

DECEMBER 2011

Downtown Redwood City Office Report



DOWNTOWN REDWOOD CITY OFFICE STATISTICS AS OF DECEMBER 1ST, 2011

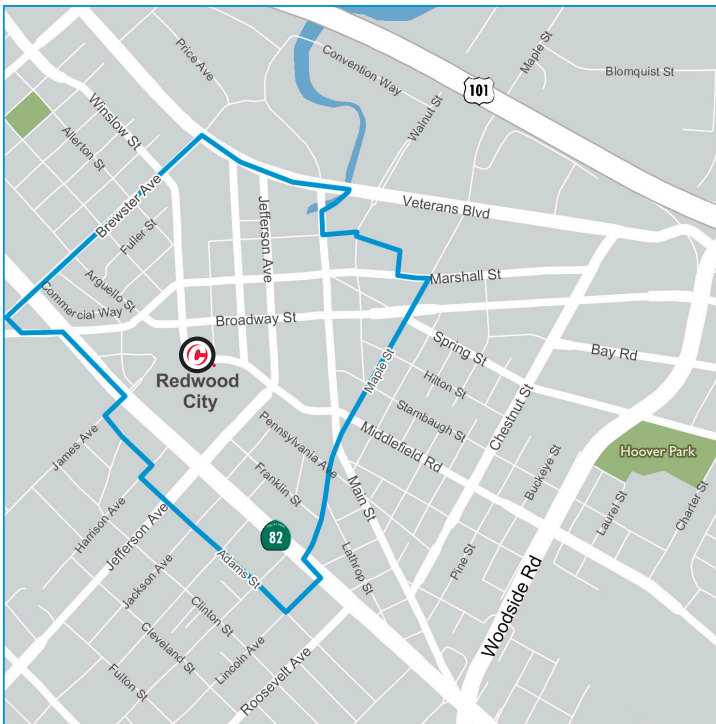
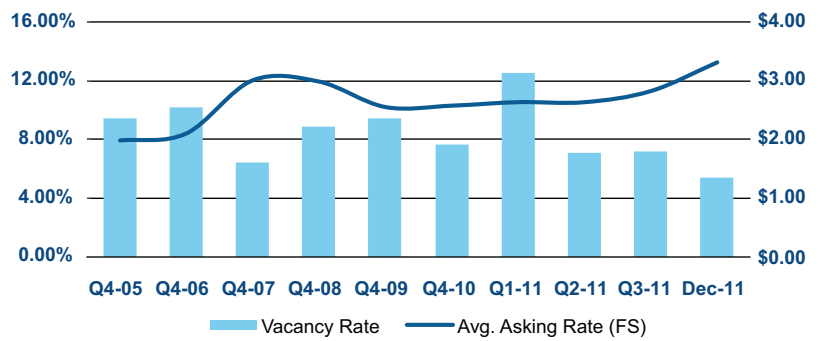
Building Base	Direct Vacant	Sublease Vacant	Total Vacant	Total Vacancy Rate	Avg. Asking Rate (FS)
671,860	28,041	8,332	36,373	5.4%	\$3.32

MARKET INDICATORS

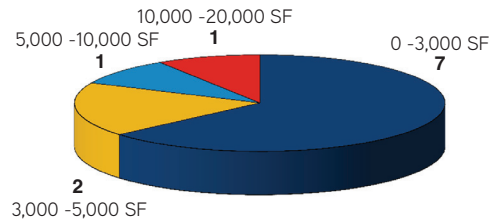
DOWNTOWN REDWOOD CITY OFFICE

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

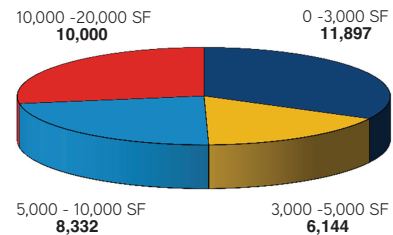
VACANCY RATES VS. ASKING RENTS



NUMBER OF VACANT SPACES



TOTAL VACANT SQUARE FEET



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