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**Metro Detroit
Market Statistics**

August, 2005 Class A Office Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit *	\$26.65	12%	285,169
Southfield	\$24.34	22%	1,362,302
Troy	\$23.12	20%	1,086,102
Central I-96 Corridor	\$23.13	30%	367,979
Birmingham/Bloomfield's	\$27.38	15%	193,217
Farmington Hills	\$23.91	27%	676,736
Dearborn	\$23.80	10%	362,494

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

August, 2005 Industrial Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit	\$3.52	21%	11,591,066
Macomb County	\$4.78	10%	10,286,175
Livonia	\$4.77	9%	2,835,120
Troy	\$5.74	12%	2,131,944
Madison Heights	\$5.77	7%	730,699
Auburn Hills	\$6.25	7%	1,094,579
Novi/Wixom	\$6.16	12%	1,982,405

August, 2005 Flex Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Farmington Hills	\$10.95	14%	348,202
Novi	\$10.99	18%	294,361
Troy	\$8.87	14%	359,649
Auburn Hills	\$10.51	23%	444,228