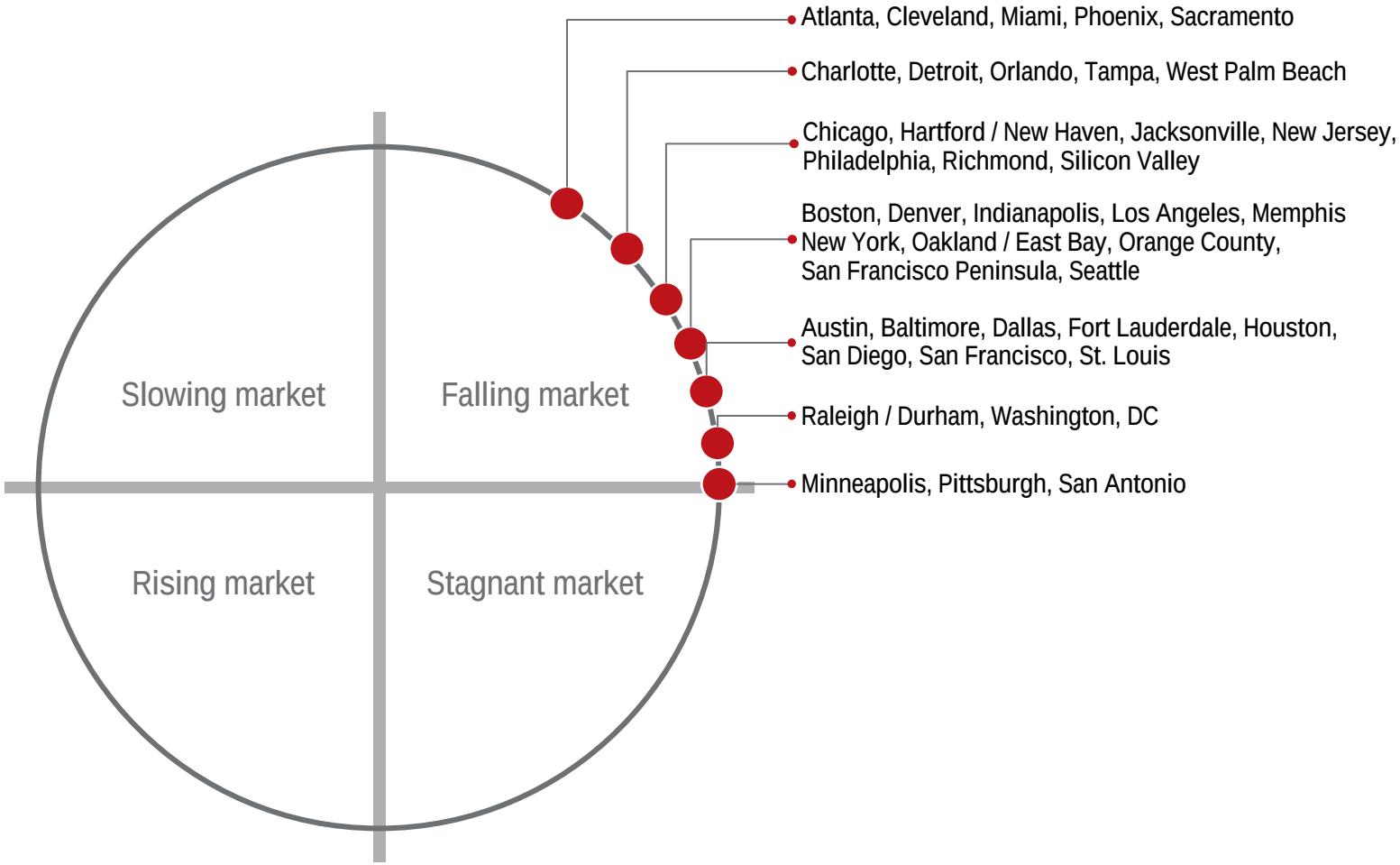U.S. office property clock Q3 2009