

Corporate Real Estate Services for Tenants

Real Estate Intelligence, Advice and Knowledge in these unprecedented times

Is your company downsizing? Considering disposing of space?

>> We implement aggressive strategies to dispose of space fast. If it is subletting, or assisting in renegotiating with your landlord, we can help.

Does your company have term left on your lease?

>> We can assist with "Blending and Extending."

Corporate Real Estate Advisory Services

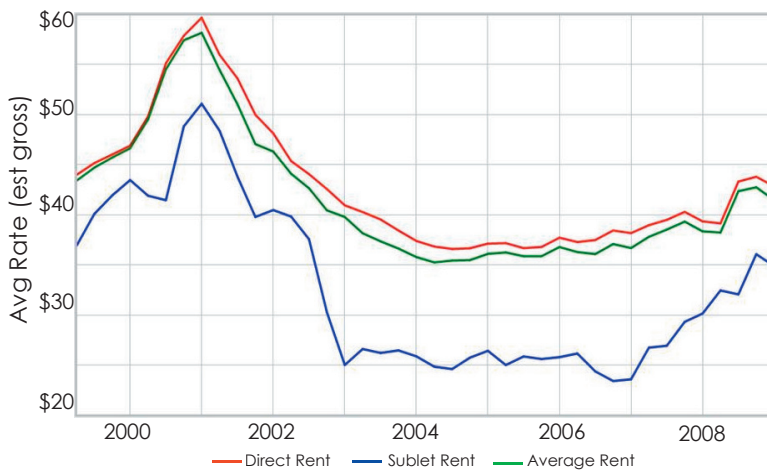
Boston Realty Advisors provides lease negotiation services.

If you are renegotiating your leases, and/or looking to downsize or dispose of space, we can help:

- Subleasing Assistance
- "Blend & Extends"
- Standard Renewals
- Space acquisition for purchase
- Sale/Leaseback – Raise cash fast for company owned real estate

Back Bay/Financial District, Boston MA: Q1 2009 Market Update

Where is the price per square foot been and where is it going?



Submarket – Back Bay & Financial District
Office Class – A, B & C
Source - CoStar

- Class A Back Bay vacancy is at 9%. Q1 2008 was 6.75%.
- Class A Financial District vacancy is at 11%. Q1 2008 was 9%.
- The Back Bay and Financial District office space market is comprised of 51M SF in 503 buildings.
- Q1 1999 Back Bay & Financial District, combined vacancy rates were 3.1% and average rental rates were \$43 PSF gross. Today, combined vacancy is 10% and average rental rates are \$41.40 PSF gross.

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