

DOWNTOWN PALO ALTO OFFICE STATISTICS AS OF DECEMBER 1ST, 2011

Building Base	Total Vacant	Total Vacancy Rate*	Total Available	Total Available Rate*	Avg. Asking Rate (FS)
2,636,212	53,246	2.02%	75,580	2.87%	\$6.74

MARKET INDICATORS

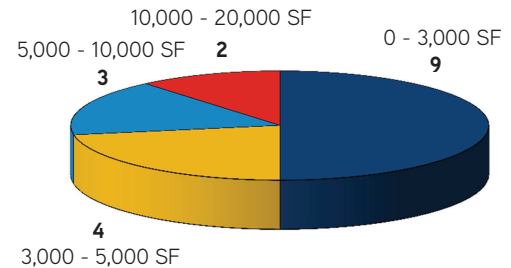
DOWNTOWN PALO ALTO OFFICE

VACANCY RATE	↔
GROSS ABSORPTION	↔
NET ABSORPTION	↔
NUMBER OF AVAILABLE SPACES	↔
WEIGHTED AVG. ASKING RATE (FS)	↑

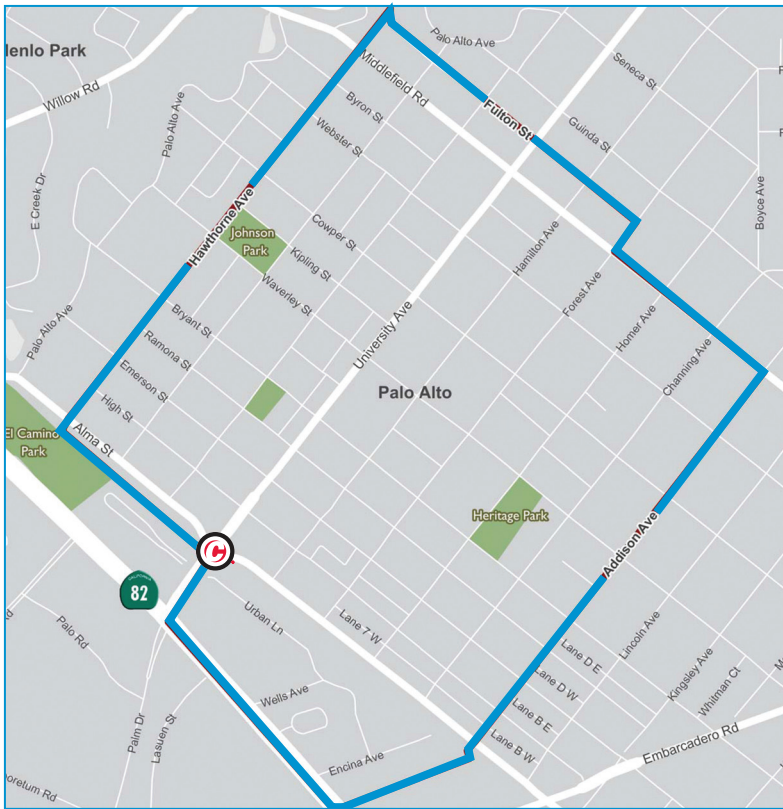
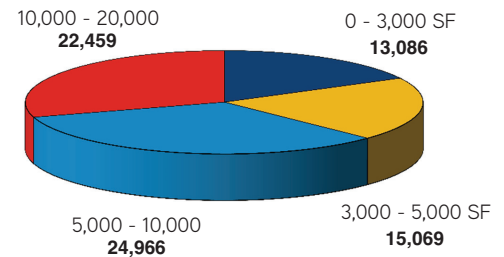
DOWNTOWN PALO ALTO OFFICE

	# OF LISTINGS	AVAILABLE SF
0 - 3,000	9	13,086
3,000 - 5,000	4	15,069
5,000 - 10,000	3	24,966
10,000 - 20,000	2	22,459
> 20,000	0	0
TOTAL	18	75,580

NUMBER OF AVAILABLE SPACES



TOTAL AVAILABLE SQUARE FEET



*GENERAL TERMS - Availability: Vacant or occupied space that is offered for lease, sublease or sale (to an owner-occupant).
 - Vacancy: Percentage of vacant inventory available including both vacant direct, and vacant sublease space.