

# WHAT'S WHAT IN ST. LOUIS FACTS & FIGURES

## REAL ESTATE

### OFFICE AND INDUSTRIAL REAL ESTATE INFORMATION

ST. LOUIS, MO-IL MSA, 3<sup>RD</sup> QUARTER 2008

#### OFFICE MARKET BY SUBMARKET

Market	Office - Total RBA (sq.ft.) (1)	Office - Quoted Rates (1)	Industrial - Total RBA (sq.ft.) (2)	Industrial - Quoted Rates (2)
Illinois	7,930,738	\$17.60	30,877,427	\$3.44
St. Louis City	39,133,778	\$16.43	81,853,683	\$2.80
Central County	26,972,529	\$20.54	26,457,966	\$4.95
North County	12,823,638	\$17.17	42,092,508	\$4.85
South County	6,651,275	\$18.57	19,795,577	\$6.16
West County	12,853,096	\$22.67	22,365,475	\$6.04
St. Charles County	8,294,684	\$18.41	25,888,755	\$4.74

#### OFFICE MARKET BY CLASS

Market	St. Louis, MO-IL MSA Office - Total RBA (sq.ft.) (1)	St. Louis, MO-IL MSA Office - Quoted Rates (1)	U.S. Office - Quoted Rates (3)
Class A Market Statistics	33,987,817	\$22.06	\$29.51
Class B Market Statistics	51,198,071	\$17.02	\$21.58
Class C Market Statistics	29,473,850	\$15.05	\$18.10
<b>Total</b>	<b>114,659,738</b>	<b>\$18.59</b>	<b>\$24.32</b>

#### INDUSTRIAL MARKET BY TYPE

Market	St. Louis, MO-IL MSA Industrial - Total RBA (sq.ft.) (2)	St. Louis, MO-IL MSA Industrial - Quoted Rates (2)	U.S. Industrial - Quoted Rates (4)
Flex	13,254,026	\$9.88	\$11.86
Warehouse	249,331,391	\$4.08	\$5.30
<b>Total</b>	<b>262,585,417</b>	<b>\$4.29</b>	<b>\$6.09</b>

### ESTIMATED 2009 CONSTRUCTION COSTS

ST. LOUIS, MO-IL MSA

Construction Costs/ sq.ft.	St. Louis, MO	U.S.
Factories	\$78.72	\$76.50
Offices Low Rise (1 to 4 stories)	\$123.48	\$120.00
Offices Mid Rise (5 to 10 stories)	\$122.45	\$119.00
Offices High Rise (11 to 20 stories)	\$156.41	\$152.00
Warehouses & Storage Buildings	\$61.74	\$60.00
Warehouses & Offices Combination	\$67.91	\$66.00



HOK



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