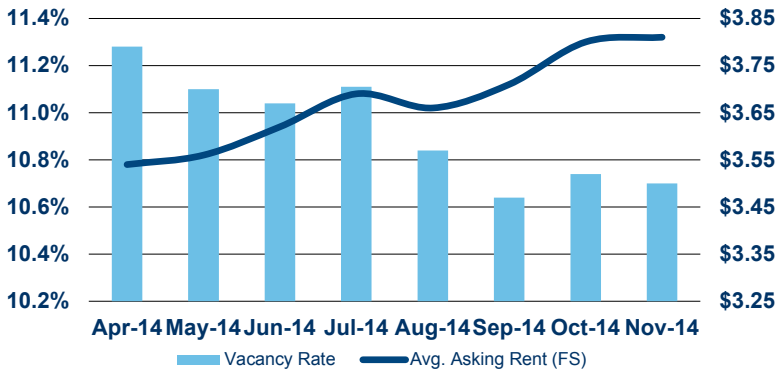


PENINSULA OFFICE MARKET VACANCY VS. RENTS

SAN MATEO COUNTY STATISTICS AS OF 11/01/14



PENINSULA OFFICE VACANCY & RENTS

SAN MATEO COUNTY STATISTICS AS OF 11/01/14

	Vacancy Rate	Vacancy SF	Rent (FS)
Menlo Park	5.29%	267,026	\$6.78
Redwood City	4.92%	182,710	\$4.38
Belmont/San Carlos	4.41%	68,844	\$3.83
Redwood Shores	7.64%	433,714	\$4.05
San Mateo	10.85%	787,657	\$3.64
Foster City	13.75%	449,150	\$4.30
Burlingame	10.16%	184,120	\$2.69
San Bruno/Millbrae	6.16%	94,308	\$3.00
Daly City	18.37%	175,318	\$3.05
South San Francisco	20.75%	743,669	\$3.23
Brisbane	47.68%	381,804	\$3.18
Total	10.70%	3,768,320	\$3.81

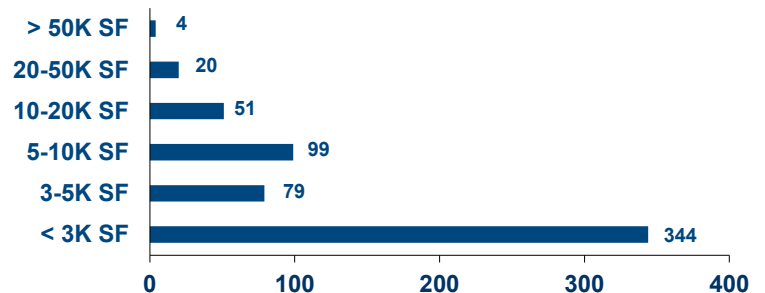
SAN MATEO COUNTY ABSORPTION YTD

	2014 Gross	2014 Net
Menlo Park	436,178	55,052
Redwood City	433,840	25,327
Belmont/San Carlos	107,172	(1,521)
Redwood Shores	272,897	(119,535)
San Mateo	776,103	(42,945)
Foster City	342,593	114,055
Burlingame	135,980	23,331
San Bruno/Millbrae	154,887	(65,097)
Daly City	150,281	9,670
South San Francisco	255,545	56,187
Brisbane	54,355	35,512
San Mateo County	3,119,831	90,036

SAN MATEO COUNTY DEALS YTD

San Mateo County Office Deals Completed Year-To-Date 2014

STATISTICS AS OF 11/01/14



MARKET NEWS

- Google purchased 6 office buildings at Pacific Shores Center in Redwood City for a total of 934,000 square feet.
- Peninsula Corridor Joint Powers Board leased 24,366 square feet at 2121 S. El Camino Real in San Mateo.
- Bay Meadows broke ground on the project's first office building at 3050 S. Delaware Street which will be 210,000 square feet upon completion.
- Class A office availability continues to decline during the last year bringing class A rents to \$3.92 from \$3.61.
- Vacancy rate is still on the decline dropping 185 basis points since one year ago to 10.70%.

SAN MATEO COUNTY

Unemployment Rate

Sep 14	4.2
Aug 14	4.5
Jul 14	4.8
Jun 14	4.2
May 14	4.1
Apr 14	4.3
Mar 14	5.1
Feb 14	5.1
Jan 14	5.1
Dec 13	4.6
Nov 13	5.0
Oct 13	5.2
Sep 13	5.1