

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
One Resource Square	91,295	1997	4.5x	30.4%	27,783	0.0%	\$26.00	0	7,541	(12,677)
Two Resource Square	92,269	1998	4.5x	11.7%	10,768	0.0%	\$26.00	6,104	0	0
Three Resource Square	124,767	1999	6.5x	15.4%	19,271	27.4%	\$25.00	0	(4,471)	(30,847)
Four Resource Square	152,308	1999	4.5x	49.6%	75,611	0.0%	\$26.00	28,514	(10,672)	(13,010)
Five Resource Square	152,452	2001	4.2x	5.6%	8,475	0.0%	\$26.00	3,834	6,391	0
Prosperity Place I	46,982	1999	4.3x	35.2%	16,519	0.0%	\$25.00	730	(8,741)	5,106
Prosperity Place II	45,888	2000	11.2x	9.1%	4,189	0.0%	\$25.00	2,469	2,850	0
Prosperity Place III	122,152	2001	4.2x	25.5%	31,203	0.0%	\$25.00	2,697	8,830	(843)
Grove 5	117,000	1999	7.0x	31.1%	36,367	0.0%	\$24.00	5,366	(3,227)	(6,555)
Proximity Park	199,571	1973	6.9x	49.1%	97,912	0.0%	\$29.00	0	0	101,659
One Mallard Pointe	100,456	2002	4.0x	9.1%	9,140	0.0%	\$25.00	11,582	(6,724)	2,797
Total / Weighted Average	1,245,140	1995	5.5x	27.1%	337,238	2.7%	\$25.94	61,296	(8,223)	45,630

TIER II										
Cambridge Corporate Center	349,815	1990	7.0x	27.4%	95,897	0.0%	\$25.00	0	(63,109)	(27,589)
10101 David Taylor Dr	143,129	1985	6.4x	13.4%	19,192	0.0%	\$26.00	(92,740)	73,548	0
Innovation Park - Bldg 102	172,571	1979	6.0x	0.0%	0	0.0%	NM	0	0	0
Innovation Park - Bldg 104	273,667	1979	4.0x	0.0%	0	0.0%	NM	38,664	0	0
Innovation Park - Bldg 202	274,164	1984	6.0x	0.0%	0	0.0%	NM	9,251	0	0
Innovation Park - Bldg 201	224,522	1984	6.0x	0.0%	0	0.0%	NM	0	0	0
Innovation Park - Bldg 204	183,743	1979	5.0x	0.0%	0	33.3%	NM	0	(63,370)	2,122
Innovation Park - Bldg 301	44,662	1982	10.0x	0.0%	0	0.0%	NM	0	0	0
8740 Research Dr	155,579	1984	5.3x	0.0%	0	0.0%	NM	0	0	0
One University Place	84,800	1986	4.4x	10.8%	9,119	9.5%	\$25.50	19,544	(350)	(8,938)
University Exec Park - 301	101,651	1994	5.0x	14.0%	14,194	0.0%	\$24.00	(10,589)	(1,135)	(2,470)
University Exec Park - 201	60,000	1997	5.0x	12.2%	7,317	0.0%	\$24.00	6,802	(4,100)	(2,482)
University Exec Park - 8210	60,420	1998	4.0x	21.2%	12,833	0.0%	\$24.00	(1,813)	(3,866)	(1,584)
University Exec Park - 8430	33,131	1985	4.0x	6.3%	2,081	0.0%	\$22.00	(9,667)	11,069	(1,095)
University Exec Park - 8220	31,635	1985	4.0x	0.0%	0	0.0%	NM	(2,153)	203	1,950
University Exec Park - 8303	21,663	1986	4.0x	5.0%	1,084	0.0%	\$22.00	444	1,396	(1,084)
University Exec Park - 8307	20,126	1986	4.0x	19.5%	3,929	0.0%	\$22.00	(136)	514	707
University Exec Park - 8305	15,785	1985	4.0x	0.0%	0	0.0%	NM	0	(1,682)	1,682
University Exec Park - 8301	15,260	1985	4.0x	0.0%	0	0.0%	NM	2,508	0	0
Total / Weighted Average	2,266,323	1986	5.2x	7.3%	165,646	3.1%	\$24.70	(39,885)	(50,882)	(38,781)



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TIER III										
9815 David Taylor Dr	109,203	2000	4.8x	0.0%	0	0.0%	NM	0	0	0
1000 Louis Rose Pl	68,338	1986	7.0x	51.2%	35,000	0.0%	\$27.00	0	(35,000)	0
Total / Weighted Average	177,541	1995	5.6x	19.7%	35,000		\$27.00	0	(35,000)	0

Total Competitive Set	3,689,004	1990	5.3x	14.6%	537,884	2.8%	\$25.48	21,411	(94,105)	6,849
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
Escent Research Park	159,041	2021	\$30.00	NM	0	NA				

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
9815 David Taylor Dr	API Technologies Corp.	Aug-14	\$8	\$70	100.0%	NA	DigitalOptics Corp	-	CBRE
1000 Louis Rose Pl	Main Street Real Estate Advisors	Apr-09						-	JLL

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
Escent Research Park	Crescent Communities, LLC	NA	Unknown	Unknown