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**Metro Detroit
Market Statistics**

April, 2005 Class A Office Space

| City/Area | Avg Rate Per SF/Yr | Vacancy Rate | Vacant S.F. |
|-------------------------|--------------------|--------------|-------------|
| Detroit * | \$27.45 | 6% | 254,437 |
| Southfield | \$24.09 | 23% | 1,396,607 |
| Troy | \$23.75 | 20% | 1,114,338 |
| I-96 Corridor | \$21.81 | 28% | 312,476 |
| Birmingham/Bloomfield's | \$27.40 | 16% | 215,377 |
| Farmington Hills | \$23.92 | 28% | 693,380 |
| Dearborn | \$25.11 | 12% | 414,703 |

* Renaissance Center Towers 1-6, Madden Building and One Detroit Center

April, 2005 Industrial Space

| City/Area | Avg Rate Per SF/Yr | Vacancy Rate | Vacant S.F. |
|-----------------|--------------------|--------------|-------------|
| Detroit | \$3.58 | 20% | 11,090,096 |
| Macomb County | \$4.73 | 10% | 10,340,476 |
| Livonia | \$4.85 | 9% | 2,795,822 |
| Troy | \$5.67 | 12% | 2,209,914 |
| Madison Heights | \$5.82 | 9% | 912,090 |
| Auburn Hills | \$6.37 | 8% | 1,300,726 |
| Novi/Wixom | \$6.27 | 15% | 2,529,819 |

April, 2005 Flex Space

| City/Area | Avg Rate Per SF/Yr | Vacancy Rate | Vacant S.F. |
|------------------|--------------------|--------------|-------------|
| Farmington Hills | \$10.01 | 20% | 500,189 |
| Novi | \$11.54 | 22% | 335,469 |
| Troy | \$9.14 | 15% | 380,646 |
| Auburn Hills | \$10.43 | 21% | 405,500 |