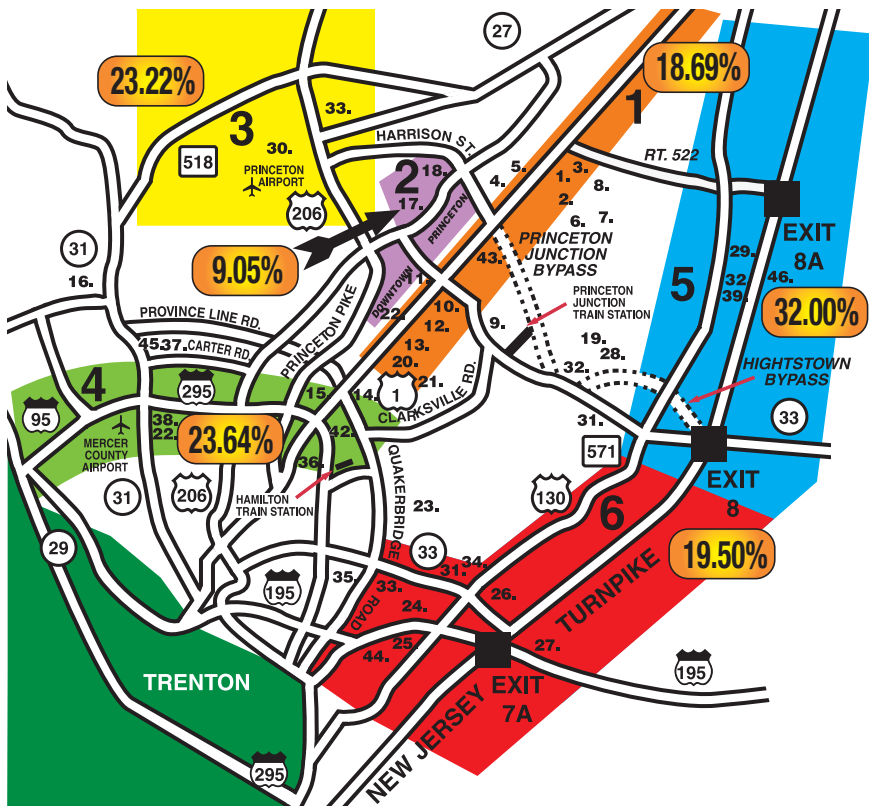
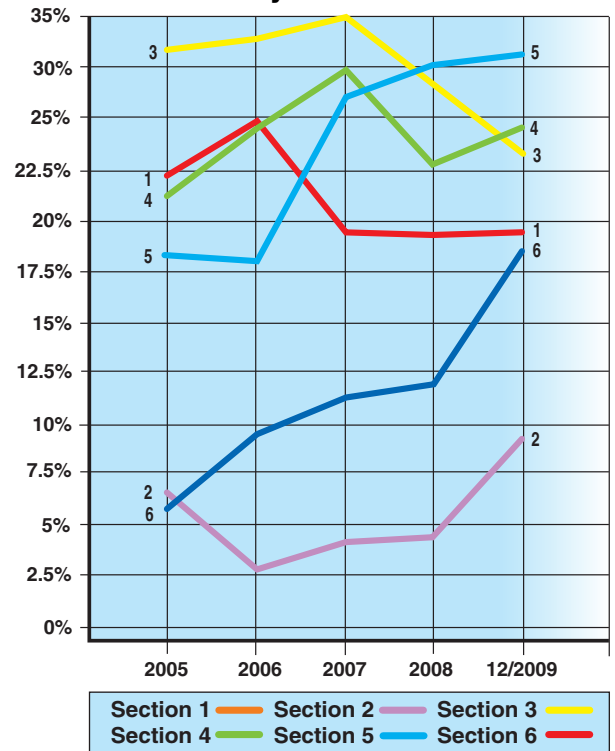


MAP (THE GREATER PRINCETON OFFICE MARKET, A PART OF EINSTEIN ALLEY)



Vacancy Rate Per Section



SUPPLY SIDE (DELIVERIES)

| | CONSTRUCTED | AVAILABLE | TYPE |
|---|------------------|----------------|------------------|
| DELIVERIES IN 2006 | | | |
| Patrinely (Forrestal), Plainsboro | 157,000 | 0 | OFFICE A |
| Gordon, East Windsor | 40,000 | 6,000 | OFFICE B |
| Washington Town Center, Washington Twp. | 37,000 | 14,000 | OFFICE/MEDICAL B |
| Madison Corporate Center II, Hamilton | 25,000 | 0 | OFFICE/MEDICAL B |
| 1 Duncan Drive, Cranbury | 275,000 | 275,000 | OFFICE/LAB |
| Van Nest Office Park, Hamilton | 30,000 | 0 | OFFICE/MEDICAL |
| Danch Farms, Hamilton | 60,000 | 0 | OFFICE/MEDICAL |
| American Metro, Hamilton | 225,000 | 0 | OFFICE B |
| | 849,000 | 294,000 | |
| DELIVERIES IN 2007 | | | |
| Longford Corp. Center | 17,000 | 3,100 | CLASS B |
| American Metro | 150,000 | 105,000 | |
| 902 Carnegie, West Windsor | 140,000 | 10,000 | OFFICE A |
| Hamilton Clock Tower | 65,000 | 4,000 | OFFICE A |
| 1 University Square, West Windsor | 313,000 | 219,000 | OFFICE A |
| Gordon/Cranbury | 100,000 | 6,000 | OFFICE A |
| Gordon/Hamilton | 35,000 | 4,000 | OFFICE/MEDICAL B |
| Brandywine/Lawrenceville | 75,000 | 26,000 | OFFICE A |
| Princeton South Opus | 120,000 | 40,000 | OFFICE A |
| Route 195 Popkin | 90,000 | 3,000 | OFFICE C |
| Yorkshire Office | 25,000 | 4,400 | CLASS B |
| 20 Scotch Road | 30,000 | 10,000 | CLASS A |
| | 1,160,000 | 434,500 | |
| DELIVERIES IN 2008 | | | |
| Van Ness Office Park | 33,000 | 33,000 | CLASS A |
| Princeton South Opus | 120,000 | 120,000 | CLASS A |
| Stouts Lane | 60,000 | 10,000 | OFFICE C |
| Hamilton/Opus | 120,000 | 120,000 | CLASS A |
| Cranbury South River Road | 18,000 | 4,000 | CLASS B |
| | 351,000 | 287,000 | |
| DELIVERIES IN 2009 | | | |
| Nami Lane | 27,000 | 17,000 | CLASS B |
| Bunn Drive | 30,000 | 20,000 | OFFICE/MEDICAL |
| Matrix Corporate Center | 200,000 | 171,000 | CLASS B&C |
| 134 Franklin Center Road | 15,000 | 12,000 | OFFICE/MEDICAL |
| 84 Route 31, Pennington | 13,000 | 0 | OFFICE/MEDICAL |
| Applegarth/Edgewood | 30,000 | 20,000 | OFFICE/MEDICAL |
| | 315,000 | 240,000 | |