



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

June 2010

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

<b>Total Buildings in Market:</b>	71
<b>Total Space:</b>	1,420,140
<b>Bldgs. with Vacant/Available Space:</b>	37
<b>Total Direct Available Space:</b>	418,883
<b>Total Sublet Space:</b>	6,668
<b>Direct Vacancy:</b>	29.50%

<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>	1,244,752
<b>Bldgs. With Vacant/Available Space:</b>	31
<b>Total Direct Space:</b>	336,599
<b>Total Sublet Space:</b>	6,668
<b>Direct Vacancy:</b>	27.04%

<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	4,617	4,617	0	4,617	\$1.41
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	11,384	11,384	0	11,384	\$2.23
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>343,267</b>	<b>336,599</b>	<b>6,668</b>	<b>343,267</b>	

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June 2010

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

Total Buildings In Market:	49
Total Space:	13,123,761
Buildings with Space Available:	22
Total Direct Space:	977,944
Total Sublet Space	69,139
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:	42
Total Space:	11,851,118
Buildings with Space Available:	22
Total Direct Space:	770,238
Total Sublet Space:	23,475
Vacancy Rate:	6%

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	79,155	72,499	6,656	79,155	\$2.51
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	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	462,180	21,774	18,657	3,117	21,774	\$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
560 J St.	127,555	35,935	35,935	0	35,935	\$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	1,724	0	1,724	1,724	\$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>6,107,283</b>	<b>793,713</b>	<b>770,238</b>	<b>23,475</b>	<b>793,713</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>			



June 2010

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

Total Buildings in Market:	273
Total Space:	10,527,646
Bldgs. with Vacant/Available Space:	170
Total Direct Space:	3,338,140
Total Sublet Space:	177,421
Direct Vacancy:	31.71%

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:	211
Total Space:	8,991,835
Bldgs. With Vacant/Available Space:	135
Total Direct Space:	2,624,540
Total Sublet Space:	62,947
Direct Vacancy:	29.19%

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	\$2.15
1430 Blue Oaks Blvd	94,807	27,013	22,263	4,750	27,013	\$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	17,235	17,235	0	17,235	\$1.75
1101 Creekside Ridge Dr	86,344	20,297	0	20,297	20,297	\$1.95
6960 Destiny Dr	15,989	6,281	6,281	0	6,281	\$1.80
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	25,441	25,441	0	25,441	\$1.95
2510 Douglas Blvd	18,900	2,071	2,071	0	2,071	\$1.70
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	36,632	36,632	0	36,632	\$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

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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				
3300 Douglas Blvd, Bldg 200-300	70,050	40,381	40,381	0	40,381	\$2.15
3300 Douglas Blvd, Bldg 400	35,025	11,282	11,282	0	11,282	\$2.15
3700 Douglas Blvd	40,370	34,215	34,215	0	34,215	\$2.15
3721 Douglas Blvd	92,941	43,051	43,051	0	43,051	\$2.45
3741 Douglas Blvd	93,349	22,880	22,880	0	22,880	\$2.37
4178 Douglas Blvd	20,100	16,648	16,648	0	16,648	\$2.15
4190 Douglas Blvd	12,500	849	849	0	849	\$1.90
6085 Douglas Blvd	11,854	2,766	2,766	0	2,766	\$1.50
1000 Enterprise Way	73,000	63,601	63,601	0	63,601	\$1.57
1504 Eureka Rd	71,561	21,910	15,534	6,376	21,910	\$2.25
1508 Eureka Rd	52,500	17,115	17,115	0	17,115	\$1.97
1512 Eureka Rd	71,301	7,945	7,945	0	7,945	\$2.25
1520 Eureka Rd	14,900	11,601	11,601	0	11,601	\$1.85
1528 Eureka Rd	14,900	7,453	7,453	0	7,453	\$1.85
1544 Eureka Rd	51,367	33,234	33,234	0	33,234	\$1.90
1552 Eureka Rd	14,900	3,816	3,816	0	3,816	\$1.85
1677 Eureka Rd	11,915	7,154	7,154	0	7,154	\$1.85
1700 Eureka Rd	23,507	7,685	7,685	0	7,685	\$2.00
6000 Fairway Dr	30,062	10,683	10,683	0	10,683	\$1.61
2295 Fieldstone Rd	30,000	5,279	5,279	0	5,279	\$0.00
9000 Foothills Blvd	326,173	326,172	326,172	0	326,172	\$0.00
9083 Foothills Blvd	20,571	20,409	20,409	0	20,409	\$1.35
9100 Foothill Blvd	312,403	312,403	312,403	0	312,403	\$0.00
1013 Galleria Blvd	46,000	8,281	8,281	0	8,281	\$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	4,830	4,830	0	4,830	\$1.90
5955 Granite Lake Dr.	11,872	1,387	1,387	0	1,387	\$1.90
300 Harding Blvd	41,002	9,138	9,138	0	9,138	\$1.85
915 Highland Pointe Dr	114,685	16,261	16,261	0	16,261	\$2.32
925 Highland Pointe Dr.	118,924	83,461	83,461	0	83,461	\$2.35
6125-6135 King Rd	14,334	3,460	3,460	0	3,460	\$1.76
2271 Lava Ridge Ct	13,656	2,197	2,197	0	2,197	\$1.95
2281 Lava Ridge Ct	55,800	9,225	9,225	0	9,225	\$1.83
2990 Lava Ridge Ct	44,062	10,915	10,915	0	10,915	\$2.05
3000 Lava Ridge Ct	69,100	10,689	10,689	0	10,689	\$2.07
3001 Lava Ridge Ct	110,381	7,825	7,825	0	7,825	\$1.85
3010 Lava Ridge Ct	69,656	4,608	4,608	0	4,608	\$2.07
1380 Lead Hill Blvd	56,440	17,533	17,533	0	17,533	\$1.85
1640 Lead Hill Blvd	19,455	1,898	1,898	0	1,898	\$1.90
1650 Lead Hill Blvd	30,000	0	0	0	0	\$2.60
5701 Lonetree Blvd	94,867	10,650	10,650	0	10,650	\$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	\$1.85
6552 Lone Tree Blvd	23,000	23,000	23,000	0	23,000	\$1.85
6554 Lone Tree Blvd	23,000	23,000	23,000	0	23,000	\$1.85
6556 Lone Tree Blvd	12,024	12,024	12,024	0	12,024	\$1.85

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## Existing Product - Class A &amp; B

Building Address	Existing					Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available	Total Available Space	
6558 Lone Tree Blvd	12,000	12,000	12,000	0	12,000	\$1.85
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	76,000	76,000	0	76,000	\$2.20
6030 W Oaks Blvd	114,000	114,000	114,000	0	114,000	\$2.20
1050 Opportunity Dr	19,500	16,210	16,210	0	16,210	\$1.61
3256 Penryn Rd	14,771	2,623	2,623	0	2,623	\$1.35
3260 Penryn Rd	11,000	1,289	1,289	0	1,289	\$0.00
3268 Penryn Rd	14,984	1,300	1,300	0	1,300	\$1.50
2201 Plaza Dr	11,213	3,620	3,620	0	3,620	\$2.12
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
2100 Professional Dr	15,000	15,000	15,000	0	15,000	\$0.00
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	23,732	17,861	5871	23,732	\$2.10
1400 Rocky Ridge Dr	24,991	2,750	2,750	0	2,750	\$2.34
1410 Rocky Ridge Dr	98,671	14,112	14,112	0	14,112	\$2.40
1420 Rocky Ridge Dr	96,918	38,923	38,923	0	38,923	\$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	14,233	14,233	0	14,233	\$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

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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	
406 Sunrise Ave	45,122	8,523	8,523	0	8,523	\$1.97
568 N Sunrise Ave	48,766	23,810	23,810	0	23,810	\$1.95
1000 Sunset Blvd	97,292	26,504	26,504	0	26,504	\$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>6,245,561</b>	<b>2,687,487</b>	<b>2,624,540</b>	<b>62,947</b>	<b>2,687,487</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	06/2010	\$1.95
<b>Grand Totals:</b>	<b>53,000</b>	<b>52,998</b>			



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

June 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:	784,744
Total Sublet Space	39,686
Direct Vacancy:	29%
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:	696,780
Total Sublet Space	8,901
Direct Vacancy:	36%
Sublet Vacancy:	0%

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

**Existing Product - Class A & B**

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
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	\$1.37
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	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	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	31,134	31,134	0	31,134	\$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>705,681</b>	<b>696,780</b>	<b>8,901</b>	<b>705,681</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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June 2010

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

Total Buildings in Market:	274
Total Space:	15,487,653
Bldgs. with Vacant/Available Space:	147
Total Direct Space:	230,387
Total Sublet Space:	266,337
Direct Vacancy:	1.5%
Sublet Vacancy:	1.7%

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:	187
Total Space:	13,148,068
Bldgs. With Vacant/Available Space:	106
Total Direct Space:	1,870,951
Total Sublet Space:	86,296
Direct Vacancy:	14.2%
Sublet Vacancy:	0.7%

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

## Existing Product - Class A &amp; B

Building Address	Existing		Direct Available	Sublet Available	Total		Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant			Available Space	Available Space	
10545 Armstrong Ave.	85,000	42,000	42,000	0	42,000	\$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	24,357	24,357	0	24,357	\$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	0	0	0	0	\$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	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	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	4,043	787	3,256	4,043	\$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	\$2.10
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	\$1.75
2868 Prospect Park Dr.	162,900	5,419	5,419	0	5,419	\$2.08
2882 Prospect Park Dr.	110,845	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	12,358	12,358	0	12,358	\$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	\$1.47
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>6,019,723</b>	<b>1,957,247</b>	<b>1,870,951</b>	<b>86,296</b>	<b>1,957,247</b>	

## Under Construction - Class A &amp; B

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

**June 2010****Downtown District - Class A 200,000 SF+**

<b>Total Buildings:</b>	19
<b>Total Space:</b>	7,507,306
<b>Buildings w/ Available Space:</b>	13
<b>Total Direct Space:</b>	614,958
<b>Total Sublet Space:</b>	21,544
<b>Direct Vacancy:</b>	8.19%
<b>Sublet Vacancy:</b>	0.29%

**Natomas - Class A 60,000 SF +**

<b>Total Buildings:</b>	30
<b>Total Space:</b>	3,075,891
<b>Buildings w/ Available Space:</b>	24
<b>Total Direct Space:</b>	758,633
<b>Total Sublet Space:</b>	10,377
<b>Direct Vacancy:</b>	24.66%
<b>Sublet Vacancy:</b>	0.34%

**Downtown District**

<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>
980 9th Street, US Bank Plaza	462,476	79,155	72,499	6,656	79,155	\$2.50
One Capitol Mall	201,707	37,611	37,611	0	37,611	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall, Wells Fargo Bldg	462,180	21,774	18,657	3,117	21,774	\$3.16
500 Capitol Mall	433,500	198,535	198,535	0	198,535	\$3.15
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	1,724	0	1,724	1,724	\$3.00
400 Q St., Lincoln Plaza	560,000	7,800	7,800	0	7,800	\$0.00
<b>Total:</b>	<b>4,630,418</b>	<b>636,502</b>	<b>614,958</b>	<b>21,544</b>	<b>636,502</b>	<b>\$2.59</b>

\* DOES NOT INCLUDE PARKING RATES

**Under Construction - Downtown**

<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>			

**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>
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	\$1.85
2420 Del Paso Rd	105,000	48,230	48,230	0	48,230	\$1.85
2450 Del Paso Rd	105,000	16,926	16,926	0	16,926	\$1.75
4540 Duckhorn Dr.	60,000	18,759	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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## South Natomas

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	34,721	34,721	0	34,721	\$2.30
2150 River Plaza Drive	122,717	39,395	39,395	0	39,395	\$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>769,010</b>	<b>758,633</b>	<b>10,377</b>	<b>769,010</b>	<b>\$1.90</b>

## Under Construction - South Natomas

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**

June 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>	1,647,272
<b>Total Sublet Space:</b>	81,597
<b>Direct Vacancy:</b>	28.2%
<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>	1,265,298
<b>Total Sublet Space:</b>	21,722
<b>Direct Vacancy:</b>	24.1%
<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
2400 Del Paso Rd.	105,000	23,808	23,808	0	23,808	\$1.85
2420 Del Paso Rd.	105,000	48,230	48,230	0	48,230	\$1.85
2450 Del Paso Rd.	105,000	16,926	16,926	0	16,926	\$1.75
4540 Duckhorn Dr.	60,000	18,759	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	\$1.59
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	20,500	20,500	0	20,500	\$1.90
3900 Lennane Dr.	46,824	3,522	3,522	0	3,522	\$1.45

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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				
3947 Lennane Dr.	46,658	2,191	2,191	0	2,191	\$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
160 Promenade Cir	115,134	69,824	69,824	0	69,824	\$2.35
180 Promenade Cir	115,200	34,721	34,721	0	34,721	\$2.30
2150 River Plaza Drive	122,717	39,395	39,395	0	39,395	\$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	\$2.32
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
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	32,029	32,029	0	32,029	\$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>3,992,426</b>	<b>1,287,020</b>	<b>1,265,298</b>	<b>21,722</b>	<b>1,287,020</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

June 2010

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

Total Buildings in Market:	214
Total Space:	17,908,797
Bldgs. with Vacant/Available Space:	83
Total Direct Space:	1,771,560
Total Sublet Space:	94,642
Direct Vacancy:	9.9%
Sublet Vacancy:	0.5%

Buildings Under Construction:	1
Total Space Under Construction:	18,000
Total Space Avail. Or Under Constr.:	12,000

## Class A Only - 10,000 SF+

Total Buildings in Market:	105
Total Space:	14,626,406
Bldgs. With Vacant/Available Space:	57
Total Direct Space:	1,143,066
Total Sublet Space:	23,800
Direct Vacancy:	7.8%
Sublet Vacancy:	0.2%

Buildings Under Construction:	1
Total Space Under Construction:	18,000
Total Space Avail. Or Under Constr.:	12,000

## Existing Product - Class A &amp; B

Building Address	Existing		Direct Available	Sublet Available	Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant				
1800 3rd St.	182,582	11,702	11,702	0	11,702	\$1.80
1006 - 1014 4th St.	43,000	13,283	13,283	0	13,283	\$1.85
1500 5th St.	80,000	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	8,325	8,000	325	8,325	\$1.90
1225 8th Street	42,725	11,477	11,477	0	11,477	\$1.65
980 9th St.	462,476	79,155	72,499	6,656	79,155	\$2.50
1017-1025 9th St	37,500	2,820	2,820	0	2,820	\$1.86
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	\$2.65
300 Capitol Mall	383,238	16,095	16,095	0	16,095	\$2.90
400 Capitol Mall	462,180	21,774	18,657	3,117	21,774	\$3.16
455 Capitol Mall	94,998	12,904	12,904	0	12,904	\$2.38
500 Capitol Mall	433,500	198,535	198,535	0	198,535	\$3.15
520 Capitol Mall	91,108	0	0	0	0	\$2.25
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
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	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	9,569	9,569	0	9,569	\$1.65
560 J St.	127,555	35,935	35,935	0	35,935	\$1.60
629 J St.	35,000	7,000	7,000	0	7,000	\$1.85
660 J St.	96,000	21,423	21,423	0	21,423	\$1.70

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**DOWNTOWN 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>
900 J St.	12,517	4,112	4,112	0	4,112	\$1.56
1029 J St.	48,000	7,393	7,393	0	7,393	\$1.67
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	13,092	13,092	0	13,092	\$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	1,724	0	1,724	1,724	\$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>7,768,284</b>	<b>1,166,866</b>	<b>1,143,066</b>	<b>23,800</b>	<b>1,166,866</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>
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**

June 2010

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

<b>Total Buildings in Market:</b>	130
<b>Total Space:</b>	4,358,357
<b>Bldgs. with Vacant/Available Space:</b>	65
<b>Total Direct Space:</b>	650,852
<b>Total Sublet Space:</b>	123,312
<b>Direct Vacancy:</b>	15%
<b>Sublet Vacancy:</b>	3%

<b>Buildings Under Construction:</b>	2
<b>Total Space Under Construction:</b>	120,000
<b>Total Space Avail. Or Under Constr.:</b>	60,000

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

<b>Total Buildings in Market:</b>	108
<b>Total Space:</b>	3,764,928
<b>Bldgs. With Vacant/Available Space:</b>	57
<b>Total Direct Space:</b>	558,732
<b>Total Sublet Space:</b>	47,203
<b>Direct Vacancy:</b>	15%
<b>Sublet Vacancy:</b>	1%

<b>Buildings Under Construction:</b>	2
<b>Total Space Under Construction:</b>	120,000
<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				
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	4,451	4,451	0	4,451	\$2.22
2515 E. Bidwell St.	5,200	5,200	5,200	0	5,200	\$2.00
2600 E Bidwell St.	38,064	16,930	16,930	0	16,930	\$1.85
80 Blue Ravine Rd	43,702	10,676	10,676	0	10,676	\$1.95
81 Blue Ravine Rd	47,056	32,955	32,955	0	32,955	\$1.76
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	\$1.95
620 Coolidge Dr.	77,748	18,571	18,571	0	18,571	\$2.35
1625 Creekside Dr.	12,512	1,234	1,234	0	1,234	\$1.95
1631 Creekside Dr.	7,421	2,864	2,864	0	2,864	\$1.95
1641 Creekside Dr.	12,512	2,200	2,200	0	2,200	\$1.95
1671 Creekside Dr.	7,421	4,069	4,069	0	4,069	\$1.95
1743 Creekside Dr.	20,240	5,073	5,073	0	5,073	\$1.75
13405 Folsom Blvd., Bldg. 900	6,000	3,600	3,600	0	3,600	\$0.00
13405 Folsom Blvd., Bldg. 700	5,000	918	918	0	918	\$2.00
13405 Folsom Blvd., Bldg. 500	12,000	5,310	5,310	0	5,310	\$1.67
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	\$1.85
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
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

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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	81,893	81,893	0	81,893	\$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	\$2.25
2365 Iron Point Rd.	155,460	12,771	12,771	0	12,771	\$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	8,803	5,809	2,994	8,803	\$1.75
145 Parkshore Dr.	48,470	9,828	9,828	0	9,828	\$1.85
400 Plaza Dr.	43,829	4,539	4,539	0	4,539	\$1.75
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>1,919,810</b>	<b>605,935</b>	<b>558,732</b>	<b>47,203</b>	<b>605,935</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
2235 Iron Point Rd.	40,000	0	Office - B	06/2010	\$0.00
<b>Grand Totals:</b>	<b>120,000</b>	<b>60,000</b>			



June 2010

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

Total Buildings in Market:	70
Total Space:	1,381,837
Bldgs. with Vacant/Available Space:	40
Total Direct Space:	299,737
Total Sublet Space:	91,050
Direct Vacancy:	22%
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:	1,172,099
Bldgs. With Vacant/Available Space:	34
Total Direct Space:	236,876
Total Sublet Space:	17,381
Direct Vacancy:	20%
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
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	\$1.85
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	\$1.94
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	5,731	5,731	0	5,731	\$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
4949 Windplay Dr.	36,000	382	382	0	382	\$1.75
<b>Grand Totals:</b>	<b>928,853</b>	<b>254,257</b>	<b>236,876</b>	<b>17,381</b>	<b>254,257</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**

June 2010

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

**Buildings Under Construction:** 6  
**Total Space Under Construction:** 407,516  
**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
2235 Iron Point Road	Folsom	40,000	-	Office - B	06/2010	\$0.00
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	06/2010	\$1.95
<b>GRAND TOTALS:</b>		<b>407,516</b>	<b>341,514</b>			



June 2010

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

Total Buildings in Market:	31
Total Space:	1,828,957
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 & B Only - 10,000 SF+**

Total Buildings in Market:	14
Total Space:	1,370,836
Bldgs. With Vacant/Available Space:	7
Total Direct Space:	174,722
Total Sublet Space	0
Market Vacancy:	13%
Market w/Sublet Vacancy:	0%

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

**Existing Product - Class A & B**

Building Address	Existing				Total Available Space	Rental Rates
	Rentable Bldg. Area	Direct & Sublet Vacant	Direct Available	Sublet Available		
3251 Beacon Blvd	37,200	2,232	2,232	0	2,232	\$1.80
1450 Halyard Dr.	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	23,299	23,299	0	23,299	\$0.00
<b>Grand Totals</b>	<b>327,872</b>	<b>174,722</b>	<b>174,722</b>	<b>0</b>	<b>174,722</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	09/2010	\$2.10
<b>GRAND TOTALS</b>	<b>108,516</b>	<b>108,516</b>			



June 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:	255,585
Total Sublet Space	3,353
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:	234,997
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	31,356	31,356	0	31,356	\$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	6,552	6,552	0	6,552	\$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>236,417</b>	<b>234,997</b>	<b>1,420</b>	<b>236,417</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**

June 2010

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

Total Buildings in Market:	106
Total Space:	4,142,760
Bldgs. with Vacant/Available Space:	33
Total Direct Available Space:	340,926
Total Sublet Space	7,760
Market Vacancy:	8.23%
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:	19
Total Direct Available Space:	194,184
Total Sublet Space	0
Market Vacancy:	6.88%
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	4,606	4,606	0	4,606	\$2.67
2012 H Street	10,456	4,853	4,853	0	4,853	\$1.75
1730 I Street	18,314	7,125	7,125	0	7,125	\$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
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	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>609,670</b>	<b>194,184</b>	<b>194,184</b>	<b>0</b>	<b>194,184</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>			

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



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

June 2010

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

Total Buildings in Market:	112
Total Space:	1,320,904
Bldgs. with Vacant/Available Space:	36
Total Direct Space:	143,338
Total Sublet Space	10,222
Direct Vacancy:	10.9%
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:	8
Total Direct Space:	67,101
Total Sublet Space	0
Direct Vacancy:	17.1%
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	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
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	0	0	0	0	\$0.00
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>163,673</b>	<b>67,101</b>	<b>67,101</b>	<b>0</b>	<b>67,101</b>	

**Under Construction - Class A & B**

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