

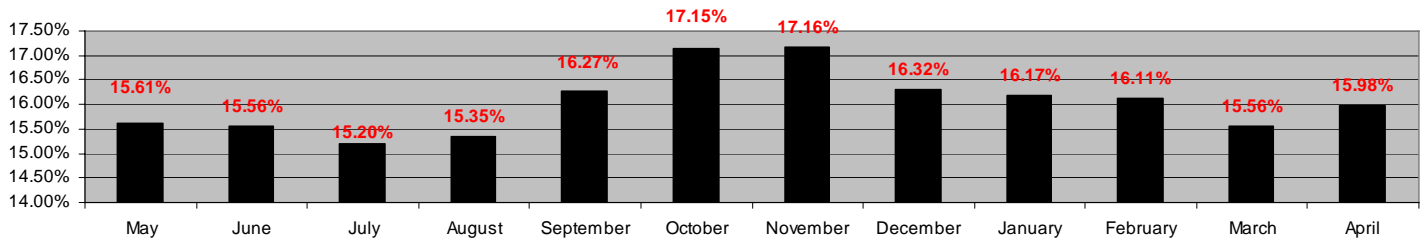
# OFFICE REPORT

Clark County | April 2008

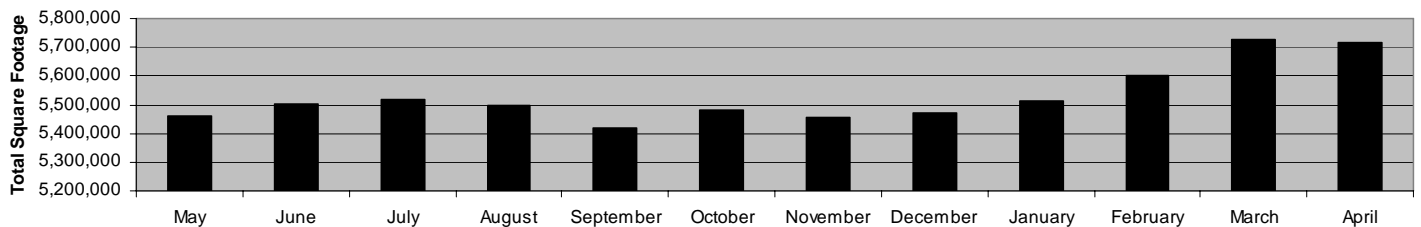
## HIGHLIGHTS | TOTALS

Total Class A & B Leasable Office Space (sq. ft.)	5,714,914
Total Available Class A & B Office Space (sq. ft.)	913,164
Clark County Class A & B Vacancy Rate	15.98%
Average Vacant Class A & B Rental Rate	\$20.37
Month Over Month Net Absorption (sq. ft.)	- 14,495
Year Over Year Net Absorption (sq. ft.)	259,209

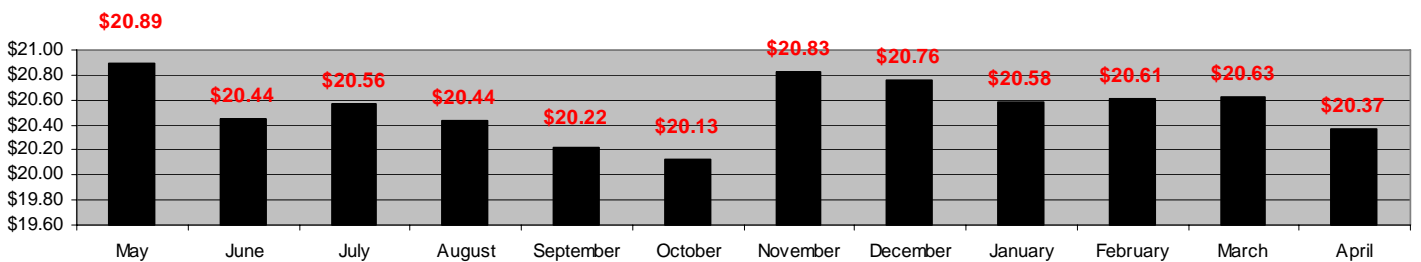
Clark County Class A & B Vacancy Rates



Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



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## CAMAS | WASHOUGAL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
528 NE 4th Ave	4,927		0%	
307 NE Burch St	5,000		0%	
1150 S 35th St	5,000		0%	
3695 Truman Rd	5,277	5,277	100%	\$21.00
15th St @ A St	5,696		0%	
1540 B St	6,000		0%	
3400 SE 196th St	8,000		0%	
700 NE Fourth Ave	19,761		0%	
4900 NW Camas Meadows Dr	19,943		0%	
4800 NW Camas Meadows Dr	27,352		0%	
4845 NW Camas Meadows Dr	27,820		0%	
	<b>134,776</b>	<b>5,277</b>	<b>3.9%</b>	<b>\$21.00</b>

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## CASCADE PARK SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
1312 NE 112th Ave	3,040		0%	
11115 NE 14th St	3,040		0%	
11109 NE 14th St	3,040		0%	
11105 NE 14th St	3,040		0%	
12401 SE 2nd Cir	3,266		0%	
3317 SE 192nd Ave	4,150		0%	
1004 NE 112th Ave	4,238		0%	
15520 SE Mill Plain Blvd	5,000		0%	
19301 SE 34th St	5,000		0%	
11820 NE Crestwood St	6,196		0%	
519 SE 116th Ave	7,382		0%	
16820 SE McGillivray Blvd	7,500	2,000	27%	\$22.00
234 SE 136th Ave	8,000	1,665	21%	\$23.00
2415 SE 165th Ave	10,000	2,461	25%	\$18.00
12204 SE Mill Plain Blvd	12,000	6,000	50%	\$21.00
217 SE 136th Ave	12,000	2,000	17%	\$21.50
16219 SE 12th St	13,660	5,000	37%	\$23.50
16508 SE 24th St	14,000	1,877	13%	\$23.21
417 SE 164th Ave	15,525	10,175	66%	\$21.00
1406 SE 164th Ave	17,085	2,600	15%	\$21.00
14300 SE First St	17,622		0%	
615 SE Chkalov Dr	18,073	8,770	49%	\$22.50
17700 SE Mill Plain Blvd	22,500		0%	
16821 SE McGillivray Blvd	22,500		0%	
3250 SE 164th Ave	23,000	8,370	36%	\$24.50
521 NE 136th Ave	24,000		0%	
901 NE 112th Ave	24,542	18,942	77%	\$23.00
16821 SE McGillivray Blvd	25,000		0%	
1325 SE Tech Center Dr	25,750	2,992	12%	\$18.50
811 NE 112th Ave	27,122	13,757	51%	\$21.00
16701 SE McGillivray Blvd	29,682	2,626	9%	\$21.00
12503 SE Mill Plain Blvd	31,552	1,687	5%	\$21.00
19120 SE 34th St	32,356		0%	
501 SE 172nd Ave	40,000		0%	
13115 NE 4th St	40,000	16,299	41%	\$22.39
12500 SE Second Cir	40,869	32,472	79%	\$20.19
11800-11818 SE Mill Plain Blvd	42,884	4,540	11%	\$21.00
521 SE Chkalov Dr	45,000		0%	
16703 SE McGillivray Blvd	45,218	4,000	9%	\$21.50
17205 SE Mill Plain Blvd	50,000		0%	
204 SE Stonemill Dr	51,908	17,094	33%	\$18.50

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## CASCADE PARK SUBMARKET | CONTINUED

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
17200 SE Mill Plain Blvd	52,845	41,985	79%	\$24.50
120 NE 136th Ave	53,515		0%	
201 NE Park Plaza Dr	55,000	15,639	28%	\$23.61
312 SE Stonemill Dr	64,603	17,450	27%	\$18.50
222 NE Park Plaza Dr	68,230		0%	
1499 SE Tech Center Pl	71,365	8,429	12%	\$22.87
1498 SE Tech Center Pl	71,423	4,788	7%	\$23.00
203 SE Park Plaza Dr	73,000	12,134	17%	\$21.70
201 NE Park Plaza Dr	79,808	11,863	15%	\$20.28
18110 SE 34th St	130,000	64,580	50%	\$18.50
16400 SE 164th Ave	482,538		0%	
	<b>2,039,067</b>	<b>342,195</b>	<b>16.8%</b>	<b>\$21.46</b>

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## CENTRAL BUSINESS DISTRICT | WEST VANCOUVER

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
510 E McLoughlin Blvd	3,400		0%	
408 W Ninth St	3,758		0%	
108 E Mill Plain Blvd	4,044		0%	
103 E 29th St	4,996		0%	
1801 D St	7,906		0%	
210 W Fourth St	8,000		0%	
315 W Mill Plain Blvd	8,887		0%	
1400 Columbia St	9,000	4,000	44%	\$17.00
303 E 16th St	9,270		0%	
400-404 E 13th St	10,000	9,460	95%	\$15.00
2107 C St	10,000	1,871	19%	\$18.00
1010 W Washington St	10,000		0%	
1409 Franklin St	12,896		0%	
1706 D St	14,000		0%	
801 Main St	14,816		0%	
404 E 15th St	16,500	2,778	17%	\$22.00
1610 C St	18,318	9,701	53%	\$20.00
601 W Evergreen Blvd	22,464	9,630	43%	\$16.00
611 W Evergreen Blvd	22,464		0%	
912-916 Main St	26,627	5,000	19%	\$21.00
101 E 8th St	26,930	3,281	12%	\$13.93
2500 Main St	30,000		0%	
3305 Main St	33,367	14,156	42%	\$17.50
1104 Main St	39,713	4,650	12%	\$18.00
500 W Eighth St	39,763	3,810	10%	\$16.41
911 Main St	40,000		0%	
915 Broadway St	40,000		0%	
907 W Harney St	43,016	6,000	14%	\$16.00
703 Broadway St	51,358		0%	
1220-1260 Main St	62,388		0%	
900 Washington St	71,000		0%	
1111 Main St	87,984	2,170	2%	\$23.50
700 Washington St	108,248	32,460	30%	\$24.50
500 Broadway St	111,000		0%	
515 Esther St	115,216	26,425	23%	\$27.54
805 E Broadway St	202,975	45,098	22%	\$21.13
	<b>1,340,304</b>	<b>180,490</b>	<b>13.5%</b>	<b>\$19.22</b>

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## HAZEL DELL | SALMON CREEK | RIDGEFIELD SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
1307 NE 78th St	3,080		0%	
3100 NE 136th Cir	3,100		0%	
8301 NE Hazel Dell Ave	3,640	1,820	50%	\$18.00
14615 NE 13th Ct	3,840		0%	
8513 NE Hazel Dell Ave	4,000		0%	
14201 NE 20th Ave	7,800		0%	
14201 NE 20th Ave	7,800		0%	
7409 NE Hazel Dell Ave	8,000	3,145	39%	\$20.00
2219 NE 129th St	8,960		0%	
8411 NE Highway 99	10,000		0%	
8515 NE Hazel Dell Ave	10,000		0%	
1200 NE 99th St	10,000		0%	
9901 NE 7th Ave	11,300		0%	
2105 NE 129th St	11,400		0%	
2103 NE 129th St	11,400		0%	
9901 NE 7th Ave	11,532		0%	
1404 NE 134th St	12,000		0%	
14208 NW Third Ct	13,000	588	5%	\$1.53
2101 NE 129th St	13,100		0%	
7223 NE Hazel Dell Ave	13,589		0%	
10002 NE 13th St	14,500	7,826	54%	\$26.00
13317 NE 12th Ave	14,549	2,719	19%	\$25.00
9901 NE 7th Ave	14,572	1,648	11%	\$22.95
7414 NE Hazel Dell Ave	15,000		0%	
2 S 56th Pl	17,475	3,007	17%	\$19.50
7604 NE Hazel Dell Ave	18,000		0%	
9105 Highway 99	20,000	14,500	73%	\$21.50
2205 NE 129th St	21,000	21,000	100%	\$23.00
9103 Highway 99	21,000		0%	
14508 NE 20th Ave	22,500	2,896	13%	\$25.00
201 NE 73rd St	24,000	8,701	36%	\$16.34
14201 NE 20th Ave	24,734		0%	
2621 NE 134th St	27,786	25,007	90%	\$25.00
2501 NE 134th St	27,786		0%	
2415 NE 134th St	31,000	11,792	38%	\$24.50
2525 NE 139th St	45,664		0%	
1308 NE 134th St	55,010		0%	
10000 NE Seventh Ave	60,000	2,331	4%	\$22.00
	<b>652,117</b>	<b>106,980</b>	<b>16.4%</b>	<b>\$20.74</b>



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## ORCHARDS SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
5514 NE 107th Ave	3,780		0%	
11015 NE Fourth Plain Rd	5,000		0%	
3400 SE 196th St	5,500		0%	
105 W Main St	6,800		0%	
11802 NE 65th St	7,432		0%	
12518 NE 95th St	8,632		0%	
118 S Parkway Ave	9,169	6,646	72%	\$18.93
1710 W Main St	13,194		0%	
5500 NE 109th Ct	15,922		0%	
11805 NE 99th St	17,520	8,072	46%	\$23.00
11815 NE 99th St	18,744		0%	
5501 NE 109th Ct	18,830	6,760	36%	\$18.50
11807 NE 99th St	19,696		0%	
9115B NE 117th Ave	20,000		0%	
9611 NE 117th Ave	24,160	11,420	47%	\$23.50
109 SW First St	31,110		0%	
	<b>225,489</b>	<b>32,898</b>	<b>14.6%</b>	<b>\$20.98</b>

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## CENTRAL VANCOUVER SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
8721 NE Fifth St	4,842		0%	
8308 NE Mill Plain Blvd	5,000	900	18%	\$23.00
816 NE 87th Ave	5,906		0%	
717 NE 61st St	6,000		0%	
2403 E Evergreen Blvd	7,335		0%	
3312 E Fourth Plain Blvd	7,600	6,800	89%	\$12.00
9300 Oak View Dr	11,600		0%	
3925 NE 72nd Ave	15,154		0%	
7200 NE 41st St	16,017		0%	
6615 E Fourth Plain Blvd	20,000	6,000	30%	\$13.50
200 Grand Blvd	22,600	7,469	33%	\$17.00
8614 NE Mill Plain Blvd	23,498	8,779	37%	\$22.00
5305 E 18th St	24,603	4,840	20%	\$17.55
1701 SE Columbia River Dr	26,000		0%	
5411 E Mill Plain Blvd	29,314	24,224	83%	\$15.00
3295 NE 72nd Ave	37,000		0%	
2700 NE Andresen Rd	40,474	6,566	16%	\$16.74
501 SE Columbia Shores Blvd	41,500	7,010	17%	\$22.00
5701-5721 SE Columbia Way	66,000	9,392	14%	\$24.50
5411 E Mill Plain Blvd	148,660	22,700	15%	\$15.00
	<b>559,103</b>	<b>104,680</b>	<b>18.7%</b>	<b>\$18.03</b>

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## VANCOUVER MALL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
9407 NE Vancouver Mall Dr	5,600		0%	
5104 NE 82nd Ave	12,000	3,350	28%	\$19.50
9300 NE Vancouver Mall Dr	12,135	8,067	66%	\$21.00
9310 NE Vancouver Mall Dr	15,000		0%	
7720 NE Vancouver Mall Dr	15,232		0%	
9330 NE Vancouver Mall Dr	15,250	9,004	59%	\$21.00
7710 NE Vancouver Mall Dr	15,697		0%	
5101 NE 82nd Ave	18,960	6,100	32%	\$22.00
9320 NE Vancouver Mall Dr	20,000	3,500	18%	\$21.00
7700 NE Greenwood Dr	27,500	2,810	10%	\$19.50
7710 NE Greenwood Dr	27,500		0%	
5101 NE 82nd Ave	28,500	7,595	27%	\$21.50
9120 NE Vancouver Mall Dr	32,504	8,722	27%	\$22.00
8000 NE Parkway Dr	47,810	11,493	24%	\$21.00
7700 NE Parkway Dr	50,762	12,154	24%	\$20.01
4601 NE 77th Ave	53,114	2,883	5%	\$22.00
8100 NE Parkway Dr	56,960	1,457	3%	\$22.00
4317 NE Thurston Way	57,463	27,415	48%	\$13.55
7600 NE 41st St	72,000	19,284	27%	\$22.50
7500 NE 41st St	84,198	7,410	9%	\$23.50
4400 NE 77th Ave	95,873	9,400	10%	\$24.00
	<b>764,058</b>	<b>140,644</b>	<b>18.4%</b>	<b>\$21.00</b>