

Lower Manhattan Fact Sheet				Q3 2009	
		Key Benchmarks			
	Q3 2009	Previous Qtr	Previous Year	Pre-9/11	
	Unless otherwise noted*	Q2 2009	Q3 2008	Q1 2001	Source
Commercial					
Commercial Square Footage:					
Existing	87,656,973 SF	87,656,973 SF	88,990,651	107,809,924 SF	Cushman & Wakefield
Under Construction	10,900,000 SF	10,900,000 SF	8,500,000 SF	NA	Downtown Alliance
Transacted this Quarter	1,025,570	482,518	427,332	NA	Cushman & Wakefield
YTD Leasing Activity	2,428,483	1,402,913	2,903,994	NA	Cushman & Wakefield
Commercial Vacancy Rates:					
Class A	9.8%	8.1%	6.9%	2.7%	Cushman & Wakefield
Class B	9.4%	8.4%	7.6%	8.5%	Cushman & Wakefield
Class C	12.0%	11.8%	8.3%	4.0%	Cushman & Wakefield
Total	9.9%	8.7%	7.3%	4.8%	Cushman & Wakefield
Commercial Rental Rates:					
Class A	\$ 45.96	\$ 52.79	\$57.70	\$51.39	Cushman & Wakefield
Class B	\$ 37.50	\$ 39.47	\$45.55	\$41.12	Cushman & Wakefield
Class C	\$ 37.97	\$ 39.39	\$40.04	\$35.93	Cushman & Wakefield
Total	\$ 42.01	\$ 44.50	\$50.89	\$43.73	Cushman & Wakefield
Tenants Relocating To LM Since 2005:					
Number of Firms	241	235	217	N/A	CoStar, Alliance
Square Footage of Relocations (cumulative)	5,149,347 SF	5,114,953 SF	4,481,129	N/A	CoStar, Alliance
Employment					
Number of Employees:					
Private Sector	204,620 (Q1 2009)	213,881 (Q4 2008)	215,995	260,898	NYS Dept of Labor
Total	306,651 (Q1 2009)	314,832 (Q4 2008)	317,058	N/A	NYS Dept of Labor
Avg Private Sector Salary	\$89,254 (Q1 2009)	\$167,838 (Q4 2008)	\$163,564	N/A	NYS Dept of Labor
Number of Businesses	8,116 (Q1 2009)	8,086 (Q4 2008)	8,098	N/A	NYS Dept of Labor

Residential					
Estimated Number of Residents	53,900	53,900	48,600	22,961	Downtown Alliance
Avg Household Income	\$241,967 (1/2007)	\$241,967 (1/2007)	\$241,967 (1/2007)	N/A	Downtown Alliance
Number of Residential Buildings:					
Existing	320	317	301	N/A	Downtown Alliance
Under Construction	12	15	26	N/A	Downtown Alliance
Number of Residential Units:					
Existing	27,888	27,692	25,778	13,046 (est)	Downtown Alliance
Under Construction	2,178	2,378	3,217	N/A	Downtown Alliance
Miscellaneous					
Number of Visitors to LM	5,231,871	5,231,871	8.1 mil/year (Q3 2003)	N/A	Downtown Alliance
Avg Weekday Subway Ridership	312,145	318,246	317,923	N/A	NYC Transit
Number of Hotel Rooms:					
Existing	2,687	2,687	2,474	N/A	Downtown Alliance
Under Construction	1,326	1,326	1,490	N/A	Downtown Alliance
Hotel Occupancy Rate	87.78%	84.22%	89.37%	N/A	Downtown Alliance
* Data with parentheses by them could not be updated beyond the indicated date					
Note: Cushman & Wakefield data includes all of Lower Manhattan south of Canal Street; all other figures include only the area south of Chambers Street					
Note: As of Q1 2007, based on results from the Downtown Alliance residential survey, average household size is now 2.0 (used to determine no. of residents)					