


**GSA Lease Turnover Analysis**


**Fiscal Year: 2008**


**Sourced from:**





<b>Disposition of Leases Expiring in FY 2008</b>	<b>Square Feet</b>	<b>% of Total Sq Ft</b>	<b>Count</b>	<b>% of Total Count</b>
Leases Scheduled to Expire in FY 2008	29,638,900	100%	2,110	100%
Extended in FY 2008 Beyond FY 2008	12,996,432	44%	1,156	55%
Renewed During FY 2008	6,039,498	20%	168	8%
Replaced in Same Building with New Leases	5,063,478	17%	353	17%
<b>Subtotal</b>	<b>24,099,408</b>	<b>81%</b>	<b>1,677</b>	<b>81%</b>
Leases Terminated	3,139,183	11%	272	13%
Leases Moved to Another Leased Building	2,400,309	8%	161	8%
<b>Subtotal</b>	<b>5,539,492</b>	<b>19%</b>	<b>433</b>	<b>21%</b>
 <b>Disposition of Leases Expiring After FY 2008</b>				
Leases Scheduled to Expire After FY 2008	145,149,067	100%	6,358	100%
Lease Replaced in Same Leased Building After Firm Term	19,981	0.0%	7	0.1%
Lease Replaced in Same Leased Building Before Firm Term	1,215	0.0%	1	0.0%
Lease Replaced in Different Leased Building After Firm Term	126,990	0.1%	13	0.2%
Lease Replaced in Different Leased Building Before Firm Term	12,483	0.0%	1	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	766,508	0.5%	86	1.4%
Lease Terminate W/O Lease Replacement Before Firm Term	218,454	0.2%	15	0.2%
 <b>FY 2008 Lease Turnover</b>				
Total Leases at Start of FY 2008	174,787,967	100%	8,468	100%
Same/Replacement Leases Continued Past FY 2008	168,124,040	96%	7,920	94%
Same Lease Space Dis-Continued Past FY 2008 (Turnover)	6,663,927	4%	548	6%


<b>Lease Turnover Analysis</b>				
<b>Fiscal Year: 2007</b>				
Sourced from:  U.S. General Services Administration				
	<b>Square Feet</b>	<b>% of Total Sq Ft</b>	<b>Count</b>	<b>% of Total Count</b>
<b>Disposition of Leases Expiring in FY 2007</b>				
Leases Scheduled to Expire in FY 2007	23,582,505	100%	1,852	100%
Extended in FY 2007 Beyond FY 2007	15,152,655	64%	1,201	65%
Renewed During FY 2007	1,562,769	7%	79	4%
Replaced in Same Building with New Leases	2,111,195	9%	228	12%
<b>Subtotal</b>	<b>18,826,619</b>	<b>80</b>	<b>1,508</b>	<b>81</b>
Leases Terminated	3,387,402	14%	236	13%
Leases Moved to Another Leased Building	1,368,484	6%	108	6%
<b>Subtotal</b>	<b>4,755,886</b>	<b>20%</b>	<b>344</b>	<b>19%</b>
<b>Disposition of Leases Expiring After FY 2007</b>				
Leases Scheduled to Expire After FY 2007	148,004,614	100%	6,680	100%
Lease Replaced in Same Leased Building After Firm Term	270,022	0.2%	9	0.1%
Lease Replaced in Same Leased Building Before Firm Term	500	0.0%	1	0.0%
Lease Replaced in Different Leased Building After Firm Term	263,064	2.0%	27	0.4%
Lease Replaced in Different Leased Building Before Firm Term	157,955	0.1%	3	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	634,998	0.4%	67	1.0%
Lease Terminate W/O Lease Replacement Before Firm Term	87,422	1.0%	14	0.2%
<b>FY 2007 Lease Turnover</b>				
Total Leases at Start of FY 2007	171,587,119	100%	8,532	100%
Same/Replacement Leases Continued Past FY 2007	165,687,794	97%	8,077	95%
Same Lease Space Dis-Continued Past FY 2007 (Turnover)	5,899,325	3%	455	5%


<b>Lease Turnover Analysis</b>				
<b>Fiscal Year: 2006</b>				
<b>Sourced from:</b>  U.S. General Services Administration				
	<b>Square Feet</b>	<b>% of Total Sq Ft</b>	<b>Count</b>	<b>% of Total Count</b>
<b>Disposition of Leases Expiring in FY 2006</b>				
Leases Scheduled to Expire in FY 2006	21,916,390	100%	1,678	100%
Extended in FY 2006 Beyond FY 2006	12,474,511	57%	1,066	64%
Renewed During FY 2006	1,763,751	8%	62	4%
Replaced in Same Building with New Leases	4,104,251	19%	243	14%
<b>Subtotal</b>	<b>18,342,513</b>	<b>84</b>	<b>1,371</b>	<b>82</b>
Leases Terminated	1,948,141	9%	158	9%
Leases Moved to Another Leased Building	1,625,736	7%	149	9%
<b>Subtotal</b>	<b>3,573,877</b>	<b>16%</b>	<b>307</b>	<b>18%</b>
<b>Disposition of Leases Expiring After FY 2006</b>				
Leases Scheduled to Expire After FY 2006	145,653,085	100%	6,780	100%
Lease Replaced in Same Leased Building After Firm Term	93,175	0.1%	11	0.2%
Lease Replaced in Same Leased Building Before Firm Term	143,288	0.1%	18	0.3%
Lease Replaced in Different Leased Building After Firm Term	43,238	0.0%	7	0.1%
Lease Replaced in Different Leased Building Before Firm Term	865,702	0.6%	57	0.8%
Lease Terminate W/O Lease Replacement After Firm Term	376,378	0.3%	33	0.5%
Lease Terminate W/O Lease Replacement Before Firm Term	962,158	0.7%	85	1.3%
<b>FY 2006 Lease Turnover</b>				
Total Leases at Start of FY 2006	167,569,475	100%	8,458	100%
Same/Replacement Leases Continued Past FY 2006	161,748,122	97%	7,969	94%
Same Lease Space Dis-Continued Past FY 2006 (Turnover)	5,821,353	3%	489	6%

<b>Lease Turnover Analysis</b>				
<b>Fiscal Year: 2005</b>				
<b>Sourced from:</b>  U.S. General Services Administration				
	<b>Square Feet</b>	<b>% of Total Sq Ft</b>	<b>Count</b>	<b>% of Total Count</b>
<b>Disposition of Leases Expiring in FY 2005</b>				
Leases Scheduled to Expire in FY 2005	23,030,208	100%	1,783	100%
Extended in FY 2006 Beyond FY 2005	11,063,443	48%	1,120	63%
Renewed During FY 2005	2,906,933	13%	72	4%
Replaced in Same Building with New Leases	4,101,129	18%	257	14%
<b>Subtotal</b>	<b>18,071,505</b>	<b>78</b>	<b>1,449</b>	<b>81</b>
Leases Terminated	3,269,887	14%	164	9%
Leases Moved to Another Leased Building	1,688,816	7%	170	10%
<b>Subtotal</b>	<b>4,958,703</b>	<b>22%</b>	<b>334</b>	<b>19%</b>
<b>Disposition of Leases Expiring After FY 2005</b>				
Leases Scheduled to Expire After FY 2005	134,278,390	100%	6,347	100%
Lease Replaced in Same Leased Building After Firm Term	205,718	0.2%	13	0.2%
Lease Replaced in Same Leased Building Before Firm Term	109,050	0.1%	3	0.0%
Lease Replaced in Different Leased Building After Firm Term	615,309	0.5%	39	0.6%
Lease Replaced in Different Leased Building Before Firm Term	29,666	0.0%	5	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	950,421	0.7%	80	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	326,661	0.2%	20	0.3%
<b>FY 2005 Lease Turnover</b>				
Total Leases at Start of FY 2005	157,308,598	100%	8,130	100%
Same/Replacement Leases Continued Past FY 2005	150,427,838	96%	7,652	94%
Same Lease Space Dis-Continued Past FY 2005 (Turnover)	6,880,760	4%	478	6%

<b>Lease Turnover Analysis</b>				
<b>Fiscal Year: 2004</b>				
<b>Sourced from:</b>  U.S. General Services Administration				
	<b>Square Feet</b>	<b>% of Total Sq Ft</b>	<b>Count</b>	<b>% of Total Count</b>
<b>Disposition of Leases Expiring in FY 2004</b>				
Leases Scheduled to Expire in FY 2004	21,992,288	100%	1,573	100%
Extended in FY 2006 Beyond FY 2004	11,418,450	52%	944	60%
Renewed During FY 2004	3,245,395	15%	76	5%
Replaced in Same Building with New Leases	3,559,967	16%	224	14%
<b>Subtotal</b>	<b>18,223,812</b>	<b>83</b>	<b>1,244</b>	<b>79</b>
Leases Terminated	1,619,512	7%	129	8%
Leases Moved to Another Leased Building	2,148,964	10%	200	13%
<b>Subtotal</b>	<b>3,768,476</b>	<b>17%</b>	<b>329</b>	<b>21%</b>
<b>Disposition of Leases Expiring After FY 2004</b>				
Leases Scheduled to Expire After FY 2004	137,761,790	100%	6,509	100%
Lease Replaced in Same Leased Building After Firm Term	90,030	0.1%	14	0.2%
Lease Replaced in Same Leased Building Before Firm Term	66,070	0.0%	7	0.1%
Lease Replaced in Different Leased Building After Firm Term	713,154	0.5%	56	0.9%
Lease Replaced in Different Leased Building Before Firm Term	31,571	0.0%	6	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	1,117,468	0.8%	63	1.0%
Lease Terminate W/O Lease Replacement Before Firm Term	131,505	0.1%	16	0.2%
<b>FY 2004 Lease Turnover</b>				
Total Leases at Start of FY 2004	159,754,078	100%	8,082	100%
Same/Replacement Leases Continued Past FY 2004	153,991,904	96%	7,612	94%
Same Lease Space Dis-Continued Past FY 2004 (Turnover)	5,762,174	4%	470	6%

Lease Turnover Analysis*				
Fiscal Year: 2003				
Sourced from:  U.S. General Services Administration				
	Square Feet	% of Total Sq Ft	Count	% of Total Count
<b>Disposition of Leases Expiring in FY 2003</b>				
Leases Scheduled to Expire in FY 2003	25,234,910	100%	1,587	100%
Extended in FY 2006 Beyond FY 2003	11,755,183	47%	949	60%
Renewed During FY 2003	3,046,945	12%	70	4%
Replaced in Same Building with New Leases	3,956,697	16%	248	16%
<b>Subtotal</b>	<b>18,758,825</b>	<b>74</b>	<b>1,267</b>	<b>80</b>
Leases Terminated	4,134,535	16%	134	8%
Leases Moved to Another Leased Building	2,341,550	9%	186	12%
<b>Subtotal</b>	<b>6,476,085</b>	<b>26%</b>	<b>320</b>	<b>20%</b>
<b>Disposition of Leases Expiring After FY 2003</b>				
Leases Scheduled to Expire After FY 2003	127,469,357	100%	5,731	100%
Lease Replaced in Same Leased Building After Firm Term	177,736	0.1%	21	0.4%
Lease Replaced in Same Leased Building Before Firm Term	96,587	0.1%	6	0.1%
Lease Replaced in Different Leased Building After Firm Term	486,104	0.4%	59	1.0%
Lease Replaced in Different Leased Building Before Firm Term	5,119	0.0%	2	0.0%
Lease Terminate W/O Lease Replacement After Firm Term	359,894	0.3%	45	0.8%
Lease Terminate W/O Lease Replacement Before Firm Term	145,854	0.1%	10	0.2%
<b>FY 2003 Lease Turnover</b>				
Total Leases at Start of FY 2003	153,704,267	100%	7,318	100%
Same/Replacement Leases Continued Past FY 2003	146,231,211	95%	6,882	94%
Same Lease Space Dis-Continued Past FY 2003 (Turnover)	7,473,056	5%	436	6%
*The actual date span of this analysis is from 9/15/02-9/14/03 due to data considerations. The FY 2003 analysis done in February showed a turnover rate of 4% based on square footage and had a date span of 10/1/02-9/30/03				

Lease Turnover Analysis*				
Fiscal Year: 2002				
Sourced from:  U.S. General Services Administration				
	Square Feet	% of Total Sq Ft	Count	% of Total Count
<b>Disposition of Leases Expiring in FY 2002</b>				
Leases Scheduled to Expire in FY 2002	21,712,999	100%	1,429	100%
Extended in FY 2006 Beyond FY 2002	12,755,653	59%	817	57%
Renewed During FY 2002	1,829,099	8%	65	5%
Replaced in Same Building with New Leases	3,579,657	16%	232	16%
<b>Subtotal</b>	<b>18,164,409</b>	<b>84</b>	<b>1,114</b>	<b>78</b>
Leases Terminated	1,367,705	6%	130	9%
Leases Moved to Another Leased Building	2,180,885	10%	185	13%
<b>Subtotal</b>	<b>3,548,590</b>	<b>16%</b>	<b>315</b>	<b>22%</b>
<b>Disposition of Leases Expiring After FY 2002</b>				
Leases Scheduled to Expire After FY 2002	129,381,507	100%	5,712	100%
Lease Replaced in Same Leased Building After Firm Term	320,734	0.2%	16	0.3%
Lease Replaced in Same Leased Building Before Firm Term	152,331	0.1%	6	0.1%
Lease Replaced in Different Leased Building After Firm Term	629,477	0.5%	57	1.0%
Lease Replaced in Different Leased Building Before Firm Term	81,873	0.1%	9	0.2%
Lease Terminate W/O Lease Replacement After Firm Term	654,756	0.5%	49	0.9%
Lease Terminate W/O Lease Replacement Before Firm Term	341,511	0.3%	12	0.2%
<b>FY 2002 Lease Turnover</b>				
Total Leases at Start of FY 2002	151,094,506	100%	7,141	100%
Same/Replacement Leases Continued Past FY 2002	145,838,299	97%	6,699	94%
Same Lease Space Dis-Continued Past FY 2002 (Turnover)	5,256,207	3%	442	6%
*The actual date span of the analysis is from 9/15/01-9/14/02 due to data considerations.				

Lease Turnover Analysis*				
Fiscal Year: 2001				
Sourced from:  U.S. General Services Administration				
	Square Feet	% of Total Sq Ft	Count	% of Total Count
<b>Disposition of Leases Expiring in FY 2001</b>				
Leases Scheduled to Expire in FY 2001	23,452,652	100%	1,675	100%
Extended in FY 2006 Beyond FY 2001	11,702,596	50%	746	45%
Renewed During FY 2001	1,631,423	7%	66	4%
Replaced in Same Building with New Leases	3,526,517	15%	201	12%
<b>Subtotal</b>	<b>16,860,536</b>	<b>72</b>	<b>1,013</b>	<b>60</b>
Leases Terminated	4,970,387	21%	527	31%
Leases Moved to Another Leased Building	1,621,729	7%	135	8%
<b>Subtotal</b>	<b>6,592,116</b>	<b>28%</b>	<b>662</b>	<b>40%</b>
<b>Disposition of Leases Expiring After FY 2001</b>				
Leases Scheduled to Expire After FY 2001	127,997,374	100%	5,794	100%
Lease Replaced in Same Leased Building After Firm Term	269,337	0.2%	13	0.2%
Lease Replaced in Same Leased Building Before Firm Term	560,874	0.4%	12	0.2%
Lease Replaced in Different Leased Building After Firm Term	218,044	0.2%	37	0.6%
Lease Replaced in Different Leased Building Before Firm Term	15,227	0.0%	5	0.1%
Lease Terminate W/O Lease Replacement After Firm Term	568,641	0.4%	73	1.3%
Lease Terminate W/O Lease Replacement Before Firm Term	422,482	0.3%	15	0.3%
<b>FY 2001 Lease Turnover</b>				
Total Leases at Start of FY 2001	151,450,026	100%	7,469	100%
Same/Replacement Leases Continued Past FY 2001	143,633,516	95%	6,677	89%
Same Lease Space Dis-Continued Past FY 2001 (Turnover)	7,816,510	5%	792	11%
*The actual date span of the analysis is from 9/15/00-9/14/01 due to data considerations.				