



**LEVI F. SMITH REAL ESTATE, INC.**  
CORPORATE REAL ESTATE SOLUTIONS

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**Metro Detroit  
Market Statistics**

**August, 2004 Class A Office Space**

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit *	\$26.42	6%	252,395
Southfield	\$24.61	20%	1,196,293
Troy	\$23.98	17%	779,472
I-96 Corridor	\$24.20	18%	168,424
Birmingham/Bloomfield	\$28.26	17%	194,803
Farmington Hills	\$22.94	24%	552,836
Dearborn	\$25.72	20%	354,285

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

**August, 2004 Industrial Space**

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit	\$3.36	26%	14,108,820
Macomb	\$4.82	11%	10,916,424
Livonia	\$4.99	10%	3,197,812
Troy	\$5.68	12%	2,142,899
Madison Heights	\$5.97	10%	916,354
Auburn Hills	\$6.80	10%	1,592,297
Novi/Wixom	\$6.15	13%	2,097,015

**August, 2004 Flex Space**

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Farmington Hills	\$9.62	21%	523,226
Novi	\$10.61	23%	343,146
Troy	\$9.25	13%	322,279
Auburn Hills	\$10.58	24%	444,050