

OFFICE MARKET OVERVIEW

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by FOXWORTH REAL ESTATE CO.,LTD

Class	Property Address	Floors	SF	Available SF	Vacancy Rate	Quoted Lease Rates/SF	Add on (Load)	Expense Stop	Parking	Year of Construction
BEAUMONT OFFICE BUILDINGS										
A	Edison Plaza 350 Pine Street	17	452,000	68,221	15.09%	\$12 - \$15	15%	NA	1:333SF	1982
B	Beaumont Tower Building 2615 Calder	10	157,417	23,810	15.13%	\$12.60 - \$15	10%	\$5.53	1:300SF	1981
B	11th Street Professional Bldg. 755 Eleventh Street	2	44,000	0	0.00%	\$12.60	15%	\$4.44	1:293SF	1972/1999
B	Regents Park I and II 85 IH10 North	2	81,281	694	0.85%	\$14.50	15%	\$5.70	1:300SF	1979/1981
B	San Jacinto Building Orleans Street	15	90,000	2,000	2.22%	\$10.80-\$12	0%	?	Pay	1927
B	Texas State Bank 3535 Calder	3	34,000	0	0.00%	\$13.20	0%	\$5.20	1:214SF	1980
B	470 Orleans Building 470 Orleans	12	67,763	18,000	26.56%	\$14.00	15%	\$7.29	Pay	1929
B	Century Tower 550 Fannin	13	184,000	5,000	2.72%	\$12-\$14.40	15%	\$4.00	1:1000SF	1961
B	First City Building	5	125,000	2,400	1.92%	\$14-\$17	10	N/A	1:800SF	1958
BEAUMONT TOTALS			1,110,461	117,725	10.60%					
MID-COUNTY OFFICE BUILDINGS										
B	Atrium Building 2300 Hwy 365 – Nederland	6	81,725	5,974	7.31%	\$12.60	0%	\$5.45	1:242SF	1980
B	Community Bank Bldg. 4749 N. Twin City Hwy. – PA	4	27,000	2,200	8.15%	\$13.80	0%	?	1:154SF	1978
B	South Trust Bank-Central 3400 Hwy. 365	3	43,626	2,750	6.30%	\$12-\$14.40				1983
B	South Trust Bank-Groves 4000 Twin City Hwy	6	54,000	2,588	4.79%	\$12				1981
B	Community Bank Building 2901 Turtle Creek – PA	4	67,810	10,952	16.15%	\$12.00	0%	Base Year	1:286SF	1980
B	One Turtle Creek Square 3501 Turtle Creek – PA	2	32,905	27,846	84.63%	\$12.00				1980
MID-COUNTY TOTALS			307,066	52,310	17.04%					
TOTALS			1,417,527	170,035	12.00%					

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