.00	\$ 50.71
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	10.84	\$ 48.00	2.5000%	\$ 362,338.87	\$ 142,600.50	\$ 50.00
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	10.84	\$ 48.00	2.5000%	\$ 362,338.87	\$ 142,600.50	\$ 49.87
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	12.01	\$ 48.03	2.5000%	\$ 550,780.68	\$ 5,032,322.99	\$ 51.22
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	12.01	\$ 48.03	2.5000%	\$ 4,741,820.68	\$ 5,032,322.99	\$ 51.02
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 48.48	0.0000%	\$ 360.00	\$ -	\$ 63.37
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 48.48	0.0000%	\$ 360.00	\$ -	\$ 68.06
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 48.85	4.0000%	\$ 5,847.80	\$ 4,498.59	\$ 52.10
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 48.85	4.0000%	\$ 5,847.80	\$ 4,498.59	\$ 52.96
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 48.90	4.0000%	\$ 356.94	\$ -	\$ 48.90
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 48.90	4.0000%	\$ 356.94	\$ -	\$ 53.30
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.00	\$ 49.72	4.0000%	\$ 1,150.18	\$ -	\$ 50.71
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.00	\$ 49.72	4.0000%	\$ 1,150.18	\$ -	\$ 52.89
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	10.50	\$ 50.00	2.5000%	\$ 710,238.00	\$ 289,370.25	\$ 72.08
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	10.50	\$ 50.00	2.5000%	\$ 710,238.00	\$ 289,370.25	\$ 71.50
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.00	\$ 50.56	4.0000%	\$ 2,616.93	\$ -	\$ 52.61
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.00	\$ 50.56	4.0000%	\$ 2,616.93	\$ -	\$ 54.04
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	7.58	\$ 51.00	2.5000%	\$ 71,875.12	\$ 304,899.00	\$ 49.93
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	7.58	\$ 51.00	2.5000%	\$ 697,677.36	\$ 304,899.00	\$ 48.45
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 52.00	2.5000%	\$ 2,804,892.00	\$ 727,893.66	\$ 58.62
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	15.01	\$ 52.00	2.5000%	\$ 2,804,892.00	\$ 727,893.66	\$ 58.53
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	3.08	\$ 52.41	4.0000%	\$ 5,293.17	\$ -	\$ 54.62
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	3.08	\$ 52.41	4.0000%	\$ 5,293.17	\$ -	\$ 56.14
B OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	0.24	\$ 53.08	0.0000%	\$ -	\$ -	\$ 54.52
B OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	0.24	\$ 53.08	0.0000%	\$ -	\$ -	\$ 75.08
B OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.83	\$ 53.24	0.0000%	\$ -	\$ -	\$ 53.43

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
B OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.83	\$ 53.24	0.0000%	\$ -	\$ -	\$ 56.18
B OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 58.00	0.0000%	\$ -	\$ -	\$ 61.09
B OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 58.00	0.0000%	\$ -	\$ -	\$ 59.07
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.25	\$ 15.21	0.0000%	\$ 10.58	\$ -	\$ 15.21
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.25	\$ 15.21	0.0000%	\$ 8,347.62	\$ -	\$ (100.19)
C OFFICE	Below Grade Office/Retail	CBD	<4000 Square Feet	2020	5.00	\$ 15.95	3.0000%	\$ -	\$ -	\$ 16.94
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 16.17	0.0000%	\$ -	\$ -	\$ 16.17
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 16.17	0.0000%	\$ -	\$ -	\$ 21.86
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.41	\$ 19.84	0.0000%	\$ -	\$ 12,000.00	\$ 16.32
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	6.92	\$ 21.92	3.0000%	\$ 22,324.83	\$ -	\$ 23.96
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	6.92	\$ 21.92	3.0000%	\$ 22,324.83	\$ -	\$ 24.54
C OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	5.00	\$ 25.16	0.0000%	\$ 120,000.00	\$ -	\$ 25.62
C OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	5.00	\$ 25.16	0.0000%	\$ 120,000.00	\$ -	\$ 26.55
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.00	\$ 27.75	4.0000%	\$ 109,038.00	\$ 22,964.00	\$ 32.13
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.00	\$ 27.75	4.0000%	\$ 109,038.00	\$ 22,964.00	\$ 32.29
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	1.41	\$ 29.75	3.5000%	\$ 3,831.96	\$ -	\$ 29.96
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	1.41	\$ 29.75	3.5000%	\$ 3,831.96	\$ -	\$ 33.09
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.25	\$ 29.75	4.0000%	\$ 51,363.00	\$ 15,782.00	\$ 30.57
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.25	\$ 29.75	4.0000%	\$ 51,363.00	\$ 15,782.00	\$ 31.18
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	11.84	\$ 32.00	3.0000%	\$ 66,198.00	\$ 150,941.00	\$ 32.59
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 32.69	4.0000%	\$ 3,528.00	\$ -	\$ 33.34
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 32.69	4.0000%	\$ 3,528.00	\$ -	\$ 35.19
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	0.24	\$ 34.00	0.0000%	\$ -	\$ -	\$ 34.00
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	0.24	\$ 34.00	0.0000%	\$ -	\$ -	\$ 57.35
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	5.34	\$ 34.50	3.5000%	\$ 13,805.00	\$ 13,964.00	\$ 35.61
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	5.34	\$ 34.50	3.5000%	\$ 13,805.00	\$ 13,964.00	\$ 36.38
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 37.00	5.0000%	\$ 475.00	\$ -	\$ 37.00
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 37.00	5.0000%	\$ 475.00	\$ -	\$ 41.14
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.08	\$ 37.50	3.5000%	\$ 14,128.00	\$ 5,387.00	\$ 34.32
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.08	\$ 37.50	3.5000%	\$ 14,128.00	\$ 5,387.00	\$ 35.96
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 37.50	0.0000%	\$ 235.00	\$ -	\$ 37.50
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 37.50	0.0000%	\$ 235.00	\$ -	\$ 42.08
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.32	\$ 38.06	0.0000%	\$ -	\$ -	\$ 38.06
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.32	\$ 38.06	0.0000%	\$ -	\$ -	\$ 42.36
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	N/A	3.00	\$ 38.25	3.0000%	\$ -	\$ -	\$ 39.41
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	N/A	3.00	\$ 38.25	3.0000%	\$ -	\$ -	\$ 41.31
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	3.00	\$ 38.25	3.0000%	\$ -	\$ -	\$ 39.41
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	3.00	\$ 38.25	3.0000%	\$ -	\$ -	\$ 41.31
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.17	\$ 38.50	4.0000%	\$ 6,140.36	\$ 3,112.00	\$ 40.61
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.17	\$ 38.50	4.0000%	\$ 21,318.60	\$ 3,112.00	\$ 40.61
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2019	1.00	\$ 39.14	0.0000%	\$ -	\$ -	\$ 39.14
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2019	1.00	\$ 39.14	0.0000%	\$ -	\$ -	\$ 44.83
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 39.30	0.0000%	\$ -	\$ -	\$ 39.30
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 39.30	0.0000%	\$ -	\$ -	\$ 45.01
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 39.39	3.0000%	\$ -	\$ -	\$ 39.98
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 39.39	3.0000%	\$ -	\$ -	\$ 42.83
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 39.42
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 45.11
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 39.42
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 39.42	0.0000%	\$ -	\$ -	\$ 45.13
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 39.85	2.5000%	\$ -	\$ -	\$ 40.85
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 39.85	2.5000%	\$ -	\$ -	\$ 42.75
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.00	\$ 40.00	3.0000%	\$ -	\$ 15,000.00	\$ 41.34
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 40.00	3.0000%	\$ -	\$ 15,000.00	\$ 42.15
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 40.12	1.0000%	\$ -	\$ -	\$ 40.12
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 40.12	1.0000%	\$ -	\$ -	\$ 45.83
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	6.33	\$ 40.50	3.5000%	\$ 145,917.00	\$ 30,240.00	\$ 41.11
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	6.33	\$ 40.50	3.5000%	\$ 145,917.00	\$ 30,240.00	\$ 42.35
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 40.71	0.0000%	\$ -	\$ -	\$ 40.71
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 40.71	0.0000%	\$ -	\$ -	\$ 46.42

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 40.76	2.0000%	\$ -	\$ -	\$ 40.76
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 40.76	2.0000%	\$ -	\$ -	\$ 46.47
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.00	\$ 40.77	0.0000%	\$ -	\$ -	\$ 40.77
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 40.77	0.0000%	\$ -	\$ -	\$ 41.91
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	10.47	\$ 41.00	2.5000%	\$ 73,505.00	\$ 45,049.00	\$ 45.94
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	10.47	\$ 41.00	2.5000%	\$ 263,297.00	\$ 45,049.00	\$ 45.80
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.75	\$ 41.00	2.5000%	\$ 111,388.26	\$ 74,073.30	\$ 42.99
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.75	\$ 41.00	2.5000%	\$ 228,102.88	\$ 74,073.30	\$ 43.20
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.00	\$ 41.79	3.0000%	\$ -	\$ -	\$ 44.37
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 41.79	3.0000%	\$ -	\$ -	\$ 45.51
C OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	0.93	\$ 41.95	0.0000%	\$ -	\$ -	\$ 41.95
C OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	0.93	\$ 41.95	0.0000%	\$ -	\$ -	\$ 48.06
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 42.00	3.0000%	\$ -	\$ -	\$ 42.63
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	4.00	\$ 42.00	2.5000%	\$ 11,857.19	\$ 25,872.00	\$ 40.10
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	4.00	\$ 42.00	2.5000%	\$ 11,857.19	\$ 25,872.00	\$ 41.12
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.00	\$ 42.24	0.0000%	\$ -	\$ -	\$ 42.24
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.00	\$ 42.24	0.0000%	\$ -	\$ -	\$ 45.09
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.41	\$ 42.25	2.5000%	\$ 22,812.67	\$ 30,803.67	\$ 41.30
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.41	\$ 42.25	2.5000%	\$ 33,340.27	\$ 30,803.67	\$ 41.68
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	0.75	\$ 42.57	2.4500%	\$ -	\$ -	\$ 16.56
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	0.75	\$ 42.57	2.4500%	\$ -	\$ 59,746.00	\$ 24.17
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.00	\$ 43.00	3.0000%	\$ -	\$ -	\$ 45.66
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 43.00	3.0000%	\$ -	\$ -	\$ 46.80
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.33	\$ 43.00	2.5000%	\$ 4,936.89	\$ 20,697.32	\$ 42.71
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.33	\$ 43.00	2.5000%	\$ 4,936.89	\$ 20,697.32	\$ 43.66
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 43.18	3.0000%	\$ -	\$ -	\$ 43.18
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 43.18	3.0000%	\$ -	\$ -	\$ 48.89
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	3.16	\$ 43.50	3.5000%	\$ 99,464.00	\$ 21,750.00	\$ 40.34
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	3.16	\$ 43.50	3.5000%	\$ 99,464.00	\$ 21,750.00	\$ 42.87
C OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	10.50	\$ 43.50	3.5000%	\$ 75,031.81	\$ 95,700.00	\$ 49.60
C OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	10.50	\$ 43.50	3.5000%	\$ 75,031.81	\$ 95,700.00	\$ 50.00
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.50	\$ 44.00	3.0000%	\$ 29,878.07	\$ 33,000.00	\$ 46.70
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.50	\$ 44.00	3.0000%	\$ 47,116.57	\$ 33,000.00	\$ 46.94
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	2.25	\$ 44.15	2.5000%	\$ 3,232.02	\$ 26,381.13	\$ 39.93
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	2.25	\$ 44.15	2.5000%	\$ 3,232.02	\$ 26,381.13	\$ 42.20
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.00	\$ 44.51	3.0000%	\$ -	\$ -	\$ 45.86
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.00	\$ 44.51	3.0000%	\$ -	\$ -	\$ 47.76
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.00	\$ 44.93	3.0000%	\$ 83.33	\$ -	\$ 47.71
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.00	\$ 44.93	3.0000%	\$ 84,579.95	\$ -	\$ 47.11
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 45.00	3.0000%	\$ 2,392.00	\$ -	\$ 45.00
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 45.00	3.0000%	\$ 2,392.00	\$ -	\$ 48.90
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2019	10.84	\$ 45.00	2.0000%	\$ 364,762.00	\$ 94,950.00	\$ 46.17
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2019	10.84	\$ 45.00	2.0000%	\$ 364,762.00	\$ 94,950.00	\$ 46.93
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.24	\$ 45.00	3.0000%	\$ 2,685.00	\$ -	\$ 45.16
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.24	\$ 45.00	3.0000%	\$ 2,685.00	\$ -	\$ 48.74
C OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	7.59	\$ 45.00	2.5000%	\$ 111,364.40	\$ 225,036.00	\$ 45.23
C OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	7.59	\$ 45.00	2.5000%	\$ 355,324.40	\$ 225,036.00	\$ 45.23
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 45.30	0.0000%	\$ -	\$ -	\$ 45.30
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 45.30	0.0000%	\$ -	\$ -	\$ 51.01
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	3.25	\$ 45.33	3.5000%	\$ 83.33	\$ 10,200.00	\$ 43.65
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	3.25	\$ 45.33	3.5000%	\$ 74,997.00	\$ 10,200.00	\$ 39.97
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.00	\$ 45.50	0.0000%	\$ 1,347.23	\$ -	\$ 45.50
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.00	\$ 45.50	0.0000%	\$ 1,347.23	\$ -	\$ 50.51
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	1.00	\$ 45.50	0.0000%	\$ 5,554.58	\$ -	\$ 45.22
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	1.00	\$ 45.50	0.0000%	\$ 20,218.40	\$ -	\$ 45.50
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	1.08	\$ 46.38	2.7500%	\$ 946.63	\$ 1,620.00	\$ 43.31
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	1.08	\$ 46.38	2.7500%	\$ 946.63	\$ 1,620.00	\$ 46.89
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.50	\$ 46.84	4.0000%	\$ 12.50	\$ -	\$ 51.26
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.50	\$ 46.84	4.0000%	\$ 2,962.50	\$ -	\$ 51.88
C OFFICE	Above Grade Office	CBD	<7000 Square Feet	2019	9.42	\$ 47.00	2.5000%	\$ 148,860.00	\$ 194,345.00	\$ 48.03

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Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
C OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2019	9.42	\$ 47.00	2.5000%	\$ 148,860.00	\$ 194,345.00	\$ 48.38
C OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	5.00	\$ 47.58	3.0000%	\$ -	\$ -	\$ 50.52
C OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	5.00	\$ 47.58	3.0000%	\$ -	\$ -	\$ 51.66
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	10.00	\$ 48.00	0.0000%	\$ 16,994.00	\$ -	\$ 48.00
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	10.00	\$ 48.00	0.0000%	\$ 16,994.00	\$ -	\$ 48.51
C OFFICE	Above Grade Office	CBD	<7000 Square Feet	2020	11.00	\$ 48.00	2.5000%	\$ -	\$ 311,683.81	\$ 49.57
C OFFICE	Above Grade Retail	CBD	<7000 Square Feet	2020	11.00	\$ 48.00	2.5000%	\$ -	\$ 311,683.81	\$ 50.09
C OFFICE	Above Grade Office	CBD	7000 Square Feet Plus	2020	2.75	\$ 48.96	3.0000%	\$ 3,021.00	\$ 4,495.00	\$ 50.18
C OFFICE	Above Grade Retail	CBD	7000 Square Feet Plus	2020	2.75	\$ 48.96	3.0000%	\$ 3,021.00	\$ 4,495.00	\$ 52.23
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	8.25	\$ 49.15	2.5000%	\$ 207,932.46	\$ 47,509.65	\$ 44.44
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	8.25	\$ 49.15	2.5000%	\$ 207,932.46	\$ 47,509.65	\$ 45.79
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	2.00	\$ 50.00	3.0000%	\$ -	\$ -	\$ 50.75
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	2.00	\$ 50.00	3.0000%	\$ -	\$ -	\$ 53.60
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	6.08	\$ 52.75	2.5000%	\$ 114,441.00	\$ 488,815.00	\$ 28.08
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	6.08	\$ 52.75	2.5000%	\$ 114,441.00	\$ 488,815.00	\$ 28.73
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.67	\$ 53.00	2.7500%	\$ 111,879.00	\$ 371,840.00	\$ 33.14
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.67	\$ 53.00	2.7500%	\$ 111,879.00	\$ 371,840.00	\$ 33.90
C OFFICE	Above Grade Office	CBD	<4000 Square Feet	2020	5.00	\$ 54.50	2.5000%	\$ 82,839.00	\$ 355,598.00	\$ 29.12
C OFFICE	Above Grade Retail	CBD	<4000 Square Feet	2020	5.00	\$ 54.50	2.5000%	\$ 82,839.00	\$ 355,598.00	\$ 29.90
C OFFICE	Above Grade Office	CBD	<2000 Square Feet	2020	5.01	\$ 55.00	2.5000%	\$ 19,965.00	\$ 96,317.00	\$ 45.53
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	5.01	\$ 55.00	2.5000%	\$ 19,965.00	\$ 96,317.00	\$ 46.17
C OFFICE	Above Grade Retail	CBD	<2000 Square Feet	2020	7.67	\$ 59.23	2.5000%	\$ 25,995.00	\$ 118,308.00	\$ 55.79
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	4.00	\$ 3.35	5.0000%	\$ -	\$ -	\$ 3.61
C OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	N/A	5.00	\$ 7.29	5.0000%	\$ -	\$ 24,800.00	\$ 7.93
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	0.21	\$ 9.41	0.0000%	\$ -	\$ 595.00	\$ 7.53
C OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2019	15.01	\$ 14.25	1.0000%	\$ 272,782.00	\$ 742,223.34	\$ 20.63
C OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2019	15.01	\$ 14.25	1.0000%	\$ 272,782.00	\$ 742,223.34	\$ 14.87
C OFFICE	Below Grade Office/Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 16.23	0.0000%	\$ -	\$ -	\$ 16.23
C OFFICE	Below Grade Office/Retail	Non CBD	<2000 Square Feet	2020	0.86	\$ 16.23	0.0000%	\$ -	\$ -	\$ 16.23
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	2.00	\$ 16.88	0.0000%	\$ -	\$ -	\$ 16.88
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	2.00	\$ 16.88	0.0000%	\$ -	\$ -	\$ 19.73
C OFFICE	Below Grade Office/Retail	Non CBD	7000 Square Feet Plus	2020	10.00	\$ 17.70	4.0000%	\$ 206,472.27	\$ -	\$ 21.25
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.00	\$ 18.00	4.0000%	\$ -	\$ -	\$ 19.50
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.00	\$ 18.00	4.0000%	\$ -	\$ -	\$ 20.64
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 24.00	0.0000%	\$ 360.00	\$ -	\$ 24.00
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 24.00	0.0000%	\$ 360.00	\$ -	\$ 28.50
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	N/A	2.00	\$ 25.00	0.0000%	\$ -	\$ -	\$ 25.00
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	N/A	2.00	\$ 25.00	0.0000%	\$ -	\$ -	\$ 27.85
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	1.00	\$ 25.88	0.0000%	\$ -	\$ -	\$ 25.88
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	1.00	\$ 25.88	0.0000%	\$ -	\$ -	\$ 25.88
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.00	\$ 27.57	4.0000%	\$ -	\$ -	\$ 28.69
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.00	\$ 27.57	4.0000%	\$ -	\$ -	\$ 30.59
C OFFICE	Above Grade Office	Non CBD	7000 Square Feet Plus	2020	20.01	\$ 28.52	0.0000%	\$ 50,000.00	\$ -	\$ 34.84
C OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2020	20.01	\$ 28.52	0.0000%	\$ 50,000.00	\$ -	\$ 28.79
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	10.00	\$ 29.00	2.0000%	\$ 36,619.09	\$ -	\$ 34.80
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	3.08	\$ 30.07	3.0000%	\$ 4,693.45	\$ 8,691.58	\$ 30.20
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	3.08	\$ 30.07	3.0000%	\$ 4,693.45	\$ 8,691.58	\$ 31.91
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 30.60	3.0000%	\$ -	\$ 8,666.49	\$ 31.01
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 30.60	3.0000%	\$ -	\$ 8,666.49	\$ 32.15
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 33.05	0.0000%	\$ 3,950.00	\$ -	\$ 34.07
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 33.10	0.0000%	\$ 4,000.00	\$ -	\$ 34.12
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 33.10	0.0000%	\$ 4,000.00	\$ -	\$ 34.12
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 36.00	0.0000%	\$ -	\$ -	\$ 40.39
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 36.00	0.0000%	\$ -	\$ -	\$ 41.71
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.34	\$ 36.00	4.0000%	\$ 17,033.30	\$ 8,905.00	\$ 38.07
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.34	\$ 36.00	4.0000%	\$ 17,033.30	\$ 8,905.00	\$ 38.71
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.17	\$ 36.16	2.7500%	\$ -	\$ -	\$ 38.29
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.17	\$ 36.16	2.7500%	\$ -	\$ -	\$ 39.40
C OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	2.00	\$ 36.75	0.0000%	\$ 26,858.15	\$ -	\$ 36.75
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	2.00	\$ 36.75	0.0000%	\$ 26,858.15	\$ -	\$ 38.47

Tax Year 2023 New Office Leases

Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.00	\$ 37.66	4.0000%	\$ -	\$ -	40.80
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.00	\$ 37.66	4.0000%	\$ -	\$ -	41.93
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.01	\$ 37.88	2.0000%	\$ 10,038.00	\$ 10,038.00	38.49
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.01	\$ 37.88	2.0000%	\$ 10,038.00	\$ 10,038.00	39.06
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	11.00	\$ 38.00	2.0000%	\$ 221,975.51	\$ 89,348.64	37.99
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	11.00	\$ 38.00	2.0000%	\$ 221,975.51	\$ 89,348.64	38.55
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2019	5.00	\$ 38.50	3.5000%	\$ 54,660.00	\$ 14,696.00	38.97
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2019	5.00	\$ 38.50	3.5000%	\$ 54,660.00	\$ 14,696.00	39.68
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	10.00	\$ 38.50	2.7500%	\$ 91,546.87	\$ -	43.62
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	10.00	\$ 38.50	2.7500%	\$ 91,546.87	\$ -	43.94
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.08	\$ 39.42	2.0000%	\$ -	\$ -	40.25
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.08	\$ 39.42	2.0000%	\$ -	\$ -	42.09
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.99	\$ 40.00	3.0000%	\$ -	\$ -	41.46
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.99	\$ 40.00	3.0000%	\$ -	\$ -	44.31
C OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2019	10.59	\$ 41.50	2.5000%	\$ 596,161.56	\$ 168,005.06	43.79
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2019	10.59	\$ 41.50	2.5000%	\$ 596,161.56	\$ 168,005.06	44.39
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.33	\$ 41.50	2.5000%	\$ 30,772.98	\$ 46,648.95	40.10
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.33	\$ 41.50	2.5000%	\$ 142,518.06	\$ 46,648.95	40.10
C OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	1.00	\$ 41.69	0.0000%	\$ 15,120.00	\$ -	41.23
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	1.00	\$ 41.69	0.0000%	\$ 15,120.00	\$ -	44.47
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 41.83	4.0000%	\$ -	\$ -	41.83
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 41.83	4.0000%	\$ -	\$ -	47.54
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.01	\$ 42.00	3.0000%	\$ -	\$ -	58.14
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.01	\$ 42.00	3.0000%	\$ -	\$ -	45.74
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.04	\$ 42.07	4.0000%	\$ -	\$ -	42.11
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.04	\$ 42.07	4.0000%	\$ -	\$ -	47.56
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.27	\$ 43.00	2.5000%	\$ 98,473.96	\$ 10,889.73	40.28
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.27	\$ 43.00	2.5000%	\$ 98,473.96	\$ 10,889.73	42.41
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.16	\$ 43.50	2.7500%	\$ 15,835.57	\$ 12,173.00	40.84
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.08	\$ 43.80	3.0000%	\$ 26,590.81	\$ -	47.01
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.08	\$ 43.80	3.0000%	\$ 26,590.81	\$ -	47.17
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 44.00	4.0000%	\$ -	\$ -	44.00
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 44.00	4.0000%	\$ -	\$ -	49.69
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.00	\$ 44.00	2.5000%	\$ 30,657.27	\$ 60,199.28	41.74
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.00	\$ 44.00	2.5000%	\$ 70,677.27	\$ 60,199.28	41.82
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	7.72	\$ 44.00	2.7500%	\$ 150,982.24	\$ 20,757.00	44.91
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	7.72	\$ 44.00	2.7500%	\$ 150,982.24	\$ 20,757.00	46.36
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2021	1.00	\$ 44.55	0.0000%	\$ -	\$ -	44.55
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2021	1.00	\$ 44.55	0.0000%	\$ -	\$ -	50.26
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	5.25	\$ 45.00	3.0000%	\$ 36,819.04	\$ 7,459.00	43.21
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	5.25	\$ 45.00	3.0000%	\$ 36,819.04	\$ 7,459.00	45.27
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	6.28	\$ 45.00	5.0000%	\$ 34,588.98	\$ 17,449.00	49.42
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	6.28	\$ 45.00	5.0000%	\$ 141,507.98	\$ 17,449.00	49.46
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.25	\$ 45.82	0.0000%	\$ 2,268.00	\$ 6,300.00	42.29
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.25	\$ 45.82	0.0000%	\$ 2,268.00	\$ 6,300.00	43.65
C OFFICE	Above Grade Office	Non CBD	<4000 Square Feet	2020	5.50	\$ 47.00	3.0000%	\$ 7,703.05	\$ 48,151.50	46.01
C OFFICE	Above Grade Retail	Non CBD	<4000 Square Feet	2020	5.50	\$ 47.00	3.0000%	\$ 38,423.05	\$ 48,151.50	46.42
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.00	\$ 47.69	3.0000%	\$ -	\$ 4,000.00	46.70
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.00	\$ 47.69	3.0000%	\$ -	\$ 4,000.00	49.54
C OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	10.00	\$ 47.82	2.5000%	\$ 394,510.09	\$ 170,450.80	63.45
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.00	\$ 47.82	2.5000%	\$ 394,510.09	\$ 170,450.80	49.71
C OFFICE	Below Grade Office/Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 48.72	1.9000%	\$ -	\$ -	60.90
C OFFICE	Above Grade Office	Non CBD	<7000 Square Feet	2020	7.58	\$ 49.03	2.7500%	\$ 492,430.11	\$ 162,875.00	48.75
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	7.58	\$ 49.03	2.7500%	\$ 492,430.11	\$ 162,875.00	49.93
C OFFICE	Above Grade Retail	Non CBD	<7000 Square Feet	2020	10.42	\$ 50.00	2.5000%	\$ 138,425.72	\$ 122,979.15	65.49
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.16	\$ 50.00	2.0000%	\$ -	\$ -	51.53
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.16	\$ 50.00	2.0000%	\$ -	\$ -	54.08
C OFFICE	Above Grade Retail	Non CBD	7000 Square Feet Plus	2019	12.13	\$ 51.38	2.5000%	\$ 1,018,848.63	\$ 234,821.60	56.69
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 52.17	0.0000%	\$ 926.35	\$ -	52.17
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 52.17	0.0000%	\$ 926.35	\$ -	56.80

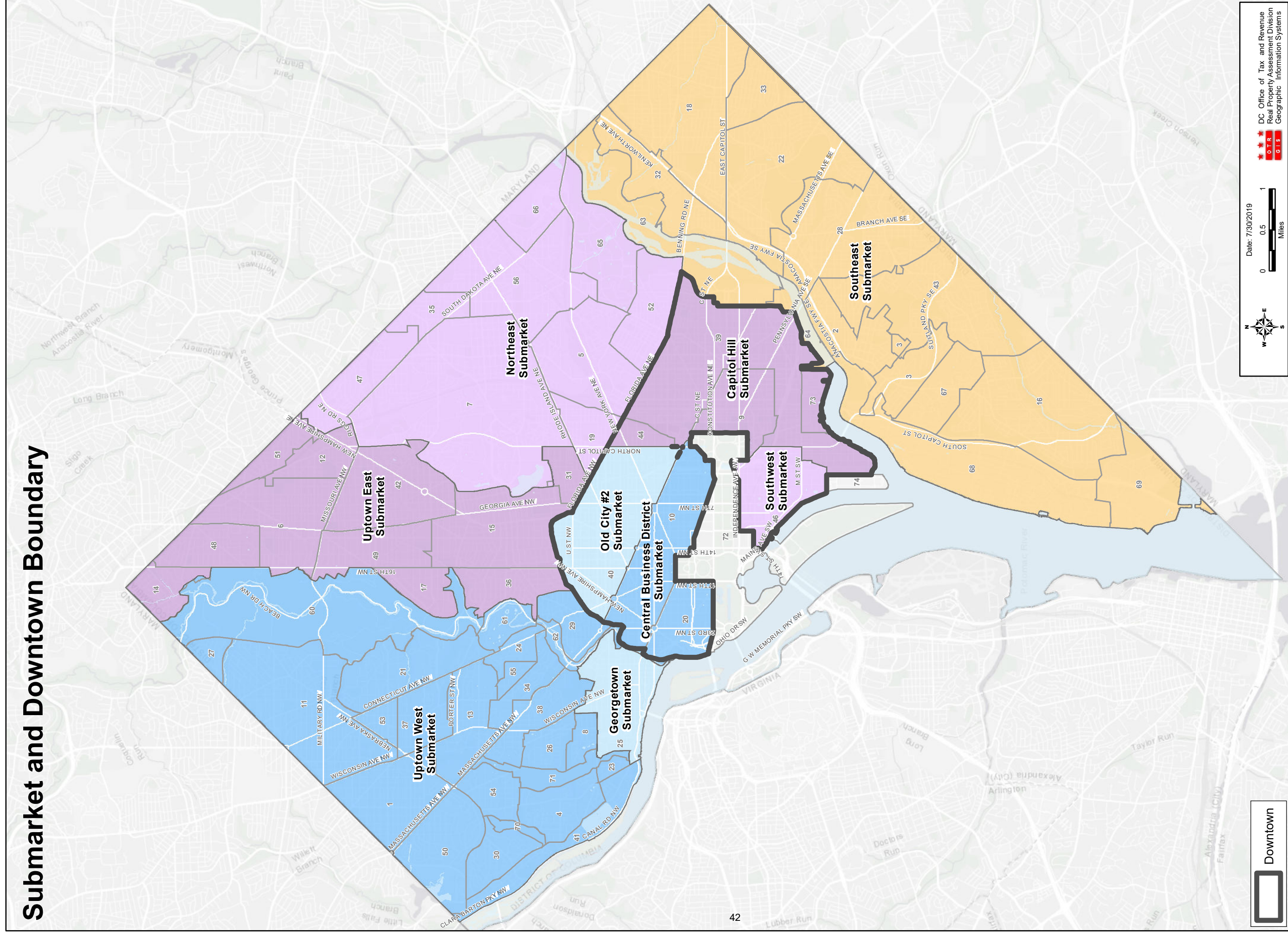
Tax Year 2023 New Office Leases

Class	Lease Space Type	Sub Market	comp	Sign Year	Term (In Years)	Base Rent Per Square Foot	Annual Base Rent Increase	TOTAL LEASE-UP COSTS	Total Concessions	Indicated Effective Rent
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	0.50	\$ 54.66	0.0000%	\$ 867.00	\$ -	\$ 54.66
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	0.50	\$ 54.66	0.0000%	\$ 867.00	\$ -	\$ 62.25
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	3.04	\$ 55.27	4.0000%	\$ -	\$ -	\$ 57.56
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	3.04	\$ 55.27	4.0000%	\$ -	\$ -	\$ 59.43
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.15	\$ 72.00	0.0000%	\$ -	\$ -	\$ 72.00
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.15	\$ 72.00	0.0000%	\$ -	\$ -	\$ 76.95
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	2.00	\$ 75.00	0.0000%	\$ -	\$ -	\$ 75.00
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	2.00	\$ 75.00	0.0000%	\$ -	\$ -	\$ 77.85
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 82.28	0.0000%	\$ 504.00	\$ -	\$ 81.86
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 82.28	0.0000%	\$ 504.00	\$ -	\$ 85.09
C OFFICE	Above Grade Office	Non CBD	<2000 Square Feet	2020	1.00	\$ 86.40	0.0000%	\$ -	\$ -	\$ 86.40
C OFFICE	Above Grade Retail	Non CBD	<2000 Square Feet	2020	1.00	\$ 86.40	0.0000%	\$ -	\$ -	\$ 92.11

Effective Rent - Base Income and Reimbursements over Term, less Concessions and with Adjustments for Atypical Lease Up Costs

Above includes all new leases filed by New Lease Abstract with Income and Expense forms as submitted and thus utilized for reassessment purposes in Tax Year 2023, except those incorrectly or those with incomplete or unworkable data and/or \$0 base rent.

Submarket and Downtown Boundary



Date: 7/30/2019

0 0.5 1 Miles

Downtown

DC Office of Tax and Revenue
Real Property Assessment Division
Geographic Information Systems

Tax Year 2023

Washington, DC Office Building

Expense Rate Methodology

Expense rates for the various classes of Office buildings were derived from income and expense analysis. The initial analysis is based on the Income and Expense forms completed by office building owners. Growth rates for both income and expenses are reviewed and considered. Expenses as a percentage of effective gross income are calculated for each property with a complete and clear Income and Expense filing. Properties that have not reached stabilization are omitted from the analysis.

Typical expense ratios are developed for each class of office buildings. After the total income for a given property has been determined, and projected forward by one year, a comparison is made to the property's reported stabilized expenses, also projected forward, to develop an expense ratio for the property. After this is completed for each property, the buildings are stratified by class.

For each class of office, measures of central tendency are reviewed to develop estimates of typical expense ratios. Typical expense ratios are developed as a percentage of effective gross income for various classes of office properties.

Other relevant data is considered and the base expenses for the valuation model are chosen.

Washington, DC Office Property Income and Vacancy Summary

This Data is Part of the Analysis for Tax Year:
Based on Actual Data Supplied by Property Owners for Calendar Year:

2023
2020

		Vacancy Loss	Storage Income	Parking Income	Other Income	Real Estate Tax Reimbursement	Operating Expense Reimbursement	Total Actual Income	PGI	Actual Net Operating Income	
Stabilized Office Properties		As a % of PGI	Per Sq Ft of Storage Space	Per Parking space	Per Square Foot of NLA	Per Square Foot of NLA	Per Square Foot of NLA	Per Square Foot of NLA	Per Square Foot of NLA	Per Square Foot of NLA	As a % of PGI
Trophy	Average	4.68%	\$ 13.25	\$ 1,698.76	\$ 0.26	\$ 11.11	\$ 9.89	\$ 69.09	\$ 70.76	\$ 55.49	85.68%
	Median	0.90%	\$ 12.87	\$ 1,576.44	\$ 0.06	\$ 12.52	\$ 9.93	\$ 71.81	\$ 73.67	\$ 58.83	88.86%
A	Average	8.65%	\$ 18.63	\$ 1,854.87	\$ 0.42	\$ 3.39	\$ 3.57	\$ 51.87	\$ 54.01	\$ 39.77	80.81%
	Median	1.48%	\$ 11.98	\$ 1,705.82	\$ 0.06	\$ 1.98	\$ 1.50	\$ 51.74	\$ 53.04	\$ 40.30	83.88%
B	Average	13.55%	\$ 12.58	\$ 1,253.27	\$ 0.42	\$ 1.42	\$ 1.44	\$ 42.55	\$ 45.40	\$ 29.79	71.92%
	Median	1.94%	\$ 7.79	\$ 922.51	\$ 0.06	\$ 0.58	\$ 0.80	\$ 43.96	\$ 46.32	\$ 29.32	73.05%
C	Average	14.32%	\$ 5.53	\$ 3,315.23	\$ 0.26	\$ 0.75	\$ 0.82	\$ 37.44	\$ 40.05	\$ 26.58	69.65%
	Median	0.00%	\$ 1.90	\$ 452.62	\$ -	\$ -	\$ -	\$ 35.34	\$ 38.82	\$ 23.63	71.80%

Washington, DC Office Property Operating Expense Summary

This Data is Part of the Analysis for Tax Year:
Based on Actual Data Supplied by Property Owners for Calendar Year:

2023
2020

Stabilized Office Properties		Concessions		Total Management and Administrative Expense		Total Utility Expense		Total Repair, Maintenance and Contract Services Expense		Total Variable Expenses	
		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 7.25	14.48%	\$ 4.13	7.34%	\$ 2.04	3.50%	\$ 6.71	11.86%	\$ 12.88	22.70%
	Median	\$ 0.23	0.36%	\$ 3.68	5.90%	\$ 2.06	3.30%	\$ 6.67	10.24%	\$ 12.45	19.49%
A	Average	\$ 2.49	5.69%	\$ 3.31	7.18%	\$ 2.09	4.65%	\$ 6.04	13.68%	\$ 11.43	25.52%
	Median	\$ 0.54	1.11%	\$ 2.84	5.86%	\$ 2.11	4.37%	\$ 5.81	11.81%	\$ 11.28	22.39%
B	Average	\$ 1.65	5.02%	\$ 3.82	9.75%	\$ 2.11	5.77%	\$ 5.90	15.50%	\$ 11.83	31.02%
	Median	\$ -	0.00%	\$ 3.03	7.53%	\$ 2.12	5.33%	\$ 5.76	14.71%	\$ 11.48	28.76%
C	Average	\$ 0.76	2.11%	\$ 3.29	9.65%	\$ 1.65	6.24%	\$ 4.86	16.37%	\$ 9.81	32.26%
	Median	\$ -	0.00%	\$ 2.00	5.86%	\$ 1.65	4.82%	\$ 4.16	12.35%	\$ 8.57	28.27%

Stabilized Office Properties		Insurance Expense		Miscellaneous Taxes		Total Fixed Expense		Total Expense (Not Including Real Property Tax Expense)		Real Property Taxes	
		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 0.36	0.62%	\$ 0.36	0.60%	\$ 0.72	1.22%	\$ 13.60	23.92%	\$ 16.60	28.56%
	Median	\$ 0.31	0.51%	\$ 0.26	0.42%	\$ 0.60	0.94%	\$ 13.23	20.11%	\$ 17.36	25.79%
A	Average	\$ 0.35	0.77%	\$ 0.32	0.66%	\$ 0.67	1.43%	\$ 12.10	26.95%	\$ 10.40	23.13%
	Median	\$ 0.28	0.58%	\$ 0.21	0.44%	\$ 0.51	1.10%	\$ 12.08	23.56%	\$ 10.53	21.21%
B	Average	\$ 0.49	1.42%	\$ 0.44	1.06%	\$ 0.93	2.48%	\$ 12.76	33.50%	\$ 7.65	22.99%
	Median	\$ 0.32	0.78%	\$ 0.21	0.55%	\$ 0.66	1.65%	\$ 12.07	30.70%	\$ 7.83	18.38%
C	Average	\$ 0.72	2.47%	\$ 0.34	0.87%	\$ 1.06	3.34%	\$ 10.86	35.60%	\$ 6.11	20.56%
	Median	\$ 0.43	1.50%	\$ 0.00	0.00%	\$ 0.66	2.03%	\$ 9.68	32.55%	\$ 5.62	16.65%

Washington, DC Office Property Operating Expense Detail - Page 1

This Data is Part of the Analysis for Tax Year:
Based on Actual Data Supplied by Property Owners for Calendar Year:

2023
2020

		Management Expense		Advertising Expense		Other Administrative Expenses		Total Management and Administrative Expense		Water and Sewer Expense		Electric Expense	
Stabilized Office Properties		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 1.92	3.08%	\$ 0.15	0.34%	\$ 2.07	3.93%	\$ 4.13	7.34%	\$ 0.23	0.37%	\$ 1.82	3.12%
	Median	\$ 1.94	3.30%	\$ 0.05	0.07%	\$ 1.58	2.53%	\$ 3.68	5.90%	\$ 0.22	0.36%	\$ 1.78	2.96%
A	Average	\$ 1.29	2.81%	\$ 0.11	0.23%	\$ 1.91	4.15%	\$ 3.31	7.18%	\$ 0.25	0.55%	\$ 1.82	4.07%
	Median	\$ 1.25	2.77%	\$ 0.02	0.04%	\$ 1.45	3.25%	\$ 2.84	5.86%	\$ 0.22	0.48%	\$ 1.89	3.90%
B	Average	\$ 1.40	3.48%	\$ 0.07	0.23%	\$ 2.34	6.03%	\$ 3.82	9.75%	\$ 0.37	1.09%	\$ 1.65	4.38%
	Median	\$ 1.23	3.20%	\$ -	0.00%	\$ 1.43	4.01%	\$ 3.03	7.53%	\$ 0.28	0.71%	\$ 1.65	4.15%
C	Average	\$ 1.39	4.22%	\$ 0.09	0.28%	\$ 1.81	5.15%	\$ 3.29	9.65%	\$ 0.39	1.65%	\$ 1.14	4.03%
	Median	\$ 1.02	3.13%	\$ -	0.00%	\$ 0.52	1.20%	\$ 2.00	5.86%	\$ 0.26	0.76%	\$ 1.02	3.35%

		Heating Fuel Expense		Total Utility Expense		Maintenance and Contract Services Expense		Mechanical Repairs Expense		Elevator Expense		Janitorial Services Expense	
Stabilized Office Properties		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 0.00	0.01%	\$ 2.04	3.50%	\$ 1.73	3.00%	\$ 0.50	1.01%	\$ 0.22	0.39%	\$ 1.77	3.09%
	Median	\$ 0.00	0.00%	\$ 2.06	3.30%	\$ 1.71	2.73%	\$ 0.42	0.72%	\$ 0.20	0.31%	\$ 1.69	2.68%
A	Average	\$ 0.01	0.03%	\$ 2.09	4.65%	\$ 1.72	3.88%	\$ 0.53	1.14%	\$ 0.24	0.52%	\$ 1.58	3.53%
	Median	\$ 0.00	0.00%	\$ 2.11	4.37%	\$ 1.52	3.08%	\$ 0.43	0.90%	\$ 0.19	0.40%	\$ 1.54	3.22%
B	Average	\$ 0.10	0.30%	\$ 2.11	5.77%	\$ 2.00	5.32%	\$ 0.63	1.53%	\$ 0.23	0.61%	\$ 1.58	4.10%
	Median	\$ 0.01	0.02%	\$ 2.12	5.33%	\$ 1.66	4.13%	\$ 0.46	1.08%	\$ 0.19	0.46%	\$ 1.52	3.88%
C	Average	\$ 0.13	0.56%	\$ 1.65	6.24%	\$ 1.40	4.74%	\$ 0.61	2.47%	\$ 0.23	0.74%	\$ 1.18	3.92%
	Median	\$ 0.00	0.01%	\$ 1.65	4.82%	\$ 0.77	2.10%	\$ 0.35	1.02%	\$ 0.07	0.26%	\$ 0.93	2.50%

Washington, DC Office Property Operating Expense Detail - Page 2

This Data is Part of the Analysis for Tax Year: 2023
Based on Actual Data Supplied by Property Owners for Calendar Year: 2020

Stabilized Office Properties		Landscaping Expense		Trash Expense		Security Expense		Other Repairs Expense		Total Repair, Maintenance and Contract Services Expense		Total Variable Expenses	
		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 0.27	0.52%	\$ 0.07	0.14%	\$ 1.79	3.12%	\$ 0.35	0.59%	\$ 6.71	11.86%	\$ 12.88	22.70%
	Median	\$ 0.16	0.29%	\$ 0.07	0.11%	\$ 1.83	2.76%	\$ 0.01	0.01%	\$ 6.67	10.24%	\$ 12.45	19.49%
A	Average	\$ 0.22	0.46%	\$ 0.07	0.17%	\$ 1.34	3.15%	\$ 0.33	0.83%	\$ 6.04	13.68%	\$ 11.43	25.52%
	Median	\$ 0.10	0.22%	\$ 0.07	0.14%	\$ 1.34	2.59%	\$ 0.04	0.09%	\$ 5.81	11.81%	\$ 11.28	22.39%
B	Average	\$ 0.21	0.60%	\$ 0.13	0.39%	\$ 0.82	2.20%	\$ 0.29	0.75%	\$ 5.90	15.50%	\$ 11.83	31.02%
	Median	\$ 0.10	0.23%	\$ 0.08	0.21%	\$ 0.53	1.46%	\$ -	0.00%	\$ 5.76	14.71%	\$ 11.48	28.76%
C	Average	\$ 0.18	0.59%	\$ 0.20	0.65%	\$ 0.35	1.31%	\$ 0.71	1.96%	\$ 4.86	16.37%	\$ 9.81	32.26%
	Median	\$ 0.03	0.10%	\$ 0.09	0.36%	\$ 0.03	0.11%	\$ -	0.00%	\$ 4.16	12.35%	\$ 8.57	28.27%

Stabilized Office Properties		Insurance Expense		Miscellaneous Taxes		Total Fixed Expense		Total Expense (Not Including Real Property Taxes)		Real Property Taxes	
		Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI	Per Square Foot of NLA	As a % of EGI
Trophy	Average	\$ 0.36	0.62%	\$ 0.36	0.60%	\$ 0.72	1.22%	\$ 13.60	23.92%	\$ 16.60	28.56%
	Median	\$ 0.31	0.51%	\$ 0.26	0.42%	\$ 0.60	0.94%	\$ 13.23	20.11%	\$ 17.36	25.79%
A	Average	\$ 0.35	0.77%	\$ 0.32	0.66%	\$ 0.67	1.43%	\$ 12.10	26.95%	\$ 10.40	23.13%
	Median	\$ 0.28	0.58%	\$ 0.21	0.44%	\$ 0.51	1.10%	\$ 12.08	23.56%	\$ 10.53	21.21%
B	Average	\$ 0.49	1.42%	\$ 0.44	1.06%	\$ 0.93	2.48%	\$ 12.76	33.50%	\$ 7.65	22.99%
	Median	\$ 0.32	0.78%	\$ 0.21	0.55%	\$ 0.66	1.65%	\$ 12.07	30.70%	\$ 7.83	18.38%
C	Average	\$ 0.72	2.47%	\$ 0.34	0.87%	\$ 1.06	3.34%	\$ 10.86	35.60%	\$ 6.11	20.56%
	Median	\$ 0.43	1.50%	\$ 0.00	0.00%	\$ 0.66	2.03%	\$ 9.68	32.55%	\$ 5.62	16.65%

Tax Year 2023

Washington, DC Hotel Sales

SSL	ADDRESS	HOTEL	CLASS	SALE DATE	RECORD DATE	TY 23		A/S RATIO	ROOMS	\$SP/ROOM	NOTES
						SALE PRICE	ASSESSMENT				
0771 0818	225 Tingley St. SE	Thompson Hotel	SS	01/17/20		\$ 111,000,000	\$ 75,974,610	68.4%	225	\$ 493,333	Full Value
0050 2001	1250 22nd St. NW	Embassy Suites Hotel	Ext	02/20/20		\$ 90,400,000	\$ 54,754,700	60.6%	197	\$ 458,883	Full Value. Park Hotels sold ONLY hotel portion of the property, NOT the timeshare.
0710 E 0014	1325 2nd St. NE	Courtyard by Marriott	EXT	03/23/21	03/23/21	\$ 50,500,000	\$ 40,702,000	80.6%	218	\$ 231,651	FULL VALUE. Magna Hospitality Buyer. Buyer Allocation \$40.702M.
0701 0872, 0873, 7041	1233 1st St. SE	Residence Inn, Marriott	EXT	06/10/21	06/10/21	\$ 56,880,000	\$ 44,508,000	78.2%	170	\$ 334,588	Full Value Sale
0741 0817	140 L St. SE	Courtyard Navy Yard	EXT	06/30/21	07/12/21	\$ 71,000,000	\$ 52,600,000	74.1%	204	\$ 348,039	Two hotel sale. Full Value Sales Price. Allocated \$52.6M for RP.
0225 0803	1434 F St. NW	The W Hotel	LUX	08/31/21	09/10/21	\$ 221,338,645	\$ 99,700,500	45.0%	317	\$ 698,229	FULL VALUE. Buyer allocated \$147M to RP. \$50M renovation. To be re-branded.
1197 0062	1075 Thomas Jeff. St NW	The Graham Hotel	SS	09/14/21	09/14/21	\$ 37,000,000	\$ 20,161,890	54.5%	57	\$ 649,123	Full Value
0342 0061	1009-1015 K St. NW	Moxy Hotel	SS	12/15/21	12/16/21	\$ 86,000,000	\$ 33,656,840	39.1%	200	\$ 430,000	
0158 0838	1733 N St. NW	Courtyard by Marriott	EXT	12/15/21	12/16/21	\$ 66,000,000	\$ 17,791,000	27.0%	143	\$ 461,538	Former Topaz.
AVERAGE								58.6%		\$ 456,154	
MEDIAN								60.6%		\$ 458,883	
0029 0003, 0011	824 New Hampshire Ave NW	The Arc Hotel	SS	03/09/21					136		79.1% interest sold per CoStar
2132 0854 & 2323	2660 Woodley Rd NW	Wardman Park	FS	07/20/21		\$ 152,250,000	\$ 133,323,000	87.6%	1,153	\$ 132,047	REDEVELOPMENT/CONVERSION. Carmel Partners to develop multi-family.
0067 0059	2100 Mass Ave. NW	The Fairfax Hotel	SS	09/15/21		\$ 58,100,000	\$ 29,154,500	50.2%	259	\$ 224,324	REDEVELOPMENT/CONVERSION. To be converted to senior living.

TAX YEAR 2023
WASHINGTON, DC Hotel Properties
Key Performance Data

Includes all hospitality properties which provided completed Income and Expense forms for the given tax years and which were stabilized for the period being reported.
Reporting Period is Calendar Year 2020

Page 1 Of 2

		Key Data						Management Fees	
								Base Mgmt Fee	Incentive Mgmt Fee
								As Percentage of Total Revenue	As Percentage of Total Revenue
Hotel Class	Measure	Total # Guest Rooms Reported by Income and Expense Forms	# Parking Spaces	Average # Rooms Occupied/Day	Average Daily Room Rate	Occupancy Rate	RevPAR	All Reporting Properties	All Reporting Properties
All (108)	Total	26,375							
	Average	244.21	44.77	56.73	\$ 167.35	25.34%	45.66	4.33%	0.07%
	Median	198.00	2.00	48.56	\$ 146.13	20.68%	37.77	3.00%	0.00%
Ultra Luxury (1)	Total	263							
	Average	263.00	63.00	46.93	\$ 567.26	17.85%	101.23	3.75%	0.00%
	Median	263.00	63.00	46.93	\$ 567.26	17.85%	101.23	3.75%	0.00%
Luxury (12)	Total	4,110							
	Average	342.50	51.25	63.24	\$ 291.71	17.90%	71.70	3.37%	0.00%
	Median	313.00	0.00	50.24	\$ 266.22	19.20%	57.62	3.00%	0.00%
Upper Upscale (41)	Total	12,185							
	Average	304.63	44.93	53.27	\$ 170.30	18.62%	34.53	6.55%	0.04%
	Median	198.00	4.00	41.44	\$ 161.39	16.90%	33.99	2.98%	0.00%
Upscale (28)	Total	5,431							
	Average	193.96	26.43	54.97	\$ 148.47	28.87%	45.85	3.36%	0.00%
	Median	188.50	0.00	59.73	\$ 140.23	31.28%	43.94	3.00%	0.00%
Upper Midscale (13)	Total	2,777							
	Average	213.62	76.92	73.30	\$ 130.00	36.20%	52.38	2.69%	0.06%
	Median	212.00	50.00	57.00	\$ 139.17	20.90%	32.16	2.82%	0.00%
Midscale (8)	Total	997							
	Average	124.63	42.25	61.50	\$ 105.29	42.88%	48.16	2.56%	0.00%
	Median	108.50	0.00	46.95	\$ 106.78	37.50%	48.92	3.00%	0.00%
Economy (6)	Total	612							
	Average	102.00	47.00	34.40	\$ 83.96	39.68%	39.76	2.04%	0.88%
	Median	63.00	17.00	27.00	\$ 82.76	38.00%	35.44	0.00%	0.00%

TAX YEAR 2023

WASHINGTON, DC Hotel Properties

Key Performance Data

Includes all hospitality properties which provided completed Income and Expense forms for the given tax years and which were stabilized for the period being reported.

Reporting Period is Calendar Year 2020

Page 2 Of 2

		Franchise Fee	Real Estate Taxes		FF&E Value
Hotel Class	Measure	As Percentage of Room Revenue	Per Room	As Percentage of Total Revenue	Per Room
All (108)	Total				
	Average	2.45%	\$ 4,830.76	27.00%	\$ 11,012.85
	Median	0.00%	\$ 4,759.58	25.68%	\$ 7,146.41
Ultra Luxury (1)	Average	0.00%	\$ 10,377.93	14.35%	\$ 41,684.63
	Median	0.00%	\$ 10,377.93	14.35%	\$ 41,684.63
Luxury (12)	Average	0.65%	\$ 7,149.31	25.77%	\$ 18,216.43
	Median	0.00%	\$ 7,127.31	18.07%	\$ 16,596.01
Upper Upscale (41)	Average	0.67%	\$ 4,724.62	30.58%	\$ 11,185.82
	Median	0.00%	\$ 4,891.23	31.46%	\$ 7,336.82
Upscale (28)	Average	5.06%	\$ 5,323.43	27.54%	\$ 10,250.93
	Median	4.77%	\$ 5,570.34	29.02%	\$ 6,115.40
Upper Midscale (13)	Average	4.15%	\$ 4,305.45	27.11%	\$ 8,533.87
	Median	4.30%	\$ 4,401.21	22.72%	\$ 4,799.61
Midscale (8)	Average	2.95%	\$ 2,821.03	13.99%	\$ 9,069.76
	Median	1.86%	\$ 3,152.08	7.39%	\$ 7,811.66
Economy (6)	Average	1.75%	\$ 1,577.56	22.25%	\$ 1,731.23
	Median	0.00%	\$ 1,618.47	13.95%	\$ 624.93

Tax Year 2023

Washington, DC Hotel Properties

Base Rates for Reassessment

Base Management Fee	3.00%
Incentive Management Fee	1.00%
Franchise Royalty Fee	4.00%
Replacement for Reserves (Real Property)	2.00%
Replacement for Reserves (Personal Property) aka-Return of FF&E Invested Capital	4.00%
Personal Property Tax Rate	3.40%

Replacement Cost New of FF&E per Room		
Ultra Luxury	\$	60,000
Luxury	\$	45,000
Full Service	\$	30,000
Select Service	\$	17,000-25,000
Limited Service	\$	15,000-25,000
Economy and Motel	\$	10,000

Cap Rate Real Property		
	Unadjusted	Adjusted
Ultra Luxury	6.45%	6.80%
Luxury	6.90%	7.25%
Full Service	7.10%	7.45%
Select Service	7.75%	8.10%
Limited Service	7.80%	8.15%
Economy and Motel	7.80%	8.15%

Cap Rate Personal Property	
Ultra Luxury	6.95%
Luxury	7.40%
Full Service	7.60%
Select Service	8.25%
Limited Service	8.30%
Economy and Motel	8.30%

The difference between unadjusted and adjusted rate is the net result of adding the effective tax rate and reducing the rate to remove FFE and BEV thereby producing loaded cap rate for the real estate only.

The adjustments above utilize the 1.85% tax rate.

Properties with differing tax rates will be adjusted accordingly.

Tax Year 2023

Washington, DC Apartment Building Capitalization Rate Sales

Classification	SSL	Additional SSI's	ADDRESS	SALE DATE	Sale Price	Indicated CAP RATE
A1A	0441 0102		608 T St NW	7/31/2020	\$ 49,000,000	4.28%
A1C	1708 0005		2504 41ST ST NW	2/8/2021	\$ 1,700,000	6.21%
A1C	1205 0814		3348 PROSPECT ST NW	9/8/2021	\$ 3,300,000	4.66%
A1C	1708 0021	0022	4101-4103 DAVIS PL NW	11/17/2021	\$ 1,960,000	6.17%
A2A	3028 0056		3801 Georgia Ave NW	7/23/2020	\$ 19,125,000	4.80%
A2A	2950 0819	7011 & 7012	GEORGIA AVE NW	7/28/2021	\$ 126,250,000	4.46%
A2B	2727 0801		6101 16th St NW	9/16/2020	\$ 40,200,000	6.14%
A2B	0983 0867		0618 12TH ST NE	5/20/2021	\$ 3,375,000	4.68%
A2C	3674 0009		93 Hawaii Ave NE	8/26/2020	\$ 990,000	6.09%
A3C	5764 0057			10/19/2020	\$ 1,650,000	4.28%
A3C	5764 0051			10/26/2020	\$ 1,850,000	5.69%
A3C	5256 0052		0608 EASTERN AVE NE	4/1/2021	\$ 700,000	5.93%
A3C	5988 0804		0362 RALEIGH ST SE	4/5/2021	\$ 800,000	5.98%
A3C	5924 0083		4305 WHEELER RD SE 104	5/4/2021	\$ 5,750,000	5.89%
A3C	5538 0808		3304 PENNSYLVANIA AVE SE 106	6/24/2021	\$ 4,050,000	4.21%
A3C	5803 0874		1302 MORRIS RD SE B8	7/16/2021	\$ 2,675,000	3.79%
A3C	5779 1011		2100 15TH ST SE	7/27/2021	\$ 1,675,000	5.34%
A3C	6166 0042		4002 4TH ST SE 203	8/3/2021	\$ 1,725,000	5.56%
A3C	5505S 0012			9/22/2021	\$ 382,765	9.86%
A3C	PAR 02190118		2585 NAYLOR RD SE	10/4/2021	\$ 2,152,800	6.37%
A3C	5924 0802		4220 9TH ST SE	10/20/2021	\$ 2,725,000	5.69%

Tax Year 2023 Washington, DC Apartment Building Capitalization Rate Study Results

Apartment Type	Indicated Cap Rate		Range
	Median	Average	
A1A	4.28%	4.28%	4.28%
A1B	N/A		N/A
A1C	5.95%	5.59%	4.66%-6.21%
A2A	4.63%	4.63%	4.46%-4.80%
A2B	5.52%	5.52%	4.91% - 6.14%
A2C	7.45%	7.45%	7.45%
A3A	N/A		N/A
A3B	N/A		N/A
A3C	5.79%	6.03%	5.19% - 9.86%

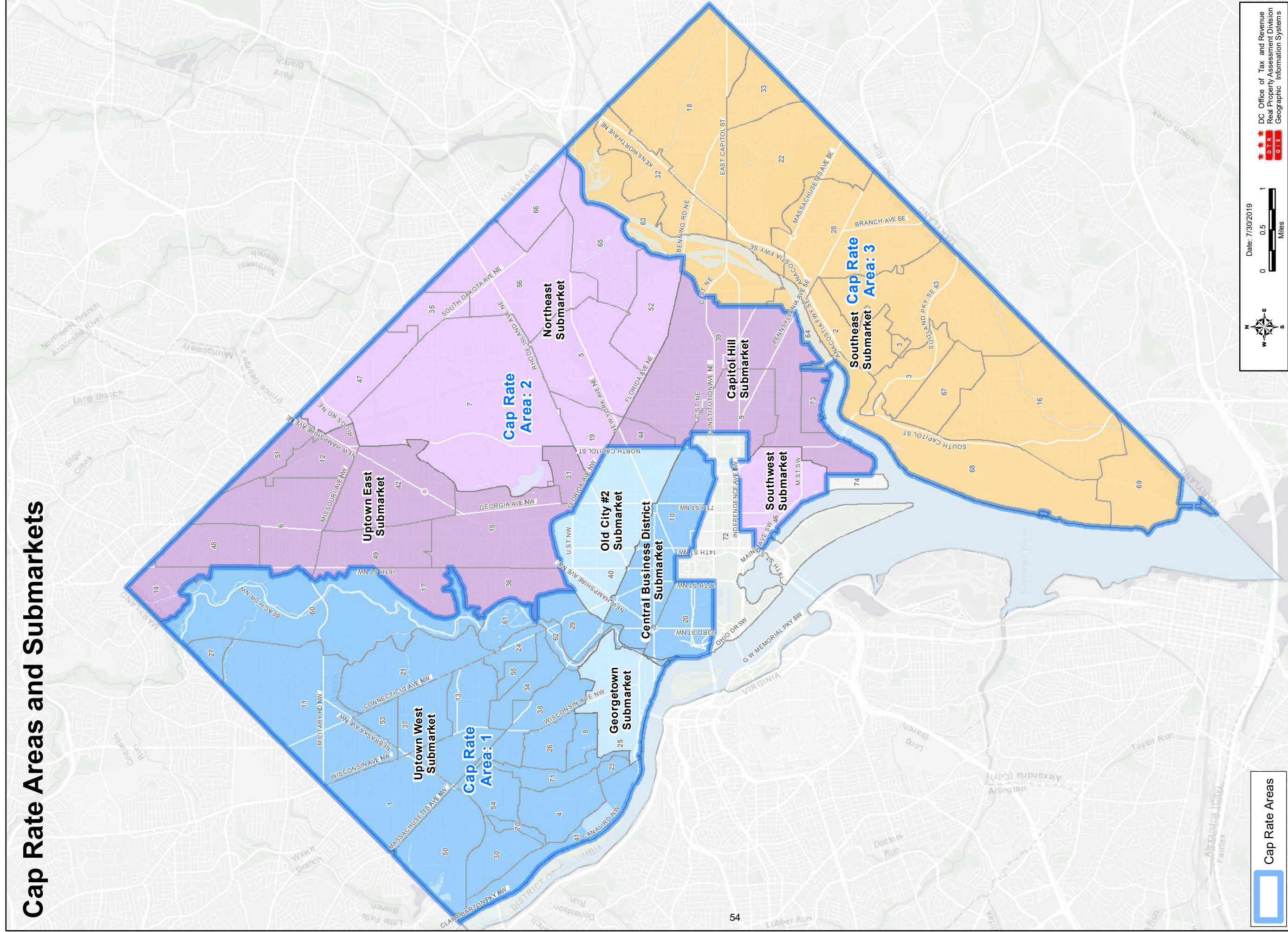
OTR Chosen Base Cap Rates	
A1A	5.00%
A1B	6.10%
A1C	6.30%
A2A	5.00%
A2B	6.20%
A2C	6.40%
A3A	5.10%
A3B	5.80%
A3C	6.30%

Apartment Type	Key
A1A	Apartment - Area 1 - Class A
A1B	Apartment - Area 1 - Class B
A1C	Apartment - Area 1 - Class C
A2A	Apartment - Area 2 - Class A
A2B	Apartment - Area 2 - Class B
A2C	Apartment - Area 2 - Class C
A3A	Apartment - Area 3 - Class A
A3B	Apartment - Area 3 - Class B
A3C	Apartment - Area 3 - Class C

LIHTC Affordable Housing
Add .15 basis points to selected cap rates above

See Maps for delineation of apartment cap rate areas

Cap Rate Areas and Submarkets



Cap Rate Areas

Date: 7/30/2019

0 0.5 1 Miles

DC Office of Tax and Revenue
Real Property Assessment Division
Geographic Information Systems

Tax Year 2023 Washington, DC Market Rent Apartment Building Sales per Unit

Classification	SSL	Additional SSI's	ADDRESS	SALE DATE	Sale Price	Price per Unit
A1A	0441 0102		608 T St NW	7/31/2020	\$ 49,000,000	\$ 710,145
A1C	1708 0005		2504 41ST ST NW	2/8/2021	\$ 1,700,000	\$ 340,000
A1C	1205 0814		3348 PROSPECT ST NW	9/8/2021	\$ 3,300,000	\$ 660,000
A1C	1708 0021	0022	4101-4103 DAVIS PL NW	11/17/2021	\$ 1,960,000	\$ 326,667
A2A	3028 0056		3801 GEORGIA AVE NW	7/23/2020	\$ 19,125,000	\$ 390,306
A2A	2950 0819	7011 & 7012	GEORGIA AVE NW	7/28/2021	\$ 126,250,000	\$ 419,435
A2B	2727 0801		6101 16th St NW	9/16/2020	\$ 40,200,000	\$ 193,269
A2B	0983 0867		0618 12TH ST NE	5/20/2021	\$ 3,375,000	\$ 281,250
A2C	3674 0009		93 HAWAII AVE NE	8/26/2020	\$ 990,000	\$ 123,750
A3C	5764 0057		1850 U ST SE	10/19/2020	\$ 1,650,000	\$ 137,500
A3C	5764 0051		1827-1829 GOOD HOPE RD SE	10/26/2020	\$ 1,850,000	\$ 102,778
A3C	5256 0052		0608 EASTERN AVE NE	4/1/2021	\$ 700,000	\$ 116,667
A3C	5988 0804		0362 RALEIGH ST SE	4/5/2021	\$ 800,000	\$ 88,889
A3C	5924 0083		4305 WHEELER RD SE 104	5/4/2021	\$ 5,750,000	\$ 136,905
A3C	5538 0808		3304 PENNSYLVANIA AVE SE 106	6/24/2021	\$ 4,050,000	\$ 130,645
A3C	5803 0874		1302 MORRIS RD SE B8	7/16/2021	\$ 2,675,000	\$ 148,611
A3C	5779 1011		2100 15TH ST SE	7/27/2021	\$ 1,675,000	\$ 111,667
A3C	6166 0042		4002 4TH ST SE 203	8/3/2021	\$ 1,725,000	\$ 115,000
A3C	5505S 0012		2940 NASH PI SE	9/22/2021	\$ 382,765	\$ 76,553
A3C	PAR 02190118		2585 NAYLOR RD SE	10/4/2021	\$ 2,152,800	\$ 143,520
A3C	5924 0802		4220 9TH ST SE	10/20/2021	\$ 2,725,000	\$ 123,864

Apartment Type	Price per Unit		Range
	Median	Average	
A1A	\$ 710,145	\$ 710,145	\$710,145-\$710,145
A1B	N/A	N/A	N/A
A1C	\$ 340,000	\$ 442,222	\$326,667-\$660,000
A2A	\$ 404,871	\$ 404,871	\$390,306-\$419,435
A2B	\$ 237,260	\$ 237,260	\$193,269-\$281,250
A2C	\$ 123,750	\$ 123,750	\$123,750-\$123,750
A3A	N/A		N/A
A3B	N/A		N/A
A3C	\$ 120,265	\$ 119,383	\$76,553-\$148,611

Apartment Type	Key
A1A	Apartment - Area 1 - Class A
A1B	Apartment - Area 1 - Class B
A1C	Apartment - Area 1 - Class C
A2A	Apartment - Area 2 - Class A
A2B	Apartment - Area 2 - Class B
A2C	Apartment - Area 2 - Class C
A3A	Apartment - Area 3 - Class A
A3B	Apartment - Area 3 - Class B
A3C	Apartment - Area 3 - Class C

See Maps for delineation of apartment cap rate areas

Tax Year 2023

Washington, DC Apartment Building Assessment to Sales Ratios

Classification	SSL	Additional SSI's	ADDRESS	SALE DATE	Sale Price	ASR TY 2022	ASR TY 2023
A1A	0441 0102		608 T St NW	7/31/2020	\$ 49,000,000	94.81%	98.43%
A1C	1708 0005		2504 41ST ST NW	2/8/2021	\$ 1,700,000	62.57%	94.46%
A1C	1205 0814		3348 PROSPECT ST NW	9/8/2021	\$ 3,300,000	73.83%	73.99%
A1C	1708 0021	0022	4101-4103 DAVIS PL NW	11/17/2021	\$ 1,960,000	85.63%	97.91%
A2A	3028 0056		3801 GEORGIA AVE NW	7/23/2020	\$ 19,125,000	98.30%	96.04%
A2A	2950 0819	7011 & 7012	GEORGIA AVE NW	7/28/2021	\$ 126,250,000	70.03%	70.03%
A2B	2727 0801		6101 16th St NW	9/16/2020	\$ 40,200,000	93.39%	99.00%
A2B	0983 0867		0618 12TH ST NE	5/20/2021	\$ 3,375,000	77.13%	79.12%
A2C	3674 0009		93 HAWAII AVE NE	8/26/2020	\$ 990,000	120.34%	116.35%
A3C	5764 0057		1850 U ST SE	10/19/2020	\$ 1,650,000	66.63%	82.40%
A3C	5764 0051		1827-1829 GOOD HOPE RD SE	10/26/2020	\$ 1,850,000	88.77%	90.36%
A3C	5256 0052		0608 EASTERN AVE NE	4/1/2021	\$ 700,000	89.90%	94.13%
A3C	5988 0804		0362 RALEIGH ST SE	4/5/2021	\$ 800,000	89.27%	94.96%
A3C	5924 0083		4305 WHEELER RD SE 104	5/4/2021	\$ 5,750,000	87.53%	93.49%
A3C	5538 0808		3304 PENNSYLVANIA AVE SE 106	6/24/2021	\$ 4,050,000	65.87%	88.25%
A3C	5803 0874		1302 MORRIS RD SE B8	7/16/2021	\$ 2,675,000	59.00%	86.73%
A3C	5779 1011		2100 15TH ST SE	7/27/2021	\$ 1,675,000	83.24%	95.56%
A3C	6166 0042		4002 4TH ST SE 203	8/3/2021	\$ 1,725,000	86.82%	88.19%
A3C	5505S 0012		2940 NASH PI SE	9/22/2021	\$ 382,765	147.05%	156.57%
A3C	PAR 02190118		2585 NAYLOR RD SE	10/4/2021	\$ 2,152,800	87.68%	94.50%
A3C	5924 0802		4220 9TH ST SE	10/20/2021	\$ 2,725,000	83.63%	82.97%

Tax Year 2023

Washington, DC Apartment Building Assessment to Sales Ratio Results

Apartment Type	Indicated Cap Rate		Range
	Median	Average	
A1A	98.43%	98.43%	98.43%
A1B	N/A	N/A	N/A
A1C	94.46%	88.79%	73.99%-97.91%
A2A	83.04%	83.04%	70.03%-96.04%
A2B	89.06%	89.06%	79.12% - 99.00%
A2C	116.35%	116.35%	116.35%
A3A	N/A		N/A
A3B	N/A		N/A
A3C	91.93%	95.68%	82.40% -156.57%

Apartment Type	Key
A1A	Apartment - Area 1 - Class A
A1B	Apartment - Area 1 - Class B
A1C	Apartment - Area 1 - Class C
A2A	Apartment - Area 2 - Class A
A2B	Apartment - Area 2 - Class B
A2C	Apartment - Area 2 - Class C
A3A	Apartment - Area 3 - Class A
A3B	Apartment - Area 3 - Class B
A3C	Apartment - Area 3 - Class C

Tax Year 2023 DC Apartment Building Vacancy and Expense Study Results

Market Rent Properties

One Year Vacancy and Collection Analysis Results				
All Classes				
Tax Year 2023				
Previous Tax Year V&C Loss Utilized	Study Indicated Collection Loss Percentage	Study Indicated V&C Loss Percentage	Respondents Utilized	Current Tax Year Utilized V&C Loss Percentage

One Year Expense Analysis Results				
All Classes				
Tax Year 2023				
Previous Tax Year Utilized Expense Ratios	Study Indicated Expense Ratios	Projected Expense Ratios	Respondents Utilized	Current Tax Year Utilized Expense Ratios

		One Year Vacancy and Collection Analysis Results			One Year Expense Analysis Results					
		Previous Tax Year V&C Loss Utilized	Study Indicated Collection Loss Percentage	Study Indicated V&C Loss Percentage	Respondents Utilized	Current Tax Year Utilized V&C Loss Percentage	Previous Tax Year Utilized Expense Ratios	Study Indicated Expense Ratios	Projected Expense Ratios	Respondents Utilized
All	Average		2.66%	16.29%	631		43.00%	43.17%	503	
	Median		0.01%	9.37%			39.82%	39.98%		
Capitol Hill	Average	5.00%			87	10.00%	35.00%		74	31.00%
	Median		1.48%	22.98%			36.24%	36.39%		
CBD	Average	5.00%	0.00%	9.75%	24	10.00%	35.00%		19	34.00%
	Median		1.06%	10.25%			36.46%	36.60%		
Georgetown	Average	4.00%	0.19%	10.34%	13	8.00%	35.00%		9	38.00%
	Median		0.15%	4.75%			39.04%	39.20%		
Northeast	Average	5.00%	0.00%	1.39%	47	10.00%	45.00%		38	44.00%
	Median		4.38%	14.33%			43.52%	43.69%		
Old City	Average	5.00%	2.02%	9.54%	98	10.00%	35.00%		81	33.00%
	Median		0.78%	15.90%			41.04%	41.20%		
Southeast	Average	4.00%	0.03%	9.92%	137	12.00%	55.00%		94	55.00%
	Median		4.67%	17.35%			55.04%	55.25%		
Southwest	Average	6.00%	0.00%	10.54%	10	12.00%	32.00%		5	32.00%
	Median		1.58%	24.21%			55.15%	55.36%		
Uptown East	Average	4.00%	1.82%	18.68%	140	8.00%	47.00%		117	45.00%
	Median		1.54%	14.81%			30.65%	30.77%		
Uptown West	Average	5.00%	0.00%	8.39%	75	8.00%	38.00%		66	37.00%
	Median		1.62%	12.72%			31.61%	31.73%		
	Average		1.54%	14.81%			37.81%	37.95%		
	Median		0.00%	8.39%			35.51%	35.64%		
	Average		1.62%	12.72%			26.78%	26.88%		
	Median		0.00%	7.71%			37.33%	37.48%		

Tax Year **2023**
Washington, DC Retail Properties
Vacancy and Expense Analysis

<u>Submarket</u>		<u>Indicated Vacancy Rate</u>	<u>Indicated NNN Expense Ratio</u>
All	Citywide	Median 0.0000%	4.8932%
		Average 12.4308%	8.4740%
1	Capitol Hill	Median 0.0000%	3.6742%
		Average 12.8042%	7.0303%
2	CBD	Median 0.4172%	6.7924%
		Average 13.1861%	10.9319%
3	Georgetown	Median 0.0000%	5.5334%
		Average 14.4975%	8.5152%
4	Northeast	Median 0.0000%	5.0846%
		Average 11.3038%	8.6781%

<u>Submarket</u>		<u>Indicated Vacancy Rate</u>	<u>Indicated NNN Expense Ratio</u>
5	Old City	Median 0.0000%	4.3437%
		Average 14.6443%	8.9076%
6	Southeast	Median 0.0000%	3.1956%
		Average 8.7007%	8.0917%
7	Southwest	Median 0.0000%	5.9457%
		Average 8.5154%	9.0440%
8	Uptown East	Median 0.0000%	1.7795%
		Average 11.1700%	6.5346%
9	Uptown West	Median 0.0000%	4.9199%
		Average 10.9164%	8.4522%

2023

Washington, DC Retail Properties

Effective Market Rent Analysis - Key Rent Types

Indicated Effective Market Rent - Key Rent Types

<u>Submarket</u>			<u>Retail Space less than</u> <u>10,000 Square Feet</u>	<u>Retail Space Combining</u> <u>Ground Floor plus Upper Floors</u>	<u>Retail Space used</u> <u>Primarily for Restaurant Use</u>
All	Citywide	Median	\$32.80	\$37.12	\$49.47
		Average	\$35.48	\$40.34	\$50.00
1	Capitol Hill	Median	\$26.60	\$50.94	\$49.90
		Average	\$28.75	\$48.78	\$45.90
2	CBD	Median	\$54.52	\$34.15	\$32.02
		Average	\$59.14	\$36.12	\$52.71
3	Georgetown	Median	\$39.11	\$37.12	Insuf. Data
		Average	\$51.38	\$45.21	Insuf. Data
4	Northeast	Median	\$30.26	\$26.20	Insuf. Data
		Average	\$25.25	\$26.20	Insuf. Data
5	Old City	Median	\$24.96	\$41.36	\$62.07
		Average	\$31.41	\$45.86	\$63.02
6	Southeast	Median	\$25.27	\$19.65	\$39.41
		Average	\$27.45	\$19.65	\$39.41
7	Southwest	Median	\$46.52	Insuf. Data	Insuf. Data
		Average	\$46.52	Insuf. Data	Insuf. Data
8	Uptown East	Median	\$31.91	\$26.05	\$66.01
		Average	\$30.23	\$26.05	\$65.71
9	Uptown West	Median	\$35.98	Insuf. Data	\$42.74
		Average	\$34.57	Insuf. Data	\$42.74

Tax Year 2023
Washington, DC Retail Properties
Capitalization Rate Analysis

Cap Code		OTR Study TY 2023	Previous Year	Published Data				TY 2023 Chosen Data	
		Indicated Cap Rate	Previous Year Cap Rate-TY 2022	RERC RANGE 3rd Quarter 2021	RERC AVERAGE 3rd Quarter 2021	PWC RANGE 3rd Quarter 2021	PWC AVERAGE 3rd Quarter 2021	Chosen Cap Rate TY 2023	Assessment / Sales Ratio
RE1 Standard Retail	AVERAGE MEDIAN	5.13% 4.92%	6.50	4.6-7.5 Neighborhood Commercial	6.00	5.00-10.00 Strip Shopping Center	7.29	5.50	93.44% 89.76%
RE2 Shop Center / Mall	AVERAGE MEDIAN	6.99% 5.79%	7.00	3.9-8.0 Regional Mall/Power Center	6.50-7.00	4.5-13.5 Regional Mall/Power Center	6.68-7.40	6.50	107.51% 89.14%
RE3 Dept Store / Suprmkt	AVERAGE MEDIAN		6.70	3.9-8.0 Regional Mall/Power Center	6.50-7.00	4.5-13.5 Regional Mall/Power Center	6.68-7.40	6.50	
RE4 Restaurant	AVERAGE MEDIAN	5.12% 5.20%	6.70	4.6-7.5 Neighborhood Commercial	6.00	5.00-10.00 Strip Shopping Center	7.29	5.50	93.03% 94.59%

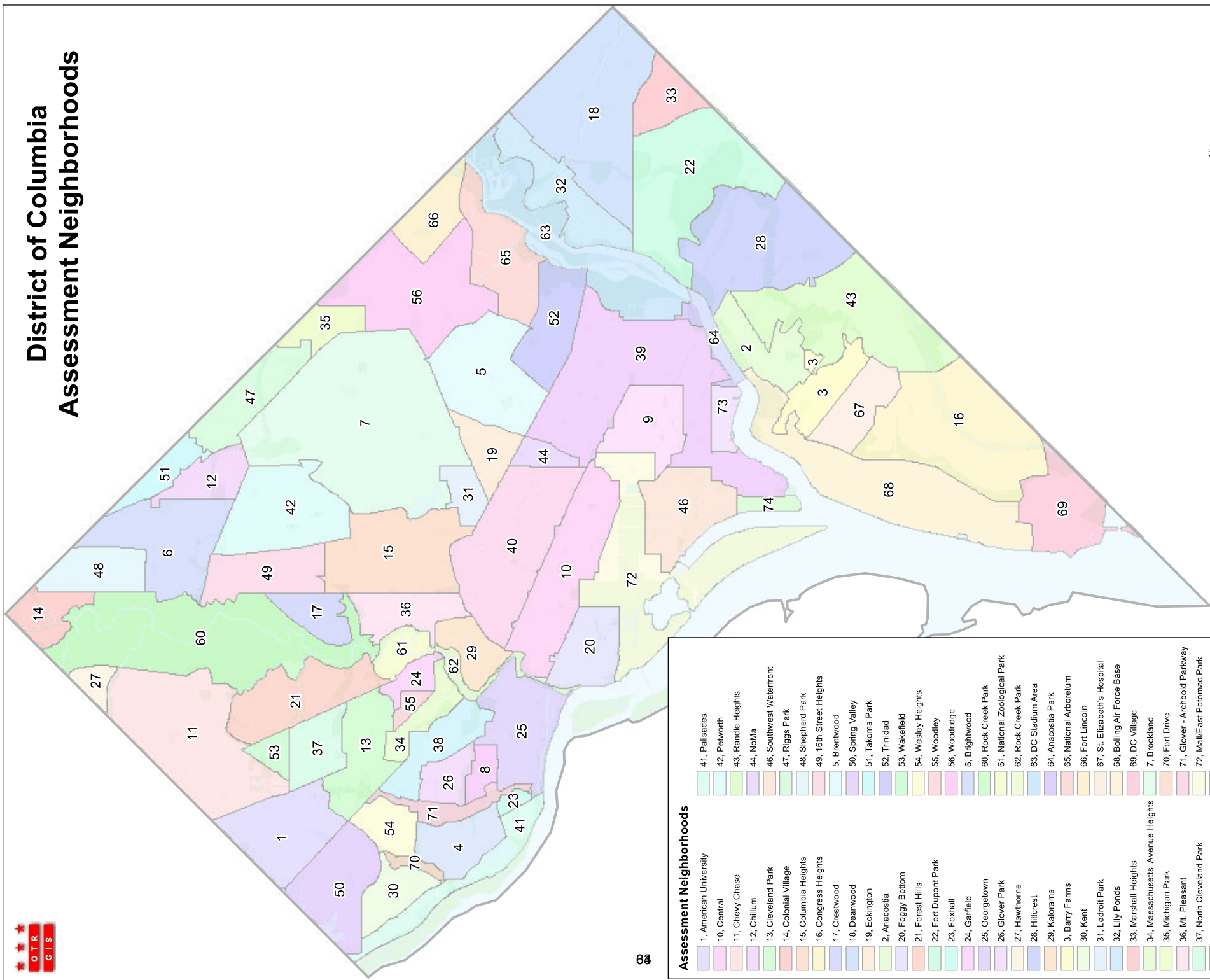
Tax Year 2023

Washington, DC Major Land Sales

SSL 1	SSL 2	Property Address	Sale Price	Sale Date	Submarket Name	Zoning	Land Area SF	\$/SF	FAR	\$/Far Pt
Sq 3594 Multi		500 Penn St NE	\$27,200,000	1/8/2019	Capitol Hill	MU-9 /PUD	37,447	\$726.36	7.8	\$93.12
3829/W /0819		NE 9th St	\$2,400,000	1/31/2019	Northeast	PDR-1	6,827	\$351.55	3.5	\$100.44
Sq 673/Lot 846		1150 1st St NE	\$30,800,000	3/4/2019	NoMa	D-5	37,572	\$819.76	6.5	\$126.12
1112/E /3	805,806	1901 C St SE	\$11,177,629	5/24/2019	Southeast	HE1 & HE2	87,615	\$127.58	4.0887	\$31.20
Sq 3054/Lot 26		2905-2909 Georgia Ave	\$3,200,000	7/12/2019	Uptown	MU-4	3,485	\$918.22	3	\$306.07
SQ 445 LOT 821		1501 7th St NW	\$3,700,000	8/29/2019	East End	MU-4	4,861	\$761.16	3	\$253.72
Sq 617/Lot 152	153 thru 156, 239,801,802	1324 N Capitol St	\$6,600,000	9/10/2019	NoMa	MU-4	9,400	\$702.13	3	\$234.04
Sq 5769/Lot 2	847, 862, 863, 864, 866, 867, 1017	1201-1215 Good Hope Rd SE	\$2,069,880	12/3/2019	Southeast	MU-7	13,287	\$155.78	4.8	\$32.45
Sq 3153/Lot 65		5508 7th St NW	\$2,890,000	12/27/2019	Uptown	MU-4	8,411	\$343.60	3	\$114.53
2995-0077		930 Kennedy St NW	\$1,260,000	2/7/2020	Uptown	MU-4	2,648	\$475.83	3.0 IZ	\$158.61
2882-1035		910 Euclid St NW	\$1,100,000	2/11/2020	Shaw	RF-1	4,000	\$275.00	3	\$91.67
2933-0001		5500 Georgia Ave NW	\$1,625,000	4/15/2020	Uptown	MU-4	3,641	\$446.31	3.0 IZ	\$148.77
3259-0033		414 Kennedy St NW	\$1,150,000	6/10/2020	Uptown	MU-4	4,792	\$239.98	3.0 IZ	\$79.99
0772-0813		1215 3rd St NE	\$48,500,000	6/15/2020	NoMa	PDR-1	67,378	\$719.82	3.5	\$205.66
3393-0867		30 Kennedy St NW	\$1,600,000	9/15/2020	Uptown	MU4	5,663	\$282.54	3.0 IZ	\$94.18
5017/0840	5017 / 841,842,845	Eads Street NE	\$2,700,000	6/8/2021	Southeast	R-3	16,619	\$162.46	3	\$54.15
0695/0034		861 New Jersey Ave SE	\$21,000,000	9/2/2021	Southwest	D-5	85,564	\$245.43	6.5	\$37.76



District of Columbia Assessment Neighborhoods



Assessment Neighborhoods

1, American University	41, Palisades
10, Central	42, Petworth
11, Chevy Chase	43, Randle Heights
12, Chillum	44, NoMa
13, Cleveland Park	46, Southwest Waterfront
14, Colonial Village	47, Riggs Park
15, Columbia Heights	48, Shepherd Park
16, Congress Heights	49, 16th Street Heights
17, Crestwood	5, Brentwood
18, Deanwood	50, Spring Valley
19, Eckington	51, Takoma Park
2, Anacostia	52, Trinidad
20, Foggy Bottom	53, Wakefield
21, Forest Hills	54, Wesley Heights
22, Fort Dupont Park	55, Woodley
23, Foxhall	56, Woodridge
24, Garfield	6, Brightwood
25, Georgetown	60, Rock Creek Park
26, Glover Park	61, National Zoological Park
27, Hawthorne	62, Rock Creek Park
28, Hillcrest	63, DC Stadium Area
29, Kalorama	64, Anacostia Park
3, Barry Farms	65, National Arboretum
30, Kent	66, Fort Lincoln
31, Leidroit Park	67, St. Elizabeth's Hospital
32, Lily Ponds	68, Bolling Air Force Base
33, Marshall Heights	69, DC Village
34, Massachusetts Avenue Heights	7, Brookland
35, Michigan Park	70, Fort Drive
36, Mt. Pleasant	71, Glover - Archbold Parkway
37, North Cleveland Park	72, Mail/East Potomac Park
38, Observatory Circle	73, Washington Navy Yard
39, Old City 1	74, Ft. McNair
4, Berkley	8, Burleith
40, Old City 2	9, Capitol Hill

