



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

July 2010

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

<b>Total Buildings in Market:</b>	73
<b>Total Space:</b>	1,503,771
<b>Bldgs. with Vacant/Available Space:</b>	37
<b>Total Direct Available Space:</b>	413,943
<b>Total Sublet Space:</b>	6,668
<b>Direct Vacancy:</b>	27.53%

<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>	58
<b>Total Space:</b>	1,328,383
<b>Bldgs. With Vacant/Available Space:</b>	31
<b>Total Direct Space:</b>	328,547
<b>Total Sublet Space:</b>	6,668
<b>Direct Vacancy:</b>	24.73%

<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	\$2.61
3101 Dwight Rd.	11,520	5,760	5,760	0	5,760	\$1.76
3125 Dwight Rd.	11,520	1,654	1,654	0	1,654	\$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	\$1.35
9727Elk Grove-Florin Rd	50,000	1,720	1,720	0	1,720	\$1.85
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	\$2.01
9245 Laguna Springs Dr.	76,000	34,306	34,306	0	34,306	\$2.35
9250 Laguna Springs Dr.	43,000	26,475	19,807	6,668	26,475	\$2.25
9260 Laguna Springs Dr.	43,031	43,031	43,031	0	43,031	\$2.50
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	4,690	4,690	0	4,690	\$1.90
2236 Longport Ct.	14,386	14,386	14,386	0	14,386	\$1.90
2228 Longport Dr.	8,412	8,412	8,412	0	8,412	\$1.90
2230 Longport Dr.	8,412	0	0	0	0	\$1.90
2232 Longport Dr.	8,412	8,412	8,412	0	8,412	\$1.90
2234 Longport Dr.	8,412	8,412	8,412	0	8,412	\$1.90
2366 Maritime Dr., Bldg E	5,184	0	0	0	0	\$0.75
2368 Maritime Dr., Bldg F	17,894	8,750	8,750	0	8,750	\$1.50
9281 Office Park Cir	24,365	8,985	8,985	0	8,985	\$2.00
8231 E. Stockton Blvd.	12,945	5,559	5,559	0	5,559	\$1.81
9355 E. Stockon Blvd.	52,963	27,382	27,382	0	27,382	\$1.95
9381 E. Stockton Blvd	83,000	6,295	6,295	0	6,295	\$2.28
9280 W. Stockton Blvd.	48,108	5,151	5,151	0	5,151	\$2.21
9290 W. Stockton Blvd.	8,522	6,294	6,294	0	6,294	\$2.00
9300 W. Stockton Blvd.	15,126	8,615	8,615	0	8,615	\$2.29
9370 W. Stockton Blvd.	10,000	4,665	4,665	0	4,665	\$1.85
9650 W. Taron Dr.	75,000	14,953	14,953	0	14,953	\$2.13
<b>Grand Totals:</b>	<b>786,524</b>	<b>335,215</b>	<b>328,547</b>	<b>6,668</b>	<b>335,215</b>	

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July 2010

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

Total Buildings In Market:	49
Total Space:	13,164,146
Buildings with Space Available:	23
Total Direct Space:	983,011
Total Sublet Space	80,903
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:	43
Total Space:	12,046,503
Buildings with Space Available:	23
Total Direct Space:	790,194
Total Sublet Space:	38,239
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.	462,476	77,355	70,699	6,656	77,355	\$2.50
1107-1109 9th Street	114,165	21,673	21,673	0	21,673	\$2.00
One Capitol Mall	201,707	37,611	37,611	0	37,611	\$2.50
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	502,365	20,664	17,547	3,117	20,664	\$3.16
500 Capitol Mall	433,500	198,535	198,535	0	198,535	\$3.15
555 Capitol Mall	376,432	159,355	159,355	0	159,355	\$2.35
621 Capitol Mall	366,821	28,669	28,669	0	28,669	\$3.25
501-525 J St.	178,735	14,764	0	14,764	14,764	\$1.25
560 J St.	127,555	50,434	50,434	0	50,434	\$1.60
1325 J St.	348,407	14,518	14,518	0	14,518	\$2.35
801 K St.	336,104	35,963	35,963	0	35,963	\$2.45
1201 K St.	223,893	13,092	13,092	0	13,092	\$2.90
1215 K St.	248,016	22,211	12,164	10,047	22,211	\$3.00
770 L St.	169,078	56,681	56,381	300	56,681	\$2.55
915 L St.	163,425	6,842	5,211	1,631	6,842	\$2.90
925 L St.	165,919	10,386	10,386	0	10,386	\$2.97
1121-1123 L St.	171,827	6,472	6,472	0	6,472	\$2.44
1415 L St.	227,644	10,091	8,367	1,724	10,091	\$3.00
400 Q St.	560,000	7,800	7,800	0	7,800	\$0.00
1100 Q St.	145,000	4,520	4,520	0	4,520	\$2.05
1515 S St.	237,314	3,000	3,000	0	3,000	\$0.00
<b>Total:</b>	<b>6,326,203</b>	<b>828,433</b>	<b>790,194</b>	<b>38,239</b>	<b>828,433</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>			

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## July 2010

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

Total Buildings in Market:	273
Total Space:	10,527,729
Bldgs. with Vacant/Available Space:	168
Total Direct Space:	3,242,651
Total Sublet Space:	152,440
Direct Vacancy:	30.80%

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

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

Total Buildings in Market:	210
Total Space:	8,976,663
Bldgs. With Vacant/Available Space:	132
Total Direct Space:	2,560,521
Total Sublet Space:	52,326
Direct Vacancy:	28.52%

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

## Existing Product - Class A &amp; 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	\$2.21
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	\$1.70
1382 Blue Oaks Blvd	23,000	8,589	2,874	5,715	8,589	\$1.65
1430 Blue Oaks Blvd	94,807	22,263	22,263	0	22,263	\$1.85
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	19,384	19,384	0	19,384	\$1.75
1101 Creekside Ridge Dr	86,344	20,297	0	20,297	20,297	\$1.95
6960 Destiny Dr	15,989	8,059	8,059	0	8,059	\$1.75
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	7,953	7,953	0	7,953	\$2.00
2240 Douglas Blvd	46,954	23,628	23,628	0	23,628	\$2.00
2250 Douglas Blvd	46,000	14,769	14,769	0	14,769	\$1.95
2251 Douglas Blvd	28,153	11,737	11,737	0	11,737	\$2.10
2260 Douglas Blvd	47,000	23,211	23,211	0	23,211	\$1.98
2270 Douglas Blvd	41,625	23,224	23,224	0	23,224	\$1.95
2901 Douglas Blvd	108,765	12,798	12,798	0	12,798	\$2.35
2998 Douglas Blvd	111,411	21,234	21,234	0	21,234	\$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	31,973	31,973	0	31,973	\$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	6,103	5,128	975	6,103	\$1.85
3200 Douglas Blvd	61,750	18,607	18,607	0	18,607	\$1.91
3300 Douglas Blvd, Bldg 100	35,025	19,165	19,165	0	19,165	\$2.15
3300 Douglas Blvd, Bldg 200-300	70,050	40,381	40,381	0	40,381	\$2.15

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## Existing Product - Class A &amp; B

Building Address	Existing					Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Sublet Available		
3300 Douglas Blvd, Bldg 400	35,025	11,282	11,282	0	0	11,282	\$2.15
3700 Douglas Blvd	40,370	34,192	34,192	0	0	34,192	\$2.15
3721 Douglas Blvd	92,941	46,334	46,334	0	0	46,334	\$2.45
3741 Douglas Blvd	93,349	22,880	22,880	0	0	22,880	\$2.35
4178 Douglas Blvd	20,500	16,648	16,648	0	0	16,648	\$2.15
4190 Douglas Blvd	12,500	849	849	0	0	849	\$1.90
6085 Douglas Blvd	11,854	2,766	2,766	0	0	2,766	\$1.50
1000 Enterprise Way	73,000	63,601	63,601	0	0	63,601	\$1.57
1504 Eureka Rd	71,561	23,074	16,698	6,376	0	23,074	\$2.22
1508 Eureka Rd	52,500	17,115	17,115	0	0	17,115	\$1.97
1512 Eureka Rd	71,301	7,945	7,945	0	0	7,945	\$2.25
1520 Eureka Rd	14,900	11,601	11,601	0	0	11,601	\$1.85
1528 Eureka Rd	14,900	7,453	7,453	0	0	7,453	\$1.85
1544 Eureka Rd	51,367	33,234	33,234	0	0	33,234	\$1.90
1552 Eureka Rd	14,900	3,816	3,816	0	0	3,816	\$1.85
1677 Eureka Rd	11,915	7,154	7,154	0	0	7,154	\$1.85
1700 Eureka Rd	23,507	7,685	7,685	0	0	7,685	\$2.00
6000 Fairway Dr	30,062	10,683	10,683	0	0	10,683	\$1.61
2295 Fieldstone Rd	30,000	5,279	5,279	0	0	5,279	\$0.00
9000 Foothills Blvd	326,173	326,172	326,172	0	0	326,172	\$0.00
9083 Foothills Blvd	20,571	20,409	20,409	0	0	20,409	\$1.35
9100 Foothill Blvd	312,403	312,403	312,403	0	0	312,403	\$0.00
1013 Galleria Blvd	46,000	8,281	8,281	0	0	8,281	\$2.40
508 Gibson Dr	32,701	27,564	27,564	0	0	27,564	\$2.18
516 Gibson Dr	55,000	0	0	0	0	0	\$1.85
548 Gibson Dr	48,218	48,218	48,218	0	0	48,218	\$2.20
5905 Granite Lake Dr	13,414	4,830	4,830	0	0	4,830	\$1.90
5955 Granite Lake Dr.	11,872	4,453	4,453	0	0	4,453	\$1.90
300 Harding Blvd	41,002	9,138	9,138	0	0	9,138	\$1.85
915 Highland Pointe Dr	114,685	16,261	16,261	0	0	16,261	\$2.32
925 Highland Pointe Dr.	118,924	75,313	75,313	0	0	75,313	\$2.35
6125-6135 King Rd	14,334	3,460	3,460	0	0	3,460	\$1.76
2271 Lava Ridge Ct	13,656	2,197	2,197	0	0	2,197	\$1.95
2281 Lava Ridge Ct	55,800	9,225	9,225	0	0	9,225	\$1.83
2990 Lava Ridge Ct	44,062	10,915	10,915	0	0	10,915	\$2.05
3000 Lava Ridge Ct	69,100	10,689	10,689	0	0	10,689	\$2.07
3001 Lava Ridge Ct	110,381	7,825	7,825	0	0	7,825	\$1.85
3010 Lava Ridge Ct	69,656	4,608	4,608	0	0	4,608	\$2.07
1380 Lead Hill Blvd	56,440	17,533	17,533	0	0	17,533	\$1.85
1640 Lead Hill Blvd	19,455	1,898	1,898	0	0	1,898	\$1.90
1650 Lead Hill Blvd	30,000	0	0	0	0	0	\$2.60
5701 Lonetree Blvd	94,867	10,650	10,650	0	0	10,650	\$0.00
5728-5740 Lone Tree Blvd	15,241	10,931	10,931	0	0	10,931	\$0.00
6550 Lone Tree Blvd	56,200	56,199	56,199	0	0	56,199	\$1.85
6552 Lone Tree Blvd	23,000	23,000	23,000	0	0	23,000	\$1.85
6554 Lone Tree Blvd	23,000	23,000	23,000	0	0	23,000	\$1.85
6556 Lone Tree Blvd	12,024	12,024	12,024	0	0	12,024	\$1.85
6558 Lone Tree Blvd	12,000	12,000	12,000	0	0	12,000	\$1.85

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## Existing Product - Class A &amp; B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
5 Medical Plaza Dr	52,070	3,145	0	3,145	3,145	\$3.19
500 Menlo Dr	22,979	7,098	7,098	0	7,098	\$2.10
5750 W. Oak Blvd	54,000	27,000	27,000	0	27,000	\$1.15
6020 W Oaks Blvd	114,000	38,000	38,000	0	38,000	\$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
2201 Plaza Dr	11,213	3,620	3,620	0	3,620	\$2.30
2204 Plaza Dr	22,460	970	970	0	970	\$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	\$1.25
2215 Plaza Dr	12,134	927	927	0	927	\$1.75
1209 Pleasant Grove Blvd	12,000	0	0	0	0	\$2.00
2130 Professional Dr	21,054	2,654	2,654	0	2,654	\$1.95
2140 Professional Dr	22,148	4,667	4,667	0	4,667	\$1.95
920 Reserve Dr	26,740	20,398	20,398	0	20,398	\$1.65
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	24,462	24,462	0	24,462	\$1.95
990 Reserve Dr	54,000	17,861	17,861	0	17,861	\$2.10
1400 Rocky Ridge Dr	24,991	2,750	2,750	0	2,750	\$2.25
1410 Rocky Ridge Dr	98,671	10,160	10,160	0	10,160	\$2.40
1420 Rocky Ridge Dr	96,918	28,730	28,730	0	28,730	\$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	30,825	5,392	5,392	0	5,392	\$2.10
1741 E Roseville Pky	15,671	3,185	3,185	0	3,185	\$1.25
1891 E Roseville Pky	13,168	0	0	0	0	\$1.81
1895 E. Roseville Pky	13,513	4,679	4,679	0	4,679	\$2.01
1620 Santa Clara Dr	19,420	3,056	3,056	0	3,056	\$1.45
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	\$2.06
6630 Sierra College Blvd	12,792	0	0	0	0	\$2.15
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	14,628	14,628	0	14,628	\$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	15,998	0	0	0	0	\$1.57
985 Sun City Ln.	24,400	18,675	18,675	0	18,675	\$1.85
406 Sunrise Ave	45,122	21,694	21,694	0	21,694	\$1.97
568 N Sunrise Ave	48,766	23,810	23,810	0	23,810	\$1.95

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

**Existing Product - Class A & B**

Building Address	Existing	Direct &	Direct	Sublet	Total Available	Rental Rates
	Rentable Bldg. Area	Sublet Vacant	Available	Available	Space	
1000 Sunset Blvd	97,292	26,504	26,504	0	26,504	\$0.00
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
<b>Grand Totals:</b>	<b>6,196,489</b>	<b>2,612,847</b>	<b>2,560,521</b>	<b>52,326</b>	<b>2,612,847</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	07/2010	\$1.95
<b>Grand Totals:</b>	<b>53,000</b>	<b>52,998</b>			



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

July 2010

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

Total Buildings in Market:	50
Total Space:	2,667,841
Bldgs. with Vacant/Available Space:	29
Total Direct Space:	707,488
Total Sublet Space	39,686
Direct Vacancy:	27%
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:	29
Total Space:	1,950,211
Bldgs. With Vacant/Available Space:	22
Total Direct Space:	614,964
Total Sublet Space	8,901
Direct Vacancy:	32%
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		
1610 Arden Way	145,000	26,501	26,501	0	26,501	\$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	\$1.29
1375 Exposition Blvd.	54,551	18,295	11,395	6,900	18,295	\$2.32
1651 Exposition Blvd.	68,157	44,943	44,943	0	44,943	\$2.15
2180 Harvard St.	155,960	65,926	65,926	0	65,926	\$2.00
2241 Harvard St.	141,078	63,933	63,933	0	63,933	\$2.15
2243 Harvard St.	137,843	137,843	137,843	0	137,843	\$2.00
1455 Response Rd.	46,885	13,982	13,982	0	13,982	\$1.55
1485 Response Rd.	59,120	1,670	1,670	0	1,670	\$1.55
1601 Response Rd.	72,985	25,964	25,964	0	25,964	\$2.15
1651 Response Rd.	69,060	10,195	10,195	0	10,195	\$1.95
1425 River Park Dr.	79,978	14,347	14,347	0	14,347	\$2.17
1435 River Park Dr.	81,477	10,303	8,302	2,001	10,303	\$2.17
1451 River Park Dr.	72,088	21,517	21,517	0	21,517	\$1.55
1515 River Park Dr.	31,984	13,260	13,260	0	13,260	\$1.75
1545 River Park Dr.	115,000	43,117	43,117	0	43,117	\$2.15
1555 River Park Dr.	27,310	10,090	10,090	0	10,090	\$1.25
1600 Sacramento Inn Way	52,077	26,463	26,463	0	26,463	\$1.35
1700 Tribute Rd	46,666	32,000	32,000	0	32,000	\$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>1,595,125</b>	<b>623,865</b>	<b>614,964</b>	<b>8,901</b>	<b>623,865</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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July 2010

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

<b>Total Buildings in Market:</b>	274
<b>Total Space:</b>	15,487,653
<b>Bldgs. with Vacant/Available Space:</b>	146
<b>Total Direct Space:</b>	2,823,257
<b>Total Sublet Space:</b>	230,387
<b>Direct Vacancy:</b>	18.2%
<b>Sublet Vacancy:</b>	1.5%

<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>	13,148,068
<b>Bldgs. With Vacant/Available Space:</b>	106
<b>Total Direct Space:</b>	1,957,713
<b>Total Sublet Space:</b>	92,585
<b>Direct Vacancy:</b>	14.9%
<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	84,500	84,500	0	84,500	\$1.65	
20 Bicentennial Cir	41,300	1,840	1,840	0	1,840	\$1.75	
3353 Bradshaw Rd.	47,115	1,200	1,200	0	1,200	\$1.27	
8880 Cal Center Dr.	114,805	19,450	19,450	0	19,450	\$1.85	
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	18,840	18,840	0	18,840	\$1.95	
8950 Cal Center Dr., Bldg. 2	59,050	28,662	28,662	0	28,662	\$1.95	
8950 Cal Center Dr., Bldg. 3	57,156	30,646	24,357	6,289	30,646	\$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	
10625-10675 Coloma Rd	59,097	41,000	41,000	0	41,000	\$1.25	
11344 Coloma Rd, Bldg 100	10,000	4,783	4,783	0	4,783	\$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	2,271	2,271	0	2,271	\$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	6,650	6,650	0	6,650	\$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	44,503	42,378	2,125	44,503	\$1.83	
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	\$1.72	
11931 Foundation Pl.	64,574	7,931	7,931	0	7,931	\$1.79	
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	9,285	6,029	3,256	9,285	\$1.65	
10850 Gold Center Dr.	117,940	33,584	33,584	0	33,584	\$1.80	

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

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	Rental Rates
	Rentable Bldg. Area	Vacant	Available	Available	Available Space	
10860 Gold Center Dr.	127,003	100,696	99,590	1,106	100,696	\$1.80
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.	11,317	3,142	3,142	0	3,142	\$1.95
11246 Gold Express Dr.	12,774	2,964	2,964	0	2,964	\$1.95
11335 Gold Expresse Dr.	25,000	12,986	12,986	0	12,986	\$1.95
11341 Gold Express Dr.	10,000	4,908	4,908	0	4,908	\$1.95
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	12,408	12,408	0	12,408	\$1.70
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	5,909	5,909	0	5,909	\$1.30
2220 Gold Springs Court	17,351	6,469	6,469	0	6,469	\$0.00
9845 Horn Rd.	22,000	9,935	9,935	0	9,935	\$0.85
9851 Horn Rd.	20,000	13,815	13,815	0	13,815	\$0.85
10834 International Dr	49,000	0	0	0	0	\$1.95
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	14,407	14,407	0	14,407	\$1.32
2920 Kilgore Rd.	45,475	0	0	0	0	\$0.00
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	19,000	19,000	0	19,000	\$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	\$1.65
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	\$1.80
10391 Peter A. McCuen Blvd	110,960	106,000	106,000	0	106,000	\$2.05
11290 Point East Dr.	23,000	6,957	6,957	0	6,957	\$1.00
3321 Power Inn Rd.	135,000	5,000	5,000	0	5,000	\$1.70
2701 Prospect Park Dr.	14,650	7,100	7,100	0	7,100	\$1.60
2868 Prospect Park Dr.	162,900	5,419	5,419	0	5,419	\$2.06
2882 Prospect Park Dr.	110,882	19,115	15,755	3,360	19,115	\$1.85
2920 Prospect Park Dr.	44,405	14,140	14,140	0	14,140	\$1.35
2969 Prospect Park Dr.	46,916	12,218	12,218	0	12,218	\$1.85
3075 Prospect Park Dr.	99,387	13,000	13,000	0	13,000	\$1.50
11290 Pyrites Way	105,307	13,901	13,901	0	13,901	\$2.35
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
11031 Sun Center Dr.	112,142	0	0	0	0	\$1.80
11092 Sun Center Dr.	44,000	0	0	0	0	\$0.00
11171 Sun Center Dr.	36,080	1,649	1,649	0	1,649	\$1.59

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

Building Address	Existing	Direct & Sublet	Direct	Sublet	Total	Rental Rates
	Rentable Bldg. Area	Vacant	Available	Available	Available Space	
2893 Sunrise Blvd.	24,589	8,641	8,641	0	8,641	\$1.45
2941 Sunrise Blvd.	28,820	13,330	13,330	0	13,330	\$1.38
9300 Tech Center Dr.	56,684	19,921	19,921	0	19,921	\$1.52
9310 Tech Center Dr.	54,534	17,601	17,601	0	17,601	\$1.44
9342 Tech Center Dr.	39,549	3,417	3,417	0	3,417	\$1.34
9343 Tech Center Dr.	47,348	0	0	0	0	\$1.44
10969 Trade Center Dr.	45,000	11,124	11,124	0	11,124	\$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.	105,813	35,271	35,271	0	35,271	\$1.80
10951 White Rock Rd.	70,065	35,000	35,000	0	35,000	\$0.00
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
11090 White Rock Rd.	70,589	0	0	0	0	\$1.50
3100 Zinfandel Dr.	129,000	31,366	31,366	0	31,366	\$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	\$1.95
<b>Grand Totals:</b>	<b>6,019,760</b>	<b>2,050,298</b>	<b>1,957,713</b>	<b>92,585</b>	<b>2,050,298</b>	

## Under Construction - Class A &amp; B

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



## July 2010

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

Total Buildings:	19
Total Space:	7,547,491
Buildings w/ Available Space:	13
Total Direct Space:	620,415
Total Sublet Space:	21,544
Direct Vacancy:	8.22%
Sublet Vacancy:	0.29%

## Natomas - Class A 60,000 SF +

Total Buildings:	30
Total Space:	3,075,891
Buildings w/ Available Space:	24
Total Direct Space:	757,840
Total Sublet Space:	10,377
Direct Vacancy:	24.64%
Sublet Vacancy:	0.34%

## 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	462,476	77,355	70,699	6,656	77,355	\$2.50
One Capitol Mall	201,707	37,611	37,611	0	37,611	\$2.50
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall, Wells Fargo Bldg	502,365	20,664	17,547	3,117	20,664	\$3.16
500 Capitol Mall	433,500	198,535	198,535	0	198,535	\$3.18
555 Capitol Mall, Plaza Towers	376,432	159,355	159,355	0	159,355	\$2.35
621 Capitol Mall	366,821	28,669	28,669	0	28,669	\$3.25
1325 J Street	348,407	14,518	14,518	0	14,518	\$2.35
801 K Street	336,104	35,963	35,963	0	35,963	\$2.45
1201 K Street	223,893	13,092	13,092	0	13,092	\$2.90
1215 K Street, Esquire Plaza	248,016	22,211	12,164	10,047	22,211	\$3.00
1415 L Street	227,644	10,091	8,367	1,724	10,091	\$3.00
400 Q St., Lincoln Plaza	560,000	7,800	7,800	0	7,800	\$0.00
<b>Total:</b>	<b>4,670,603</b>	<b>641,959</b>	<b>620,415</b>	<b>21,544</b>	<b>641,959</b>	<b>\$2.58</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>			

## Natomas/Northgate

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total	
					Available Space	Rental Rates
2101 Arena Blvd	78,400	46,815	46,815	0	46,815	\$1.85
1750 Creekside Oaks	61,771	22,075	22,075	0	22,075	\$2.00
1760 Creekside Oaks	61,160	7,537	7,537	0	7,537	\$2.00
2400 Del Paso Rd	105,000	23,808	23,808	0	23,808	\$1.80
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	18,759	18,759	0	18,759	\$2.20
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	\$2.57
2379 Gateway Oaks Dr.	60,000	0	0	0	0	\$0.00
2399 Gateway Oaks Dr.	60,300	8,500	8,500	0	8,500	\$2.25

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## Natomas/Northgate

Building Address	Existing Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	Rental Rates
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	\$2.27
2860 Gateway Oaks Dr.	117,139	1,424	1,424	0	1,424	\$1.95
2870 Gateway Oaks Dr.	91,834	15,190	15,190	0	15,190	\$1.90
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
180 Promenade Cir	115,200	31,644	31,644	0	31,644	\$2.30
2150 River Plaza Drive	122,717	41,679	41,679	0	41,679	\$2.15
2151 River Plaza Drive	66,468	14,140	14,140	0	14,140	\$2.15
2450 Venture Oaks Way	101,303	15,728	15,728	0	15,728	\$2.25
2520 Venture Oaks Way	81,999	18,394	14,447	3,947	18,394	\$2.15
<b>Total:</b>	<b>2,340,828</b>	<b>768,217</b>	<b>757,840</b>	<b>10,377</b>	<b>768,217</b>	<b>\$1.90</b>

## Under Construction - Natomas/Northgate

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
1747 N. Market Blvd	108,000	108,000	Office A	08/2010	\$1.95
<b>Total:</b>	<b>108,000</b>	<b>108,000</b>			



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

**July 2010**

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

<b>Total Buildings in Market:</b>	103
<b>Total Space:</b>	5,850,253
<b>Bldgs. with Vacant/Available Space:</b>	69
<b>Total Direct Space:</b>	1,578,837
<b>Total Sublet Space:</b>	81,597
<b>Direct Vacancy:</b>	27.0%
<b>Sublet Vacancy:</b>	1.4%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	108,000
<b>Total Space Avail. Or Under Constr:</b>	108,000

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

<b>Total Buildings in Market:</b>	89
<b>Total Space:</b>	5,250,214
<b>Bldgs. with Vacant/Available Space:</b>	64
<b>Total Direct Space:</b>	1,187,640
<b>Total Sublet Space:</b>	21,722
<b>Direct Vacancy:</b>	22.6%
<b>Sublet Vacancy:</b>	0.4%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	108,000
<b>Total Space Avail. Or Under Constr:</b>	108,000

**Existing Product - Class A & B**

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
2081 Arena Blvd.	24,042	3,083	0	3,083	3,083	\$1.00
2101 Arena Blvd.	78,400	46,815	46,815	0	46,815	\$1.85
4100 E Commerce Way	18,717	3,000	3,000	0	3,000	\$2.05
1740 Creekside Oaks	54,182	3,330	3,330	0	3,330	\$2.00
1750 Creekside Oaks	61,771	22,075	22,075	0	22,075	\$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
2210 Del Paso Rd.	14,850	2,210	2,210	0	2,210	\$0.00
2400 Del Paso Rd.	105,000	23,808	23,808	0	23,808	\$1.80
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	18,759	18,759	0	18,759	\$2.20
2020 W. El Camino Ave	319,200	319,200	319,200	0	319,200	\$0.00
3775 N Freeway Blvd.	53,217	8,632	8,632	0	8,632	\$1.52
3831 N Freeway Blvd.	51,270	8,725	8,725	0	8,725	\$1.50
3835 N Freeway Blvd.	51,001	2,892	2,892	0	2,892	\$1.50
3841 N Freeway Blvd.	50,280	4,446	4,446	0	4,446	\$1.50
4044 N Freeway Blvd	14,874	14,874	14,874	0	14,874	\$1.65
1331 Garden Highway	37,217	2,907	2,907	0	2,907	\$2.80
2295 Gateway Oaks Drive	42,792	9,684	9,684	0	9,684	\$2.00
2329 Gateway Oaks Drive	62,568	39,731	39,731	0	39,731	\$2.57
2349 Gateway Oaks Drive	53,807	0	0	0	0	\$0.99
2379 Gateway Oask Drive	60,000	0	0	0	0	\$0.00
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	\$1.90
2730 Gateway Oaks Drive	54,851	23,146	17,140	6,006	23,146	\$1.95
2800 Gateway Oaks Drive	76,320	0	0	0	0	\$1.95
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	\$2.27
2860 Gateway Oaks Drive	117,139	1,424	1,424	0	1,424	\$1.95
2870 Gateway Oaks Drive	91,834	15,190	15,190	0	15,190	\$1.90
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	\$1.90
2710 S. Gateway Oaks Drive	55,000	15,612	15,612	0	15,612	\$1.90

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Aguer Havelock Associates, Inc.  
**NATOMAS/NORTHGATE 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				
3900 Lennane Dr.	46,824	3,522	3,522	0	3,522	\$1.45
3947 Lennane Dr.	46,658	5,682	5,682	0	5,682	\$1.64
646 N Market Blvd.	11,750	4,187	4,187	0	4,187	\$1.27
1300 National Dr.	70,000	7,365	7,365	0	7,365	\$1.72
1164 W. National Drive	38,880	0	0	0	0	\$1.61
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
4600 Northgate Blvd.	36,146	13,216	10,960	2,256	13,216	\$1.25
180 Promenade Cir	115,200	31,644	31,644	0	31,644	\$2.30
2150 River Plaza Drive	122,717	41,679	41,679	0	41,679	\$2.15
2151 River Plaza Drive	66,468	14,140	14,140	0	14,140	\$2.15
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	\$2.15
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
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	24,175	24,175	0	24,175	\$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	\$1.85
4080 Truxel Rd	20,924	20,924	20,924	0	20,924	\$1.85
4090 Truxel Rd	20,922	20,922	20,922	0	20,922	\$1.75
4180 Truxel Rd	12,496	5,746	5,746	0	5,746	\$1.65
2450 Venture Oaks Way	101,303	15,728	15,728	0	15,728	\$2.25
2500 Venture Oaks Way	50,500	40,397	40,397	0	40,397	\$1.50
2520 Venture Oaks Way	81,999	18,394	14,447	3,947	18,394	\$2.15
2590 Venture Oaks Way	40,592	0	0	0	0	\$1.90
<b>Grand Totals:</b>	<b>3,892,142</b>	<b>1,209,362</b>	<b>1,187,640</b>	<b>21,722</b>	<b>1,209,362</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	08/2010	\$1.95
<b>Total</b>	<b>108,000</b>	<b>108,000</b>			



**DOWNTOWN AVAILABILITY AND VACANCY ANALYSIS**

July 2010

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

<b>Total Buildings in Market:</b>	214
<b>Total Space:</b>	17,948,147
<b>Bldgs. with Vacant/Available Space:</b>	85
<b>Total Direct Space:</b>	1,792,284
<b>Total Sublet Space:</b>	106,406
<b>Direct Vacancy:</b>	10.0%
<b>Sublet Vacancy:</b>	0.6%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	18,000
<b>Total Space Avail. Or Under Constr.:</b>	12,000

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

<b>Total Buildings in Market:</b>	105
<b>Total Space:</b>	14,665,680
<b>Bldgs. With Vacant/Available Space:</b>	59
<b>Total Direct Space:</b>	1,183,221
<b>Total Sublet Space:</b>	38,439
<b>Direct Vacancy:</b>	8.1%
<b>Sublet Vacancy:</b>	0.3%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	18,000
<b>Total Space Avail. Or Under Constr.:</b>	12,000

**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	35,447	35,447	0	35,447	\$1.80	
813 6th St.	42,000	0	0	0	0	\$2.45	
1007 7th St.	67,475	8,200	8,000	200	8,200	\$1.90	
1225 8th Street	42,725	11,477	11,477	0	11,477	\$1.65	
980 9th St.	462,476	77,355	70,699	6,656	77,355	\$2.50	
1017-1025 9th St	37,500	1,320	1,320	0	1,320	\$0.99	
1107-1109 9th St.	114,165	21,673	21,673	0	21,673	\$2.00	
1700 9th St.	52,237	0	0	0	0	\$0.00	
1024 10th St.	26,475	12,000	12,000	0	12,000	\$1.70	
921 11th St.	73,000	2,605	2,605	0	2,605	\$2.48	
721 N B Street	17,600	2,000	2,000	0	2,000	\$0.35	
1 Capitol Mall	201,707	37,611	37,611	0	37,611	\$2.50	
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90	
400 Capitol Mall	502,365	20,664	17,547	3,117	20,664	\$3.16	
455 Capitol Mall	94,998	13,909	13,909	0	13,909	\$2.29	
500 Capitol Mall	433,500	198,535	198,535	0	198,535	\$3.18	
520 Capitol Mall	91,108	6,206	6,206	0	6,206	\$2.35	
555 Capitol Mall	376,432	159,355	159,355	0	159,355	\$2.35	
621 Capitol Mall	366,821	28,669	28,669	0	28,669	\$3.25	
906 G St.	50,500	2,324	2,324	0	2,324	\$2.00	
1000 G St.	79,300	11,725	11,725	0	11,725	\$2.20	
1001 G St.	15,500	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	
1231 I St.	54,000	29,283	29,283	0	29,283	\$2.67	
1531 I St.	25,000	6,397	6,397	0	6,397	\$1.85	
428 J St.	81,192	8,801	8,801	0	8,801	\$1.65	
501-525 J St.	178,735	14,764	0	14,764	14,764	\$1.25	
560 J St.	127,555	50,434	50,434	0	50,434	\$1.60	

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

Building Address	Existing	Direct & Sublet Vacant	Direct Available	Sublet Available	Total	Rental Rates
	Rentable Bldg. Area				Available Space	
629 J St.	35,000	7,000	7,000	0	7,000	\$1.85
660 J St.	96,000	35,769	35,769	0	35,769	\$1.70
900 J St.	12,517	4,112	4,112	0	4,112	\$0.00
1029 J St.	48,000	2,993	2,993	0	2,993	\$1.55
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.	348,407	14,518	14,518	0	14,518	\$2.35
1510 J St.	28,747	5,783	5,783	0	5,783	\$1.65
630 K St.	85,878	15,000	15,000	0	15,000	\$0.00
717 K St.	43,533	9,969	9,969	0	9,969	\$1.87
801 K St.	336,104	35,963	35,963	0	35,963	\$2.45
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.	223,893	14,952	14,952	0	14,952	\$2.90
1215 K St.	248,016	22,211	12,164	10,047	22,211	\$3.00
1414 K St.	57,093	2,262	2,262	0	2,262	\$2.50
770 L St.	169,078	56,681	56,381	300	56,681	\$2.55
831 L St.	37,000	37,000	37,000	0	37,000	\$0.00
915 L St.	163,425	6,842	5,211	1,631	6,842	\$2.90
925 L St.	165,919	10,386	10,386	0	10,386	\$2.97
1121-1123 L St.	171,827	6,472	6,472	0	6,472	\$2.44
1415 L St.	227,644	10,091	8,367	1,724	10,091	\$3.00
1517 L St.	12,800	9,600	9,600	0	9,600	\$2.50
400 Q St.	560,000	7,800	7,800	0	7,800	\$0.00
1100 Q St.	145,000	4,520	4,520	0	4,520	\$2.05
1515 S St.	237,314	3,000	3,000	0	3,000	\$0.00
<b>Grand Totals</b>	<b>8,037,704</b>	<b>1,221,660</b>	<b>1,183,221</b>	<b>38,439</b>	<b>1,221,660</b>	

**Under Construction - Class A & B**

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
116 K Street	18,000	12,000	Office - B	07/2010	\$1.65
<b>Grand Totals:</b>	<b>18,000</b>	<b>12,000</b>			



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

July 2010

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

<b>Total Buildings in Market:</b>	131
<b>Total Space:</b>	4,398,357
<b>Bldgs. with Vacant/Available Space:</b>	66
<b>Total Direct Space:</b>	652,912
<b>Total Sublet Space:</b>	128,682
<b>Direct Vacancy:</b>	15%
<b>Sublet Vacancy:</b>	3%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	80,000
<b>Total Space Avail. Or Under Constr.:</b>	60,000

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

<b>Total Buildings in Market:</b>	109
<b>Total Space:</b>	3,804,928
<b>Bldgs. With Vacant/Available Space:</b>	58
<b>Total Direct Space:</b>	547,100
<b>Total Sublet Space:</b>	47,203
<b>Direct Vacancy:</b>	14%
<b>Sublet Vacancy:</b>	1%

<b>Buildings Under Construction:</b>	1
<b>Total Space Under Construction:</b>	80,000
<b>Total Space Avail. Or Under Constr.:</b>	60,000

**Existing Product - Class A & B**

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
400 Auto Plaza Dr.	43,829	4,539	4,539	0	4,539	\$1.75
2320 E. Bidwell St.	12,630	2,706	2,706	0	2,706	\$2.41
2330 E Bidwell St.	40,000	3,827	3,827	0	3,827	\$1.75
2360 E. Bidwell St.	12,600	3,589	3,589	0	3,589	\$2.00
2390 E. Bidwell St.	8,000	3,385	3,385	0	3,385	\$2.22
2515 E. Bidwell St.	5,200	5,200	5,200	0	5,200	\$2.01
2600 E Bidwell St.	38,064	16,930	16,930	0	16,930	\$1.85
80 Blue Ravine Rd	43,702	11,694	11,694	0	11,694	\$1.95
81 Blue Ravine Rd	47,056	32,955	32,955	0	32,955	\$1.75
90 Blue Ravine Rd	51,484	13,820	0	13,820	13,820	\$1.85
180 Blue Ravine Rd.	43,315	9,000	9,000	0	9,000	\$1.71
193 Blue Ravine Rd	70,000	9,307	9,307	0	9,307	\$2.05
620 Coolidge Dr.	77,748	18,571	18,571	0	18,571	\$2.30
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
1675 Creekside Dr.	7,421	1,823	1,823	0	1,823	\$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	4,528	4,528	0	4,528	\$1.69
950 Glenn Dr	65,490	20,565	20,565	0	20,565	\$2.15
785 Hana Way	18,800	2,793	2,793	0	2,793	\$2.15
35 Iron Point Cr.	77,825	37,608	11,619	25,989	37,608	\$1.95
75 Iron Point Cr.	48,591	1,600	1,600	0	1,600	\$2.00
80 Iron Point Cr.	65,000	11,626	11,626	0	11,626	\$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	\$1.80
1024 Iron Point Rd.	28,000	0	0	0	0	\$0.00
1110 Iron Point Rd.	32,478	4,400	0	4,400	4,400	\$1.95

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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				
1130 Iron Point Rd.	33,127	18,496	18,496	0	18,496	\$1.95
1150 Iron Point Rd.	19,299	1,638	1,638	0	1,638	\$1.95
1180 Iron Point Rd.	123,000	85,031	85,031	0	85,031	\$1.95
1835 Iron Point Rd.	5,636	0	0	0	0	\$2.15
2295 Iron Point Rd.	96,000	44,572	44,572	0	44,572	\$2.00
2365 Iron Point Rd.	155,460	1,202	1,202	0	1,202	\$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
31 Natoma St	8,534	1,205	1,205	0	1,205	\$1.85
750 Oak Avenue Pky	9,800	0	0	0	0	\$1.99
785 Orchard Dr.	41,000	28,465	28,465	0	28,465	\$1.70
101 Parkshore Dr.	56,214	4,609	1,615	2,994	4,609	\$1.75
145 Parkshore Dr.	48,470	9,828	9,828	0	9,828	\$1.85
510 Plaza Dr.	6,300	3,348	3,348	0	3,348	\$2.38
520 Plaza Dr.	6,300	5,880	5,880	0	5,880	\$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
1730 Prairie City Rd.	21,860	21,860	21,860	0	21,860	\$1.85
1835 Prairie City Rd.	7,241	1,250	1,250	0	1,250	\$0.00
1000 - 1004 River Rock Dr.	30,000	1,551	1,551	0	1,551	\$1.25
604 Sutter St.	28,500	18,500	18,500	0	18,500	\$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	\$1.75
111 Woodmere Rd	31,380	13,402	13,402	0	13,402	\$1.50
<b>Grand Totals:</b>	<b>1,927,231</b>	<b>594,303</b>	<b>547,100</b>	<b>47,203</b>	<b>594,303</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
<b>Grand Totals:</b>	<b>80,000</b>	<b>60,000</b>			

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

July 2010

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

<b>Total Buildings in Market:</b>	70
<b>Total Space:</b>	1,381,837
<b>Bldgs. with Vacant/Available Space:</b>	40
<b>Total Direct Space:</b>	299,737
<b>Total Sublet Space:</b>	91,050
<b>Direct Vacancy:</b>	22%
<b>Sublet Vacancy:</b>	7%

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

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

<b>Total Buildings in Market:</b>	52
<b>Total Space:</b>	1,172,099
<b>Bldgs. With Vacant/Available Space:</b>	34
<b>Total Direct Space:</b>	234,563
<b>Total Sublet Space:</b>	17,381
<b>Direct Vacancy:</b>	20%
<b>Sublet Vacancy:</b>	1%

<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 Available		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Space	Space	
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	\$1.56	
5170 Golden Foothill Pkwy.	26,484	7,811	7,811	0	7,811	\$1.95	
5180 Golden Foothill Pkwy.	49,982	15,915	3,708	12,207	15,915	\$2.00	
5072 Hillsdale Cir.	19,000	7,229	7,229	0	7,229	\$0.00	
1100 Investment Blvd.	71,561	9,000	9,000	0	9,000	\$2.10	
1101 Investment Blvd.	69,131	22,346	22,346	0	22,346	\$2.00	
1102 Investment Blvd	71,566	0	0	0	0	\$1.75	
1104 Investment Blvd	74,212	0	0	0	0	\$1.50	
1107 Investment Blvd, Bldg. A	61,232	14,009	14,009	0	14,009	\$1.90	
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	4,200	4,200	0	4,200	\$2.21	
3108 Ponte Morino Dr.	20,000	3,800	3,800	0	3,800	\$2.21	
4962 Robert J Mathews Pky	5,200	2,052	2,052	0	2,052	\$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	\$1.85	
899-905 Spring St.	7,070	5,325	5,325	0	5,325	\$0.95	
1020 Suncast Ln	13,445	2,176	2,176	0	2,176	\$0.00	
1150 Suncast Ln	8,400	4,980	4,980	0	4,980	\$2.14	
1160-1162 Suncast Ln	10,080	2,520	2,520	0	2,520	\$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	
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	

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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 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>
4944 Windplay Dr.	33,831	9,680	9,680	0	9,680	\$0.00
<b>Grand Totals:</b>	<b>892,853</b>	<b>251,944</b>	<b>234,563</b>	<b>17,381</b>	<b>251,944</b>	

**Under Construction Class A & B**

<b>Building Address</b>	<b>RBA</b>	<b>SF Available</b>	<b>Space Use</b>	<b>Delivering</b>	<b>Rental Rates</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**

July 2010

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

**Buildings Under Construction:** 5  
**Total Space Under Construction:** 367,516  
**Total Space Available Under Construction:** 341,514

<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
116 K Street	Downtown	18,000	12,000	Office - B	07/2010	\$1.65
1747 N Market Blvd	Natomas/Northgate	108,000	108,000	Office - A	08/2010	\$1.95
700 Riverpoint Drive	West Sacramento	108,516	108,516	Office - A	09/2010	\$2.10
400 Sunrise Avenue	Roseville	53,000	52,998	Office - A	07/2010	\$1.95
<b>GRAND TOTALS:</b>		<b>367,516</b>	<b>341,514</b>			



July 2010

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

Total Buildings in Market:	32
Total Space:	1,803,065
Bldgs. with Vacant/Available Space:	12
Total Direct Space:	221,299
Total Sublet Space	0
Market Vacancy:	12%
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 &amp; B Only - 10,000 SF+

Total Buildings in Market:	16
Total Space:	1,416,178
Bldgs. With Vacant/Available Space:	7
Total Direct Space:	175,797
Total Sublet Space	0
Market Vacancy:	12%
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 &amp; 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.	16,780	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	30,875	30,875	0	30,875	\$1.35
830 Stillwater Rd	73,427	35,991	35,991	0	35,991	\$1.78
860 Stillwater Rd	71,122	71,122	71,122	0	71,122	\$1.83
2101 Stone Blvd	54,000	24,374	24,374	0	24,374	\$0.00
<b>Grand Totals</b>	<b>327,872</b>	<b>175,797</b>	<b>175,797</b>	<b>0</b>	<b>175,797</b>	

## Under Construction - Class A &amp; B

Building Address	RBA	SF Available	Space Use	Delivering	Rental Rates
700 Riverpoint Drive	108,516	108,516	Office - A	09/2010	\$2.10
<b>GRAND TOTALS</b>	<b>108,516</b>	<b>108,516</b>			



July 2010

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

Total Buildings in Market:	43
Total Space:	1,309,388
Bldgs. with Vacant/Available Space:	26
Total Direct Space:	260,417
Total Sublet Space	1,055
Market Vacancy:	20%
Market w/Sublet Vacancy:	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:	31
Total Space:	1,113,997
Bldgs. With Vacant/Available Space:	22
Total Direct Space:	237,906
Total Sublet Space	1,420
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 &amp; 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	32,500	32,500	0	32,500	\$1.65
777 Campus Commons Dr	55,150	18,722	18,722	0	18,722	\$1.79
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	\$3.50
100 Howe Ave	127,085	736	736	0	736	\$2.05
2 Scripps Dr	34,500	7,165	7,165	0	7,165	\$2.05
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	6,180	6,180	0	6,180	\$1.75
300 University Ave	25,479	9,138	9,138	0	9,138	\$2.65
301 University Ave	34,104	3,515	3,515	0	3,515	\$2.70
350 University Ave	47,000	3,373	3,373	0	3,373	\$1.85
425 University Ave	35,626	13,851	13,851	0	13,851	\$1.90
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	8,317	8,317	0	8,317	\$1.85
655 University Ave	39,839	17,361	17,361	0	17,361	\$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
900 University Ave	12,000	10,504	10,504	0	10,504	\$1.95

<b>Grand Totals</b>	<b>855,975</b>	<b>239,326</b>	<b>237,906</b>	<b>1,420</b>	<b>239,326</b>
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## Under Construction - Class A &amp; B

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



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

July 2010

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

Total Buildings in Market:	106
Total Space:	4,142,760
Bldgs. with Vacant/Available Space:	34
Total Direct Available Space:	360,262
Total Sublet Space	7,760
Market Vacancy:	8.70%
Market w/Sublet Vacancy:	0.19%

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:	47
Total Space:	2,824,231
Bldgs. With Vacant/Available Space:	18
Total Direct Available Space:	193,890
Total Sublet Space	0
Market Vacancy:	6.87%
Market w/Sublet Vacancy:	0.00%

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	
	Bldg. Area				Space	
1015 20th Street	11,250	0	0	0	0	\$1.95
1725 23rd Street	38,400	18,879	18,879	0	18,879	\$2.00
1111-1115 24th Street	10,000	1,000	1,000	0	1,000	\$2.25
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	4,604	4,604	0	4,604	\$2.67
2012 H Street	10,456	5,541	5,541	0	5,541	\$1.75
1730 I Street	18,314	8,335	8,335	0	8,335	\$2.10
3001-3015 I Street	13,000	1,447	1,447	0	1,447	\$1.85
2030 J Street	29,673	12,079	12,079	0	12,079	\$1.85
2401-2407 J Street	20,000	2,600	2,600	0	2,600	\$1.95
1600 K Street	47,179	10,000	10,000	0	10,000	\$2.25
1831 K Street	25,059	25,059	25,059	0	25,059	\$1.96
2617 K Street	13,750	5,414	5,414	0	5,414	\$1.50
2901-2929 K Street	61,000	0	0	0	0	\$2.05
2020 L Street	154,000	83,435	83,435	0	83,435	\$2.25
2000 O Street	28,899	6,485	6,485	0	6,485	\$1.85
1900 S Street	13,674	5,050	5,050	0	5,050	\$1.85
<b>Grand Totals</b>	<b>597,974</b>	<b>193,890</b>	<b>193,890</b>	<b>0</b>	<b>193,890</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**

July 2010

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

Total Buildings in Market:	112
Total Space:	1,320,904
Bldgs. with Vacant/Available Space:	37
Total Direct Space:	179,556
Total Sublet Space	10,972
Direct Vacancy:	13.6%
Sublet Vacancy:	0.8%

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:	9
Total Direct Space:	67,101
Total Sublet Space	750
Direct Vacancy:	17.1%
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 & Sublet		Sublet	Total	Rental Rates
	Rentable Bldg. Area	Vacant	Direct Available	Available	Available 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	12,128	12,128	0	12,128	\$1.25
5030 El Camino Ave	36,360	0	0	0	0	\$1.56
11140 Fair Oaks Blvd	13,000	2,806	2,806	0	2,806	\$1.45
4401 Hazel Ave	24,285	5,012	5,012	0	5,012	\$1.35
4944 Sunrise Blvd	12,485	750	0	750	750	\$1.23
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>200,033</b>	<b>67,851</b>	<b>67,101</b>	<b>750</b>	<b>67,851</b>	

**Under Construction - Class A & B**

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

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