

MARKET HIGHLIGHTS //

The 495/MetroWest market extends along the I-495 interstate from Westford in the north, to Foxborough in the south, with a wide extension in the middle, along Interstate 90, from Natick in the east, to Shrewsbury in the west. The area has morphed from an industrial past into a center of modern businesses, marked by a growing inventory of Office buildings. The commercial real estate inventory consists of 43.3 million sf of Office, Laboratory, Flex, Warehouse and Manufacturing space spread across 449 properties. The Office market, consisting of 22.3 million sf in 232 properties, has grown in size by 19 percent since 2004, in response to generally buoyant conditions being experienced in the Greater Boston area.

495/MetroWest enjoys a combination of cost advantages and superior transportation connections unique within Eastern Massachusetts. The submarket is situated less than 30 minutes from the Central Business Districts of Boston and Worcester, and along the 495 interstate, an area which boasts among the highest population growth in the state. 495/MetroWest boasts a diverse mix of industries including technology, life sciences, medical device manufacturing and energy. The region has been successful drawing both large tenants attracted by the ability to secure large blocks of space as well as mid-size companies enticed by the submarket's 37 percent discount compared to neighboring areas closer to the city.

MARKET BEAT //

The 495/MetroWest area continues to benefit from Greater Boston's robust real estate market and improved economic conditions.

Despite negative absorption in Q1, a strong fourth quarter helps the year close at 386,000 sf of positive absorption.

GE Healthcare's 208,000 sf lease in Marlborough helped lower the vacancy 2.3 percentage points from Q1.

Framingham/Natick vacancy has stayed below 10.0 percent for the past twelve straight quarters.

The Boroughs (Marlborough, Northborough, Southborough, Westborough) have experienced 603,000 sf of absorption in the past year.

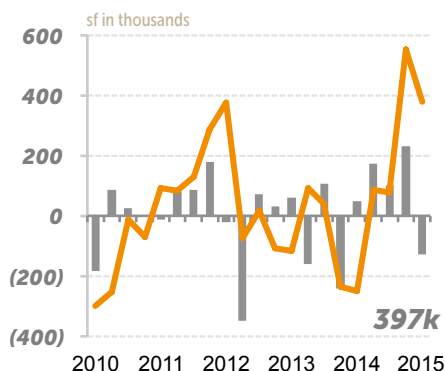
The gap in Class A asking rents between 495/MetroWest and its interior neighbor 128 West is widening due to historic price increases in Wellesley and Needham.

Interest by large-block tenants for the region's premium assets should continue to drive leasing velocity in 2016.

ABSORPTION //

495/MetroWest

quarterly absorption
four-quarter trailing absorption

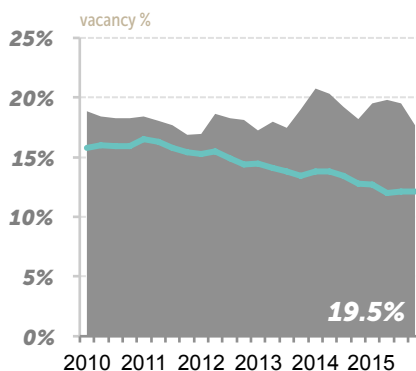


Quarterly absorption was positive ...

VACANCY //

495/MetroWest

495 west vacancy
greater boston vacancy

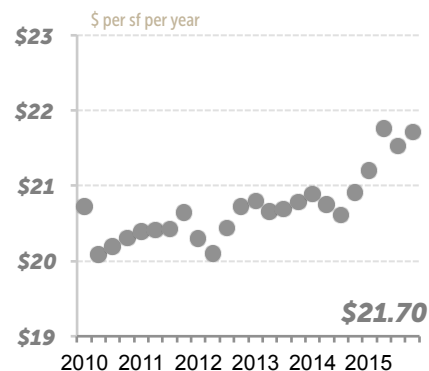


... dropping vacancy 1.8 percentage points
...

RENTS //

495/MetroWest

class a asking lease rates



... as average Class A asking lease rates remained high.

LARGEST OCCUPANTS //

Office space occupied only; not including future commitments

TENANT/OCCUPANT	LARGEST PRESENCE	TOTAL SF
EMC Corporation	50 Constitution Blvd, Franklin	1,681,000
Bose	100 Mountain Rd, Framing.	1,450,000
Sanofi-Genzyme	1-5 Mountain Rd, Framingham	1,285,782
TJX Companies	770 Cochituate Rd, Framingham	1,271,000
The MathWorks	1 Boston Scientific Pl, Natick	1,149,592
Intel	75 Reed Rd, Hudson	1,020,205
Staples	500 Staples Dr, Framingham	675,000
Boston Scientific	Boston Scientific Way, Marl.	608,666

LARGEST OWNERS //

Largest property owners; office properties only

OWNER	LARGEST ASSET	TOTAL SF
EMC Corporation	50 Constitution Blvd, Franklin	1,906,000
Carruth Capital	4400 Computer Dr, Westbo.	1,859,000
TJX Companies	770 Cochituate Rd, Framing.	1,520,000
Bose	100 Mountain Rd, Framing.	1,206,000
Saracen Properties	Clock Tower Pl, Maynard	1,043,000
Atlantic Management	200 Forest St, Marlborough	745,000
Normandy Real Estate	600 Nick. Rd, Marlborough	666,000
Staples	500 Staples Dr, Framingham	650,000

LARGEST CONTIGUOUS AVAILABILITIES //

contiguous blocks, one listing per property

BUILDING ADDRESS	AVAILABLE SF	DIR/SUB
4400 Comp. Dr, Westborough	382,000	Direct
111 Powdermill Rd, Maynard	270,000	Sublet
251 Locke Dr, Marlborough	162,000	Direct
2 Results Way, Marlborough	160,000	Direct
35 Parkwood Dr, Hopkinton	160,000	Direct
1 Boston Scientific Pl, Natick	150,000	Direct

NOTABLE SIGNED LEASES //

Recent representative transactions

TENANT	ADDRESS	SF LEASED
GE Healthcare	200 Forest St, Marlborough	209,855
Simplivity	8 Technology Dr, Westborough	55,000
Sanofi-Genzyme (expansion)	One Research Dr, Marlborough	53,879
ViaSat	377 Simarano Dr, Marlborough	40,000
Butler Home Products	237 Cedar Hill St, Marlborough	35,000
Oracle	200 Nickerson Rd, Marlborough	31,277

MARKET INTERESTING FUN FACTS //

The First Baptist Church in Framingham was built in 1826 and, aside from an addition in 1888 and a renovation in 1998 for handicap accessibility, has remained largely unchanged to this day; the original pews still reside in the balcony.



The "x miles to Boston" signs on the Massachusetts Turnpike refer to the number of miles from that point to the gold dome at the Mass. State House on Beacon Street in downtown Boston.



A Hostess Twinkie factory in Natick, infamously referenced in a 1999 episode of "Family Guy," actually did exist there at the time of the episode's airing, though it has since been demolished to make room for the 2007 expansion of the Natick Mall.

