

OFFICE REPORT

Clark County | May 2008

SUMMARY | TOTALS



Over the past month vacancy rates have increased substantially and the Vancouver market has given up over 80,000 square feet of office space. Almost all of this can be attributed to Hewlett Packard returning 65,000 square feet to the marketplace.

A positive item to note is the current vacancy rate in Downtown Vancouver at 12.6% is the lowest vacancy rate of any of the significant submarkets. If the vacancy rate remains at this level, it can certainly warrant the start of at least some of the new construction projects slated for Downtown Vancouver.

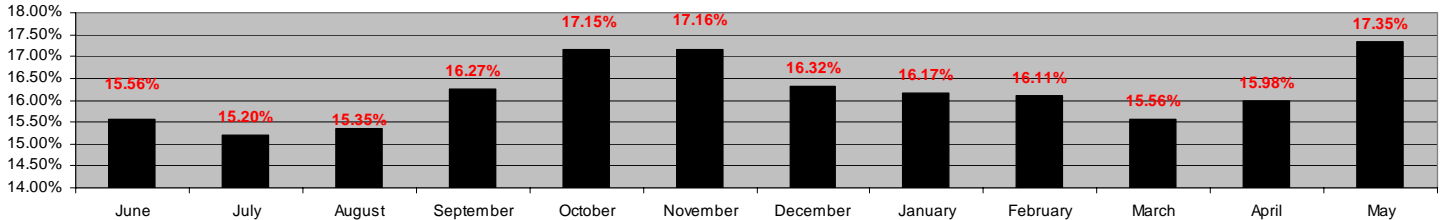
| | |
|--|------------------|
| Total Class A & B Leasable Office Space (sq. ft.) | 5,710,788 |
| Total Available Class A & B Office Space (sq. ft.) | 990,769 |
| Clark County Class A & B Vacancy Rate | 17.35% |
| Average Vacant Class A & B Rental Rate <i>(Adjusted Annual Full Service Basis)</i> | \$20.88 |
| Month Over Month Net Absorption (sq. ft.) | - 81,731 |
| Year Over Year Net Absorption (sq. ft.) | 177,478 |

OFFICE REPORT

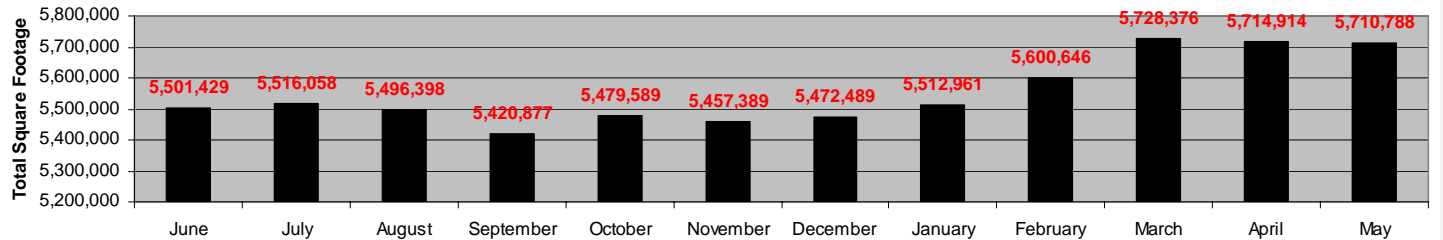
Clark County | May 2008

HIGHLIGHTS | TOTALS

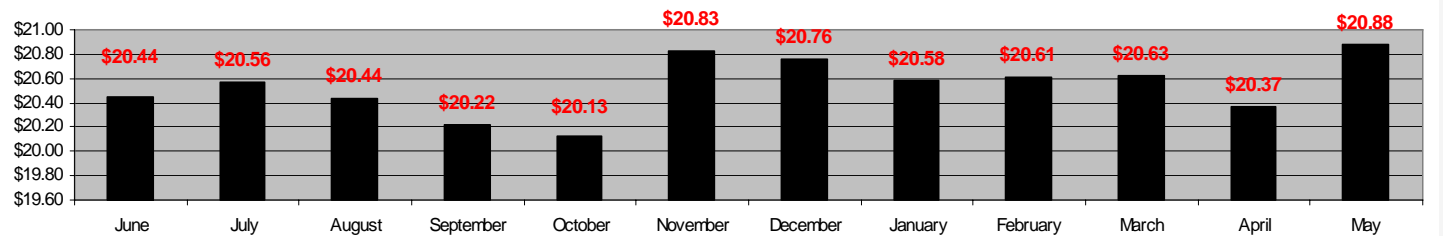
Clark County Class A & B Vacancy Rates



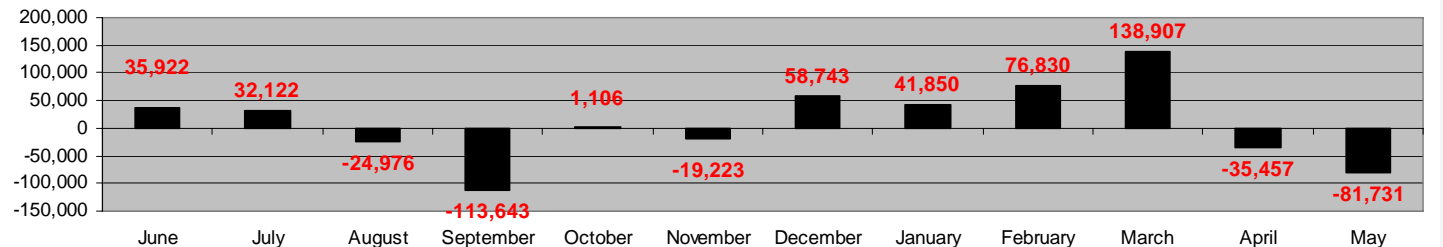
Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



Month Over Month Net Absorption



OFFICE REPORT

Clark County | May 2008

CAMAS | WASHOUGAL SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|--------------------------|-----------------------|-------------------------|-------------|--------------------------|
| 528 NE 4th Ave | 4,927 | | | |
| 1150 S 35th St | 5,000 | | | |
| 307 NE Burch St | 5,000 | | | |
| 3695 Truman Rd | 5,277 | 5,277 | 100% | \$17.00 |
| 15th St @ A St | 5,696 | | | |
| 1540 B St | 6,000 | | | |
| 3400 SE 196th St | 8,000 | | | |
| 700 NE Fourth Ave | 19,761 | | | |
| 4900 NW Camas Meadows Dr | 19,943 | | | |
| 4800 NW Camas Meadows Dr | 27,352 | | | |
| 4845 NW Camas Meadows Dr | 27,820 | | | |
| | 134,776 | 5,277 | 3.9% | \$17.00 |

OFFICE REPORT

Clark County | May 2008

CASCADE PARK SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|--------------------------------|-----------------------|-------------------------|---------|--------------------------|
| 11105 NE 14th St | 3,040 | | | |
| 11109 NE 14th St | 3,040 | | | |
| 11115 NE 14th St | 3,040 | | | |
| 1312 NE 112th Ave | 3,040 | | | |
| 12401 SE 2nd Cir | 3,266 | | | |
| 3317 SE 192nd Ave | 4,150 | | | |
| 1004 NE 112th Ave | 4,238 | | | |
| 19301 SE 34th St | 5,000 | | | |
| 15520 SE Mill Plain Blvd | 5,000 | | | |
| 11820 NE Crestwood St | 6,196 | | | |
| 519 SE 116th Ave | 7,382 | | | |
| 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 | 10,215 | 66% | \$21.00 |
| 1406 SE 164th Ave | 17,085 | 2,600 | 15% | \$21.00 |
| 14300 SE First St | 17,622 | | | |
| 615 SE Chkalov Dr | 18,073 | 8,770 | 49% | \$22.50 |
| 16821 SE McGillivray Blvd | 22,500 | | | |
| 17700 SE Mill Plain Blvd | 22,500 | | | |
| 3250 SE 164th Ave | 23,000 | 8,370 | 36% | \$24.50 |
| 521 NE 136th Ave | 24,000 | | | |
| 901 NE 112th Ave | 24,542 | 18,942 | 77% | \$23.00 |
| 16821 SE McGillivray Blvd | 25,000 | | | |
| 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 | | | |
| 13115 NE 4th St | 40,000 | 20,915 | 52% | \$22.66 |
| 501 SE 172nd Ave | 40,000 | | | |
| 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 | | | |
| 16703 SE McGillivray Blvd | 45,218 | 14,069 | 31% | \$22.22 |
| 17205 SE Mill Plain Blvd | 50,000 | | | |
| 204 SE Stonemill Dr | 51,908 | 17,094 | 33% | \$18.50 |



OFFICE REPORT

Clark County | May 2008

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 | | | |
| 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 | | | |
| 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 | 65,000 | 13% | \$14.00 |
| | 2,039,067 | 421,920 | 20.7% | \$21.49 |

OFFICE REPORT

Clark County | May 2008

CENTRAL BUSINESS DISTRICT | WEST VANCOUVER

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|-----------------------|-----------------------|-------------------------|--------------|--------------------------|
| 510 E McLoughlin Blvd | 3,400 | | | |
| 408 W Ninth St | 3,758 | | | |
| 108 E Mill Plain Blvd | 4,044 | | | |
| 103 E 29th St | 4,996 | | | |
| 1801 D St | 7,906 | | | |
| 210 W Fourth St | 8,000 | | | |
| 315 W Mill Plain Blvd | 8,887 | | | |
| 1400 Columbia St | 9,000 | 4,000 | 44% | \$17.00 |
| 303 E 16th St | 9,270 | | | |
| 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 | | | |
| 1409 Franklin St | 12,896 | | | |
| 1706 D St | 14,000 | | | |
| 801 Main St | 14,816 | | | |
| 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 | | | |
| 912-916 Main St | 26,627 | 5,000 | 19% | \$21.00 |
| 101 E 8th St | 26,930 | 607 | 2% | \$18.00 |
| 2500 Main St | 30,000 | | | |
| 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 |
| 915 Broadway St | 40,000 | | | |
| 911 Main St | 40,000 | | | |
| 907 W Harney St | 43,016 | 6,000 | 14% | \$16.00 |
| 703 Broadway St | 51,358 | 6,894 | 13% | \$25.00 |
| 1220-1260 Main St | 62,388 | | | |
| 900 Washington St | 71,000 | | | |
| 1111 Main St | 87,984 | 2,170 | 2% | \$23.50 |
| 700 Washington St | 108,248 | 25,486 | 24% | \$24.50 |
| 500 Broadway St | 111,000 | 1,200 | 1% | \$25.50 |
| 515 Esther St | 115,216 | 23,264 | 20% | \$27.48 |
| 805 E Broadway St | 202,975 | 38,179 | 19% | \$20.73 |
| | 1,340,304 | 168,856 | 12.6% | \$20.09 |

OFFICE REPORT

Clark County | May 2008

HAZEL DELL | SALMON CREEK | RIDGEFIELD SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|------------------------|-----------------------|-------------------------|--------------|--------------------------|
| 1307 NE 78th St | 3,080 | | | |
| 3100 NE 136th Cir | 3,100 | | | |
| 8301 NE Hazel Dell Ave | 3,640 | 1,820 | 50% | \$18.00 |
| 14615 NE 13th Ct | 3,840 | | | |
| 8513 NE Hazel Dell Ave | 4,000 | | | |
| 14201 NE 20th Ave | 7,800 | | | |
| 14201 NE 20th Ave | 7,800 | | | |
| 7409 NE Hazel Dell Ave | 8,000 | 3,145 | 39% | \$20.00 |
| 2219 NE 129th St | 8,960 | | | |
| 1200 NE 99th St | 10,000 | | | |
| 8515 NE Hazel Dell Ave | 10,000 | | | |
| 8411 NE Highway 99 | 10,000 | | | |
| 9901 NE 7th Ave | 11,300 | | | |
| 2103 NE 129th St | 11,400 | | | |
| 2105 NE 129th St | 11,400 | | | |
| 9901 NE 7th Ave | 11,532 | | | |
| 1404 NE 134th St | 12,000 | | | |
| 14208 NW Third Ct | 13,000 | 588 | 5% | \$18.36 |
| 2101 NE 129th St | 13,100 | | | |
| 7223 NE Hazel Dell Ave | 13,589 | | | |
| 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 | | | |
| 2 S 56th Pl | 17,475 | 2,754 | 16% | \$26.50 |
| 7604 NE Hazel Dell Ave | 18,000 | | | |
| 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 | | | |
| 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 | | | |
| 2621 NE 134th St | 27,786 | 25,007 | 90% | \$25.00 |
| 2501 NE 134th St | 27,786 | | | |
| 2415 NE 134th St | 31,000 | 11,792 | 38% | \$24.50 |
| 2525 NE 139th St | 45,664 | | | |
| 1308 NE 134th St | 55,010 | | | |
| 10000 NE Seventh Ave | 60,000 | 2,331 | 4% | \$22.00 |
| | 652,117 | 106,727 | 16.4% | \$22.44 |

OFFICE REPORT

Clark County | May 2008

ORCHARDS SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|--------------------------|-----------------------|-------------------------|--------------|--------------------------|
| 5514 NE 107th Ave | 3,780 | | | |
| 11015 NE Fourth Plain Rd | 5,000 | | | |
| 3400 SE 196th St | 5,500 | | | |
| 105 W Main St | 6,800 | | | |
| 11802 NE 65th St | 7,432 | | | |
| 12518 NE 95th St | 8,632 | | | |
| 118 S Parkway Ave | 9,169 | 6,646 | 72% | \$18.93 |
| 1710 W Main St | 13,194 | | | |
| 5500 NE 109th Ct | 15,922 | | | |
| 11805 NE 99th St | 17,520 | 9,608 | 55% | \$22.60 |
| 11815 NE 99th St | 18,744 | | | |
| 5501 NE 109th Ct | 18,830 | 6,760 | 36% | \$18.50 |
| 11807 NE 99th St | 19,696 | | | |
| 9115B NE 117th Ave | 20,000 | | | |
| 9611 NE 117th Ave | 24,160 | 11,420 | 47% | \$23.50 |
| 109 SW First St | 31,110 | 1,664 | 5% | \$18.00 |
| | 225,489 | 36,098 | 16.0% | \$20.31 |

OFFICE REPORT

Clark County | May 2008

CENTRAL VANCOUVER SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|-----------------------------|-----------------------|-------------------------|--------------|--------------------------|
| 8721 NE Fifth St | 4,842 | | | |
| 8308 NE Mill Plain Blvd | 5,000 | 900 | 18% | \$23.00 |
| 816 NE 87th Ave | 5,906 | | | |
| 717 NE 61st St | 6,000 | | | |
| 2403 E Evergreen Blvd | 7,335 | | | |
| 3312 E Fourth Plain Blvd | 7,600 | 6,800 | 89% | \$19.00 |
| 9300 Oak View Dr | 11,600 | | | |
| 3925 NE 72nd Ave | 15,154 | | | |
| 7200 NE 41st St | 16,017 | | | |
| 6615 E Fourth Plain Blvd | 20,000 | 6,000 | 30% | \$20.50 |
| 200 Grand Blvd | 22,600 | 7,469 | 33% | \$17.00 |
| 8614 NE Mill Plain Blvd | 23,498 | 10,120 | 43% | \$22.00 |
| 5305 E 18th St | 24,603 | 4,095 | 17% | \$16.59 |
| 5411 E Mill Plain Blvd | 25,188 | 25,188 | 100% | \$15.00 |
| 1701 SE Columbia River Dr | 26,000 | | | |
| 3295 NE 72nd Ave | 37,000 | | | |
| 2700 NE Andresen Rd | 40,474 | 6,566 | 16% | \$16.74 |
| 501 SE Columbia Shores Blvd | 41,500 | 15,367 | 37% | \$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 |
| | 554,977 | 114,597 | 20.6% | \$19.21 |

OFFICE REPORT

Clark County | May 2008

VANCOUVER MALL SUBMARKET

| | Leasable Area (SF) | Total Available (SF) | Vacancy | Average Weighted Rent |
|---------------------------|-----------------------|-------------------------|--------------|--------------------------|
| 9407 NE Vancouver Mall Dr | 5,600 | | | |
| 5104 NE 82nd Ave | 12,000 | | | |
| 9300 NE Vancouver Mall Dr | 12,135 | 8,067 | 66% | \$21.00 |
| 9310 NE Vancouver Mall Dr | 15,000 | | | |
| 7720 NE Vancouver Mall Dr | 15,232 | | | |
| 9330 NE Vancouver Mall Dr | 15,250 | 9,004 | 59% | \$21.00 |
| 7710 NE Vancouver Mall Dr | 15,697 | | | |
| 5101 NE 82nd Ave | 18,960 | 6,100 | 32% | \$20.25 |
| 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 | | | |
| 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% | \$20.00 |
| 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 |
| | 764,058 | 137,294 | 18.0% | \$20.99 |