



Insider's View

To The Office Market In Pittsburgh, Pennsylvania

Carrie Holstead... a leader in tenant representation since 1989!

July, 2009

Pittsburgh, Pennsylvania Office Space Report: Mid Year 2009

Pittsburgh Vacancies Are Low Compared To Many U.S. Markets, But Rental Rates In Area Decline

	Rental Rates		Vacancy Rates	
	Q4, 2008	Q2, 2009	Q4, 2008	Q2, 2009
Pittsburgh Area	\$18.71	\$18.25	10.9%	10.4%
Central Business Dist.	\$20.34	\$19.73	13.6%	11.7%
Suburbs	\$17.89	\$17.56	9.7%	9.9%
Class A	\$21.78	\$21.25	12.1%	10.0%
Class B	\$17.11	\$16.75	10.8%	11.1%
Class C	\$14.54	\$14.42	8.2%	8.6%

	Absorption		Deliveries & Construction	
	Q4, 2008	Q2, 2009	Q4, 2008	Q2, 2009
Pittsburgh Area	(43,523)	481,916	1,402,851	1,703,555

To learn how our conflict-free tenant representation services have helped Columbia Gas, Electrolux, EOG Resources, Lanxess, Pressley Ridge, Urban Design Associates, Wachovia and others, please don't hesitate to contact us or visit our award winning website at www.carrieholstead.com. We look forward to being of help to you soon!

Sources: Carrie S. Holstead Real Estate Consultants, Inc. & CoStar

What Client's Have To Say About Our Conflict-Free Tenant Representation Services

"Carrie's unique insights were extremely valuable and she effectively negotiated positive results. I have worked with Carrie on three occasions and I would absolutely recommend Carrie Holstead to others needing tenant representation services."

Terry Murphy
President
Columbia Gas

"Managing a business in tough economic times is difficult enough. To devote additional time to properly research all real estate opportunities and fully take advantage of favorable market conditions would have been impossible. Carrie was invaluable in this process and did an outstanding job. I would absolutely recommend Carrie Holstead to others in need of objective tenant representation services!"

Matthew Young
Executive V.P.
Electrolux

"I have worked with commercial professionals around the world and Carrie is one of the best! She is objective, knowledgeable, responsive and works extremely hard for her clients. Carrie is the tenant advocate you want on your side."

Heinz MacSwain
Portfolio Mgr,
Corporate
Real Estate
Wachovia/
Wells Fargo

If you need to expand, contract, merge, relocate or renew office space, contact:

Carrie S. Holstead, President

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