

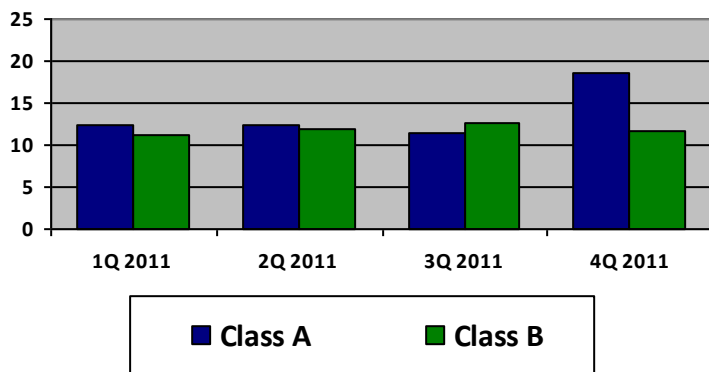


OMEGA  
Commercial  
Real Estate, Inc.



## Fort Washington/Spring House 4th Quarter 2011 Real Estate Report

### Office Vacancy %



### Average Office Rental Rates

Class A : \$19.00 +Electric

Class B : \$18.00 +Electric

### Average Office Vacancy Rates

Class A: 18.6%

Class B: 11.2%

Eastern Montgomery County

### Average Flex/Industrial Rental Rates

Flex: \$8.73 nnn

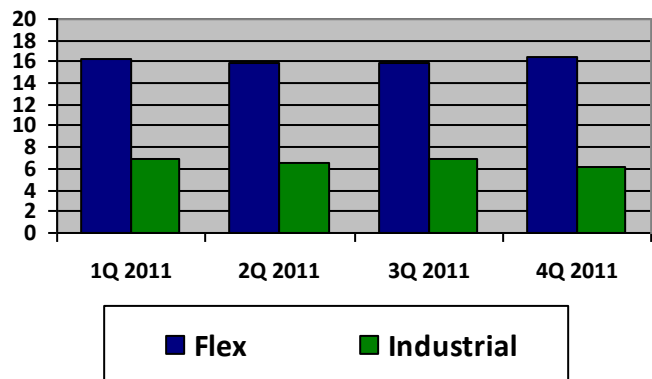
Industrial: \$5.54 nnn

### Average Flex/Industrial Vacancy Rates

Flex: 16.4%

Industrial: 6.1%

### Flex/Industrial Vacancy %



OMEGA Commercial Real Estate, Inc. 101 Bill Smith Blvd, King of Prussia, PA 19406

Phone: (610) 616-4604

Joseph O'Donnell

www.OmegaRE.com

jodonnell@OmegaRE.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.