Sand Hill Road Report



DOWNTOWN SAND HILL OFFICE STATISTICS AS OF FEBRUARY 1ST, 2012

Building Base	Direct Vacant	Sublease Vacant	Total Vacant	Total Vacancy Rate	Avg. Asking Rate (FS)
1,165,472	74,586	54,006	128,592	11.0%	\$10.16

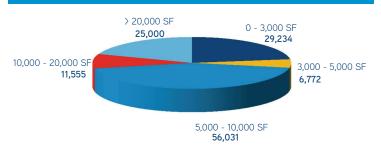
MARKET INDICATORS				
DOWNTOWN REDWOOD CITY OFFICE				
VACANCY RATE	+			
GROSS ABSORPTION	\			
NET ABSORPTION	+			
NUMBER OF AVAILABLE SPACES	\leftrightarrow			
WEIGHTED AVG. ASKING RATE (FS)				

VACANCY RATES VS. ASKING RENTS 16% \$16.00 \$12.00 \$8.00 \$4.00 \$0.00 Q4-05 Q4-07 Q4-08 Q4-09 Q4-10 Q4-11 Feb-12 Vacancy Rate -- Avg. Asking Rate (FS)

NUMBER OF VACANT SPACES

10,000 - 2,000 SF > 20,000 SF 5,000 - 10,000 SF 8 0 - 3,000 SF 13 0 - 3,000 SF

TOTAL VACANT SQUARE FEET





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