



ARC Package Rental Comparables

Date 07/14/97Borough: ManhattanProject: 96-1346Agency: OEM

	Subject	Comp # 1	Comp #2	Comp #3	Comp #4
Address	7 World Trade Center	1 Liberty Plaza	17 State Street		
Block/Lot	84/36	62/1	9/14		
Year Built/ # of Stories	1987, 47 Stories	1973, 53 Stories	1988, 42 Stories		
Floor (s)	23	2-5	40-42		
SF Per Floor	49,254-46,856	35-40,000	13,300-13,700		
Leased Area	45,815	140,000	40,500		
Lease Term/Type	20 yrs	10 yrs	10 yrs		
Asking Rent	\$33.00-\$41.00	\$34.00-\$35.00	\$37.00		
Negotiated Rent	\$28.00-\$42.00	\$31.00	\$31.00-\$33.00		
Electricity	Direct	Direct	Direct		
Operating Expense & RE Tax	\$5.01/OP-\$3.70/T	\$7.40/OP-\$5.80/T	\$7.00/OP-\$3.33/T		
Cleaning	Included	Included	Included		
Air Conditioning	Included	Included	Included		
Condition	Raw	Raw	Raw		
Landlord Work	\$45.00	\$50.00	\$50.00		
Comments	12 Months Free Rent	8 Months Free Rent	12 Months Free Rent		