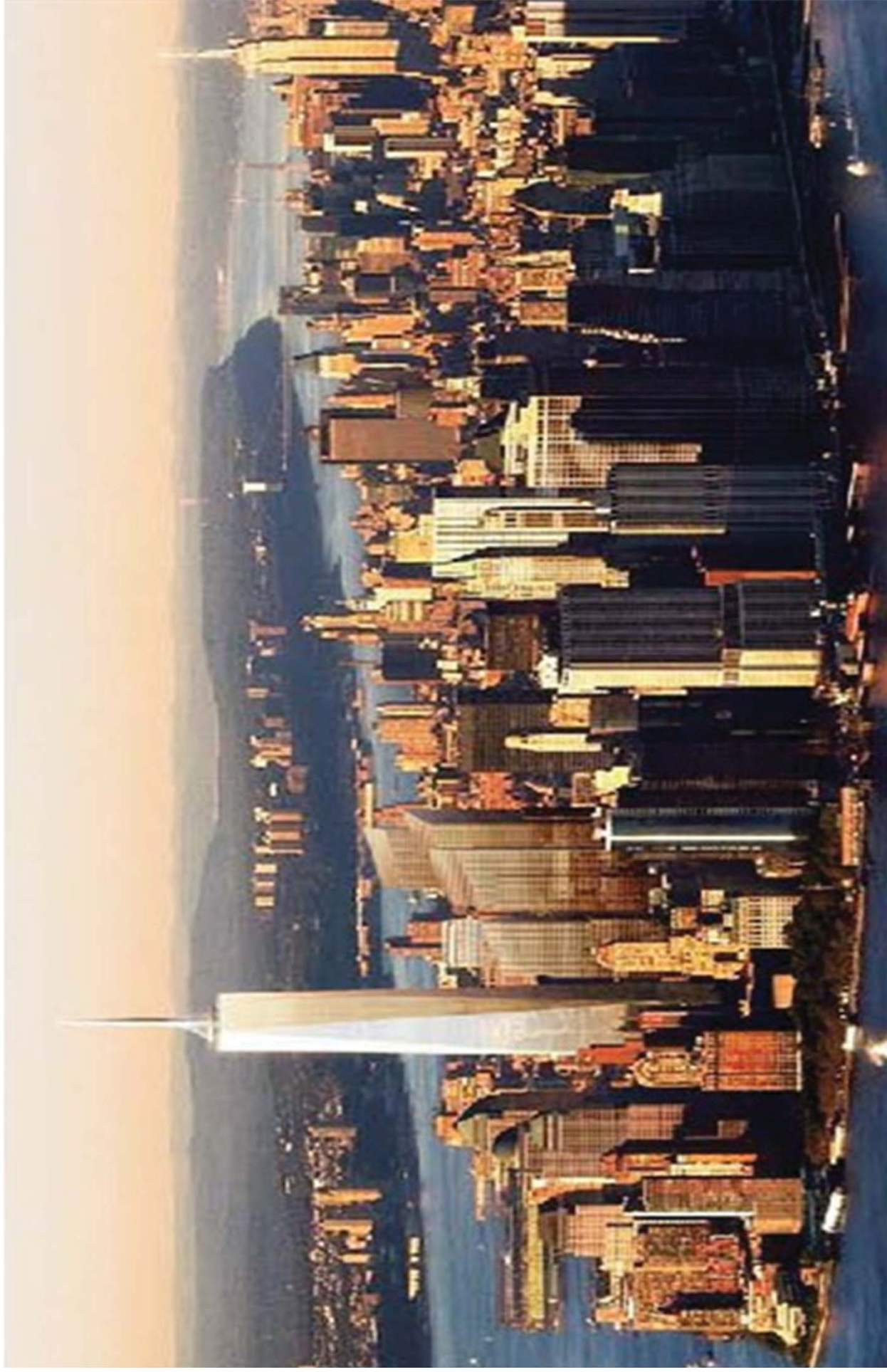




James P Stuckey
CoreNet – September 22, 2011



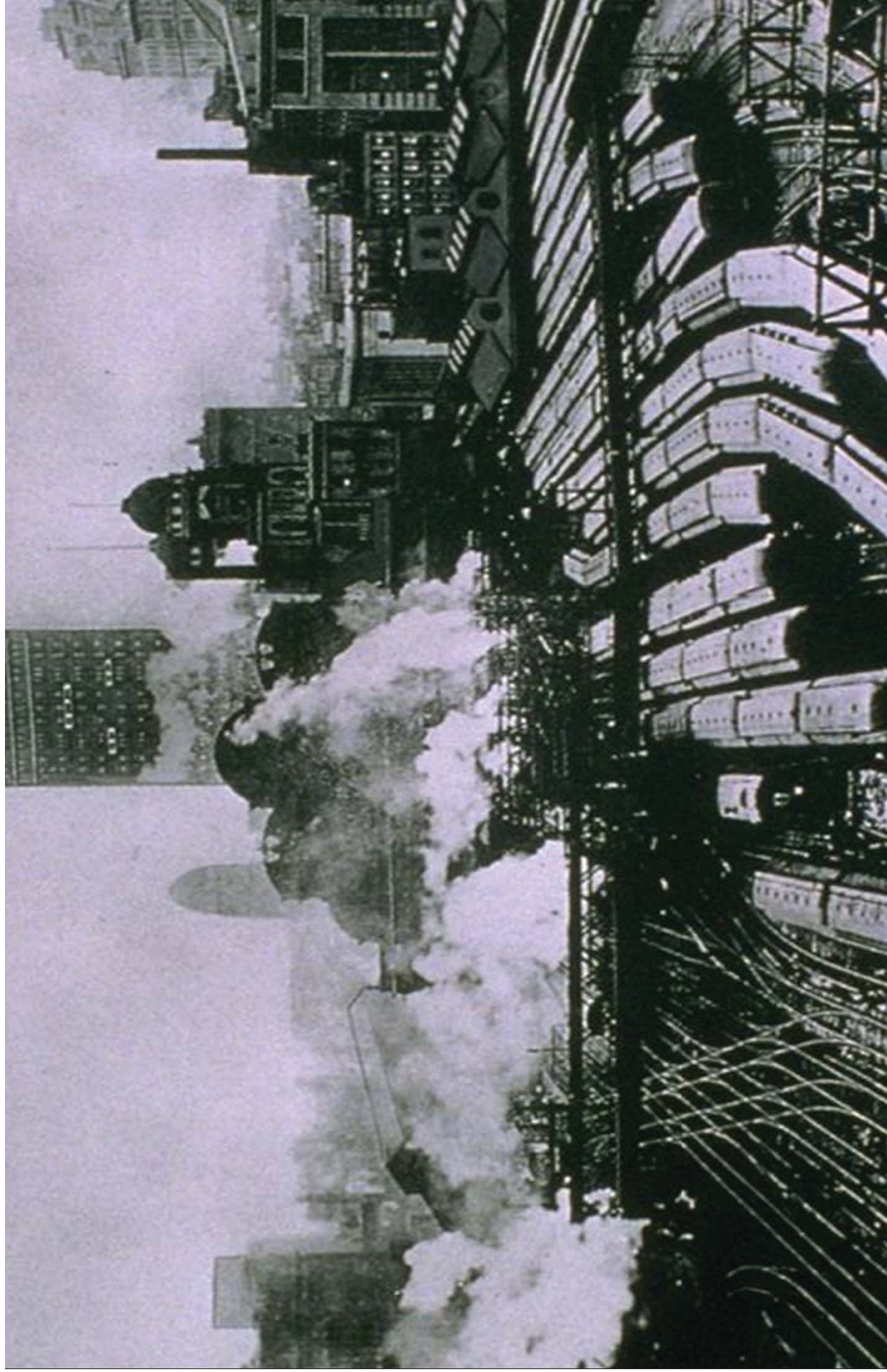
	1Q01 (Before 9/11/01)	2Q01 (Before 9/11/01)	3Q01 (After 9/11/01)	6 Months (After 9/11/01)
Inventory	107,809,924	107,809,924	96,184,539	92,221,412
Total Available Space	5,131,411	7,034,967	6,143,676	10,966,596
Vacancy Rate	4.80%	6.50%	6.40%	11.90%
Asking Rental Rate	\$43.73	\$41.17	\$38.95	\$40.55

2Q11
86,372,509
8,359,038
9.70%
\$39.38

Lower Manhattan Office



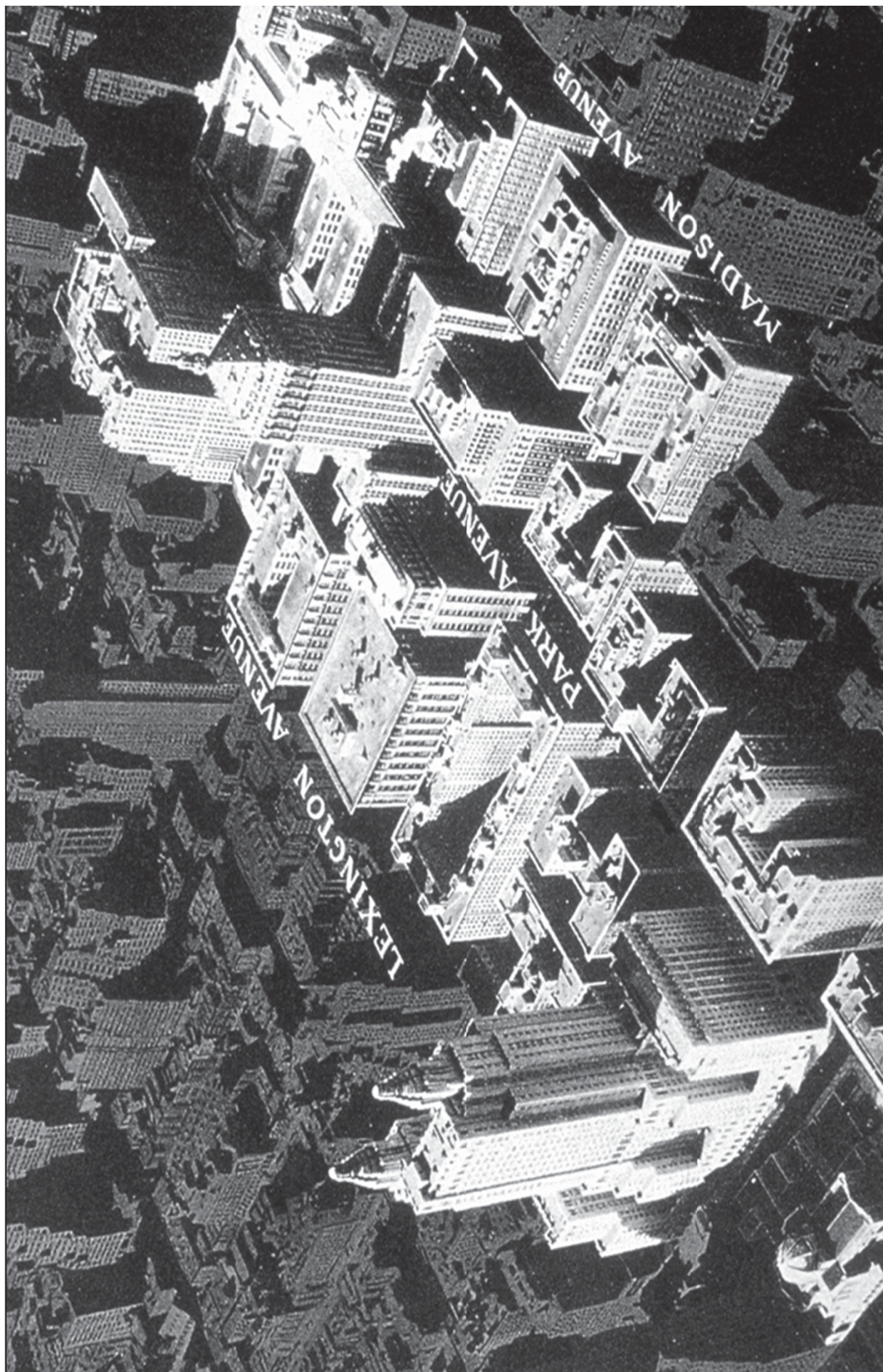
**One World Trade Center - 3 Million SF Office
2, 3, 4, & 7 WTC – 9.1 Million SF Office, Retail**



Grand Central



Grand Central



Grand Central



Battery Park City



Battery Park City



**Public Private Vision
Metro Tech Center 1987**



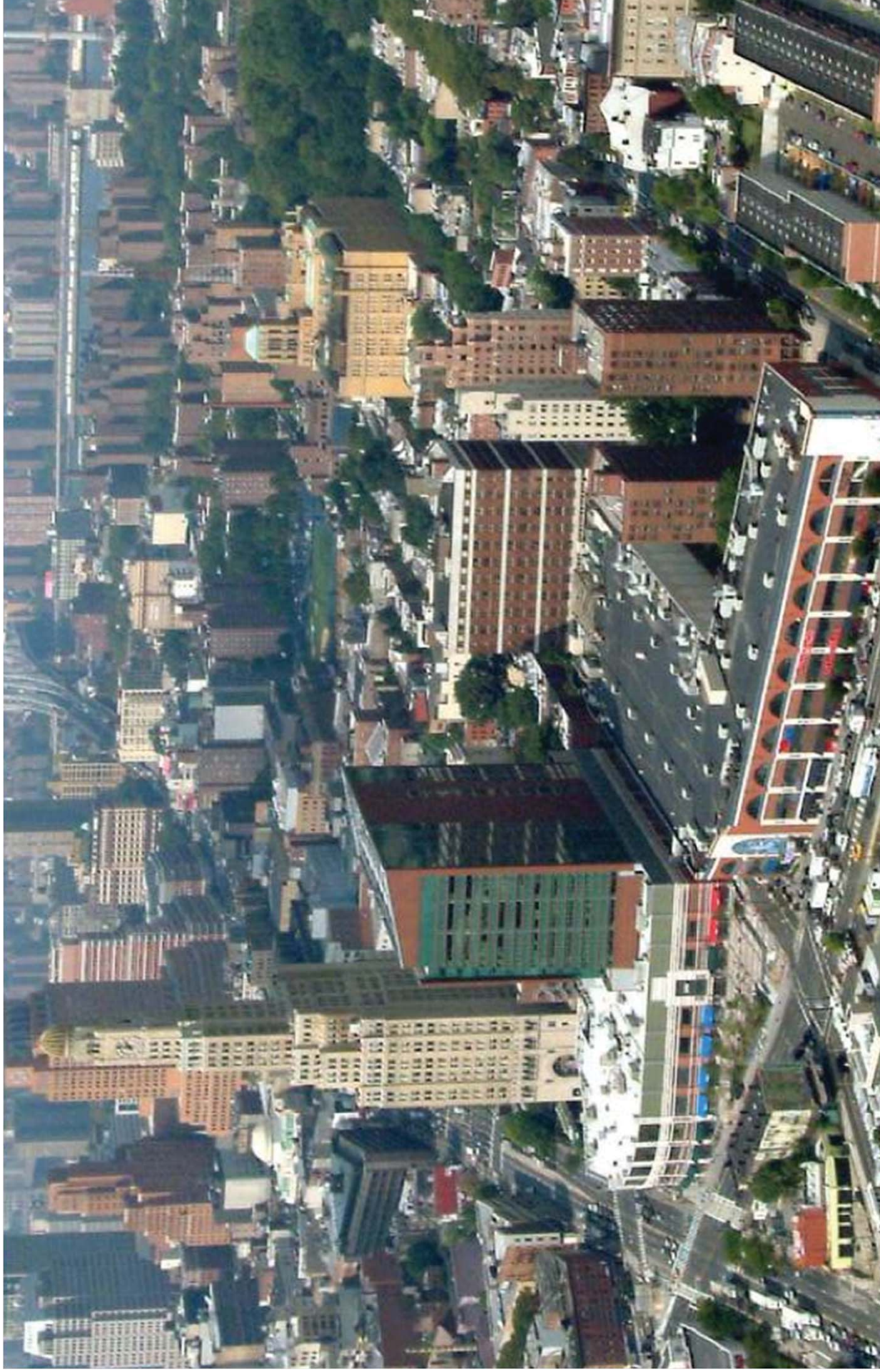
Metro Tech
6.7 Million SF - 2.3 Acres - 22,000 Jobs



**Times Square
Before and After**



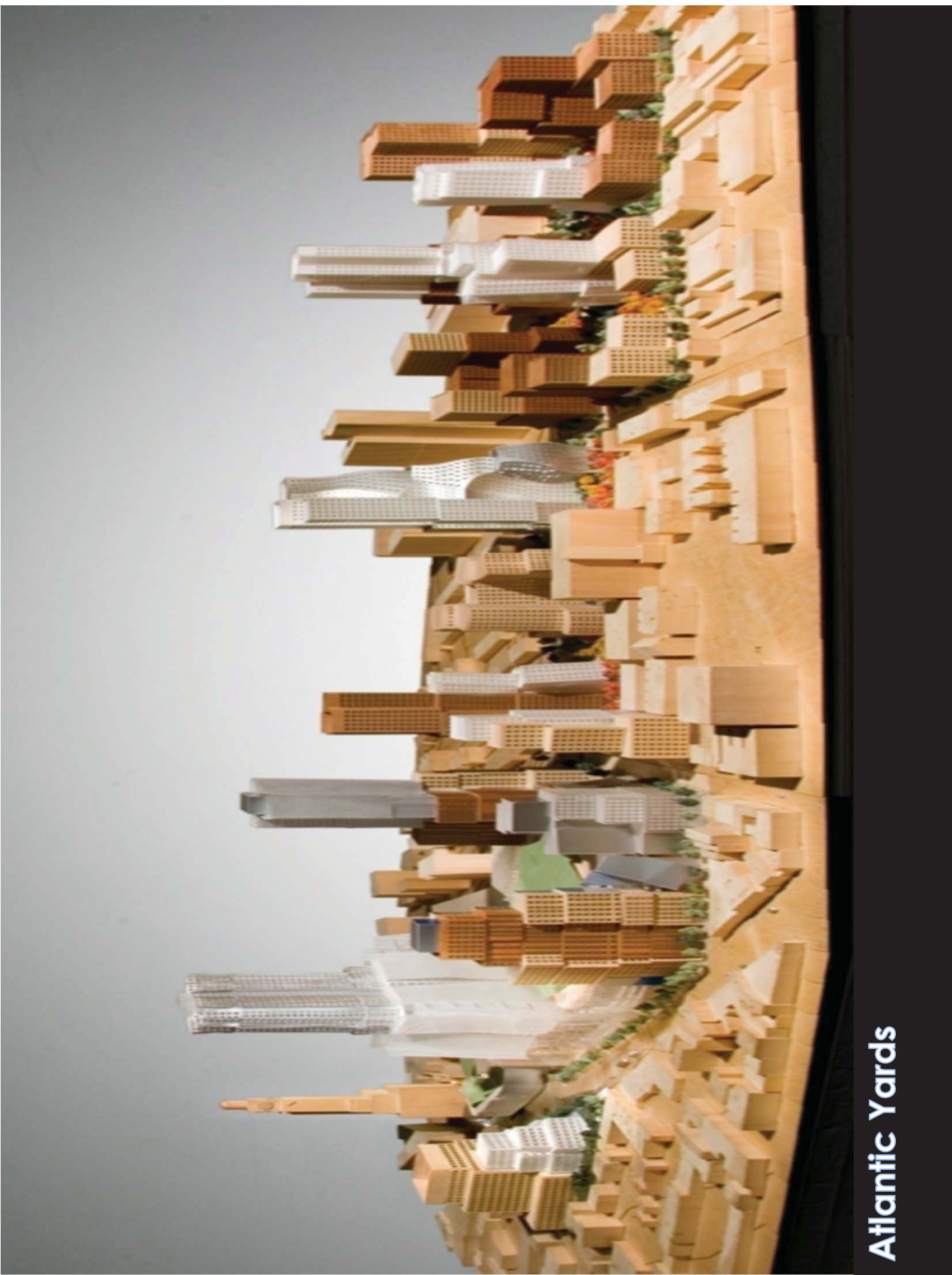
Atlantic Terminal



**Atlantic Terminal
400,000 SF Office, 860,000 SF Retail
450 Residential Units**



Atlantic Yards



Atlantic Yards



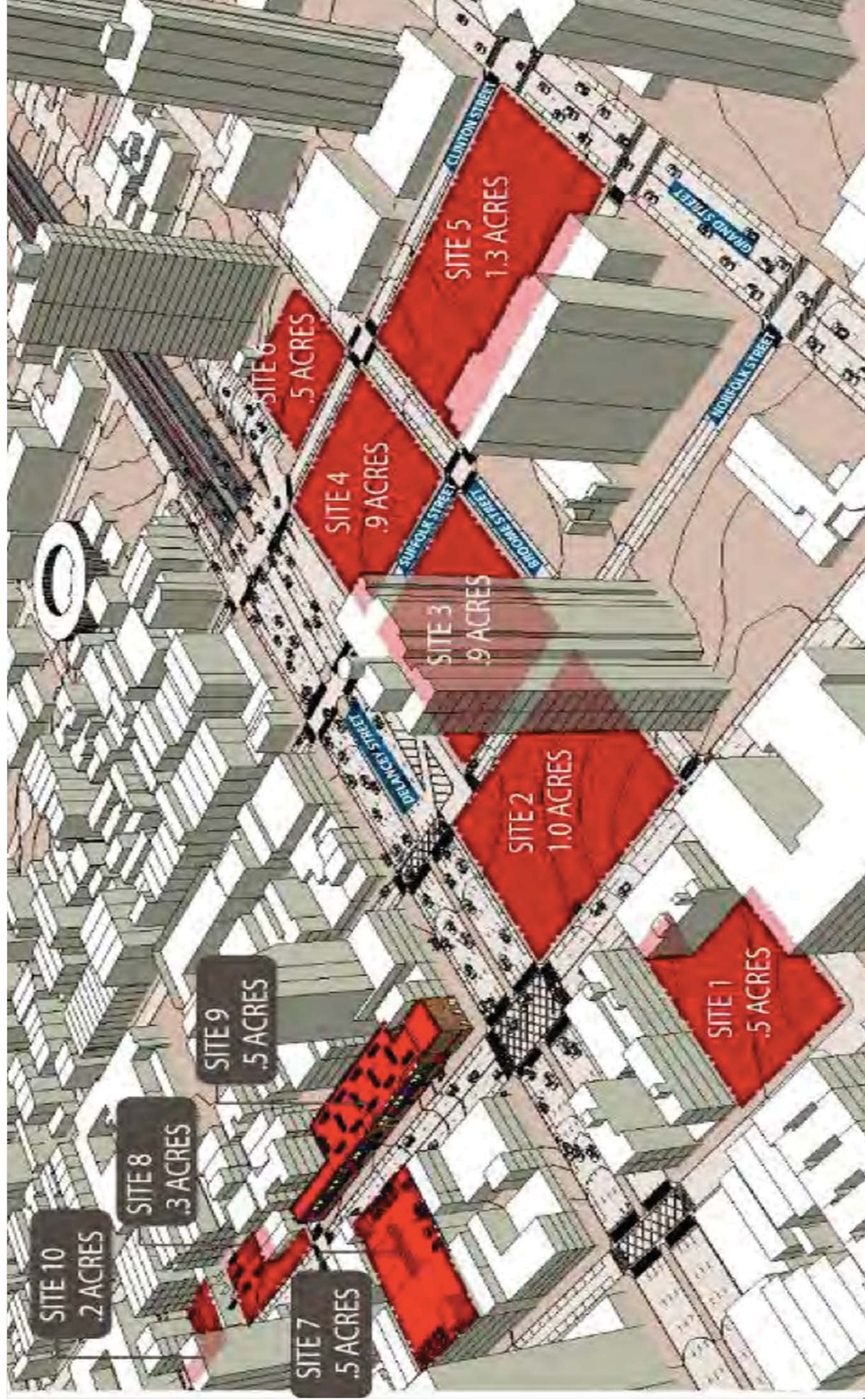
Hudson Yards



Hudson Yards 2025
12,500,000 SF Office, Residential, Retail, Hotel, School, Cultural Center



Seward Park Mixed Use Development Project



Seward Park Mixed Use Development Project



**Seward Park
Mixed Use Development Project
White Buildings are Potential New Shape**

– **Technical assistance**

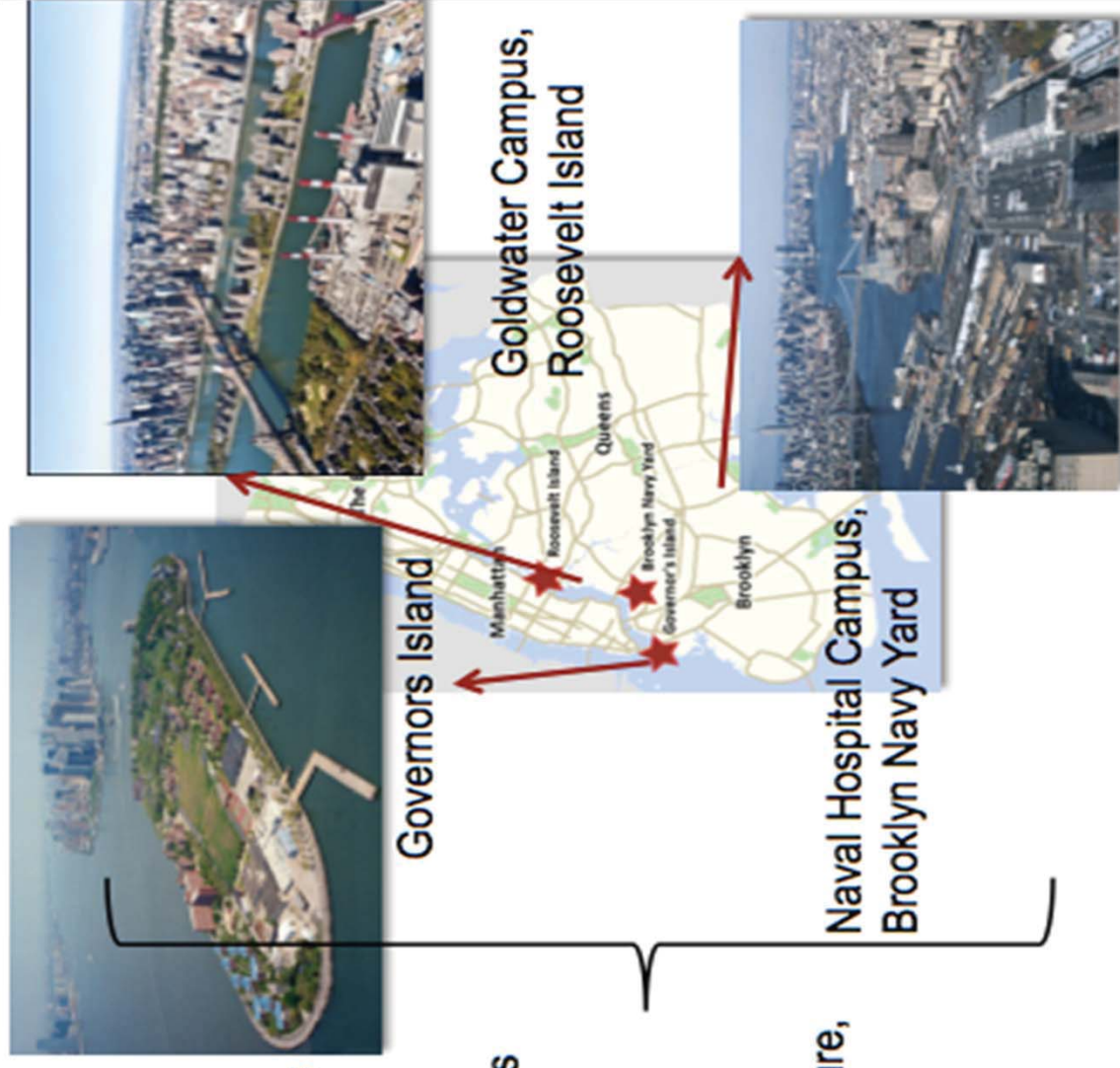
- development approvals, planning.
- applications for Federal & State funds

– **Real estate**

- city-controlled sites on favorable terms
- OR**
- respondents can select a private site

– **Capital funding**

- up to \$100M to assist with infrastructure, build-out, and/or equipment



**Applied Sciences NYC
Prospective City Assistance for Development**



Thank you

Thanks to Brookfield Properties, Cushman Wakefield, Forest City Ratner, Related, Silverstein Properties, and the NYC EDC for pictures and data.