

Office Snapshot - Second Quarter 2011

By Submarket (All Classes)	Total SF	Direct	VACANCY %		NET ABSORPTION		Under Construction SF	ASKING RENT	
			Sublease	Total	Current	YTD		Class A	Class B
NORTH COUNTY									
Carlsbad	4,123,944	27.4%	2.1%	29.5%	95,066	90,925	-	\$2.39	\$2.24
Encinitas	702,654	12.9%	0.6%	13.5%	26,921	18,802	-	\$3.30	\$2.40
Escondido	883,067	19.3%	0.6%	19.9%	31,812	44,917	9,600	\$2.62	\$1.75
Oceanside	876,265	24.4%	0.6%	25.0%	(18)	4,638	-	\$2.11	\$1.84
San Marcos	932,109	23.6%	2.8%	26.5%	(6,668)	(4,021)	-	\$2.71	\$2.03
Solana Beach	754,021	13.5%	1.7%	15.3%	5,776	17,235	-	\$3.04	\$2.41
Vista	676,192	36.8%	0.4%	37.1%	(14,431)	(13,299)	-	\$2.13	\$1.65
SUBTOTAL	8,948,252	24.3%	1.6%	25.9%	138,458	159,197	9,600	\$2.48	\$2.17
CENTRAL COUNTY									
56 Corridor	470,225	0.0%	0.0%	0.0%	0	0	-	-	-
Del Mar	4,435,593	13.9%	7.0%	20.9%	46,165	61,981	-	\$3.19	\$2.87
Eastgate	2,096,501	14.0%	14.3%	28.3%	4,798	(39,876)	-	\$2.50	\$2.22
Governor Park	898,465	9.4%	7.0%	16.4%	19,121	14,537	-	\$2.02	\$2.02
Kearny Mesa	7,183,916	14.4%	0.8%	15.2%	(149,276)	(211,557)	-	\$2.41	\$1.97
La Jolla	1,025,490	11.5%	3.2%	14.7%	(10,673)	(13,340)	-	\$3.13	\$2.54
Miramar	891,689	16.2%	0.6%	16.8%	5,934	(6,799)	-	\$1.95	\$1.66
Mission Valley	6,631,329	14.0%	0.6%	14.6%	80,651	84,099	-	\$2.43	\$2.01
Poway	291,618	17.9%	1.1%	19.0%	(3,374)	(20,802)	-	-	\$1.93
Rancho Bernardo	3,968,917	16.6%	1.4%	18.0%	(62,531)	(16,397)	-	\$2.59	\$2.09
Rose Canyon	300,134	20.9%	0.0%	20.9%	(707)	(4,439)	-	-	\$1.50
Scripps	2,020,445	37.9%	13.3%	51.1%	68,825	118,287	-	\$2.30	\$2.02
Sorrento Mesa	5,261,750	15.1%	1.6%	16.7%	38,680	2,383	-	\$2.73	\$2.15
Sorrento Valley	396,865	13.1%	0.0%	13.1%	1,472	5,648	-	-	\$1.73
Torrey Pines	6,830,443	11.8%	1.9%	13.7%	92,704	(49,540)	-	\$3.33	\$3.07
UTC	4,355,838	18.2%	1.5%	19.7%	80,311	93,001	-	\$2.62	\$2.16
SUBTOTAL	47,059,218	15.3%	3.0%	18.3%	212,100	17,186	0	\$2.74	\$2.20
SOUTH COUNTY									
Chula Vista - East	985,678	36.0%	0.3%	36.3%	24,896	39,088	-	\$2.42	\$2.26
Chula Vista - West	792,767	15.7%	1.2%	17.0%	(6,224)	(15,486)	-	\$2.26	\$1.91
Downtown	9,779,232	19.4%	1.5%	20.9%	(29,539)	(215,787)	-	\$2.40	\$2.31
East County	1,824,377	13.7%	0.3%	14.0%	(12,500)	(16,536)	-	\$2.37	\$1.91
National City	479,258	48.5%	0.1%	48.6%	0	1,606	-	-	\$1.80
Old Town	1,147,962	7.4%	3.1%	10.4%	(17,796)	9,883	-	\$2.82	\$2.00
Uptown	1,874,948	8.7%	0.1%	8.7%	(17,206)	(10,576)	-	\$2.42	\$2.15
SUBTOTAL	16,884,222	18.4%	1.2%	19.6%	(58,369)	(207,808)	0	\$2.40	\$2.18
Grand Total	72,891,692	17.1%	2.4%	19.6%	292,189	(31,425)	9,600	\$2.61	\$2.19
By Class							AVAILABLE FOR SUBLEASE		
(All Submarkets)							CBD	Suburban	
Class A	30,180,308	15.2%	2.5%	17.6%	326,250	353,503	0	88,358	656,911
Class B	31,905,944	19.9%	2.9%	22.8%	(82,340)	(376,963)	9,600	49,965	885,425
Class C	10,805,440	14.5%	0.7%	15.2%	48,279	(7,965)	0	8,587	61,932
Grand Total	72,891,692	17.1%	2.4%	19.6%	292,189	(31,425)	9,600	146,910	1,604,268

Office Terms and Definitions

Inventory: Office inventory includes multi-tenant and single tenant buildings. Owner-occupied, government and medical buildings are not included.

Office Building Classifications: Cassidy Turley BRE Commercial adheres to the BOMA guidelines. Class A properties are the most prestigious buildings competing for premier office users with rents above average for the area. Class B properties compete for a wide range of users with rents in the average range for the area. Class C buildings compete for tenants requiring functional space at rents below the area average.

Under Construction: Buildings where actual ground breaking has occurred and construction is ongoing but for which a certificate of occupancy has not yet been issued.

Total Vacancy: The total vacancy rate is the amount of physically vacant space divided by the inventory and includes direct and sublease vacant space.

Direct Vacancy: This is the vacancy rate in space offered on the market directly by the landlord in single and multi-tenant buildings and is physically vacant, allowing immediate occupancy. This excludes vacant space

offered for sublease and vacant space that is not offered on the market, for whatever reason.

Net Absorption: The net change in physically occupied space over a period of time.

Asking Rent: The dollar amount asked by landlords for available space expressed in dollars per square foot per month. Office rents are reported full service (FS) where all costs of operation are paid for by the landlord up to a base year or expense stop. The asking rent for each building in the market is weighted by the amount of available space in the building.