

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

Building Base	Total Vacant	Total Vacancy Rate*	Total Available	Total Available Rate*	Avg. Asking Rate (FS)
2,636,210	59,238	2.25%	121,463	4.61%	\$6.74

MARKET INDICATORS

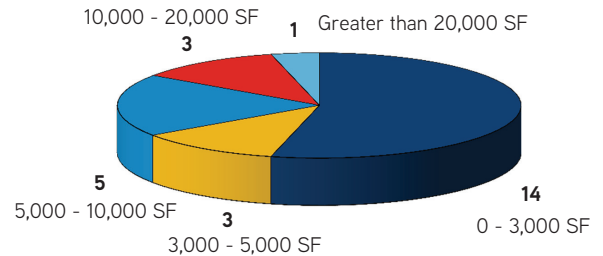
DOWNTOWN PALO ALTO OFFICE

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

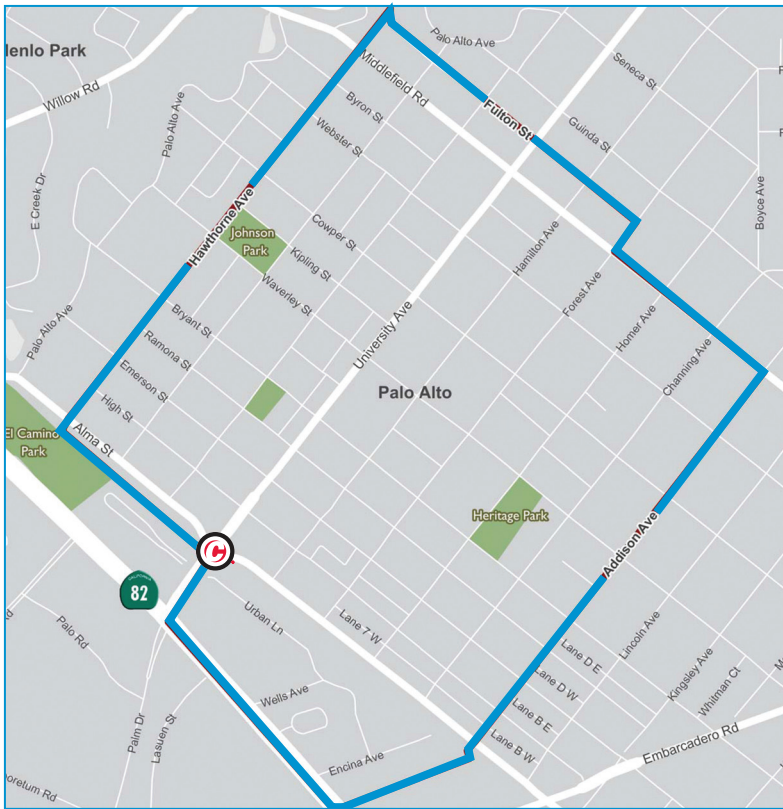
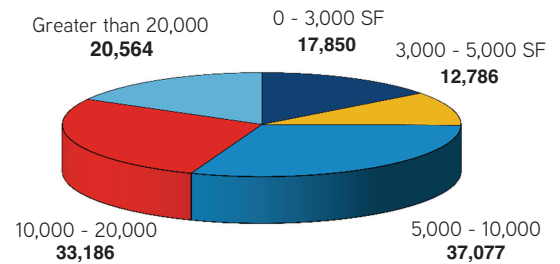
DOWNTOWN PALO ALTO OFFICE

	# OF LISTINGS	AVAILABLE SF
0 - 3,000	14	17,850
3,000 - 5,000	3	12,786
5,000 - 10,000	5	37,077
10,000 - 20,000	3	33,186
> 20,000	1	20,564
TOTAL	26	121,463

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.