



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

January 2010

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

<b>Total Buildings in Market:</b>	71
<b>Total Space:</b>	1,415,327
<b>Bldgs. with Vacant/Available Space:</b>	39
<b>Total Direct Available Space:</b>	416,113
<b>Total Sublet Space:</b>	17,639
<b>Direct Vacancy:</b>	29.40%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Available Under Constr.:</b>	0

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

<b>Total Buildings in Market:</b>	56
<b>Total Space:</b>	1,241,327
<b>Bldgs. With Vacant/Available Space:</b>	33
<b>Total Direct Space:</b>	320,803
<b>Total Sublet Space:</b>	13,122
<b>Direct Vacancy:</b>	25.84%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Available Under Constr.:</b>	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
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	3,400	3,400	0	3,400	\$2.24
9355 E. Stockon Blvd.	52,963	14,219	14,219	0	14,219	\$2.25
9381 E. Stockton Blvd	83,000	13,743	13,743	0	13,743	\$2.20
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	7,077	7,077	0	7,077	\$2.05
8841 Williamson Dr.	10,000	1,000	1,000	0	1,000	\$1.65
<b>Grand Totals:</b>	<b>802,945</b>	<b>333,925</b>	<b>320,803</b>	<b>13,122</b>	<b>333,925</b>	

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## January 2010

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

Total Buildings In Market:	48
Total Space:	13,314,807
Buildings with Space Available:	21
Total Direct Space:	958,170
Total Sublet Space	59,952
Vacancy Rate:	7%

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

## Class A &amp; B - Buildings Over 100,000 SF

Total Buildings In Market:	40
Total Space:	11,897,875
Buildings with Space Available:	20
Total Direct Space:	876,574
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	80,746	69,876	10,870	80,746	\$2.50
1107-1109 9th Street	114,165	15,796	11,759	4,037	15,796	\$2.00
One Capitol Mall	201,707	29,556	29,556	0	29,556	\$2.42
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	462,180	21,841	17,724	4,117	21,841	\$3.16
500 Capitol Mall	433,500	269,338	269,338	0	269,338	\$3.15
555 Capitol Mall	376,432	162,802	162,802	0	162,802	\$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	\$1.65
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	4,943	4,943	0	4,943	\$2.95
1215 K St.	248,016	2,154	1,854	300	2,154	\$3.00
770 L St.	163,517	46,165	42,052	4,113	46,165	\$2.55
915 L St.	140,163	8,047	5,211	2,836	8,047	\$2.90
925 L St.	165,919	5,893	5,893	0	5,893	\$3.02
1121-1123 L St.	171,827	4,774	4,774	0	4,774	\$2.87
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
<b>Total:</b>	<b>5,674,692</b>	<b>902,847</b>	<b>876,574</b>	<b>26,273</b>	<b>902,847</b>	

\* Parking not included in rental rates.

## Under Construction Class A &amp; B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
<b>Total:</b>	<b>0</b>	<b>0</b>			



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

January 2010

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

<b>Total Buildings in Market:</b>	263
<b>Total Space:</b>	9,862,605
<b>Bldgs. with Vacant/Available Space:</b>	170
<b>Total Direct Space:</b>	3,001,797
<b>Total Sublet Space:</b>	134,410
<b>Direct Vacancy:</b>	30.44%

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

**Class A & B Only - 10,000 SF+**

<b>Total Buildings in Market:</b>	203
<b>Total Space:</b>	8,401,025
<b>Bldgs. With Vacant/Available Space:</b>	134
<b>Total Direct Space:</b>	2,424,994
<b>Total Sublet Space:</b>	52,578
<b>Direct Vacancy:</b>	28.87%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	53,000
<b>Total Space Avail. or Under Constr.:</b>	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	2,874	2,874	0	2,874	\$2.15
1430 Blue Oaks Blvd	94,807	30,409	25,659	4,750	30,409	\$1.94
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	21,920	18,920	3,000	21,920	\$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	23,628	23,628	0	23,628	\$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
2901 Douglas Blvd	108,765	8,808	8,808	0	8,808	\$2.35
2998 Douglas Blvd	105,000	20,027	20,027	0	20,027	\$2.35
2999 Douglas Blvd	102,847	38,237	38,237	0	38,237	\$2.20
3001 Douglas Blvd	52,972	20,025	20,025	0	20,025	\$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	16,965	16,965	0	16,965	\$2.15
3300 Douglas Blvd, Bldg 200-300	70,050	39,452	39,452	0	39,452	\$2.15

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

**Existing Product - Class A & B**

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
3300 Douglas Blvd, Bldg 400	35,025	7,729	7,729	0	7,729	\$2.15
3700 Douglas Blvd	39,892	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	\$1.90
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	19,836	13,460	6,376	19,836	\$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	34,772	34,772	0	34,772	\$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	\$2.00
6000 Fairway Dr	30,062	8,829	8,829	0	8,829	\$1.61
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	6,950	6,950	0	6,950	\$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	13,480	13,480	0	13,480	\$1.78
2990 Lava Ridge Ct	44,062	8,201	8,201	0	8,201	\$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	\$1.95
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
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

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

**Existing Product - Class A & B**

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
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	2,587	2,587	0	2,587	\$2.67
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	20,864	20,864	0	20,864	\$1.85
2206 Plaza Dr	10,131	5,400	5,400	0	5,400	\$2.05
2210 Plaza Dr	10,131	6,207	6,207	0	6,207	\$1.25
2215 Plaza Dr	12,134	927	927	0	927	\$1.75
1209 Pleasant Grove Blvd	12,000	0	0	0	0	\$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	17,184	17,184	0	17,184	\$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	29,689	0	29,689	\$2.08
1400 Rocky Ridge Dr	24,991	4,210	4,210	0	4,210	\$2.40
1410 Rocky Ridge Dr	95,000	5,802	5,802	0	5,802	\$2.40
1420 Rocky Ridge Dr	96,918	43,839	43,839	0	43,839	\$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
1660 E Roseville Pky	73,180	38,689	38,689	0	38,689	\$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	\$1.41
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
985 Sun City Ln.	24,400	19,723	19,723	0	19,723	\$1.95
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

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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		
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
<b>Grand Totals:</b>	<b>5,962,654</b>	<b>2,477,572</b>	<b>2,424,994</b>	<b>52,578</b>	<b>2,477,572</b>	

**Under Construction - Class A & B**

Building Address	RBA	SF		Delivering	Rental Rates
		Available	Space Use		
400 Sunrise Avenue	53,000	52,998	Office A	01/2010	\$1.95
<b>Grand Totals:</b>	<b>53,000</b>	<b>52,998</b>			



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

January 2010

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

Total Buildings in Market:	51
Total Space:	2,692,880
Bldgs. with Vacant/Available Space:	29
Total Direct Space:	788,482
Total Sublet Space	47,213
Direct Vacancy:	29%
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:	22
Total Direct Space:	679,720
Total Sublet Space	9,802
Direct Vacancy:	35%
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				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	64,480	64,480	0	64,480	\$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	12,023	8,467	3,556	12,023	\$2.35
1651 Exposition Blvd.	68,157	45,268	45,268	0	45,268	\$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	5,872	5,872	0	5,872	\$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
1425 River Park Dr.	79,978	6,099	6,099	0	6,099	\$2.17
1435 River Park Dr.	81,477	10,303	8,302	2,001	10,303	\$2.17
1451 River Park Dr.	72,088	16,810	16,810	0	16,810	\$1.55
1515 River Park Dr.	32,122	13,260	13,260	0	13,260	\$1.75
1545 River Park Dr.	119,063	48,796	46,496	2,300	48,796	\$2.15
1555 River Park Dr.	27,310	5,721	5,721	0	5,721	\$1.25
1600 Sacramento Inn Way	52,077	28,987	28,987	0	28,987	\$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
<b>Grand Totals:</b>	<b>1,572,000</b>	<b>689,522</b>	<b>679,720</b>	<b>9,802</b>	<b>689,522</b>	

**Under Construction - Class A & B**

Building Address	RBA	Listing	Delivering	Space Use	Rental Rates
<b>Grand Totals:</b>	<b>0</b>	<b>0</b>			

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## January 2010

## Class A, B &amp; C - 10,000 SF+

<b>Total Buildings in Market:</b>	276
<b>Total Space:</b>	15,641,301
<b>Bldgs. with Vacant/Available Space:</b>	147
<b>Total Direct Space:</b>	2,621,116
<b>Total Sublet Space:</b>	306,738
<b>Direct Vacancy:</b>	16.8%
<b>Sublet Vacancy:</b>	2.0%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Avail. Or Under Constr.:</b>	0

## Class A &amp; B Only - 10,000 SF+

<b>Total Buildings in Market:</b>	187
<b>Total Space:</b>	13,273,006
<b>Bldgs. With Vacant/Available Space:</b>	104
<b>Total Direct Space:</b>	1,871,879
<b>Total Sublet Space:</b>	93,746
<b>Direct Vacancy:</b>	14.1%
<b>Sublet Vacancy:</b>	0.7%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Avail. Or Under Constr.:</b>	0

## Existing Product - Class A &amp; B

Building Address	Existing		Direct Available	Sublet Available	Total		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Space	Available	
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	
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	35,296	33,171	2,125	35,296	\$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	
10901 Gold Center Dr.	115,593	72,697	72,697	0	72,697	\$1.85	

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## Existing Product - Class A &amp; B (Continued)

Building Address	Existing		Direct Available	Sublet Available	Total		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Available Space	Rental Rates	
10995 Gold Center Dr.	63,000	10,110	3,860	6,250	10,110	\$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	12,930	12,930	0	12,930	\$2.25	
11341 Gold Express Dr.	12,746	4,981	4,981	0	4,981	\$2.25	
2339 Gold Meadow Way	46,479	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	13,413	13,413	0	13,413	\$1.85	
2366 Gold Meadow Way	24,110	24,110	24,110	0	24,110	\$1.85	
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.	45,000	45,000	45,000	0	45,000	\$1.65	
8475 Jackson Rd.	48,000	24,000	24,000	0	24,000	\$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	\$1.00	
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	33,363	30,003	3,360	33,363	\$1.85	
2920 Prospect Park Dr.	44,405	9,920	9,920	0	9,920	\$1.25	
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	9,161	9,161	0	9,161	\$1.59	
2893 Sunrise Blvd.	24,589	10,609	10,609	0	10,609	\$1.45	
2941 Sunrise Blvd.	28,820	9,227	9,227	0	9,227	\$1.44	

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## Existing Product - Class A &amp; B (Continued)

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	
	Rentable Bldg. Area	Vacant	Available	Available	Available Space	Rental Rates
9300 Tech Center Dr.	56,684	22,694	22,694	0	22,694	\$1.52
9310 Tech Center Dr.	54,534	20,127	20,127	0	20,127	\$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	\$1.60
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	30,352	30,352	0	30,352	\$1.95
3300 Zinfandel Dr.	134,497	127,387	127,387	0	127,387	\$2.00
<b>Grand Totals:</b>	<b>5,800,576</b>	<b>1,965,625</b>	<b>1,871,879</b>	<b>93,746</b>	<b>1,965,625</b>	

## Under Construction - Class A &amp; B

Building Address	RBA	SF	Space Use	Delivering	Rental
		Available			Rates
<b>Grand Totals:</b>	-	-			



## January 2010

## Downtown District - Class A 200,000 SF+

Total Buildings:	19
Total Space:	7,747,113
Buildings w/ Available Space:	13
Total Direct Space:	759,248
Total Sublet Space:	15,287
Direct Vacancy:	9.80%
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:	523,571
Total Sublet Space:	10,377
Direct Vacancy:	23.93%
Sublet Vacancy:	0.47%

## Downtown District

Building Address	Existing Rentable	Direct &	Direct	Sublet	Total	Rental*
	Bldg. Area	Sublet Vacant	Available	Available	Available Space	Rates
980 9th Street, US Bank Plaza	442,639	80,746	69,876	10,870	80,746	\$2.50
One Capitol Mall	201,707	29,556	29,556	0	29,556	\$2.42
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall, Wells Fargo Bldg	462,180	21,841	17,724	4,117	21,841	\$3.16
500 Capitol Mall	433,500	269,338	269,338	0	269,338	\$3.15
555 Capitol Mall, Plaza Towers	376,432	162,802	162,802	0	162,802	\$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	4,943	4,943	0	4,943	\$2.95
1215 K Street, Esquire Plaza	248,016	2,154	1,854	300	2,154	\$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
<b>Total:</b>	<b>4,608,964</b>	<b>774,535</b>	<b>759,248</b>	<b>15,287</b>	<b>774,535</b>	<b>\$2.59</b>

\* DOES NOT INCLUDE PARKING RATES

## Under Construction - Downtown

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
<b>Total:</b>	<b>0</b>	<b>0</b>			

## South Natomas

Building Address	Existing Rentable	Direct &	Direct	Sublet	Total	Rental
	Bldg. Area	Sublet Vacant	Available	Available	Available Space	Rates
1750 Creekside Oaks	61,771	6,240	6,240	0	6,240	\$2.00
1760 Creekside Oaks	61,160	5,596	5,596	0	5,596	\$2.00
2020 W. El Camino Ave.	320,000	320,000	320,000	0	320,000	\$0.00
2329 Gateway Oaks Dr.	65,548	39,002	39,002	0	39,002	\$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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Aguer Havelock Associates, Inc.  
DOWNTOWN - SOUTH NATOMAS AVAILABILITY AND VACANCY ANALYSIS

**South Natomas**

<b>Building Address</b>	<b>Existing Rentable Bldg. Area</b>	<b>Direct &amp; Sublet Vacant</b>	<b>Direct Available</b>	<b>Sublet Available</b>	<b>Total Available Space</b>	<b>Rental Rates</b>
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	14,151	10,204	3,947	14,151	\$2.25
<b>Total:</b>	<b>1,793,007</b>	<b>533,948</b>	<b>523,571</b>	<b>10,377</b>	<b>533,948</b>	<b>\$1.99</b>

**Under Construction - South Natomas**

<b>Building Address</b>	<b>RBA</b>	<b>SF Available</b>	<b>Space Use</b>	<b>Delivering</b>	<b>Rental Rates</b>
<b>Total:</b>	<b>0</b>	<b>0</b>			

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January 2010

## Class A, B &amp; C - 10,000 SF+

Total Buildings in Market:	53
Total Space:	3,489,131
Bldgs. with Vacant/Available Space:	36
Total Direct Space:	799,125
Total Sublet Space:	69,959
Direct Vacancy:	22.9%
Sublet Vacancy:	2.0%

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

## Class A &amp; B Only - 10,000 SF+

Total Buildings in Market:	50
Total Space:	3,315,555
Bldgs. With Vacant/Available Space:	34
Total Direct Space:	754,946
Total Sublet Space:	16,383
Direct Vacancy:	22.8%
Sublet Vacancy:	0.5%

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

## Existing Product - Class A &amp; 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	5,596	5,596	0	5,596	\$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	65,548	39,002	39,002	0	39,002	\$2.58
2399 Gateway Oaks Drive	60,300	8,500	8,500	0	8,500	\$2.25
2720 Gateway Oaks Drive	55,000	21,927	21,927	0	21,927	\$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	\$1.95
2520 Venture Oaks Way	81,999	14,151	10,204	3,947	14,151	\$2.25
<b>Grand Totals</b>	<b>2,417,623</b>	<b>771,329</b>	<b>754,946</b>	<b>16,383</b>	<b>771,329</b>	

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Aguer Havelock Associates, Inc.  
DOWNTOWN AVAILABILITY AND VACANCY ANALYSIS

January 2010

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

<b>Total Buildings in Market:</b>	213
<b>Total Space:</b>	18,129,119
<b>Bldgs. with Vacant/Available Space:</b>	78
<b>Total Direct Space:</b>	1,665,679
<b>Total Sublet Space:</b>	81,194
<b>Direct Vacancy:</b>	9.2%
<b>Sublet Vacancy:</b>	0.4%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Avail. Or Under Constr.:</b>	0

**Class A Only - 10,000 SF+**

<b>Total Buildings in Market:</b>	101
<b>Total Space:</b>	14,520,633
<b>Bldgs. With Vacant/Available Space:</b>	55
<b>Total Direct Space:</b>	1,242,626
<b>Total Sublet Space:</b>	27,023
<b>Direct Vacancy:</b>	8.6%
<b>Sublet Vacancy:</b>	0.2%

<b>Buildings Under Construction:</b>	0
<b>Total Space Under Construction:</b>	0
<b>Total Space Avail. Or Under Constr.:</b>	0

**Existing Product - Class A & B**

Building Address	Existing		Direct Available	Sublet Available	Total		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Available Space	Available Space	
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	80,746	69,876	10,870	80,746	\$2.50	
1017-1025 9th St	37,500	2,820	2,820	0	2,820	\$1.86	
1107-1109 9th St.	114,165	15,796	11,759	4,037	15,796	\$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	3,745	3,745	0	3,745	\$1.95	
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	162,802	162,802	0	162,802	\$2.35	
621 Capitol Mall	366,821	123,857	123,857	0	123,857	\$3.38	
1000 G St.	79,300	11,368	11,368	0	11,368	\$2.20	
1001 G St.	13,000	6,869	6,869	0	6,869	\$1.95	
1029-1111 H St.	18,331	14,276	14,276	0	14,276	\$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	
900 J St.	12,517	4,112	4,112	0	4,112	\$1.56	

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Aguer Havelock Associates, Inc.  
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
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	5,893	5,893	0	5,893	\$2.97
1121-1123 L St.	171,827	4,774	4,774	0	4,774	\$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
<b>Grand Totals</b>	<b>7,303,413</b>	<b>1,269,649</b>	<b>1,242,626</b>	<b>27,023</b>	<b>1,269,649</b>	

**Under Construction - Class A & B**

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
<b>Grand Totals:</b>	<b>0</b>	<b>0</b>			

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January 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:	581,749
Total Sublet Space:	21,036
Direct Vacancy:	25.1%
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:	483,449
Total Sublet Space:	5,339
Direct Vacancy:	25.6%
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 & Sublet	Direct	Sublet	Total	Rental Rates
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	\$2.00
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	19,520	19,520	0	19,520	\$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	4,551	4,551	0	4,551	\$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
<b>Grand Totals:</b>	<b>1,400,759</b>	<b>488,788</b>	<b>483,449</b>	<b>5,339</b>	<b>488,788</b>	

**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
<b>Total</b>	<b>108,000</b>	<b>108,000</b>			



Aguer Havelock Associates, Inc.  
**FOLSOM AVAILABILITY AND VACANCY ANALYSIS**

January 2010

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

<b>Total Buildings in Market:</b>	129
<b>Total Space:</b>	4,342,462
<b>Bldgs. with Vacant/Available Space:</b>	63
<b>Total Direct Space:</b>	576,150
<b>Total Sublet Space:</b>	58,907
<b>Direct Vacancy:</b>	13%
<b>Sublet Vacancy:</b>	1%

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

**Class A & B Only - 5,000 SF+**

<b>Total Buildings in Market:</b>	106
<b>Total Space:</b>	3,737,046
<b>Bldgs. With Vacant/Available Space:</b>	55
<b>Total Direct Space:</b>	492,042
<b>Total Sublet Space:</b>	47,712
<b>Direct Vacancy:</b>	13%
<b>Sublet Vacancy:</b>	1%

<b>Buildings Under Construction:</b>	3
<b>Total Space Under Construction:</b>	125,636
<b>Total Space Avail. Or Under Constr.:</b>	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				
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	7,225	7,225	0	7,225	\$1.85
80 Blue Ravine Rd	43,702	10,676	10,676	0	10,676	\$1.95
81 Blue Ravine Rd	47,056	35,395	35,395	0	35,395	\$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
1665 Creekside Dr.	7,421	1,650	1,650	0	1,650	\$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. 400	5,000	1,730	1,730	0	1,730	\$1.50
13405 Folsom Blvd., Bldg. 500	12,000	7,442	7,442	0	7,442	\$1.92
950 Glenn Dr	65,490	23,402	23,402	0	23,402	\$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

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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				
1180 Iron Point Rd.	123,000	41,842	41,842	0	41,842	\$2.35
2295 Iron Point Rd.	96,000	39,882	39,882	0	39,882	\$2.25
2365 Iron Point Rd.	155,460	12,166	12,166	0	12,166	\$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	679	679	0	679	\$1.47
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	\$1.90
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
<b>Grand Totals:</b>	<b>1,875,815</b>	<b>539,754</b>	<b>492,042</b>	<b>47,712</b>	<b>539,754</b>	

**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
<b>Grand Totals:</b>	<b>125,636</b>	<b>63,374</b>			

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January 2010

## Class A, B &amp; C - 5,000 SF+

Total Buildings in Market:	70
Total Space:	1,386,007
Bldgs. with Vacant/Available Space:	43
Total Direct Space:	345,545
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 &amp; B - 5,000 SF+

Total Buildings in Market:	52
Total Space:	1,176,174
Bldgs. With Vacant/Available Space:	37
Total Direct Space:	285,157
Total Sublet Space:	17,381
Direct Vacancy:	24%
Sublet Vacancy:	1%

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

## Existing Product - Class A &amp; 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
4062 Flying C Rd.	9,810	5,000	5,000	0	5,000	\$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	0	0	0	0	\$1.95
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)**

<b>Building Address</b>	<b>Existing</b>	<b>Direct &amp; Sublet</b>	<b>Direct</b>	<b>Sublet</b>	<b>Total</b>	<b>Rental Rates</b>
	<b>Rentable</b>	<b>Vacant</b>	<b>Available</b>	<b>Available</b>	<b>Available</b>	
	<b>Bldg. Area</b>				<b>Space</b>	
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
<b>Grand Totals:</b>	<b>984,672</b>	<b>302,538</b>	<b>285,157</b>	<b>17,381</b>	<b>302,538</b>	

**Under Construction Class A & B**

<b>Building Address</b>	<b>RBA</b>	<b>SF</b>		<b>Space Use</b>	<b>Delivering</b>	<b>Rental Rates</b>
		<b>Available</b>	<b>Available</b>			
<b>Grand Totals:</b>		<b>0</b>	<b>0</b>			

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

January 2010

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

<b>Building Address</b>	<b>Market</b>	<b>Rentable Building Space</b>	<b>SF AVL Listing</b>	<b>Space Use</b>	<b>Delivering</b>	<b>Rental Rates</b>
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

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**GRAND TOTALS:** 530,726 329,514



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

January 2010

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

<b>Total Buildings in Market:</b>	32
<b>Total Space:</b>	1,843,326
<b>Bldgs. with Vacant/Available Space:</b>	14
<b>Total Direct Space:</b>	397,260
<b>Total Sublet Space</b>	3,059
<b>Market Vacancy:</b>	22%
<b>Market w/Sublet Vacancy:</b>	0%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	108,516
<b>Total Space Avail. Or Under Constr:</b>	108,516

**Class A & B Only - 10,000 SF+**

<b>Total Buildings in Market:</b>	14
<b>Total Space:</b>	1,370,205
<b>Bldgs. With Vacant/Available Space:</b>	9
<b>Total Direct Space:</b>	319,116
<b>Total Sublet Space</b>	3,059
<b>Market Vacancy:</b>	23%
<b>Market w/Sublet Vacancy:</b>	0%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	108,516
<b>Total Space Avail. Or Under Constr:</b>	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	35,561	35,561	0	35,561	\$1.83
2101 Stone Blvd	54,000	23,299	23,299	0	23,299	\$0.00
<b>Grand Totals</b>	<b>471,205</b>	<b>322,175</b>	<b>319,116</b>	<b>3,059</b>	<b>322,175</b>	

**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
<b>GRAND TOTALS</b>	<b>108,516</b>	<b>108,516</b>			

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Aguer Havelock Associates, Inc.  
MIDTOWN AVAILABILITY AND VACANCY ANALYSIS

January 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:	390,422
Total Sublet Space	4,792
Market Vacancy:	8.79%
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:	246,920
Total Sublet Space	1,032
Market Vacancy:	8.68%
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	Direct Available	Available	Available	
	Bldg. Area				Space	
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	10,035	10,035	0	10,035	\$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
<b>Grand Totals</b>	<b>632,716</b>	<b>247,952</b>	<b>246,920</b>	<b>1,032</b>	<b>247,952</b>	

**Under Construction - Class A & B**

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
<b>Grand Totals:</b>	<b>0</b>	<b>0</b>			

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

January 2010

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

Total Buildings in Market:	119
Total Space:	1,458,807
Bldgs. with Vacant/Available Space:	36
Total Direct Space:	167,141
Total Sublet Space	14,431
Direct Vacancy:	11.5%
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 Bldg. Area	Vacant	Direct Available	Available	Available Space	
4320 Auburn Blvd	19,559	15,412	15,412	0	15,412	\$1.35
4330 Auburn Blvd	28,276	24,516	24,516	0	24,516	\$1.35
4400 Auburn Blvd	36,850	10,904	10,904	0	10,904	\$1.39
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
<b>Grand Totals:</b>	<b>156,588</b>	<b>66,910</b>	<b>66,910</b>	<b>0</b>	<b>66,910</b>	

**Under Construction - Class A & B**

Building Address	RBA	SF Available		Space Use	Delivering	Rental Rates
		Listing				
<b>Grand Totals:</b>						