

Lower Manhattan Fact Sheet

2/28/2007

	Q4 2006	Previous Qtr Q3 2006	Key Benchmarks		Pre-9/11 Q1 2001	Source
			Unless otherwise noted*	Q4 2005		
Commercial						
Commercial Square Footage:						
Existing	89,487,834 SF	89,487,834 SF	89,613,635 SF	107,809,924 SF	Cushman & Wakefield	
Under Construction	2,000,000 SF	2,000,000 SF	1,700,000 SF	NA	Downtown Alliance	
Transacted this Quarter	1,637,554 SF	2,702,125 SF	849,972 SF	NA	Cushman & Wakefield	
YTD Leasing Activity	5,682,299 SF	4,044,745 SF	3,462,845 SF	NA	Cushman & Wakefield	
Commercial Vacancy Rates:						
Class A	6.9%	8.0%	10.1%	2.7%	Cushman & Wakefield	
Class B	10.2%	10.1%	10.5%	8.5%	Cushman & Wakefield	
Class C	9.4%	10.5%	12.5%	4.0%	Cushman & Wakefield	
Total	8.4%	9.1%	10.6%	4.8%	Cushman & Wakefield	
Commercial Rental Rates:						
Class A	\$45.02	\$41.76	\$33.59	\$51.39	Cushman & Wakefield	
Class B	\$35.74	\$32.98	\$28.76	\$41.12	Cushman & Wakefield	
Class C	\$28.36	\$27.39	\$27.58	\$35.93	Cushman & Wakefield	
Total	\$38.62	\$36.18	\$30.89	\$43.73	Cushman & Wakefield	
Tenants Relocating To LM Since 2005:						
Number of Firms	126	103	50	NA	CoStar, Alliance	
Square Footage of Relocations	3,211,855 SF	1,980,577 SF (Q2 06)	875,952 SF	NA	CoStar, Alliance	
Employment						
Number of Employees:						
Private Sector	209,212 (Q2 2006)	205,845 (Q4 2005)	211,522 (Q2 2005)	260,898	NYS Dept of Labor	
Total	309,280 (Q2 2006)	308,644 (Q4 2005)	310,915 (Q2 2005)	NA	NYS Dept of Labor	
Avg Private Sector Salary	\$129,675 (Q4 2005)	\$137,278 (Q4 2004)	\$137,278 (Q4 2004)	NA	NYS Dept of Labor	
Number of Businesses	7,966 (Q2 2006)	7,910 (Q4 2005)	7,852 (Q2 2005)	NA	NYS Dept of Labor	

