

# Utah County Commercial Real Estate Conference

## OFFICE REPORT



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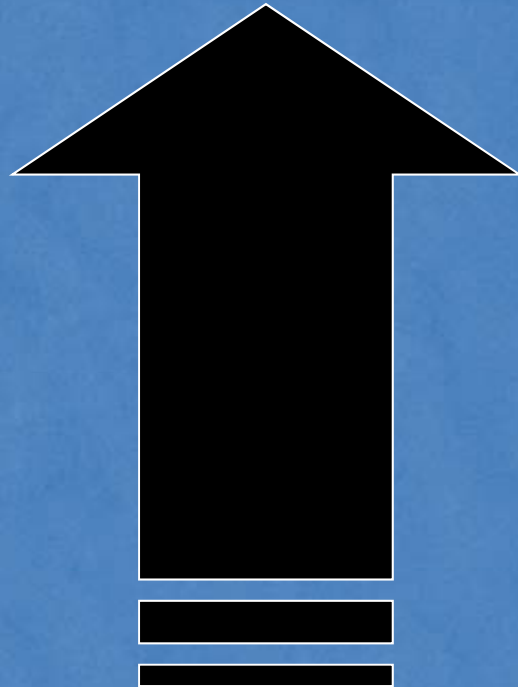
Presented by:

**Cody Black**  
Office Specialist



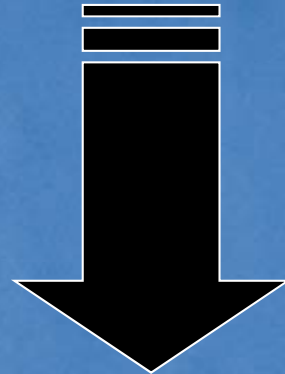
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# RISING VACANCIES



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# DROPPING LEASE RATES

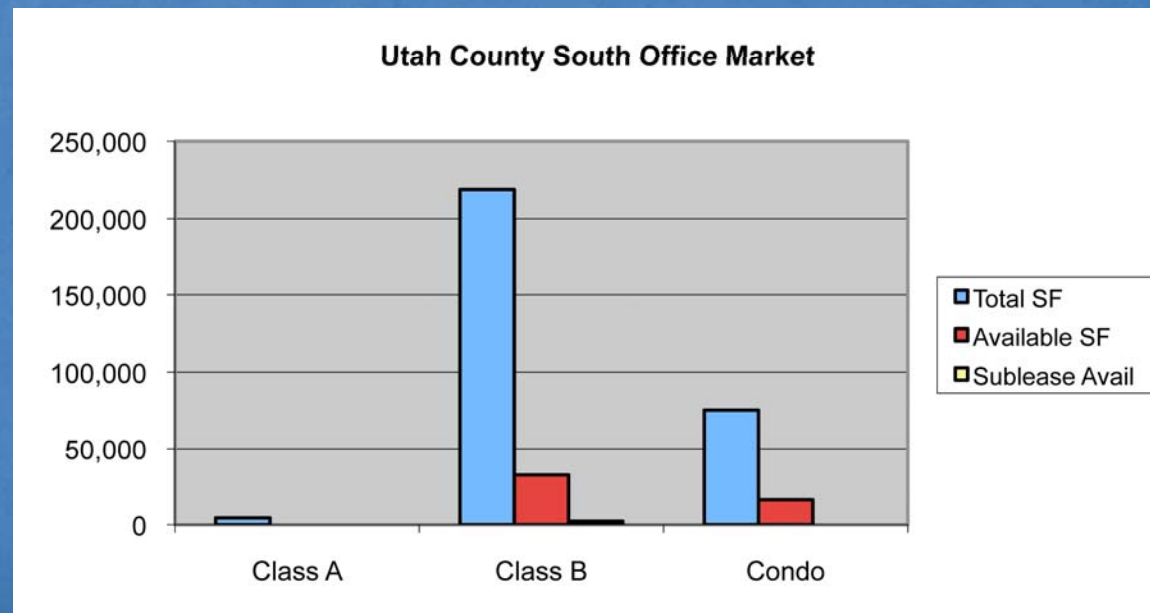


| Classification    | Average Lease Rates                                  | Average Total Operating Costs |
|-------------------|------------------------------------------------------|-------------------------------|
| Class A           | \$18.00 - \$23.50/SF full service                    | \$6.25/SF                     |
| Class B           | \$13.00 - \$18.00/SF full service                    | \$5.75/SF                     |
| Condo             | \$9.00 - \$13.00/SF full service                     | \$5.50/SF                     |
| Weighted Avg.     | \$15.75/SF full service                              | \$5.75/SF                     |
| Triple Net Equiv. | \$10.00/SF excluding all building costs and expenses |                               |



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# SOUTH UTAH COUNTY VACANCIES



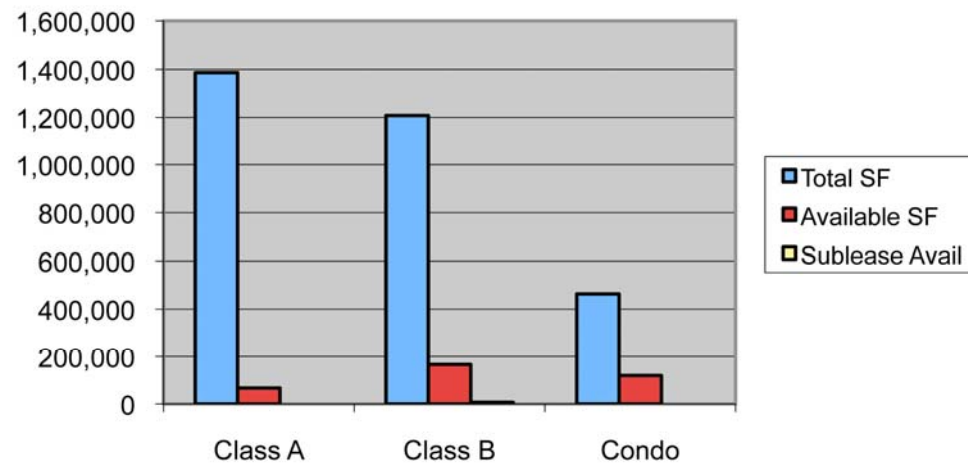
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# PROVO VACANCIES



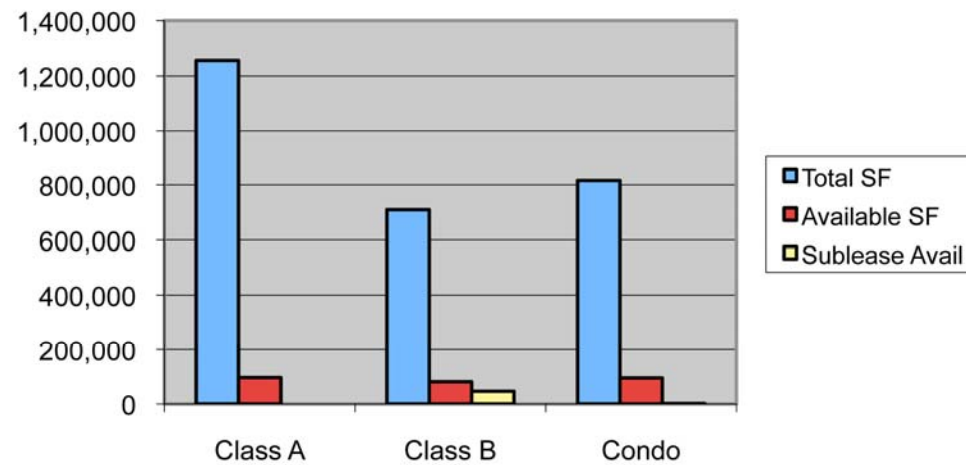
Provo Office Market



# OREM VACANCIES



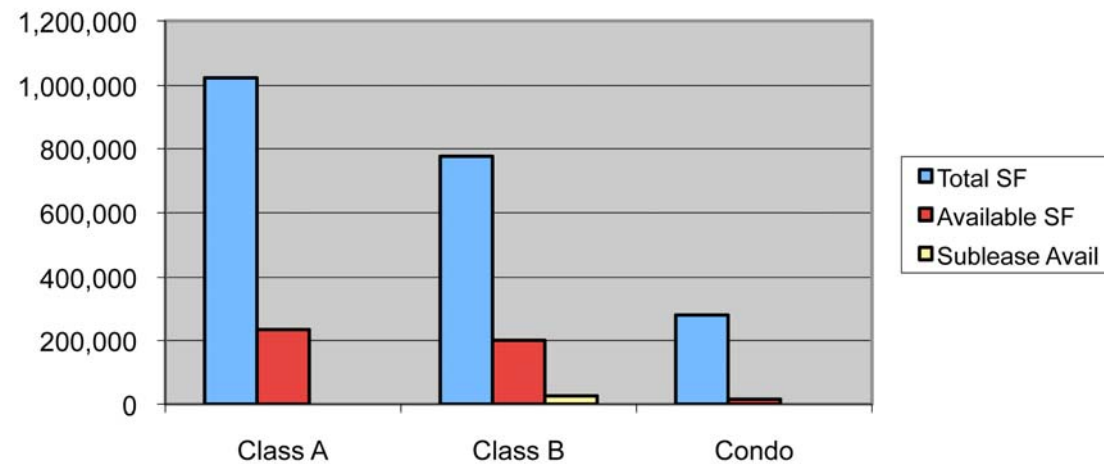
Orem Office Market



# NORTH UTAH COUNTY VACANCIES



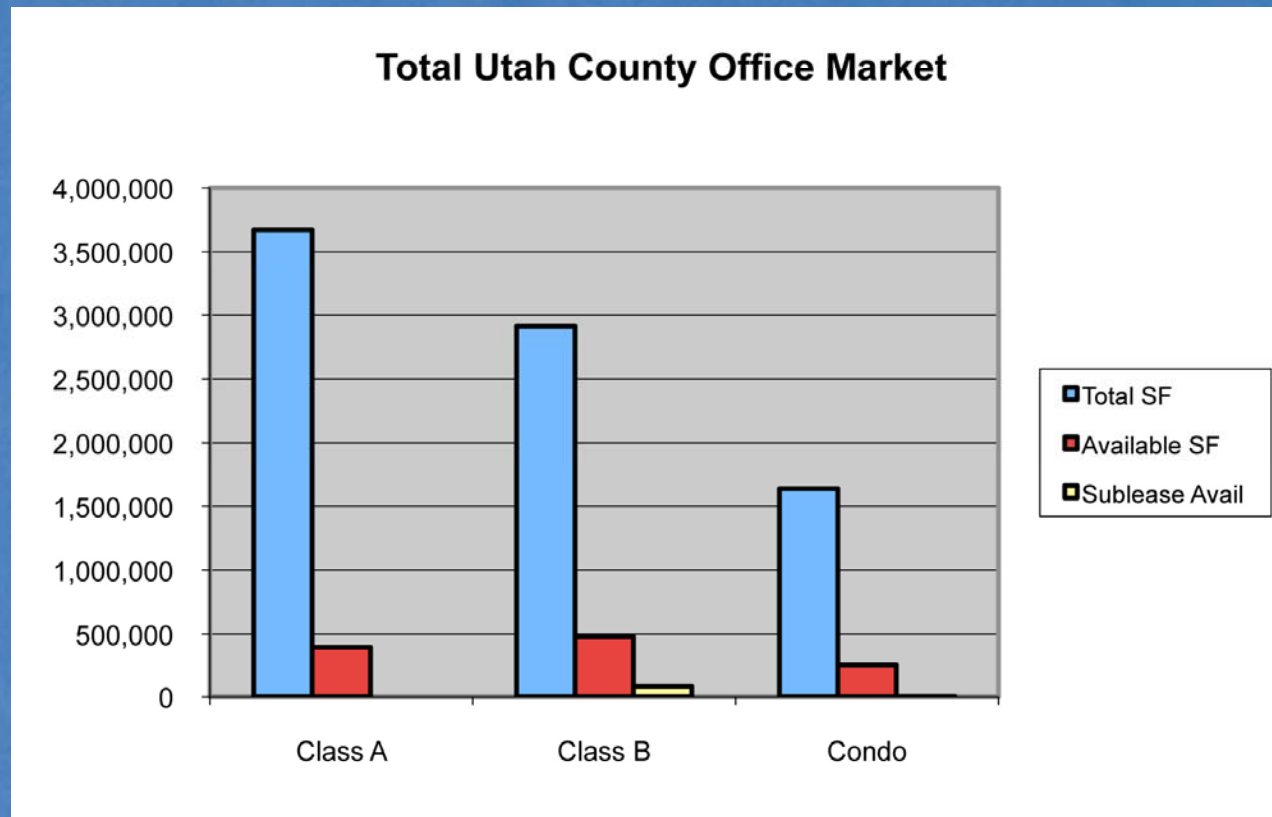
Utah County North Office Market



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# TOTAL UTAH COUNTY VACANCIES



# PROJECTS NEAR COMPLETION



*Zions Bank  
Financial  
Center*



*Apex Alarms Building*



*Discovery Grove*



# 2009 Forecast – Market Conditions



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# 2009 Forecast – Lease Rates



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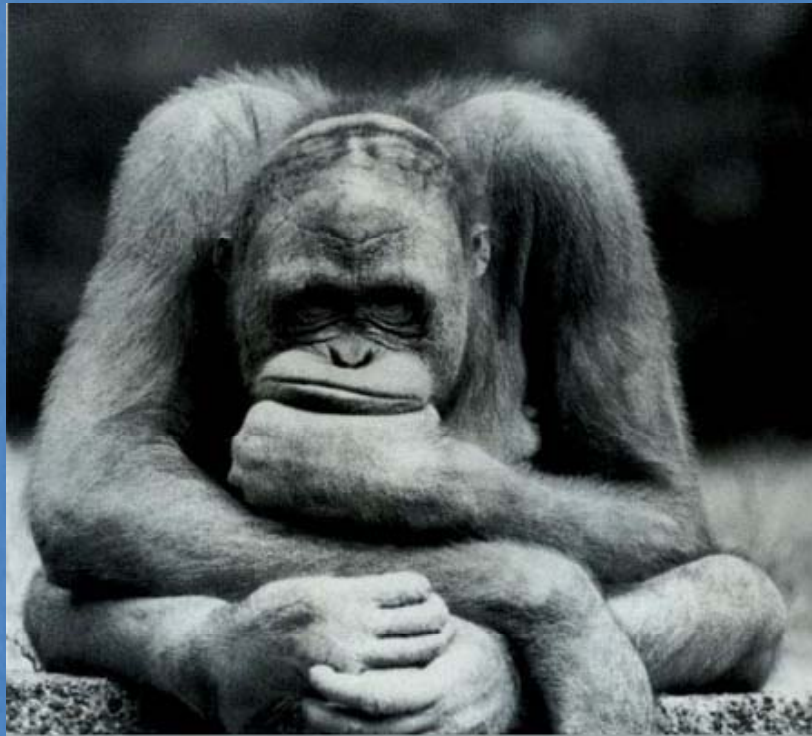
# 2009 Forecast – Negative Absorption



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# 2009 Forecast – Construction Activity



Oh what to to, what to dooo?



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We wish you the best of luck in the  
coming year!



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