

**Table 21.25-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE
FOR THE METROPOLITAN HONOLULU OFFICE MARKET,
BY SUBMARKET: 1990 TO 1998**

[The Metropolitan Honolulu Office Market survey includes 111 multi-tenant Class A and Class B buildings with 20,000 square feet or more. Rates are percent of space reported vacant in survey]

Vacancy Rate 1/	1990	1991	1992	1993	1994	1995	1996	1997	1998
Downtown 2/	3.1	3.8	10.0	13.9	15.4	16.4	16.1	15.2	14.2
Suburban 3/	4.2	5.6	7.2	7.8	11.1	12.1	12.9	12.5	14.5

1/ The vacancy rates are for Class A and Class B buildings which were included in the survey. Class A buildings are those in excellent locations which have high-quality tenants, high-quality finish, are well-maintained, are professionally managed, and are usually new, or old buildings that are competitive with new buildings. Class B buildings are those in good locations that are professionally managed and have fairly high-quality construction and tenancy. Class B buildings generally show very little functional obsolescence and deterioration.

2/ Downtown is comprised of the Central Business District Submarket. Buildings surveyed in Downtown are 40,000 square feet and above.

3/ Suburban is comprised of eight submarkets: Kapiolani Corridor (Ala Moana, Kakaako, Kapiolani); Waikiki; East Oahu (Hawaii Kai to Kahala); East Central Oahu (Kaimuku to Kalihi); West Central Oahu (Mapunapuna to Pearl City); Leeward (Pearl City to Waipahu); West Oahu (Waipahu to Kapolei); and Windward (Kailua to Kaneohe). Buildings surveyed in the suburban market are 20,000 square feet and above.

Source: CB Richard Ellis, Inc. records; Society of Industrial and Office Realtors & Lauder Real Estate Counselors, *1998 Comparative Statistics of Industrial and Office Real Estate Markets* (1998).