



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

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**Metro Detroit
Market Statistics**

July, 2004 Class B Office Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit	\$17.60	15%	2,602,383
Southfield	\$20.49	20%	2,361,679
Troy	\$20.72	20%	2,228,625
I-96 Corridor	\$22.26	21%	378,471
Birmingham/Bloomfield	\$25.92	15%	166,159
Farmington Hills	\$22.24	18%	977,818
Dearborn	\$22.47	5%	163,332

July, 2004 Industrial Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Detroit	\$3.28	25%	13,264,525
Macomb	\$4.88	11%	11,313,423
Livonia	\$4.96	10%	3,119,384
Troy	\$5.70	12%	2,243,948
Madison Heights	\$5.98	10%	995,460
Auburn Hills	\$7.04	9%	1,341,364
Novi/Wixom	\$6.28	12%	2,004,671

July, 2004 Flex Space

City/Area	Avg Rate Per SF/Yr	Vacancy Rate	Vacant S.F.
Farmington Hills	\$9.63	20%	449,480
Novi	\$10.60	22%	314,463
Troy	\$9.53	12%	282,471
Auburn Hills	\$10.52	19%	332,928