

GLOBAL SPOTLIGHT

St. Louis, Missouri



St. Louis has transformed from a manufacturing and industrial economy into a globally known focus for research in medicine, biotechnology and other sciences.

- The Greater St. Louis Metropolitan area saw moderate economic growth in 2007 with conservative economic expansion expected to continue during 2008.
- With the delivery of 1 million SF of new construction, the office market remains in a state of flux. Large office users seeking 30,000 SF or more are experiencing fewer choices as large blocks of space in prime areas have been absorbed. Smaller spaces, 10,000 SF or less, remain plentiful across all submarkets. Market rates in the suburbs remain stable with rates in the Central Business District being more of a bargain.
- The industrial market experienced high vacancy rates in the past year, especially in distribution space. Leasing remained weak with landlords aggressively negotiating rental rates and offering concessions due to the large supply of leasing options in the market. Nonetheless, development continues, particularly in the Metro East and North County submarkets, with 2.5 million SF delivered and 1.6 million SF currently under construction.
- Big Box development continues to lead the retail market with new players such as Lifetime Fitness, Cabella's, Gander Mountain and Incredible Pizza joining existing retail giants such as Wal-Mart, Target, Kohl's, Lowe's and Home Depot. Rates continue to rise in the marketplace with new construction.

St. Louis At A Glance

Population	2,801,033 Metro (July 2006)
Location	U.S. state of Missouri
Interest	3.62 % (US 10yr Treasury Note)
Unemployment	5.2% (Missouri)

Property	Rent/SF/Year Low	High	Effective Avg.	Vacancy Rate
Downtown Office Class A	\$18	\$26	\$18.70	11.2%
Suburban Office Class A	\$21	\$27	\$22.89	9.8%
Industrial Bulk Warehouse	\$2.80	\$4.25	\$3.25	8.2%
Retail Downtown	\$8	\$18	\$14.34	6.1%

NAI DESCO offers local market expertise in the St. Louis Metro Area of Missouri.

About NAI Global:

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

375	Offices
55	Countries
8,000	Professionals
\$45 billion	Annual Transaction Volume
250	MSF of Property Management

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