

TRANSWESTERN

NEW ORLEANS OFFICE MARKET OVERVIEW THIRD QUARTER 2006

The Greater New Orleans Class A Office Market

Office Submarket	No. Bldgs	Existing Space	Vacant Space	Percent Vacant	Quarterly Absorption	YTD Absorption	Weighted Average R.R.	Occupied Space
New Orleans CBD	15	9,153,775	1,055,728	11.53%	14,032 *	63,280	\$16.47	8,098,047
Metairie	6	2,128,331	172,269	8.10%	-2,233	1,709	\$22.24	1,956,062
West Bank	3	199,454	7,650	3.84%	2,850	10,192	\$16.77	191,804
Class A Totals		11,481,560	1,235,647	10.76%	14,649	50,771	\$18.50	10,245,913

The Greater New Orleans Class B Office Market

Office Submarket	No. Bldgs	Existing Space	Vacant Space	Percent Vacant	Quarterly Absorption	YTD Absorption	Weighted Average R.R.	Occupied Space
New Orleans CBD	5	1,187,532	194,683	16.40%	7654	47403	\$13.29	985,195
Metairie	19	1,747,039	128,128	7.33%	-5,995	-11,552	\$17.88	1,622,968
West Bank	6	362,461	34,125	9.41%	27,787	8,302	\$15.07	328,336
Class B Totals	30	3,297,032	356,936	11.80%	-11,281	32,833	\$15.92	2,936,499

Class A & B Totals	15	14,778,592	1,592,583	10.78%	3,368	50,771	\$17.21	13,182,412
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* The large negative absorption is due to the end of Texaco's 20 year lease at 400 Poydras. The space has been unoccupied by Texaco for 6 years.

13.97%



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