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**Metro Detroit
Market Statistics**

December, 2004 Class A Office Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit *	\$27.32	4%	181,174
Southfield	\$24.62	20%	1,207,206
Troy	\$22.32	15%	731,112
I-96 Corridor	\$24.21	22%	211,320
Birmingham/Bloomfield	\$28.12	14%	46,414
Farmington Hills	\$23.02	23%	528,757
Dearborn	\$25.74	10%	346,160

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

December, 2004 Industrial Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit	\$3.48	24%	13,199,794
Macomb County	\$4.77	11%	11,408,581
Livonia	\$4.91	9%	2,983,771
Troy	\$5.73	12%	2,419,297
Madison Heights	\$5.90	9%	870,762
Auburn Hills	\$6.82	11%	1,653,052
Novi/Wixom	\$6.20	13%	2,077,409

December, 2004 Flex Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Farmington Hills	\$9.60	22%	565,182
Novi	\$10.60	24%	366,282
Troy	\$9.26	13%	312,649
Auburn Hills	\$10.78	25%	447,710