

OFFICE REPORT

Clark County | August 2009

SUMMARY | TOTALS



Additional, new office product came online in Vancouver's Central Business District adding more square footage and more vacancy to an already tough market. This roughly 23,000 square feet negated any positive absorption we saw in the mall area from expanding tenants. Total transaction volume was still extremely low for August. Activity as measured by number of inquiries has been moderate in comparison to the past 12 months, but getting deals to close still proves to be extremely challenging.

Average asking rental rates appeared to improve in Clark County. This seems to be from new vacancies entering the game at higher than market rates and not from landlords raising their current rates. The actual going rates are still roughly the same where most any space in Clark County can be leased for \$20.00 per square foot, full service or less. The only submarket that seems to have maintained their rates a little better has been the Vancouver CBD at around \$22.00 per square foot.

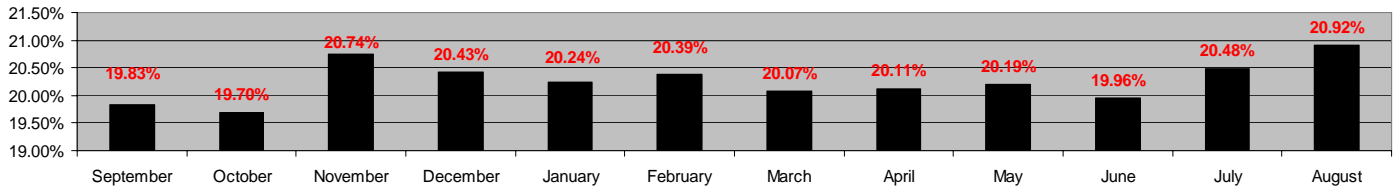
Total Class A & B Leasable Office Space (sq. ft.)	5,886,690
Total Available Class A & B Office Space (sq. ft.)	1,231,712
Clark County Class A & B Vacancy Rate	20.92%
Average Vacant Class A & B Rental Rate <i>(Adjusted Annual Full Service Basis)</i>	\$20.66
Month Over Month Net Absorption (sq. ft.)	-12,926
Year Over Year Net Absorption (sq. ft.)	-71,521

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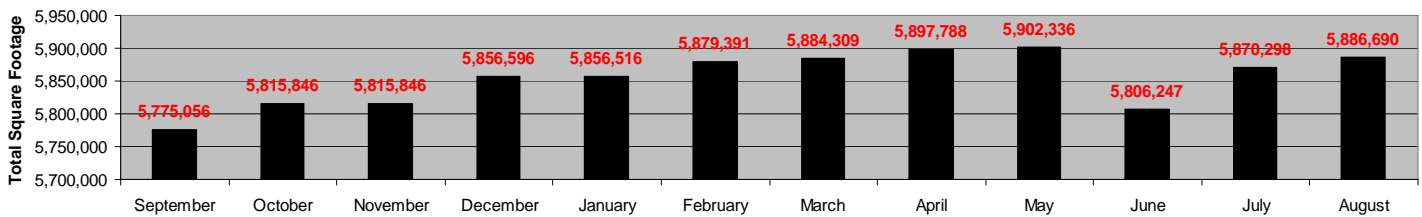
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HIGHLIGHTS | TOTALS

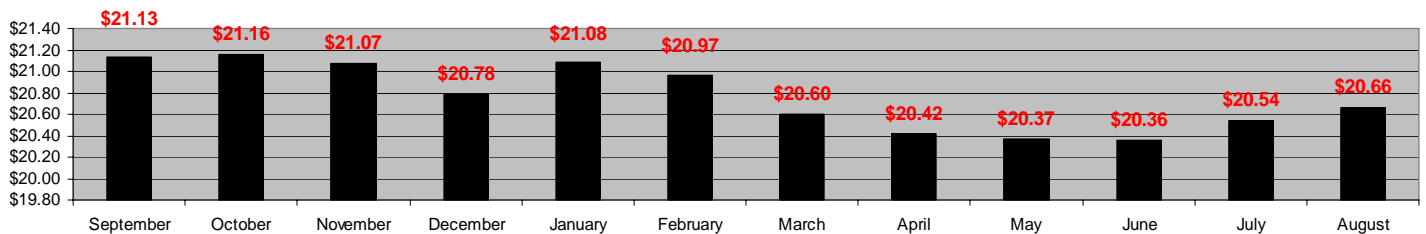
Clark County Class A & B Vacancy Rates



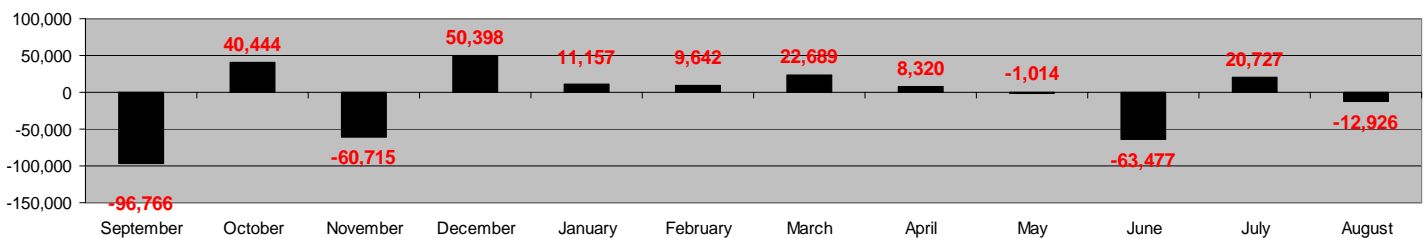
Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



Month Over Month Net Absorption



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RECENT TRANSACTIONS

June 2009

Core Life	Lease	1,350	Hazel Dell / Salmon Creek	Retail	CRA / NBS
Minuteman Press	Lease	3,868	Orchards	Retail	Elliott Assoc / NBS
Purple Language Services	Lease	5,201	Vancouver CBD	Office	NBS
Schuck's Automotive	Renewal	6,600	Orchards	Retail	Elliott Assoc
Fiji Sales & Marketing	Renewal	1,875	Orchards	Industrial	EF-Inc
When the Shoe Fits	Lease	2,067	Cascade Park / EV	Retail	NBS
Automated Control Systems	Renewal	2,014	Orchards	Office	EF-Inc
Cascade Northern Mortgage	Lease	1,090	Vancouver Mall	Office	GVA
Christ Community Lutheran Church	Renewal	10,166	Orchards	Office	EF-Inc
GreyHawk Technologies	Renewal	4,400	Orchards	Office	EF-Inc
Harwood, LLC	Lease	1,628	Camas / Washougal	Retail	CB
Max Muscle	Lease	900	Cascade Park / EV	Retail	NBS / CB
Raymond James Financial Services	Lease	1,989	Cascade Park / EV	Office	EF-Inc
Turner Engineering Company	Lease	59,400	Vancouver CBD	Industrial	GVA
Ahead of Style	Lease	1,220	Hazel Dell / Salmon Creek	Retail	CB

July 2009

Lane Bryant	Lease	5,000	Hazel Dell / Salmon Creek	Retail	Pine Tree
America's Best Optical	Lease	3,523	Hazel Dell / Salmon Creek	Retail	Pine Tree
Asset Control	Lease	912	Vancouver CBD	Office	CB
Mattress Superstore	Lease	5,089	Battle Ground	Retail	CB
Tom Houser	Lease	854	Vancouver CBD	Office	CB
Coastal Software	Lease	1,644	Cascade Park / EV	Office	EF-Inc
Boyd Coffee	Renewal	4,300	Orchards	Industrial	EF-Inc
Bones Steak & Chop House	Lease	3,174	Battle Ground	Retail	Management Group
Toney Nam	Purchase	3,600	Battle Ground	Office	EF-Inc
Kumon Math & Reading	Lease	1,418	Cascade Park / EV	Retail	EF-Inc
ThinkTank IT	Lease	1,900	Hazel Dell / Salmon Creek	Office	Premier Commercial
Visions in Print	Renewal	3,150	Orchards	Industrial	EF-Inc
ProActive Orthopedic & Sports PT	Lease	1,556	Battle Ground	Retail	CB / KW
Clark County	Purchase	35.1 acres	Orchards	Land	CB

August 2009

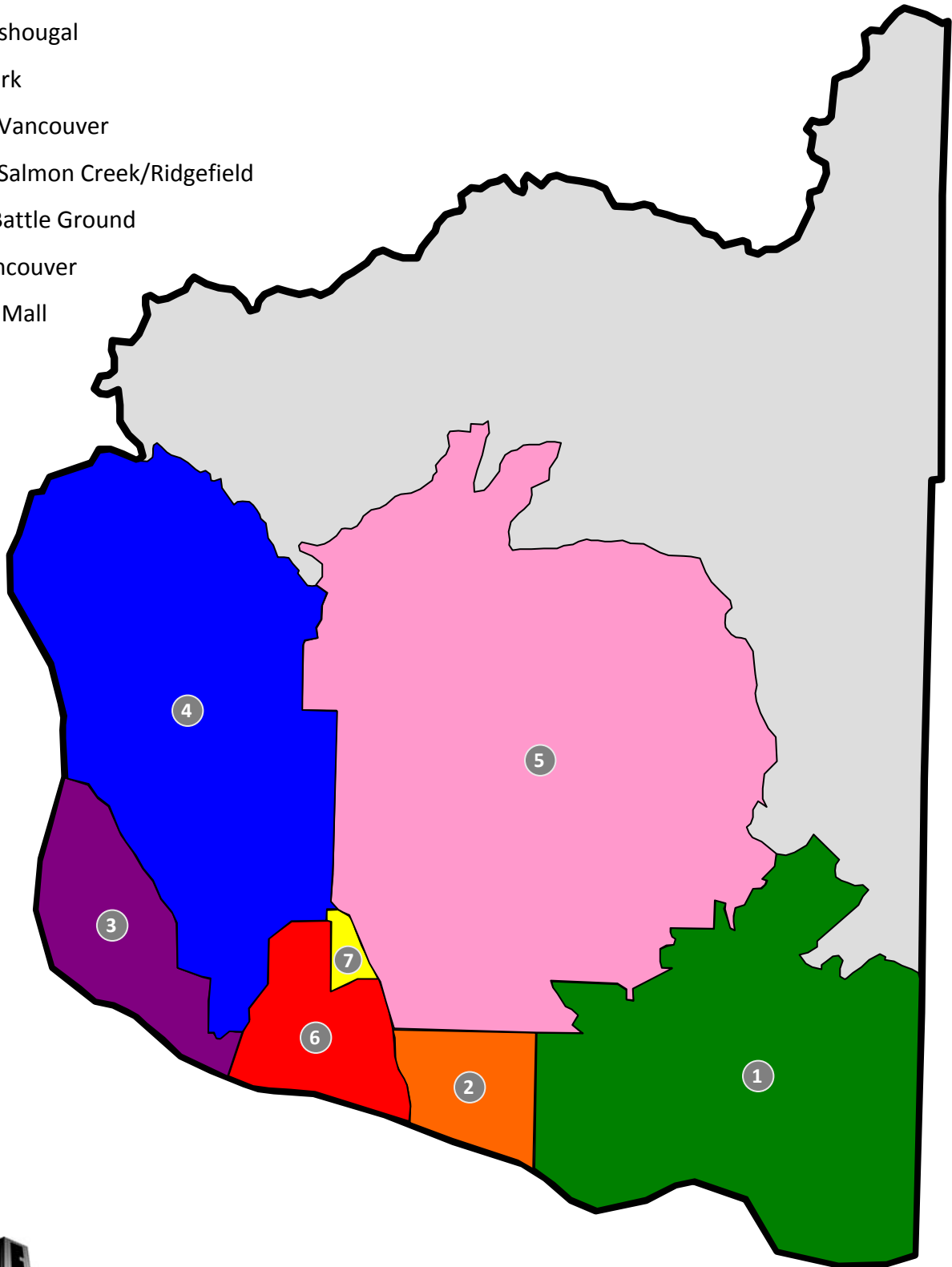
Ciber, Inc	Lease	4,150	Cascade Park / EV	Office	NBS/Jones Lang LaSalle
Mgmt Recruiters of Vancouver	Renewal	3,471	Vancouver CBD	Office	NBS
Steve Staudinger	Renewal	877	Cascade Park / EV	Office	NBS
A Little Pine Tree	Lease	2,051	Vancouver CBD	Retail	EF-Inc
Addus Health Care	Lease	1,536	Orchards	Office	EF-Inc
NLJ Advisors	Lease	1,989	Cascade Park / EV	Office	EF-Inc
Innovative Pet Products	Lease	1,400	Orchards	Industrial	EF-Inc
KMR Group	Purchase	17,133	Central Vancouver	Industrial	EF-Inc
Keller Supply Co	Renewal	10,000	Central Vancouver	Industrial	EF-Inc
Otak, Inc	Renewal	5,361	Vancouver CBD	Office	NBS
Rand Schiltz	Lease	800	Vancouver CBD	Retail	CB

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OFFICE SUBMARKETS MAP

1. Camas/Washougal
2. Cascade Park
3. CBD/West Vancouver
4. Hazel Dell/Salmon Creek/Ridgefield
5. Orchards/Battle Ground
6. Central Vancouver
7. Vancouver Mall



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CAMAS | WASHOUGAL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
535 NE 2nd Ave	4,548			
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
82 15th St	5,656			
15th St @ A St	5,696			
1540 B St	6,000			
531 NE Everett St	6,000			
3400 SE 196th St	8,000			
700 NE Fourth Ave	19,761	5,000	25%	\$18.00
4900 NW Camas Meadows Dr	19,943			
4800 NW Camas Meadows Dr	27,352			
4845 NW Camas Meadows Dr	27,820			
4600 NW Camas Meadows Dr	40,701	40,701	100%	\$20.00
	191,681	50,978	26.6%	\$18.33

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CASCADE PARK SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
11109 NE 14th St	3,040			
11115 NE 14th St	3,040			
1312 NE 112th Ave	3,040			
15613 SE Mill Plain Blvd	3,200			
15605-15617 SE Mill Plain Blvd	3,200	1,000	31%	\$22.00
12401 SE 2nd Cir	3,266			
15605 SE Mill Plain Blvd	4,194			
15607-15617 SE Mill Plain Blvd	4,194			
1004 NE 112th Ave	4,238			
19301 SE 34th St	5,000			
11820 NE Crestwood St	6,400			
234 SE 136th Ave	7,300	1,665	23%	\$23.00
519 SE 116th Ave	7,382			
16820 SE McGillivray Blvd	7,500	2,000	27%	\$22.00
15520 SE Mill Plain Blvd	7,740	7,740	100%	\$18.00
2415 SE 165th Ave	10,000	2,461	25%	\$18.00
11101-11109 NE 14th St	12,000			
217 SE 136th Ave	12,000			
12204 SE Mill Plain Blvd	12,000	2,320	19%	\$21.00
16219 SE 12th St	13,660	2,997	22%	\$21.00
16508 SE 24th St	14,000	1,892	14%	\$21.41
417 SE 164th Ave	15,525	10,215	66%	\$21.00
1406 SE 164th Ave	17,085	5,602	33%	\$21.00
615 SE Chkalov Dr	18,073			
14300 SE First St	18,166	18,166	100%	\$16.00
17700 SE Mill Plain Blvd	21,353			
16821 SE McGillivray Blvd	22,500			
3250 SE 164th Ave	23,000	8,370	36%	\$24.50
521 NE 136th Ave	24,000			
11201 NE 9th St	24,542	6,997	29%	\$21.00
16821 SE McGillivray Blvd	25,000	1,911	8%	\$23.00
1325 SE Tech Center Dr	25,520	1,019	4%	\$22.00
811 NE 112th Ave	27,122			
16701 SE McGillivray Blvd	29,682	3,948	13%	\$18.50
12503 SE Mill Plain Blvd	31,552	5,709	18%	\$21.00
19120 SE 34th St	32,356	3,291	10%	\$27.00
601 SE 117th Ave	38,571	16,453	43%	\$22.50
501 SE 172nd Ave	40,000			
13115 NE 4th St	40,000	6,439	16%	\$24.00
12500 SE Second Cir	40,869	29,650	73%	\$20.00
11818 SE Mill Plain Blvd	42,884	11,249	26%	\$22.50

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CASCADE PARK SUBMARKET | CONTINUED

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
521 SE Chkalov Dr	45,000			
16703 SE McGillivray Blvd	45,218	8,201	18%	\$19.00
17205 SE Mill Plain Blvd	50,000			
204 SE Stonemill Dr	51,908	17,183	33%	\$18.50
17200 SE Mill Plain Blvd	52,845	32,911	62%	\$22.00
120 NE 136th Ave	53,515			
201 NE Park Plaza Dr	55,000	19,988	36%	\$23.50
312 SE Stonemill Dr	64,603	9,403	15%	\$18.50
222 NE Park Plaza Dr	68,230	12,095	18%	\$21.00
201 NE Park Plaza Dr	71,000	7,277	10%	\$20.00
1498 SE Tech Center Pl	71,010	10,486	15%	\$22.00
1499 SE Tech Center Pl	71,365	20,197	28%	\$21.00
203 SE Park Plaza Dr	73,000	11,783	16%	\$24.00
16400 SE Nautilus Ave	482,538	145,000	30%	\$14.00
	1,959,426	445,618	22.7%	\$21.03

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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			
408 W Ninth St	3,758			
108 E Mill Plain Blvd	4,044			
103 E 29th St	4,996			
310 W 11th St	5,020			
1801 D St	7,906	1,600	20%	\$13.20
210 W 4th St	8,000			
315 W Mill Plain Blvd	8,887	924	10%	\$25.25
303 E 16th St	9,270			
400-404 E 13th St	10,000			
1010 W Washington St	10,000			
2107 C St	10,000	1,871	19%	\$13.50
1400 Columbia St	10,410	4,000	38%	\$17.00
1706 D St	14,000			
801 Main St	14,816			
1409 Franklin St	14,817	1,994	13%	\$17.50
404 E 15th St	16,500	2,958	18%	\$21.00
1610 C St	18,318	9,634	53%	\$21.00
1300 Esther St	20,962	978	5%	\$15.00
314 W 15th St	23,392	23,392	100%	\$22.00
601 W Evergreen Blvd	24,000	24,000	100%	\$22.50
912-916 Main St	26,627	4,467	17%	\$21.00
101 E 8th St	26,930	4,780	18%	\$13.36
2500 Main St	30,000	1,529	5%	\$23.04
3305 Main St	33,948	12,275	36%	\$17.50
1104 Main St	39,713	7,925	20%	\$19.56
500 W Eighth St	39,763	5,670	14%	\$18.00
915 Broadway St	40,000			
911 Main St	40,000			
611 W Evergreen Blvd	40,975			
907 W Harney St	43,016	6,000	14%	\$18.00
703 Broadway St	51,358	5,072	10%	\$20.00
400 E Mill Plain Blvd	60,833	28,907	48%	\$26.00
1220-1260 Main St	62,388	4,880	8%	\$22.50
500 Broadway St	70,353	6,193	9%	\$25.50
900 Washington St	71,000			
1111 Main St	87,984	6,301	7%	\$23.50
700 Washington St	108,248	25,056	23%	\$24.38
415 W 6th St	114,823	86,566	75%	\$28.00
805 E Broadway St	202,975	38,179	19%	\$23.50
	1,433,430	315,151	22.0%	\$20.47



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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			
3100 NE 136th Cir	3,100			
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	8,000	100%	\$24.00
2515 NE 134th St	8,524	4,262	50%	\$26.00
2205 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	10,730	621	6%	\$22.00
9901 NE 7th Ave	11,300			
2103 NE 129th St	11,400			
2105 NE 129th St	11,400			
1404 NE 134th St	12,000			
14208 NW Third Ct	13,000			
2101 NE 129th St	13,100			
7223 NE Hazel Dell Ave	13,589			
10002 NE 13th St	14,500	5,142	35%	\$24.00
13317 NE 12th Ave	14,549	4,634	32%	\$26.00
9901 NE 7th Ave	14,572			
7414 NE Hazel Dell Ave	15,000			
2 S 56th Pl	17,475	4,105	23%	\$25.50
7604 NE Hazel Dell Ave	18,000			
9105 Highway 99	20,000			
9103 Highway 99	21,000			
2205 NE 129th St	21,000	21,000	100%	\$23.00
14508 NE 20th Ave	22,500	2,896	13%	\$23.50
201 NE 73rd St	24,000	5,233	22%	\$19.00
14201 NE 20th Ave	24,734	8,300	34%	\$22.00
2501 NE 134th St	27,786			
2415 NE 134th St	31,000	5,012	16%	\$31.50
2621 NE 134th St	32,123	9,440	29%	\$26.00
2417-2525 NE 139th St	45,664			
1308 NE 134th St	55,010			
10000 NE Seventh Ave	60,000	13,515	23%	\$21.00
	660,536	92,160	14.0%	\$24.12

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ORCHARDS | BATTLE GROUND SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
5514 NE 107th Ave	3,780			
11801 NE 65th St	4,536			
3400 SE 196th St	5,500			
15 SW 20th Ave	6,442	1,300	20%	\$19.00
105 W Main St	6,450	1,205	19%	\$18.90
11802 NE 65th St	7,729	6,658	86%	\$19.50
12518 NE 95th St	8,632	700	8%	\$21.90
118 S Parkway Ave	9,169	6,646	72%	\$18.50
5411 NE 107th Ave	9,350	9,350	100%	\$17.50
1710 W Main St	13,194			
13400 NE 20th St	14,745			
5500 NE 109th Ct	15,922	4,500	28%	\$17.50
11805 NE 99th St	17,520	13,329	76%	\$18.50
11815 NE 99th St	18,744	3,236	17%	\$17.50
5501 NE 109th Ct	18,830	4,350	23%	\$17.50
11807 NE 99th St	19,696	14,816	75%	\$17.50
9115B NE 117th Ave	20,000			
9611 NE 117th Ave	24,160	6,660	28%	\$22.00
109 SW First St	31,110			
	255,509	72,750	28.5%	\$18.82

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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	914	18%	\$20.50
816 NE 87th Ave	5,906			
717 NE 61st St	6,100	1,750	29%	\$23.00
11015 NE Fourth Plain Rd	7,160			
2403 E Evergreen Blvd	7,335	3,101	42%	\$19.50
3312 E Fourth Plain Blvd	7,600	2,800	37%	\$17.00
9300 Oak View Dr	11,600			
7200 NE 41st St	16,017	5,037	31%	\$17.00
6615 E Fourth Plain Blvd	20,000	6,000	30%	\$20.50
2001 SE Columbia River Dr	20,000	9,000	45%	\$30.00
5305 E 18th St	21,810	1,835	8%	\$21.56
5300 MacArthur Blvd	22,500	22,492	100%	\$17.00
200 Grand Blvd	22,600	5,494	24%	\$17.00
8614 NE Mill Plain Blvd	23,498	9,793	42%	\$20.00
2018 Grand Blvd	25,782			
1701 SE Columbia River Dr	26,000			
2700 NE Andresen Rd	36,782	3,914	11%	\$14.95
3295 NE 72nd Ave	37,000			
501 SE Columbia Shores Blvd	41,500	18,377	44%	\$22.00
5701-5721 SE Columbia Way	66,000			
5411 E Mill Plain Blvd	152,536	26,341	17%	\$18.00
	587,568	116,848	19.9%	\$19.86

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VANCOUVER MALL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
9407 NE Vancouver Mall Dr	5,600			
5131 NE 94th Ave	6,184	2,334	38%	\$17.00
5123 NE 94th Ave	6,184	4,822	78%	\$17.00
9300 NE Vancouver Mall Dr	12,135	8,067	66%	\$21.00
9310 NE Vancouver Mall Dr	15,000			
3925 NE 72nd Ave	15,154			
7720 NE Vancouver Mall Dr	15,232	2,250	15%	\$24.00
9330 NE Vancouver Mall Dr	15,250	12,743	84%	\$20.00
7710 NE Vancouver Mall Dr	15,697			
5101 NE 82nd Ave	18,960	1,200	6%	\$20.00
5101 NE 82nd Ave	18,960	6,202	33%	\$20.00
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	5,768	21%	\$18.00
5101 NE 82nd Ave	28,500	3,350	12%	\$20.25
9120 NE Vancouver Mall Dr	32,504	5,778	18%	\$21.00
8000 NE Parkway Dr	47,810	9,866	21%	\$21.00
7700 NE Parkway Dr	50,762	16,279	32%	\$21.00
4601 NE 77th Ave	53,114	6,429	12%	\$22.00
8100 NE Parkway Dr	56,960			
4317 NE Thurston Way	57,463	43,363	75%	\$14.00
7600 NE 41st St	72,000			
7500 NE 41st St	84,198			
4400 NE 77th Ave	95,873	3,446	4%	\$22.50
	798,540	138,207	17.3%	\$19.96