



Aguer Havelock Associates, Inc.
ELK GROVE AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 5,000 SF+

Total Buildings in Market: 71
Total Space: 1,414,252
Bldgs. with Vacant/Available Space: 40
Total Direct Available Space: 428,867
Total Sublet Space: 17,639
Direct Vacancy: 30.32%

Buildings Under Construction: 0
Total Space Under Construction: 0
Total Space Available Under Constr.: 0

Class A & B - 5,000 SF+

Total Buildings in Market: 57
Total Space: 1,252,252
Bldgs. With Vacant/Available Space: 34
Total Direct Space: 346,486
Total Sublet Space: 13,122
Direct Vacancy: 27.67%

Buildings Under Construction: 0
Total Space Under Construction: 0
Total Space Available Under Constr.: 0

Existing Product - Class A and B

Building Address	Existing Rentable	Direct &	Direct	Sublet	Total Available	Rental Rates
	Bldg. Area	Sublet Vacant	Available	Available	Space	
9390 Big Horn Blvd.	20,108	9,883	9,883	0	9,883	\$2.81
3101 Dwight Rd.	11,520	5,760	5,760	0	5,760	\$1.76
3125 Dwight Rd.	11,520	4,878	4,878	0	4,878	\$1.60
3133 Dwight Rd.	11,520	2,603	2,603	0	2,603	\$1.81
3137 Dwight Rd.	11,520	4,233	4,233	0	4,233	\$1.42
3161 Dwight Rd.	11,520	11,520	11,520	0	11,520	\$1.71
9727Elk Grove-Florin Rd	50,000	1,720	1,720	0	1,720	\$1.85
9701 Elk Grove-Florin Rd	10,925	2,594	2,594	0	2,594	\$0.00
7801-7807 Laguna Blvd	23,000	8,865	8,865	0	8,865	\$2.37
8007-8109 Laguna Blvd	15,000	1,500	1,500	0	1,500	\$2.26
9245 Laguna Springs Dr.	76,000	32,577	32,577	0	32,577	\$2.34
9250 Laguna Springs Dr.	43,000	19,807	13,139	6,668	19,807	\$2.25
9260 Laguna Springs Dr.	43,031	43,031	43,031	0	43,031	\$2.65
9266 Laguna Springs Dr.	7,425	0	0	0	0	\$2.81
9272 Laguna Springs Dr.	43,000	42,704	42,704	0	42,704	\$2.81
9585 Laguna Springs Dr.	7,219	0	0	0	0	\$2.56
2228 Longport Ct.	8,412	8,412	8,412	0	8,412	\$0.00
2230 Longport Ct.	8,412	0	0	0	0	\$0.00
2232 Longport Ct.	8,412	8,412	8,412	0	8,412	\$0.00
2234 Longport Ct.	8,412	8,412	8,412	0	8,412	\$0.00
2236 Longport Ct.	14,386	14,386	14,386	0	14,386	\$0.00
2366 Maritime Dr., Bldg E	5,184	0	0	0	0	\$1.25
2368 Maritime Dr., Bldg F	17,894	12,230	12,230	0	12,230	\$1.68
9281 Office Park Cir	24,365	11,485	8,985	2,500	11,485	\$2.00
8231 E. Stockton Blvd.	12,945	5,559	5,559	0	5,559	\$2.21
8243 E. Stockton Blvd.	11,421	11,421	11,421	0	11,421	\$2.24
9355 E. Stockon Blvd.	52,963	27,382	27,382	0	27,382	\$2.25
9381 E. Stockton Blvd	83,000	15,552	15,552	0	15,552	\$2.23
9401 E. Stockton Blvd.	45,000	1,251	1,251	0	1,251	\$2.31
9280 W. Stockton Blvd.	48,108	5,151	5,151	0	5,151	\$2.22
9300 W. Stockton Blvd.	15,126	13,479	9,525	3,954	13,479	\$2.30
9370 W. Stockton Blvd.	10,000	3,395	3,395	0	3,395	\$1.85
9650 W. Taron Dr.	75,000	14,953	14,953	0	14,953	\$2.13
9290 W. Stockton Blvd.	8,522	6,453	6,453	0	6,453	\$2.05
Grand Totals:	853,870	359,608	346,486	13,122	359,608	

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



February 2010

Class A, B & C - Buildings Over 100,000 SF

Total Buildings In Market:	48
Total Space:	13,338,069
Buildings with Space Available:	21
Total Direct Space:	965,851
Total Sublet Space	56,726
Vacancy Rate:	7%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Available Under Const.	0

Class A & B - Buildings Over 100,000 SF

Total Buildings In Market:	40
Total Space:	11,921,137
Buildings with Space Available:	20
Total Direct Space:	891,416
Total Sublet Space:	26,273
Vacancy Rate:	7%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Available Under Const.	0

Existing Product - Class A and B

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental* Rates
1800 3rd St.	182,582	11,702	11,702	0	11,702	\$1.80
980 9th St.	442,639	83,075	72,205	10,870	83,075	\$2.50
1107-1109 9th Street	114,165	18,154	14,117	4,037	18,154	\$2.00
One Capitol Mall	201,707	29,556	29,556	0	29,556	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	462,180	21,226	17,109	4,117	21,226	\$3.16
500 Capitol Mall	433,500	269,338	269,338	0	269,338	\$3.15
555 Capitol Mall	376,432	159,249	159,249	0	159,249	\$2.35
621 Capitol Mall	366,821	123,857	123,857	0	123,857	\$3.38
560 J St.	127,555	35,935	35,935	0	35,935	\$1.55
1325 J St.	325,683	12,298	12,298	0	12,298	\$2.35
801 K St.	336,104	35,963	35,963	0	35,963	\$2.45
1201 K St.	245,000	6,908	6,908	0	6,908	\$2.95
1215 K St.	248,016	5,788	5,488	300	5,788	\$3.00
770 L St.	163,517	46,165	42,052	4,113	46,165	\$2.55
915 L St.	163,425	8,047	5,211	2,836	8,047	\$2.90
925 L St.	165,919	11,195	11,195	0	11,195	\$2.97
1121-1123 L St.	171,827	8,196	8,196	0	8,196	\$2.75
1415 L St.	227,644	4,442	4,442	0	4,442	\$3.00
400 Q St.	560,000	10,500	10,500	0	10,500	\$0.00
Total:	5,697,954	917,689	891,416	26,273	917,689	

* Parking not included in rental rates.

Under Construction Class A & B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
Total:	0	0			



February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	267
Total Space:	9,998,667
Bldgs. with Vacant/Available Space:	174
Total Direct Space:	3,047,132
Total Sublet Space:	146,426
Direct Vacancy:	30.48%

Buildings Under Construction:	1
Total Space Under Construction:	53,000
Total Space Avail. or Under Constr.:	52,998

Class A & B Only - 10,000 SF+

Total Buildings in Market:	206
Total Space:	8,455,087
Bldgs. With Vacant/Available Space:	136
Total Direct Space:	2,396,539
Total Sublet Space:	58,449
Direct Vacancy:	28.34%

Buildings Under Construction:	1
Total Space Under Construction:	53,000
Total Space Avail. or Under Constr.:	52,998

Existing Product - Class A & B

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
3736 Atherton Rd	11,812	11,812	11,812	0	11,812	\$2.36
3850 Atherton Rd	25,000	25,000	25,000	0	25,000	\$1.31
8700 Auburn Folsom Rd	11,168	3,970	3,970	0	3,970	\$1.95
1382 Blue Oaks Blvd	23,000	8,589	8,589	0	8,589	\$1.65
1430 Blue Oaks Blvd	94,807	33,835	29,085	4,750	33,835	\$1.93
101 Creekside Ridge Ct.	58,900	0	0	0	0	\$1.95
201 Creekside Ridge Ct	48,000	9,422	0	9,422	9,422	\$1.59
1025 Creekside Ridge Ct.	71,075	5,745	5,745	0	5,745	\$1.95
1075 Creekside Ridge Dr	76,420	19,031	16,031	3,000	19,031	\$1.65
1101 Creekside Ridge Dr	86,344	20,297	20,297	0	20,297	\$1.95
6960 Destiny Dr	15,989	9,781	9,781	0	9,781	\$1.90
140 Diamond Creek Pl	13,580	13,580	13,580	0	13,580	\$0.95
2150 Douglas Blvd	16,929	5,852	5,852	0	5,852	\$1.35
2200 Douglas Blvd, Bldg A	22,594	2,798	2,798	0	2,798	\$2.35
2200 Douglas Blvd, Bldg B	24,000	10,834	10,834	0	10,834	\$2.35
2220 Douglas Blvd, Johnson Ranch	47,473	6,468	6,468	0	6,468	\$2.10
2240 Douglas Blvd	46,954	7,252	7,252	0	7,252	\$2.10
2250 Douglas Blvd	35,200	11,279	11,279	0	11,279	\$2.10
2251 Douglas Blvd	28,153	9,537	9,537	0	9,537	\$2.10
2260 Douglas Blvd	47,000	22,191	22,191	0	22,191	\$1.98
2270 Douglas Blvd	41,625	15,157	15,157	0	15,157	\$1.95
2510 Douglas Blvd	18,900	2,071	2,071	0	2,071	\$1.70
2901 Douglas Blvd	108,765	8,808	8,808	0	8,808	\$2.35
2998 Douglas Blvd	111,411	26,962	26,962	0	26,962	\$2.35
2999 Douglas Blvd	102,847	36,447	36,447	0	36,447	\$2.20
3001 Douglas Blvd	52,972	17,815	17,815	0	17,815	\$2.10
3005 Douglas Blvd	37,570	29,893	29,893	0	29,893	\$2.10
3007 Douglas Blvd	14,000	3,132	3,132	0	3,132	\$1.75
3009 Douglas Blvd	53,639	23,453	23,453	0	23,453	\$2.10
3013 Douglas Blvd	44,000	14,139	14,139	0	14,139	\$2.10
3017 Douglas Blvd	57,400	0	0	0	0	\$1.85
3200 Douglas Blvd	61,750	7,989	7,989	0	7,989	\$2.15
3300 Douglas Blvd, Bldg 100	35,025	20,836	20,836	0	20,836	\$2.15

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Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Space	Space	
3300 Douglas Blvd, Bldg 200-300	70,050	39,452	39,452	0	39,452	\$2.15	
3300 Douglas Blvd, Bldg 400	35,025	7,729	7,729	0	7,729	\$2.15	
3700 Douglas Blvd	40,370	31,822	31,822	0	31,822	\$2.15	
3721 Douglas Blvd	92,941	45,710	45,710	0	45,710	\$2.45	
3741 Douglas Blvd	93,349	25,106	25,106	0	25,106	\$2.36	
4178 Douglas Blvd	20,100	16,378	16,378	0	16,378	\$2.15	
4190 Douglas Blvd	12,500	9,098	9,098	0	9,098	\$1.50	
4196 Douglas Blvd	10,118	1,330	1,330	0	1,330	\$1.50	
4208 Douglas Blvd	12,500	4,575	4,575	0	4,575	\$1.50	
6085 Douglas Blvd	11,854	5,906	5,906	0	5,906	\$1.50	
1000 Enterprise Way	73,000	63,601	63,601	0	63,601	\$1.57	
1504 Eureka Rd	71,561	21,910	15,534	6,376	21,910	\$2.25	
1508 Eureka Rd	52,500	15,831	15,831	0	15,831	\$2.05	
1512 Eureka Rd	71,301	7,945	7,945	0	7,945	\$2.25	
1520 Eureka Rd	14,900	8,775	8,775	0	8,775	\$1.85	
1528 Eureka Rd	14,900	12,700	12,700	0	12,700	\$1.85	
1544 Eureka Rd	51,367	33,234	33,234	0	33,234	\$2.15	
1552 Eureka Rd	14,900	3,816	3,816	0	3,816	\$1.85	
1677 Eureka Rd	12,512	7,154	7,154	0	7,154	\$1.85	
1700 Eureka Rd	23,507	9,335	9,335	0	9,335	\$1.81	
6000 Fairway Dr	30,062	8,829	8,829	0	8,829	\$1.43	
9083 Foothills Blvd	20,571	20,571	20,571	0	20,571	\$1.56	
9100 Foothill Blvd	312,403	312,403	312,403	0	312,403	\$0.00	
1013 Galleria Blvd	46,000	0	0	0	0	\$2.40	
508 Gibson Dr	32,701	27,564	27,564	0	27,564	\$2.18	
516 Gibson Dr	55,000	0	0	0	0	\$1.85	
548 Gibson Dr	48,218	48,218	48,218	0	48,218	\$2.20	
5905 Granite Lake Dr	13,414	6,243	6,243	0	6,243	\$1.90	
5955 Granite Lake Dr.	11,872	1,387	1,387	0	1,387	\$1.90	
300 Harding Blvd	41,002	7,550	7,550	0	7,550	\$1.85	
915 Highland Pointe Dr	114,685	18,468	18,468	0	18,468	\$2.32	
925 Highland Pointe Dr.	118,924	86,110	86,110	0	86,110	\$2.32	
6125-6135 King Rd	14,334	3,460	3,460	0	3,460	\$1.76	
2271 Lava Ridge Ct	13,656	2,197	2,197	0	2,197	\$1.95	
2281 Lava Ridge Ct	55,800	9,992	9,992	0	9,992	\$1.78	
2990 Lava Ridge Ct	44,062	10,915	10,915	0	10,915	\$2.05	
3000 Lava Ridge Ct	69,100	10,689	10,689	0	10,689	\$2.07	
3001 Lava Ridge Ct	110,381	17,722	15,128	2,594	17,722	\$1.85	
3010 Lava Ridge Ct	69,656	4,608	4,608	0	4,608	\$2.07	
1380 Lead Hill Blvd	56,440	29,079	22,585	6,494	29,079	\$1.85	
1640 Lead Hill Blvd	19,455	12,299	1,898	10,401	12,299	\$1.90	
5701 Lonetree Blvd	94,867	13,150	13,150	0	13,150	\$0.00	
5728-5740 Lone Tree Blvd	15,241	10,931	10,931	0	10,931	\$0.00	
6550 Lone Tree Blvd	56,200	56,199	56,199	0	56,199	\$2.10	
6552 Lone Tree Blvd	23,000	23,000	23,000	0	23,000	\$2.10	
6554 Lone Tree Blvd	23,000	23,000	23,000	0	23,000	\$2.10	
6556 Lone Tree Blvd	12,024	12,024	12,024	0	12,024	\$2.10	
6558 Lone Tree Blvd	12,000	12,000	12,000	0	12,000	\$2.10	

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Existing Product - Class A & B

Building Address	Existing	Direct &	Direct	Sublet	Total Available	Rental Rates
	Rentable Bldg. Area	Sublet Vacant	Available	Available	Space	
5 Medical Plaza Dr	52,070	3,145	0	3,145	3,145	\$3.19
500 Menlo Dr	22,979	5,921	5,921	0	5,921	\$2.10
5750 W. Oak Blvd	54,000	27,000	27,000	0	27,000	\$1.15
6020 W Oaks Blvd	114,000	76,000	76,000	0	76,000	\$2.20
6030 W Oaks Blvd	114,000	114,000	114,000	0	114,000	\$2.20
1050 Opportunity Dr	19,500	16,210	16,210	0	16,210	\$1.61
3256 Penryn Rd	14,771	2,623	2,623	0	2,623	\$1.35
3260 Penryn Rd	11,000	1,289	1,289	0	1,289	\$0.00
3268 Penryn Rd	14,984	1,300	1,300	0	1,300	\$1.50
3785 Placer Corporate Dr.	62,034	15,077	15,077	0	15,077	\$1.73
2201 Plaza Dr	11,213	4,595	4,595	0	4,595	\$2.21
2204 Plaza Dr	22,460	5,003	5,003	0	5,003	\$1.68
2205 Plaza Dr	22,460	22,400	22,400	0	22,400	\$1.85
2206 Plaza Dr	10,131	5,400	5,400	0	5,400	\$2.05
2210 Plaza Dr	10,131	2,249	2,249	0	2,249	\$1.32
2215 Plaza Dr	12,134	927	927	0	927	\$1.75
2100 Professional Dr	15,000	15,000	15,000	0	15,000	\$0.00
2110 Professional Dr	20,000	6,440	6,440	0	6,440	\$2.56
2130 Professional Dr	21,054	6,383	6,383	0	6,383	\$1.87
2140 Professional Dr	22,148	7,081	7,081	0	7,081	\$2.15
920 Reserve Dr	26,740	20,398	20,398	0	20,398	\$1.46
943 Reserve Dr	10,992	0	0	0	0	\$1.95
950 Reserve Dr	23,803	6,381	6,381	0	6,381	\$1.45
970 Reserve Dr	54,000	20,147	20,147	0	20,147	\$1.97
990 Reserve Dr	54,000	29,689	23,818	5871	29,689	\$2.10
1400 Rocky Ridge Dr	24,991	4,210	4,210	0	4,210	\$2.40
1410 Rocky Ridge Dr	98,671	5,802	5,802	0	5,802	\$2.40
1420 Rocky Ridge Dr	96,918	43,671	43,671	0	43,671	\$2.25
1620 E Roseville Pky	101,400	16,286	16,286	0	16,286	\$1.39
1640 E Roseville Pky	55,765	7,486	7,486	0	7,486	\$1.39
1680 E Roseville Pky	56,879	14,879	14,879	0	14,879	\$1.39
1731 E Roseville Pky	29,301	14,233	14,233	0	14,233	\$2.10
1741 E Roseville Pky	15,671	6,960	6,960	0	6,960	\$1.25
1891 E Roseville Pky	13,168	5,104	5,104	0	5,104	\$1.81
1895 E. Roseville Pky	13,513	4,679	4,679	0	4,679	\$2.01
1899 E. Roseville Pky	10,784	2,825	2,825	0	2,825	\$1.46
1301 Secret Ravine Pky	11,500	2,042	2,042	0	2,042	\$3.06
1411 Secret Ravine Pky	10,950	1,003	1,003	0	1,003	\$2.45
8150 Sierra College Blvd	21,270	6,404	6,404	0	6,404	\$1.95
8265 Sierra College Blvd	25,208	5,919	5,919	0	5,919	\$1.81
5 Sierragate Plz	39,000	10,770	10,770	0	10,770	\$1.90
10 Sierra Gate Plz	14,500	0	0	0	0	\$1.90
1400 W Stanford Ranch Rd	66,664	28,716	28,716	0	28,716	\$2.15
801 Sterling Parkway	12,000	0	0	0	0	\$2.41
1474 Stone Point Dr	10,000	0	0	0	0	\$2.60
1478 Stone Point Dr	130,000	41,840	35,444	6,396	41,840	\$2.75
100 Stonehouse Ct	15,748	0	0	0	0	\$1.57
985 Sun City Ln.	24,400	19,723	19,723	0	19,723	\$1.95

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Aguer Havelock Associates, Inc.
ROSEVILLE/ROCKLIN AVAILABILITY AND VACANCY ANALYSIS

Existing Product - Class A & B

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
406 Sunrise Ave	45,122	460	460	0	460	\$1.95
568 N Sunrise Ave	41,000	21,380	21,380	0	21,380	\$1.95
576 N Sunrise Ave	24,343	1,366	1,366	0	1,366	\$3.06
1000 Sunset Blvd	95,380	88,388	88,388	0	88,388	\$1.70
1011 Sunset Blvd	118,872	78,211	78,211	0	78,211	\$1.95
9700 Village Center Dr	15,981	3,983	3,983	0	3,983	\$2.25
Woodcreek Oaks Blvd	15,572	0	0	0	0	\$2.30
Grand Totals:	5,947,800	2,454,988	2,396,539	58,449	2,454,988	

Under Construction - Class A & B

Building Address	RBA	SF		Delivering	Rental Rates
		Available	Space Use		
400 Sunrise Avenue	53,000	52,998	Office A	03/2010	\$1.95
Grand Totals:	53,000	52,998			



Aguer Havelock Associates, Inc.
POINT WEST AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	51
Total Space:	2,692,880
Bldgs. with Vacant/Available Space:	31
Total Direct Space:	808,969
Total Sublet Space	42,149
Direct Vacancy:	30%
Sublet Vacancy:	2%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A & B Only - 10,000 SF+

Total Buildings in Market:	29
Total Space:	1,954,302
Bldgs. With Vacant/Available Space:	23
Total Direct Space:	694,211
Total Sublet Space	7,502
Direct Vacancy:	36%
Sublet Vacancy:	0%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
1510 Arden Way	41,844	1,945	0	1,945	1,945	\$1.25
1610 Arden Way	144,890	61,367	61,367	0	61,367	\$2.15
1215-1219 Del Paso Blvd	33,600	19,000	19,000	0	19,000	\$1.30
1401 El Camino Ave.	45,063	18,009	18,009	0	18,009	\$1.37
1375 Exposition Blvd.	54,551	12,016	8,460	3,556	12,016	\$2.35
1651 Exposition Blvd.	68,157	44,943	44,943	0	44,943	\$2.15
2180 Harvard St.	155,960	57,568	57,568	0	57,568	\$2.00
2241 Harvard St.	141,078	141,078	141,078	0	141,078	\$1.95
2243 Harvard St.	137,843	137,843	137,843	0	137,843	\$2.00
1455 Response Rd.	46,885	12,016	12,016	0	12,016	\$1.55
1485 Response Rd.	59,120	1,670	1,670	0	1,670	\$1.55
1601 Response Rd.	72,985	23,783	23,783	0	23,783	\$2.15
1651 Response Rd.	69,060	10,195	10,195	0	10,195	\$1.95
1425 River Park Dr.	79,978	11,264	11,264	0	11,264	\$2.17
1435 River Park Dr.	81,477	10,303	8,302	2,001	10,303	\$2.17
1451 River Park Dr.	72,088	15,006	15,006	0	15,006	\$1.55
1515 River Park Dr.	32,122	13,260	13,260	0	13,260	\$1.75
1545 River Park Dr.	119,063	45,805	45,805	0	45,805	\$2.15
1555 River Park Dr.	27,310	5,721	5,721	0	5,721	\$1.25
1600 Sacramento Inn Way	52,077	27,914	27,914	0	27,914	\$1.35
1700 Tribute Rd	46,666	24,500	24,500	0	24,500	\$1.50
1792 Tribute Rd.	45,000	6,507	6,507	0	6,507	\$1.80
1796 Tribute Rd.	14,243	0	0	0	0	\$1.55
Grand Totals:	1,641,060	701,713	694,211	7,502	701,713	

Under Construction - Class A & B

Building Address	RBA	Listing	Delivering	Space Use	Rental Rates
Grand Totals:	0	0			

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February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	276
Total Space:	15,678,882
Bldgs. with Vacant/Available Space:	148
Total Direct Space:	2,686,081
Total Sublet Space:	314,352
Direct Vacancy:	17.1%
Sublet Vacancy:	2.0%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A & B Only - 10,000 SF+

Total Buildings in Market:	188
Total Space:	13,328,333
Bldgs. With Vacant/Available Space:	105
Total Direct Space:	1,887,682
Total Sublet Space:	87,996
Direct Vacancy:	14.2%
Sublet Vacancy:	0.7%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Available Space	Rental Rates	
10545 Armstrong Ave.	85,000	42,000	42,000	0	42,000	\$1.65	
3353 Bradshaw Rd.	47,115	1,200	1,200	0	1,200	\$1.27	
8880 Cal Center Dr.	114,805	17,750	17,750	0	17,750	\$1.95	
8890 Cal Center Dr.	48,000	16,000	16,000	0	16,000	\$1.99	
8945 Cal Center Dr.	198,000	32,000	32,000	0	32,000	\$2.05	
8950 Cal Center Dr., Bldg 1	50,675	11,605	11,605	0	11,605	\$1.95	
8950 Cal Center Dr., Bldg. 2	59,050	11,615	11,615	0	11,615	\$1.95	
8950 Cal Center Dr., Bldg. 3	57,156	16,935	16,935	0	16,935	\$1.95	
3343 Capitol Center Dr.	72,794	72,794	72,794	0	72,794	\$1.65	
11017 Cobblestone Dr.	92,000	10,925	10,925	0	10,925	\$1.85	
10653 Coloma Rd	59,097	6,000	6,000	0	6,000	\$1.25	
11344 Coloma Rd, Bldg 100	10,000	4,170	4,170	0	4,170	\$1.35	
11344 Coloma Rd, Bldg 300	17,000	13,623	13,623	0	13,623	\$1.35	
11344 Coloma Rd, Bldg 400	10,000	9,353	9,353	0	9,353	\$1.35	
11344 Coloma Rd, Bldg 500	10,000	3,071	3,071	0	3,071	\$1.35	
11344 Coloma Rd, Bldg 600	10,000	1,575	1,575	0	1,575	\$1.35	
11344 Coloma Rd, Bldg 700	10,000	8,490	8,490	0	8,490	\$1.35	
11344 Coloma Rd, Bldg 800	10,000	2,164	2,164	0	2,164	\$1.35	
3320 Data Dr.	18,960	5,060	5,060	0	5,060	\$1.70	
3330 Data Dr.	29,425	20,738	20,738	0	20,738	\$1.70	
7667 Folsom Blvd.	188,097	60,000	60,000	0	60,000	\$1.85	
7801 Folsom Blvd.	70,000	42,091	39,966	2,125	42,091	\$1.85	
7919 Folsom Blvd.	71,186	71,186	71,186	0	71,186	\$1.75	
8001 Folsom Blvd.	30,000	2,982	2,982	0	2,982	\$1.68	
8801 Folsom Blvd.	72,539	24,375	24,375	0	24,375	\$1.75	
11919 Foundation Pl.	64,584	24,745	24,745	0	24,745	\$1.85	
11931 Foundation Pl.	64,574	10,131	10,131	0	10,131	\$2.03	
12009 Foundation Pl.	110,000	20,954	20,954	0	20,954	\$1.82	
3043 Gold Canal Dr.	28,000	6,233	6,233	0	6,233	\$1.95	
3110 Gold Canal Dr.	12,200	4,043	787	3,256	4,043	\$1.65	
10850 Gold Center Dr.	117,940	33,584	33,584	0	33,584	\$1.80	
10860 Gold Center Dr.	127,003	79,168	78,062	1,106	79,168	\$1.80	

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Existing Product - Class A & B (Continued)

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	
	Rentable Bldg. Area	Vacant	Available	Available	Available Space	Rental Rates
10901 Gold Center Dr.	115,593	85,000	85,000	0	85,000	\$1.85
10995 Gold Center Dr.	63,000	10,512	10,512	0	10,512	\$1.85
11226 Gold Express Dr., Bldg 2	15,669	5,774	5,774	0	5,774	\$0.00
11230 Gold Express Dr., Bldg 3	16,070	2,217	2,217	0	2,217	\$0.00
11231 Gold Express Dr.	11,000	2,139	2,139	0	2,139	\$1.95
11246 Gold Express Dr.	12,774	3,801	3,801	0	3,801	\$1.95
11335 Gold Expresse Dr.	25,000	14,971	14,971	0	14,971	\$2.25
11341 Gold Express Dr.	12,746	4,908	4,908	0	4,908	\$2.25
2339 Gold Meadow Way	46,586	5,613	5,613	0	5,613	\$1.85
2355 Gold Meadow Way	48,500	14,712	14,712	0	14,712	\$1.95
2356 Gold Meadow Way	32,539	13,913	13,413	500	13,913	\$1.76
2366 Gold Meadow Way	24,110	24,110	24,110	0	24,110	\$1.75
2377 Gold Meadow Way	49,000	5,839	5,839	0	5,839	\$1.95
2440 Gold River Rd.	53,320	10,732	10,732	0	10,732	\$1.30
2220 Gold Springs Court	17,351	7,669	6,469	1,200	7,669	\$0.00
2851 Gold Tailings Ct.	19,580	0	0	0	0	\$0.00
9845 Horn Rd.	22,000	9,935	9,935	0	9,935	\$0.85
9851 Horn Rd.	20,000	15,293	15,293	0	15,293	\$0.85
10834 International Dr	49,000	0	0	0	0	\$1.95
11150 International Dr	100,000	76,031	76,031	0	76,031	\$2.00
8455 Jackson Rd.	48,000	48,000	48,000	0	48,000	\$1.65
8475 Jackson Rd.	45,000	22,500	22,500	0	22,500	\$1.65
2890 Kilgore Rd.	35,471	12,786	12,786	0	12,786	\$1.80
10630 Mather Blvd.	33,000	0	0	0	0	\$1.75
10640 Mather Blvd	32,736	10,297	10,297	0	10,297	\$1.85
3741 Neely Way	19,315	19,315	19,315	0	19,315	\$1.31
10111 Old Placerville Rd.	66,297	16,228	16,228	0	16,228	\$1.85
10365 Old Placerville Rd.	44,067	8,186	8,186	0	8,186	\$1.80
10395 Old Placerville Rd.	13,864	4,912	4,912	0	4,912	\$1.25
10910 Olson Dr.	35,597	12,586	12,586	0	12,586	\$0.00
11000 Olson Dr.	48,000	7,901	7,901	0	7,901	\$1.65
11050 Olson Dr.	100,919	21,554	21,554	0	21,554	\$1.75
10390 Peter A. McCuen Blvd	100,000	0	0	0	0	\$2.10
10391 Peter A. McCuen Blvd	110,960	110,960	110,960	0	110,960	\$2.05
11290 Point East Dr.	23,000	6,957	6,957	0	6,957	\$1.10
2701 Prospect Park Dr.	14,650	7,100	7,100	0	7,100	\$1.75
2868 Prospect Park Dr.	162,900	5,419	5,419	0	5,419	\$2.10
2882 Prospect Park Dr.	110,845	20,577	17,217	3,360	20,577	\$1.85
2920 Prospect Park Dr.	44,405	9,920	9,920	0	9,920	\$1.35
2969 Prospect Park Dr.	46,916	12,358	12,358	0	12,358	\$1.85
3075 Prospect Park Dr.	99,387	13,000	13,000	0	13,000	\$1.70
11290 Pyrites Way	105,307	13,901	13,901	0	13,901	\$0.00
3249 Quality Dr.	75,000	8,772	8,772	0	8,772	\$1.95
10971 Sun Center Dr.	45,000	45,000	45,000	0	45,000	\$1.75
11020 Sun Center Dr.	82,868	6,710	6,710	0	6,710	\$1.65
11092 Sun Center Dr.	44,000	0	0	0	0	\$0.00
11171 Sun Center Dr.	36,080	7,647	7,647	0	7,647	\$1.59
2893 Sunrise Blvd.	24,589	10,610	10,610	0	10,610	\$1.45

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Existing Product - Class A & B (Continued)

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	Rental Rates
	Rentable Bldg. Area	Vacant	Available	Available	Available Space	
2941 Sunrise Blvd.	28,820	9,227	9,227	0	9,227	\$1.44
9300 Tech Center Dr.	56,684	16,477	16,477	0	16,477	\$1.52
9310 Tech Center Dr.	54,534	17,601	17,601	0	17,601	\$1.47
9342 Tech Center Dr.	39,549	3,417	3,417	0	3,417	\$1.34
9343 Tech Center Dr.	48,039	0	0	0	0	\$1.47
10969 Trade Center Dr.	45,000	11,124	11,124	0	11,124	\$1.65
10989 Trade Center Dr.	44,500	9,506	9,506	0	9,506	\$1.65
11025 Trade Center Dr.	22,500	1,217	1,217	0	1,217	\$1.65
12150 Tributary Point Dr.	35,134	28,253	28,253	0	28,253	\$1.85
10540 White Rock Rd.	92,672	22,109	22,109	0	22,109	\$1.45
10600 White Rock Rd.	120,267	14,531	14,531	0	14,531	\$1.75
10670 White Rock Rd.	14,100	1,508	1,508	0	1,508	\$1.70
10680 White Rock Rd.	13,900	1,508	1,508	0	1,508	\$1.70
10877 White Rock Rd.	102,804	69,200	0	69,200	69,200	\$1.35
10911 White Rock Rd.	100,308	35,271	35,271	0	35,271	\$1.80
10951 White Rock Rd.	70,065	0	0	0	0	\$0.99
11010 White Rock Rd.	54,337	0	0	0	0	\$0.00
11020 White Rock Rd.	57,320	16,584	16,584	0	16,584	\$1.75
11030 White Rock Rd.	54,078	22,811	15,562	7,249	22,811	\$1.75
11050 White Rock Rd.	46,722	8,216	8,216	0	8,216	\$1.45
11060 White Rock Rd.	42,311	16,850	16,850	0	16,850	\$1.65
11070 White Rock Rd.	42,257	9,771	9,771	0	9,771	\$1.65
3100 Zinfandel Dr.	129,000	36,206	36,206	0	36,206	\$1.80
3101 Zinfandel Dr.	43,171	33,979	33,979	0	33,979	\$1.95
3300 Zinfandel Dr.	134,497	127,387	127,387	0	127,387	\$2.00
Grand Totals:	5,859,780	1,975,678	1,887,682	87,996	1,975,678	

Under Construction - Class A & B

Building Address	RBA	SF	Space Use	Delivering	Rental
		Available			Rates
Grand Totals:	-	-			



February 2010

Downtown District - Class A 200,000 SF+

Total Buildings:	19
Total Space:	7,747,113
Buildings w/ Available Space:	13
Total Direct Space:	763,008
Total Sublet Space:	15,287
Direct Vacancy:	9.85%
Sublet Vacancy:	0.20%

South Natomas - Class A 60,000 SF +

Total Buildings:	22
Total Space:	2,187,901
Buildings w/ Available Space:	17
Total Direct Space:	530,484
Total Sublet Space:	10,377
Direct Vacancy:	24.25%
Sublet Vacancy:	0.47%

Downtown District

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental* Rates
980 9th Street, US Bank Plaza	442,639	83,075	72,205	10,870	83,075	\$2.50
One Capitol Mall	201,707	29,556	29,556	0	29,556	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall, Wells Fargo Bldg	462,180	21,226	17,109	4,117	21,226	\$3.16
500 Capitol Mall	433,500	269,338	269,338	0	269,338	\$3.15
555 Capitol Mall, Plaza Towers	376,432	159,249	159,249	0	159,249	\$2.35
621 Capitol Mall	366,821	123,857	123,857	0	123,857	\$3.38
1325 J Street	325,683	12,298	12,298	0	12,298	\$2.35
801 K Street	336,104	35,963	35,963	0	35,963	\$2.45
1201 K Street	245,000	6,908	6,908	0	6,908	\$2.95
1215 K Street, Esquire Plaza	248,016	5,788	5,488	300	5,788	\$3.00
1415 L Street	227,644	4,442	4,442	0	4,442	\$3.00
400 Q St., Lincoln Plaza	560,000	10,500	10,500	0	10,500	\$0.00
Total:	4,608,964	778,295	763,008	15,287	778,295	\$2.60

* DOES NOT INCLUDE PARKING RATES

Under Construction - Downtown

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
Total:	0	0			

South Natomas

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental Rates
1750 Creekside Oaks	61,771	6,240	6,240	0	6,240	\$2.00
1760 Creekside Oaks	61,160	7,537	7,537	0	7,537	\$2.00
2020 W. El Camino Ave.	320,000	320,000	320,000	0	320,000	\$0.00
2329 Gateway Oaks Dr.	62,568	39,731	39,731	0	39,731	\$2.58
2399 Gateway Oaks Dr.	60,300	8,500	8,500	0	8,500	\$2.25
2750 Gateway Oaks Dr.	81,719	0	0	0	0	\$1.39
2804 Gateway Oaks Dr.	68,600	1,279	1,279	0	1,279	\$2.15
2850 Gateway Oaks Dr.	116,740	21,888	21,888	0	21,888	\$2.13
2860 Gateway Oaks Dr.	117,139	1,424	1,424	0	1,424	\$2.15
2870 Gateway Oaks Dr.	87,914	13,000	13,000	0	13,000	\$2.13

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South Natomas

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental Rates
2880 Gateway Oaks Dr.	92,677	11,707	11,707	0	11,707	\$2.05
2485 Natomas Park Drive	138,319	9,998	9,998	0	9,998	\$2.05
2495 Natomas Park Drive	148,633	32,765	26,335	6,430	32,765	\$2.05
2150 River Plaza Drive	122,717	22,477	22,477	0	22,477	\$2.15
2151 River Plaza Drive	66,468	14,140	14,140	0	14,140	\$2.25
2450 Venture Oaks Way	101,303	11,781	11,781	0	11,781	\$2.25
2520 Venture Oaks Way	81,999	18,394	14,447	3,947	18,394	\$2.25
Total:	1,790,027	540,861	530,484	10,377	540,861	\$1.99

Under Construction - South Natomas

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
Total:	0	0			



February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	53
Total Space:	3,489,131
Bldgs. with Vacant/Available Space:	36
Total Direct Space:	807,405
Total Sublet Space:	67,930
Direct Vacancy:	23.1%
Sublet Vacancy:	1.9%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A & B Only - 10,000 SF+

Total Buildings in Market:	50
Total Space:	3,315,555
Bldgs. With Vacant/Available Space:	34
Total Direct Space:	758,011
Total Sublet Space:	16,383
Direct Vacancy:	22.9%
Sublet Vacancy:	0.5%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
1740 Creekside Oaks	54,182	3,330	3,330	0	3,330	\$2.00
1750 Creekside Oaks	61,771	6,240	6,240	0	6,240	\$2.00
1755 Creekside Oaks	56,596	4,835	4,835	0	4,835	\$1.95
1760 Creekside Oaks Drive	61,160	7,537	7,537	0	7,537	\$2.00
2020 W. El Camino Ave	320,000	320,000	320,000	0	320,000	\$0.00
1331 Garden Highway	37,217	3,618	3,618	0	3,618	\$2.80
2295 Gateway Oaks Drive	42,792	9,684	9,684	0	9,684	\$2.10
2329 Gateway Oaks Drive	62,568	39,731	39,731	0	39,731	\$2.58
2399 Gateway Oaks Drive	60,300	8,500	8,500	0	8,500	\$2.25
2720 Gateway Oaks Drive	55,000	18,079	18,079	0	18,079	\$1.99
2730 Gateway Oaks Drive	54,851	30,100	24,094	6,006	30,100	\$1.95
2750 Gateway Oaks Drive	81,719	0	0	0	0	\$1.39
2804 Gateway Oaks Drive	68,600	1,279	1,279	0	1,279	\$2.15
2850 Gateway Oaks Drive	116,740	21,888	21,888	0	21,888	\$2.13
2860 Gateway Oaks Drive	117,139	1,424	1,424	0	1,424	\$2.15
2870 Gateway Oaks Drive	87,914	13,000	13,000	0	13,000	\$2.13
2880 Gateway Oaks Drive	92,677	11,707	11,707	0	11,707	\$2.05
2890 Gateway Oaks Drive	58,800	3,694	3,694	0	3,694	\$1.95
2710 N. Gateway Oaks Drive	55,000	33,360	33,360	0	33,360	\$1.99
2710 S. Gateway Oaks Drive	55,000	13,035	13,035	0	13,035	\$1.99
2484 Natomas Park Drive	17,000	4,907	4,907	0	4,907	\$1.75
2485 Natomas Park Drive	138,319	9,998	9,998	0	9,998	\$2.05
2495 Natomas Park Drive	148,633	32,765	26,335	6,430	32,765	\$2.05
2150 River Plaza Drive	122,717	22,477	22,477	0	22,477	\$2.15
2151 River Plaza Drive	66,468	14,140	14,140	0	14,140	\$2.25
2512 River Plaza Drive, Bldg B-1	11,134	9,803	9,803	0	9,803	\$0.00
2518 River Plaza Drive, Bldg B-2	13,320	13,320	13,320	0	13,320	\$2.32
2530 River Plaza Drive, Bldg E	16,270	14,876	14,876	0	14,876	\$0.00
2542 River Plaza Drive, Bldg F	16,540	15,073	15,073	0	15,073	\$0.00
2560 River Plaza Drive, Bldg H-1	13,320	11,999	11,999	0	11,999	\$0.00
2566 River Plaza Drive, Bldg H-2	17,094	15,793	15,793	0	15,793	\$0.00
2450 Venture Oaks Way	101,303	11,781	11,781	0	11,781	\$2.25
2500 Venture Oaks Way	50,500	28,027	28,027	0	28,027	\$1.48
2520 Venture Oaks Way	81,999	18,394	14,447	3,947	18,394	\$2.25
Grand Totals	2,414,643	774,394	758,011	16,383	774,394	

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DOWNTOWN AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	213
Total Space:	18,132,377
Bldgs. with Vacant/Available Space:	79
Total Direct Space:	1,659,821
Total Sublet Space:	77,968
Direct Vacancy:	9.2%
Sublet Vacancy:	0.4%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A Only - 10,000 SF+

Total Buildings in Market:	102
Total Space:	14,526,498
Bldgs. With Vacant/Available Space:	56
Total Direct Space:	1,245,459
Total Sublet Space:	27,023
Direct Vacancy:	8.6%
Sublet Vacancy:	0.2%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
1800 3rd St.	182,582	11,702	11,702	0	11,702	\$1.80
1006 - 1014 4th St.	43,000	13,283	13,283	0	13,283	\$1.85
1500 5th St.	80,000	0	0	0	0	\$1.80
813 6th St.	42,000	0	0	0	0	\$2.45
1007 7th St.	67,475	8,750	8,000	750	8,750	\$1.90
1225 8th Street	42,725	10,347	10,347	0	10,347	\$1.75
980 9th St.	442,639	83,075	72,205	10,870	83,075	\$2.50
1017-1025 9th St	37,500	2,820	2,820	0	2,820	\$1.86
1107-1109 9th St.	114,165	18,154	14,117	4,037	18,154	\$2.00
1831 9th St.	19,740	8,320	8,320	0	8,320	\$1.95
1024 10th St.	26,475	20,600	20,600	0	20,600	\$1.40
921 11th St.	73,000	4,500	4,500	0	4,500	\$2.41
721 N B Street	17,600	2,000	2,000	0	2,000	\$0.35
1 Capitol Mall	201,707	29,556	29,556	0	29,556	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	462,180	21,226	17,109	4,117	21,226	\$3.16
455 Capitol Mall	94,998	12,722	12,722	0	12,722	\$2.38
500 Capitol Mall	433,500	269,338	269,338	0	269,338	\$3.15
555 Capitol Mall	376,432	159,249	159,249	0	159,249	\$2.35
621 Capitol Mall	366,821	123,857	123,857	0	123,857	\$3.38
1000 G St.	79,300	11,100	11,100	0	11,100	\$2.20
1001 G St.	13,000	6,869	6,869	0	6,869	\$1.95
1029-1031 H St.	11,873	4,000	4,000	0	4,000	\$0.00
1101-1111 H St.	11,573	2,764	2,764	0	2,764	\$0.00
1234 H St.	12,000	3,150	3,150	0	3,150	\$1.90
431 I St.	24,800	2,786	2,786	0	2,786	\$0.00
1231 I St.	54,000	27,544	27,544	0	27,544	\$2.67
1531 I St.	25,000	7,010	7,010	0	7,010	\$1.85
428 J St.	81,192	12,505	12,505	0	12,505	\$1.65
560 J St.	127,555	35,935	35,935	0	35,935	\$1.55
629 J St.	35,000	7,000	7,000	0	7,000	\$1.85
660 J St.	96,000	17,450	17,450	0	17,450	\$1.65

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**DOWNTOWN AVAILABILITY AND VACANCY ANALYSIS****Existing Product - Class A & B (Continued)**

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental Rates
900 J St.	12,517	4,112	4,112	0	4,112	\$1.56
1029 J St.	48,000	2,241	2,241	0	2,241	\$1.75
1201 J St.	33,000	0	0	0	0	\$0.00
1303 J St.	72,971	5,425	5,425	0	5,425	\$2.05
1325 J St.	325,683	12,298	12,298	0	12,298	\$2.35
1510 J St.	28,747	9,161	9,161	0	9,161	\$1.25
630 K St.	85,878	15,000	15,000	0	15,000	\$2.30
717 K St.	43,533	9,778	9,778	0	9,778	\$1.86
801 K St.	336,104	35,963	35,963	0	35,963	\$2.45
818 K St.	50,878	0	0	0	0	\$0.00
831 K St.	65,000	40,759	40,759	0	40,759	\$2.10
1001 K St.	46,530	31,111	31,111	0	31,111	\$0.00
1011 K St.	28,376	2,824	2,824	0	2,824	\$0.00
1201 K St.	245,000	6,908	6,908	0	6,908	\$2.95
1215 K St.	248,016	5,788	5,488	300	5,788	\$3.00
1414 K St.	57,093	2,262	2,262	0	2,262	\$2.50
770 L St.	163,517	46,165	42,052	4,113	46,165	\$2.55
831 L St.	37,000	37,000	37,000	0	37,000	\$0.00
915 L St.	163,425	8,047	5,211	2,836	8,047	\$2.90
925 L St.	165,919	11,195	11,195	0	11,195	\$2.97
1121-1123 L St.	171,827	8,196	8,196	0	8,196	\$2.75
1415 L St.	227,644	4,442	4,442	0	4,442	\$3.00
1517 L St.	12,800	9,600	9,600	0	9,600	\$2.50
400 Q St.	560,000	10,500	10,500	0	10,500	\$0.00
Grand Totals	7,308,528	1,272,482	1,245,459	27,023	1,272,482	

Under Construction - Class A & B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
Grand Totals:	0	0			



Aguer Havelock Associates, Inc.
NATOMAS/NORTHGATE AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	48
Total Space:	2,316,398
Bldgs. with Vacant/Available Space:	29
Total Direct Space:	579,404
Total Sublet Space:	21,036
Direct Vacancy:	25.0%
Sublet Vacancy:	0.9%

Buildings Under Construction:	1
Total Space Under Construction:	108,000
Total Space Avail. Or Under Constr:	108,000

Class A & B Only - 10,000 SF+

Total Buildings in Market:	37
Total Space:	1,890,225
Bldgs. with Vacant/Available Space:	27
Total Direct Space:	481,104
Total Sublet Space:	5,339
Direct Vacancy:	25.5%
Sublet Vacancy:	0.3%

Buildings Under Construction:	1
Total Space Under Construction:	108,000
Total Space Avail. Or Under Constr:	108,000

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
2081 Arena Blvd.	24,042	3,083	0	3,083	3,083	\$1.50
2101 Arena Blvd.	78,400	43,156	43,156	0	43,156	\$1.85
4100 E Commerce Way	18,717	3,000	3,000	0	3,000	\$2.05
2210 Del Paso Rd.	14,850	1,170	1,170	0	1,170	\$0.00
2400 Del Paso Rd.	105,000	24,913	24,913	0	24,913	\$1.85
2420 Del Paso Rd.	105,000	48,230	48,230	0	48,230	\$1.85
2450 Del Paso Rd.	105,000	16,926	16,926	0	16,926	\$1.75
4540 Duckhorn Dr.	60,000	18,204	18,204	0	18,204	\$2.20
3775 N Freeway Blvd.	53,217	3,595	3,595	0	3,595	\$1.25
3831 N Freeway Blvd.	51,270	31,683	31,683	0	31,683	\$1.56
3835 N Freeway Blvd.	51,001	9,742	9,742	0	9,742	\$1.66
3841 N Freeway Blvd.	50,280	2,640	2,640	0	2,640	\$1.55
4044 N Freeway Blvd	14,874	14,874	14,874	0	14,874	\$1.65
3900 Lennane Dr.	46,824	3,522	3,522	0	3,522	\$1.55
646 N Market Blvd.	11,750	4,187	4,187	0	4,187	\$1.27
1014 W Market Blvd.	41,280	2,316	2,316	0	2,316	\$1.55
1300 National Dr.	70,000	16,532	16,532	0	16,532	\$1.72
4600 Northgate Blvd.	36,146	13,216	10,960	2,256	13,216	\$1.25
160 Promenade Cir	115,134	69,605	69,605	0	69,605	\$2.35
180 Promenade Cir	115,200	52,900	52,900	0	52,900	\$2.30
3750 Rosin Ct.	62,773	11,715	11,715	0	11,715	\$1.25
3780 Rosin Ct.	46,435	9,077	9,077	0	9,077	\$1.55
3840 Rosin Ct.	48,300	8,667	8,667	0	8,667	\$1.47
4050 Truxel Rd, Bldg. J	12,496	10,720	10,720	0	10,720	\$1.70
4070 Truxel Rd	20,924	20,924	20,924	0	20,924	\$2.05
4080 Truxel Rd	20,924	20,924	20,924	0	20,924	\$2.05
4090 Truxel Rd	20,922	20,922	20,922	0	20,922	\$1.75
Grand Totals:	1,400,759	486,443	481,104	5,339	486,443	

Under Construction - Class A & B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
1747 N. Market Blvd	108,000	108,000	Office - A	5/2010	\$1.95
Total	108,000	108,000			

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Aguer Havelock Associates, Inc.
FOLSOM AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 5,000 SF+

Total Buildings in Market:	129
Total Space:	4,342,462
Bldgs. with Vacant/Available Space:	62
Total Direct Space:	567,973
Total Sublet Space:	58,907
Direct Vacancy:	13%
Sublet Vacancy:	1%

Buildings Under Construction:	3
Total Space Under Construction:	125,636
Total Space Avail. Or Under Constr.:	63,374

Class A & B Only - 5,000 SF+

Total Buildings in Market:	106
Total Space:	3,737,046
Bldgs. With Vacant/Available Space:	54
Total Direct Space:	490,517
Total Sublet Space:	47,712
Direct Vacancy:	13%
Sublet Vacancy:	1%

Buildings Under Construction:	3
Total Space Under Construction:	125,636
Total Space Avail. Or Under Constr.:	63,374

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
2320 E. Bidwell St.	12,630	2,706	2,706	0	2,706	\$2.41
2330 E Bidwell St.	40,000	4,374	4,374	0	4,374	\$2.00
2360 E. Bidwell St.	12,600	3,589	3,589	0	3,589	\$2.00
2390 E. Bidwell St.	8,000	4,451	4,451	0	4,451	\$2.09
2575 E Bidwell St.	36,235	3,456	3,456	0	3,456	\$0.99
2600 E Bidwell St.	38,064	11,728	11,728	0	11,728	\$1.85
80 Blue Ravine Rd	43,702	10,676	10,676	0	10,676	\$1.95
81 Blue Ravine Rd	47,056	32,955	32,955	0	32,955	\$1.70
90 Blue Ravine Rd	51,484	13,820	0	13,820	13,820	\$1.85
180 Blue Ravine Rd.	43,315	18,239	18,239	0	18,239	\$1.71
193 Blue Ravine Rd	70,000	11,368	11,368	0	11,368	\$1.95
620 Coolidge Dr.	77,748	13,637	13,637	0	13,637	\$2.35
1625 Creekside Dr.	12,512	1,234	1,234	0	1,234	\$1.95
1631 Creekside Dr.	7,421	2,864	2,864	0	2,864	\$1.95
1641 Creekside Dr.	12,512	2,200	2,200	0	2,200	\$1.95
1671 Creekside Dr.	7,421	4,069	4,069	0	4,069	\$1.95
1743 Creekside Dr.	20,240	5,073	5,073	0	5,073	\$1.75
13405 Folsom Blvd., Bldg. 900	6,000	3,600	3,600	0	3,600	\$0.00
13405 Folsom Blvd., Bldg. 700	5,000	918	918	0	918	\$2.00
13405 Folsom Blvd., Bldg. 500	12,000	7,442	7,442	0	7,442	\$1.92
950 Glenn Dr	65,490	25,451	25,451	0	25,451	\$2.15
785 Hana Way	18,800	2,793	2,793	0	2,793	\$2.15
35 Iron Point Cr.	77,825	41,883	11,555	30,328	41,883	\$1.95
80 Iron Point Cr.	65,000	13,047	13,047	0	13,047	\$1.65
341 Iron Point Rd.	8,403	1,920	1,920	0	1,920	\$2.77
850 Iron Point Rd	14,947	500	500	0	500	\$0.00
950 Iron Point Rd.	105,484	65,052	65,052	0	65,052	\$1.85
1024 Iron Point Rd.	28,000	0	0	0	0	\$0.00
1110 Iron Point Rd.	32,478	4,400	4,400	0	4,400	\$2.00
1130 Iron Point Rd.	33,127	15,936	15,936	0	15,936	\$2.35
1150 Iron Point Rd.	19,299	1,638	1,638	0	1,638	\$2.35
1180 Iron Point Rd.	123,000	41,842	41,842	0	41,842	\$2.35

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Aguer Havelock Associates, Inc.
FOLSOM AVAILABILITY AND VACANCY ANALYSIS

Existing Product - Class A & B (continued)

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
2295 Iron Point Rd.	96,000	39,882	39,882	0	39,882	\$2.25
2365 Iron Point Rd.	155,460	5,303	5,303	0	5,303	\$1.95
11 Natoma St	8,148	902	902	0	902	\$1.85
21 Natoma St	8,148	1,194	1,194	0	1,194	\$1.85
740 Oak Avenue Pky	9,800	2,579	2,579	0	2,579	\$1.85
750 Oak Avenue Pky	9,800	1,126	1,126	0	1,126	\$1.99
785 Orchard Dr.	41,000	16,523	16,523	0	16,523	\$1.95
101 Parkshore Dr.	56,214	9,373	5,809	3,564	9,373	\$1.85
145 Parkshore Dr.	48,470	10,076	10,076	0	10,076	\$2.15
400 Plaza Dr.	43,829	6,850	6,850	0	6,850	\$1.75
510 Plaza Dr.	6,300	3,150	3,150	0	3,150	\$2.38
520 Plaza Dr.	6,300	6,300	6,300	0	6,300	\$2.32
530 Plaza Dr.	7,200	3,840	3,840	0	3,840	\$2.20
550 Plaza Dr.	7,200	2,880	2,880	0	2,880	\$2.23
1354 Prairie City Rd.	18,800	3,325	3,325	0	3,325	\$2.25
1720 Prairie City Rd.	21,295	4,000	4,000	0	4,000	\$0.00
1835 Prairie City Rd.	7,241	1,250	1,250	0	1,250	\$1.80
1000 - 1004 River Rock Dr.	30,000	6,293	6,293	0	6,293	\$1.25
604 Sutter St.	28,500	20,130	20,130	0	20,130	\$2.65
271-277 Turn Pike Dr.	23,878	1,155	1,155	0	1,155	\$1.91
110 Woodmere Rd.	55,268	8,274	8,274	0	8,274	\$1.80
111 Woodmere Rd	31,380	10,963	10,963	0	10,963	\$1.94
Grand Totals:	1,876,024	538,229	490,517	47,712	538,229	

Under Construction - Class A & B

Building Address	RBA	SF	Space Use	Delivering	Rental Rates
E Bidwell St @ Broadstone Pkwy	80,000	60,000	Office - A	08/2010	\$2.50
1835 Iron Point Rd.	5,636	3,374	Office - B	02/2010	\$2.15
2235 Iron Point Rd.	40,000	0	Office - B	04/2010	\$0.00
Grand Totals:	125,636	63,374			



February 2010

Class A, B & C - 5,000 SF+

Total Buildings in Market:	70
Total Space:	1,386,007
Bldgs. with Vacant/Available Space:	43
Total Direct Space:	346,578
Total Sublet Space:	91,050
Direct Vacancy:	25%
Sublet Vacancy:	7%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr:	0

Class A & B - 5,000 SF+

Total Buildings in Market:	52
Total Space:	1,176,174
Bldgs. With Vacant/Available Space:	37
Total Direct Space:	290,578
Total Sublet Space:	17,381
Direct Vacancy:	25%
Sublet Vacancy:	1%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr:	0

Existing Product - Class A & B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
675 Bee St.	6,130	0	0	0	0	\$0.00
4800 Golden Foothill Pkwy.	18,330	2,060	2,060	0	2,060	\$1.80
5137 Golden Foothill Pkwy.	31,970	21,350	16,176	5,174	21,350	\$1.80
5170 Golden Foothill Pkwy.	26,484	7,811	7,811	0	7,811	\$1.95
5180 Golden Foothill Pkwy.	49,982	21,860	9,653	12,207	21,860	\$2.00
5190 Golden Foothill Pkwy.	18,680	18,680	18,680	0	18,680	\$1.75
1264 Hawks Flight Ct.	28,884	18,034	18,034	0	18,034	\$2.00
5072 Hillsdale Cir.	19,000	3,082	3,082	0	3,082	\$1.85
1100 Investment Blvd.	71,561	9,000	9,000	0	9,000	\$2.10
1101 Investment Blvd.	69,131	33,100	33,100	0	33,100	\$1.92
1102 Investment Blvd	71,566	0	0	0	0	\$1.85
1104 Investment Blvd	78,287	0	0	0	0	\$1.50
1107 Investment Blvd, Bldg. A	61,232	15,248	15,248	0	15,248	\$1.91
1108 Investment Blvd	17,603	17,603	17,603	0	17,603	\$1.64
778 Pacific St.	18,000	3,548	3,548	0	3,548	\$1.95
4080 Plaza Goldorado Cir	17,628	6,873	6,873	0	6,873	\$1.78
3100 Ponte Morino Dr.	8,400	8,400	8,400	0	8,400	\$2.21
3104 Ponte Morino Dr.	8,400	4,300	4,300	0	4,300	\$2.21
3108 Ponte Morino Dr.	20,000	4,731	4,731	0	4,731	\$2.21
4962 Robert J Mathews Pky	5,200	2,022	2,022	0	2,022	\$1.63
5272 Robert J Mathews Pky	50,000	1,250	1,250	0	1,250	\$0.00
3427 Robin Ln	7,599	2,909	2,909	0	2,909	\$1.75
3025 Sacramento St.	6,745	6,745	6,745	0	6,745	\$0.00
4517 Serrano Pky	7,200	7,200	7,200	0	7,200	\$2.65
899-905 Spring St.	7,070	5,325	5,325	0	5,325	\$0.95
1020 Suncast Ln	13,445	1,503	1,503	0	1,503	\$0.00
1150 Suncast Ln	8,400	3,360	3,360	0	3,360	\$2.14
1160-1162 Suncast Ln	10,080	5,040	5,040	0	5,040	\$1.97
1190 Suncast Ln	10,080	3,360	3,360	0	3,360	\$1.75
1192 Suncast Ln	6,720	840	840	0	840	\$2.30
4357 Town Center Blvd	13,043	5,124	5,124	0	5,124	\$2.81
4359 Town Center Blvd	22,011	7,725	7,725	0	7,725	\$2.50

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Aguer Havelock Associates, Inc.
EL DORADO HILLS AVAILABILITY AND VACANCY ANALYSIS

Existing Product - Class A & B (continued)

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	Rental Rates
	Rentable	Vacant	Available	Available	Available	
	Bldg. Area				Space	
4364 Town Center Blvd	65,000	14,346	14,346	0	14,346	\$2.30
4370 Town Center Blvd	36,800	31,568	31,568	0	31,568	\$2.74
1106 Windfield Way	11,998	3,200	3,200	0	3,200	\$0.80
4944 Windplay Dr.	33,831	9,680	9,680	0	9,680	\$0.00
4949 Windplay Dr.	36,000	1,082	1,082	0	1,082	\$1.75
Grand Totals:	992,490	307,959	290,578	17,381	307,959	

Under Construction Class A & B

Building Address	RBA	SF		Space Use	Delivering	Rental Rates
		Available				
Grand Totals:		0	0			

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Aguer Havelock Associates, Inc.
UNDER CONSTRUCTION AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A & B - 10,000 SF+
Buildings Under Construction: 6
Total Space Under Construction: 530,726
Total Space Available Under Construction: 329,514

Building Address	Market	Rentable Building Space	SF AVL Listing	Space Use	Delivering	Rental Rates
E Bidwell St @ Broadstone	Folsom	80,000	60,000	Office - A	08/2010	\$2.50
2235 Iron Point Road	Folsom	40,000	-	Office - B	04/2010	\$0.00
1747 N Market Blvd	Natomas/Northgate	108,000	108,000	Office - A	05/2010	\$1.95
700 Riverpoint Drive	West Sacramento	108,516	108,516	Office - A	07/2010	\$2.10
1625 Stockton Blvd.	East Sacramento	141,210	-	Office - B	02/2010	\$0.00
400 Sunrise Avenue	Roseville	53,000	52,998	Office - A	03/2010	\$1.95

GRAND TOTALS: 530,726 329,514



February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	32
Total Space:	1,843,326
Bldgs. with Vacant/Available Space:	14
Total Direct Space:	399,146
Total Sublet Space	3,059
Market Vacancy:	22%
Market w/Sublet Vacancy:	0%

Buildings Under Construction:	1
Total Space Under Construction:	108,516
Total Space Avail. Or Under Constr:	108,516

Class A & B Only - 10,000 SF+

Total Buildings in Market:	14
Total Space:	1,370,205
Bldgs. With Vacant/Available Space:	9
Total Direct Space:	354,677
Total Sublet Space	3,059
Market Vacancy:	26%
Market w/Sublet Vacancy:	0%

Buildings Under Construction:	1
Total Space Under Construction:	108,516
Total Space Avail. Or Under Constr:	108,516

Existing Product - Class A & B

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
3251 Beacon Blvd	37,200	2,232	2,232	0	2,232	\$1.80
1450 Halyard Dr.	17,594	0	0	0	0	\$1.35
3050 Industrial Blvd	12,343	11,203	11,203	0	11,203	\$1.65
2945 Ramco St	63,000	33,934	30,875	3,059	33,934	\$1.42
820 Stillwater Rd	71,982	71,982	71,982	0	71,982	\$1.78
830 Stillwater Rd	71,982	71,982	71,982	0	71,982	\$1.78
840 Stillwater Rd	71,982	71,982	71,982	0	71,982	\$1.78
860 Stillwater Rd	71,122	71,122	71,122	0	71,122	\$1.83
2101 Stone Blvd	54,000	23,299	23,299	0	23,299	\$0.00
Grand Totals	471,205	357,736	354,677	3,059	357,736	

Under Construction - Class A & B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
700 Riverpoint Drive	108,516	108,516	Office - A	07/2010	\$2.10
GRAND TOTALS	108,516	108,516			



February 2010

Class A, B & C - 10,000 SF+

Total Buildings in Market:	46
Total Space:	1,419,320
Bldgs. with Vacant/Available Space:	25
Total Direct Space:	263,018
Total Sublet Space	10,564
Market Vacancy:	19%
Market w/Sublet Vacancy:	1%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr:	0

Class A & B Only - 10,000 SF+

Total Buildings in Market:	31
Total Space:	1,116,758
Bldgs. With Vacant/Available Space:	21
Total Direct Space:	233,992
Total Sublet Space	3,605
Market Vacancy:	21%
Market w/Sublet Vacancy:	0%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr:	0

Existing Product - Class A & B

Building Address	Existing		Total		Rental Rates	
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		Available Space
2335 American River Dr	44,916	31,972	31,972	0	31,972	\$1.61
777 Campus Commons Dr	55,150	14,699	14,099	600	14,699	\$1.76
7700 College Town Dr	34,000	15,084	15,084	0	15,084	\$1.55
7750 College Town Dr	27,969	17,700	17,700	0	17,700	\$1.75
2386 Fair Oaks Blvd	10,000	1,420	0	1,420	1,420	\$4.00
100 Howe Ave	129,846	736	736	0	736	\$2.05
2 Scripps Dr	34,500	7,688	7,688	0	7,688	\$2.25
77 Scripps Dr	34,117	1,879	1,879	0	1,879	\$2.05
83 Scripps Dr	27,600	1,012	1,012	0	1,012	\$1.95
87 Scripps Dr.	31,000	9,531	9,531	0	9,531	\$1.75
300 University Ave	25,479	8,991	8,991	0	8,991	\$2.65
301 University Ave	34,104	12,000	12,000	0	12,000	\$2.70
350 University Ave	47,000	0	0	0	0	\$1.90
425 University Ave	35,626	13,851	13,851	0	13,851	\$1.95
455 University Ave	30,985	7,561	7,561	0	7,561	\$2.10
555 University Ave	54,603	16,014	16,014	0	16,014	\$2.10
601 University Ave	62,644	23,151	23,151	0	23,151	\$2.10
650 University Ave	25,343	11,219	11,219	0	11,219	\$1.85
655 University Ave	39,839	18,946	17,361	1,585	18,946	\$2.10
701 University Ave	47,907	11,887	11,887	0	11,887	\$2.25
740 University Ave	14,108	12,256	12,256	0	12,256	\$2.10

Grand Totals	846,736	237,597	233,992	3,605	237,597
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Under Construction - Class A & B

Building Address	RBA	SF	Space Use	Delivering	Rental Rates
Grand Totals:	0	0			



Aguer Havelock Associates, Inc.
MIDTOWN AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 10,000+ SF

Total Buildings in Market:	106
Total Space:	4,440,157
Bldgs. with Vacant/Available Space:	30
Total Direct Available Space:	402,817
Total Sublet Space	4,792
Market Vacancy:	9.07%
Market w/Sublet Vacancy:	0.11%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A & B Only - 10,000+ SF

Total Buildings in Market:	46
Total Space:	2,845,790
Bldgs. With Vacant/Available Space:	17
Total Direct Available Space:	246,685
Total Sublet Space	1,032
Market Vacancy:	8.67%
Market w/Sublet Vacancy:	0.04%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing	Direct &		Sublet	Total	Rental Rates
	Rentable	Sublet	Vacant	Direct Available	Available	
1015 20th Street	11,250	0	0	0	0	\$1.65
1725 23rd Street	38,400	18,879	18,879	0	18,879	\$2.00
730 Alhambra Blvd	20,000	3,962	3,962	0	3,962	\$1.80
1901 Broadway	28,320	0	0	0	0	\$0.00
2600 Capitol Avenue	55,000	13,750	13,750	0	13,750	\$2.75
2831 G Street	10,035	9,800	9,800	0	9,800	\$1.80
2012 H Street	10,456	4,853	3,821	1,032	4,853	\$1.78
3001-3015 I Street	13,000	6,761	6,761	0	6,761	\$1.85
2030 J Street	29,673	29,673	29,673	0	29,673	\$1.85
2801-2831 J Street	74,999	3,365	3,365	0	3,365	\$0.00
1600 K Street	47,179	8,500	8,500	0	8,500	\$0.00
1817-1819 K Street	11,696	2,190	2,190	0	2,190	\$1.60
1831 K Street	25,059	25,059	25,059	0	25,059	\$1.96
2617 K Street	13,750	3,424	3,424	0	3,424	\$1.50
2901-2929 K Street	61,000	10,000	10,000	0	10,000	\$2.05
2020 L Street	154,000	101,606	101,606	0	101,606	\$2.25
2000 O Street	28,899	5,895	5,895	0	5,895	\$1.95
Grand Totals	632,716	247,717	246,685	1,032	247,717	

Under Construction - Class A & B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
Grand Totals:	0	0			

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Aguer Havelock Associates, Inc.
CARMICHAEL/FAIR OAKS AVAILABILITY AND VACANCY ANALYSIS

February 2010

Class A, B & C - 5,000 SF+

Total Buildings in Market:	119
Total Space:	1,457,021
Bldgs. with Vacant/Available Space:	39
Total Direct Space:	180,869
Total Sublet Space	14,431
Direct Vacancy:	12.4%
Sublet Vacancy:	1.0%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Class A & B Only - 5,000 SF+

Total Buildings in Market:	26
Total Space:	393,554
Bldgs. With Vacant/Available Space:	8
Total Direct Space:	0
Total Sublet Space	0
Direct Vacancy:	0.0%
Sublet Vacancy:	0.0%

Buildings Under Construction:	0
Total Space Under Construction:	0
Total Space Avail. Or Under Constr.:	0

Existing Product - Class A & B

Building Address	Existing	Direct & Sublet		Sublet	Total	Rental Rates
	Rentable	Vacant	Direct Available	Available	Available	
	Bldg. Area				Space	
4320 Auburn Blvd	19,559	16,300	16,300	0	16,300	\$1.35
4330 Auburn Blvd	28,276	26,530	26,530	0	26,530	\$1.35
4400 Auburn Blvd	36,850	10,904	10,904	0	10,904	\$1.25
6829 Fair Oaks Blvd	5,400	4,000	4,000	0	4,000	\$1.45
11140 Fair Oaks Blvd	13,000	2,197	2,197	0	2,197	\$1.45
4401 Hazel Ave	24,285	5,556	5,556	0	5,556	\$1.35
5006 Sunrise Blvd	13,818	4,325	4,325	0	4,325	\$1.15
7529 Sunset Ave	15,400	0	0	0	0	\$0.00
Grand Totals:	156,588	69,812	69,812	0	69,812	

Under Construction - Class A & B

Building Address	RBA	SF Available		Space Use	Delivering	Rental Rates
		Listing				
Grand Totals:						