

## Downtown Class A Office Market Overview

Updated January 18, 2008

Building Name	Building Address	Year Built	Stories	Parking	Rentable Building Area	Total Direct Space (SF)	Total Sublet Space (SF)	Total Available Space (SF)	Availability Rate	Vacancy Rate
DiamondView Tower	350 10th Avenue	2007	14	3.50	306,750	20,498	0	20,498	6.68%	6.68%
Advanced Equities Plaza	655 West Broadway	2005	23	2.00	381,043	64,899	0	64,899	17.03%	17.03%
One America Plaza	600 West Broadway	1991	34	1.50	622,580	106,592	52,724	159,316	25.59%	17.12%
Emerald Plaza	402 West Broadway	1990	30	1.00	364,160	72,344	16,100	88,444	24.29%	19.87%
Symphony Towers	750 B Street	1989	34	1.00	559,392	123,454	2,825	126,279	22.57%	22.07%
Koll Center	501 West Broadway	1989	21	1.93	372,828	38,268	43,943	82,211	22.05%	10.26%
550 Corporate Center	550 West C Street	1989	20	2.00	357,477	21,860	2,778	24,638	6.89%	6.12%
Wells Fargo Plaza	401 B Street	1984	24	1.40	481,480	99,877	0	99,877	20.74%	20.74%
AT&T Building	101 West Broadway	1984	20	2.00	401,625	102,565	0	102,565	25.54%	25.54%
Columbia Center	401 West A Street	1983	24	1.00	553,715	170,643	7,673	178,316	32.36%	30.82%
Merrill Lynch Building	701 B Street	1982	24	0.71	570,323	94,896	24,007	118,903	20.85%	16.64%
NBC Building	225 Broadway	1976	22	2.00	330,185	38,840	0	38,840	11.76%	11.76%

<b>Totals:</b>	<b>5,301,558</b>	<b>954,736</b>	<b>150,050</b>	<b>1,104,786</b>
<b>Class A Availability Rate:</b>			<b>20.84%</b>	

## Downtown Class B Office Market Overview

Updated January 15, 2008

Building Name	Building Address	Year Built	Stories	Parking	Rentable Building Area	Total Direct Space (SF)	Total Sublet Space (SF)	Total Available Space (SF)	Availability Rate	Vacancy Rate
Columbia Square	1230 Columbia Street	1990	12	1.7	143,574	20,859	0	20,859	14.53%	14.53%
610 West Ash	610 West Ash Street	1986	20	2	172,830	12,252	0	12,252	7.09%	7.09%
Bank of America	450 B Street	1982	20	1.36	277,000	92,084	0	92,084	33.24%	33.24%
Comerica Bank Building	600 B Street	1974	24	1	338,905	63,206	7,913	71,119	20.98%	18.65%
110 Plaza	110 West A Street	1971	20	1.48	321,948	10,806	16,790	27,596	8.57%	3.36%
Golden Eagle Plaza	525 B Street	1969	22	1.50	447,159	42,650	7,133	49,783	11.13%	9.54%
Union Bank Building	530 B Street	1966	24	1.1	227,873	0	0	0	0.00%	0.00%
Washington Mutual	707 Broadway	1961	18	2.5	169,536	42,230	0	42,230	24.91%	24.91%

<b>Total:</b>	<b>2,098,825</b>	<b>284,087</b>	<b>315,923</b>	<b>315,923</b>
<b>Class B Availability Rate:</b>			<b>15.05%</b>	

## Downtown Class C Office Market Overview

Updated January 15, 2008

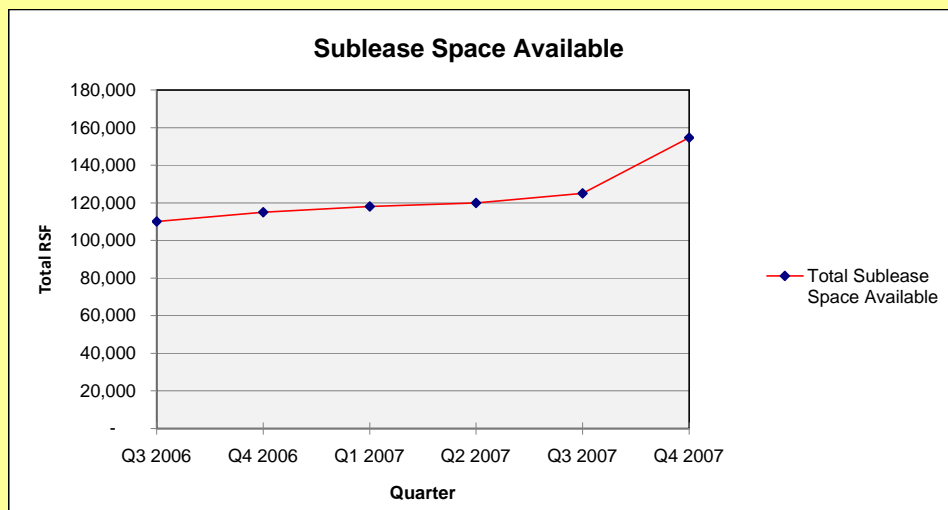
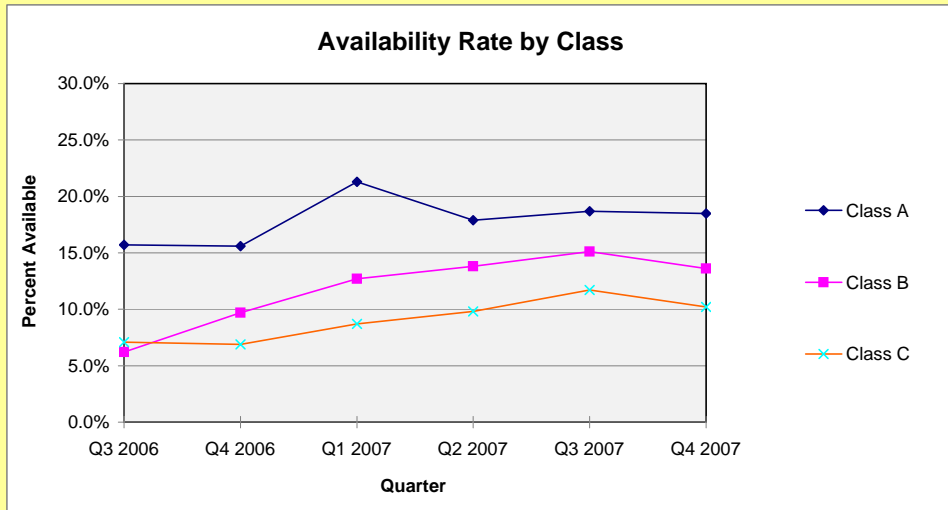
Building Name	Building Address	Year Built	Stories	Parking	Rentable Building Area	Total Direct Space (SF)	Total Sublet Space (SF)	Total Available Space (SF)	Availability Rate	Vacancy Rate
Civic Center Plaza	1200 Third Ave	1973	1	18	266,954	1,150	0	1,150	0.43%	0.43%
Executive Complex	1010 Second Ave	1963	1	25	324,341	34,364	0	34,364	10.60%	10.60%
Chamber Bldg	110 W C St	1963	1.4	23	177,725	21,113	0	21,113	11.88%	11.88%
Sixth & Broadway	625 Broadway	1925	1	14	223,475	36,971	0	36,971	16.54%	16.54%

<b>Total:</b>	<b>992,495</b>	<b>93,598</b>	<b>0</b>	<b>93,598</b>
<b>Class C Availability Rate:</b>			<b>9.43%</b>	

# Irving Hughes Market Trends Downtown Office Markets

4th Quarter 2007

Source: CoStar Group



\* Unlike the traditional "sell-side" commercial brokerage houses which measure "vacancy" rates in the narrowest possible terms, Irving Hughes measures "Availability Rates" which include all existing direct and sublet space listed as available for lease.

