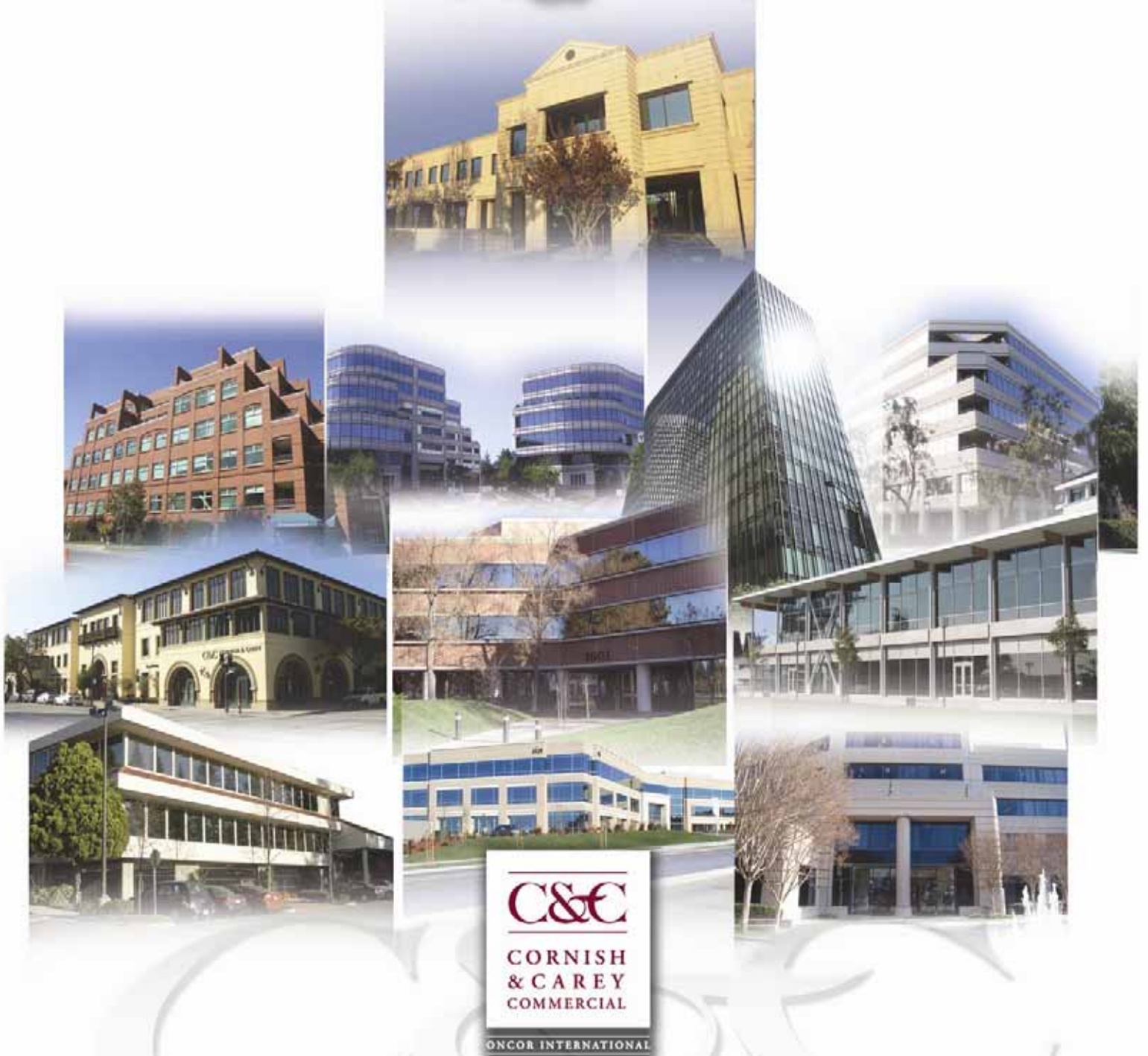




Integrity & Knowledge



NORTHERN CALIFORNIA REAL ESTATE  
**2009 MARKET SUMMARY**

**First Quarter • Southern Peninsula**  
PALO ALTO OFFICE  
245 Lytton Avenue, Suite 150 • Palo Alto, CA 94301  
Tel: 650.322.2600 • Fax: 650.321.0719  
[www.ccarey.com](http://www.ccarey.com)



# 2009 MARKET SUMMARY

## SOUTHERN PENINSULA • First Quarter

### OFFICE

City	<u>Inventory</u>	<u>Available Space (SF)</u>			<u>Net Absorption</u>	<u>Rental Rates</u>
	Total SF	Total SF	Vacancy	Sale SF	Q4 to Q1	Avg. Asking NNN
Los Altos	1,149,291	91,740	7.98%	20,423	(29,289)	\$2.16
Menlo Park	4,766,535	562,228	11.80%	150,419	(92,070)	\$3.83
Mountain View	5,859,248	484,067	8.26%	72,598	(134,573)	\$2.28
Palo Alto	8,232,542	1,050,683	12.76%	71,636	(133,242)	\$3.52
Redwood City	4,525,431	840,224	18.57%	65,344	(52,025)	\$1.41
Redwood Shores	4,159,866	462,157	11.11%	-	(108,996)	\$1.75
<b>TOTAL</b>	<b>28,692,913</b>	<b>3,491,099</b>	<b>12.17%</b>	<b>380,420</b>	<b>(550,195)</b>	<b>\$2.63</b>

### R&D

City	<u>Inventory</u>	<u>Available Space (SF)</u>			<u>Net Absorption</u>	<u>Rental Rates</u>
	Total SF	Total SF	Vacancy	Sale SF	Q4 to Q1	Avg. Asking NNN
Menlo Park	3,413,903	370,137	10.84%	-	(106,374)	\$1.39
Mountain View	12,423,559	2,229,313	17.94%	267,576	(361,919)	\$1.76
Palo Alto	8,778,514	547,734	6.24%	17,956	(62,486)	\$2.08
Redwood City	2,800,057	720,545	25.73%	-	(148,396)	\$1.94
Redwood Shores	1,180,593	323,614	27.41%	-	(30,470)	\$1.77
<b>TOTAL</b>	<b>28,596,626</b>	<b>4,191,343</b>	<b>14.66%</b>	<b>285,532</b>	<b>(709,645)</b>	<b>\$1.78</b>

### INDUSTRIAL

City	<u>Inventory</u>	<u>Available Space (SF)</u>			<u>Net Absorption</u>	<u>Rental Rates</u>
	Total SF	Total SF	Vacancy	Sale SF	Q4 to Q1	Avg. Asking NNN
Mountain View	2,418,505	112,472	4.65%	149,496	(7,415)	\$1.21
Palo Alto	384,923	31,000	8.05%	50,000	-	\$0.71
<b>TOTAL</b>	<b>2,803,428</b>	<b>143,472</b>	<b>5.12%</b>	<b>199,496</b>	<b>(7,415)</b>	<b>\$1.09</b>

### WAREHOUSE

City	<u>Inventory</u>	<u>Available Space (SF)</u>			<u>Net Absorption</u>	<u>Rental Rates</u>
	Total SF	Total SF	Vacancy	Sale SF	Q4 to Q1	Avg. Asking NNN
Mountain View	287,864	-	0.00%	-	-	-
Palo Alto	173,147	18,327	10.58%	-	-	\$1.45
<b>TOTAL</b>	<b>461,011</b>	<b>18,327</b>	<b>3.98%</b>	<b>-</b>	<b>0</b>	<b>\$1.45</b>

**PARAMETERS:** Available space in office buildings 5,000 gross rentable square feet or larger, industrial and R&D buildings 10,000 gross rentable square feet or larger and warehouse buildings 20,000 gross rentable square feet or larger. The above data incorporates not only space presently available on the market, but also space which we have been led to believe will come onto the market in the foreseeable future.

SOURCE: CORNISH & CAREY COMMERCIAL – 245 LYTTON AVENUE, SUITE 150, PALO ALTO, CA 94301 • (650) 322-2600 • Fax (650) 321-0719

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<b>EMERYVILLE OFFICE</b> Tel: 510.923.6200 Fax: 510.923.6260		<b>SAN FRANCISCO OFFICE</b> Tel: 415.445.8888 Fax: 415.445.8889
<b>HAYWARD OFFICE</b> Tel: 510.300.0200 Fax: 510.300.0201	<b>PLEASANTON OFFICE</b> Tel: 925.467.0900 Fax: 925.467.0911	<b>SAN MATEO OFFICE</b> Tel: 650.341.5800 Fax: 650.341.7024
<b>OAKLAND OFFICE</b> Tel: 510.268.4700 Fax: 510.268.4723	<b>ROSEVILLE OFFICE</b> Tel: 916.367.7000 Fax: 916.367.6362	<b>SANTA CLARA OFFICE</b> Tel: 408.727.9600 Fax: 408.988.6340
<b>PALO ALTO OFFICE</b> Tel: 650.322.2600 Fax: 650.321.0719	<b>SACRAMENTO OFFICE</b> Tel: 916.920.4400 Fax: 916.920.0854	<b>WALNUT CREEK OFFICE</b> Tel: 925.974.0100 Fax: 925.974.0123

For a detailed report, contact: Jack Troedson • 650.688.8520 • [jackt@ccarey.com](mailto:jackt@ccarey.com)