

OFFICE REPORT

Clark County | February 2009

SUMMARY | TOTALS



There was a fair amount of activity in the Clark County Office Market this past month. As gauged by my activity levels as well as the activity levels of peer brokers, more and more tenants are looking to the market instead of automatically renewing with their current landlord. It is becoming more crucial than ever for landlords to be cognoscente of where rates are in the market and offer competitive rates to their renewing tenants in order to persuade them to stay. These rates will likely be substantially lower than the rents being paid at the end of the tenant's current term.

If positioned aggressively enough, landlords should have a shot at filling up some vacancy. This will be balanced though with aggressively renewing any expiring leases and working with tenants who are going into default. Five-year deals in Clark County for Class A space are being completed at around \$21.50, Full Service per rentable square foot and around \$18.50, Full Service per rentable square foot for B+ to A- space. Full fees, free rent, and "turnkey" build outs are still the norm.

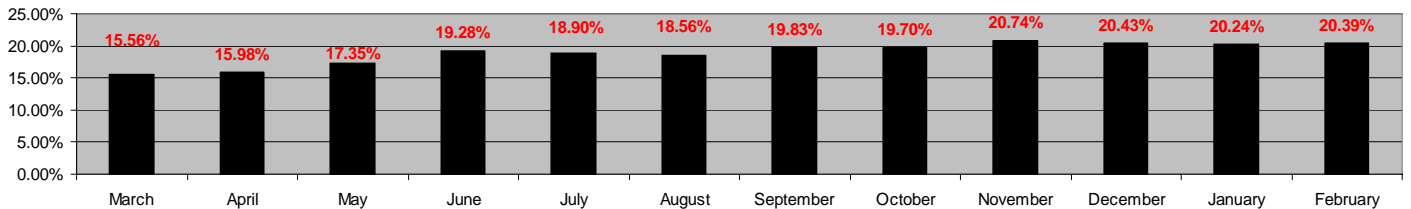
Total Class A & B Leasable Office Space (sq. ft.)	5,879,391
Total Available Class A & B Office Space (sq. ft.)	1,198,732
Clark County Class A & B Vacancy Rate	20.39%
Average Vacant Class A & B Rental Rate <i>(Adjusted Annual Full Service Basis)</i>	\$20.97
Month Over Month Net Absorption (sq. ft.)	9,642
Year Over Year Net Absorption (sq. ft.)	-17,641

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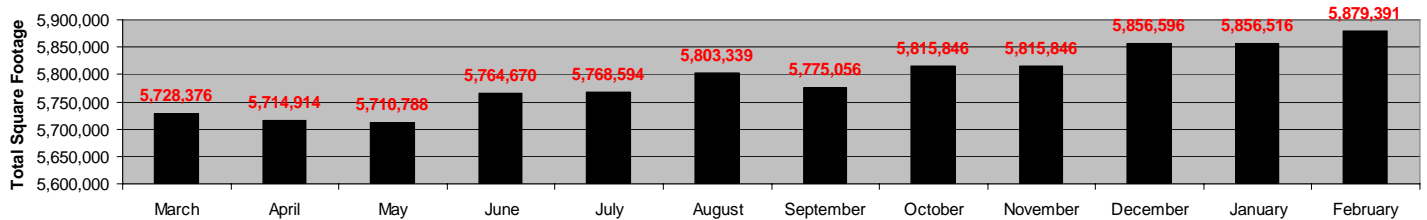
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HIGHLIGHTS | TOTALS

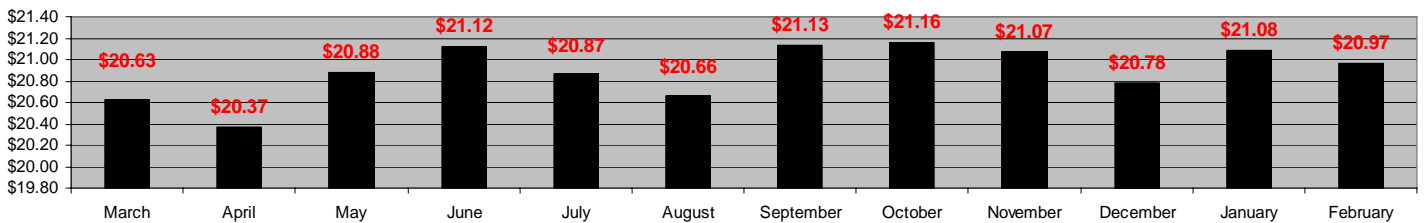
Clark County Class A & B Vacancy Rates



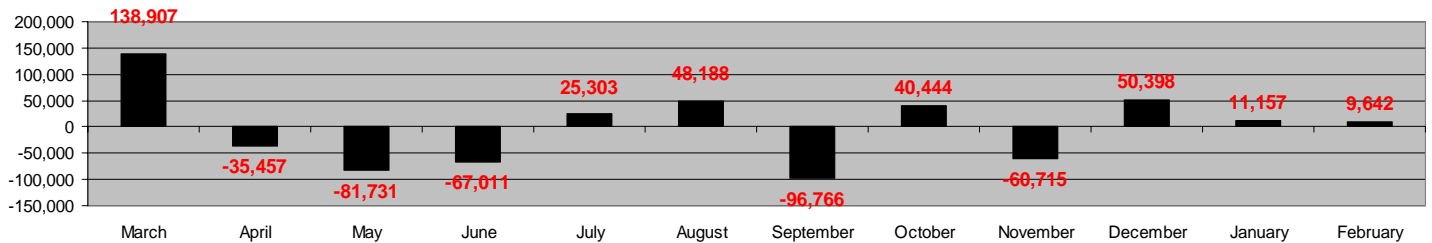
Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



Month Over Month Net Absorption



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RECENT TRANSACTIONS

January 2009

	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Pacific Medical Partners	Purchase	3,200	Cascade Park / EV	Medical	EF-Inc / NBS
Office Ally, LLC	Lease	10,993	Cascade Park / EV	Office	CB / Melvin Mark
Curves	Lease	2,700	Central Vancouver	Retail	CB
Direct Link Transport	Lease	1,204	Cascade Park / EV	Office	EF-Inc
IATE, LLC	Lease	250	Cascade Park / EV	Exec Suite	EF-Inc
VRI Development & Sales	Renewal	4,623	Cascade Park / EV	Office	EF-Inc
Kennedy/Jenks Consultants, Inc.	Lease	1,756	Cascade Park / EV	Office	NBS
River Maiden Coffee	Lease	550	Vancouver CBD	Retail	NBS
Dave Brown	Lease	3,971	Hazel Dell / Salmon Creek	Industrial	GVA
National Vision	Lease	3,525	Hazel Dell / Salmon Creek	Retail	CBRE
Seton High School	Lease	13,650	Cascade Park / EV	Office	Sheldon Co / NBS
US Dept of Veterans' Affairs	Lease	8,265	Vancouver Mall	Office	CBRE

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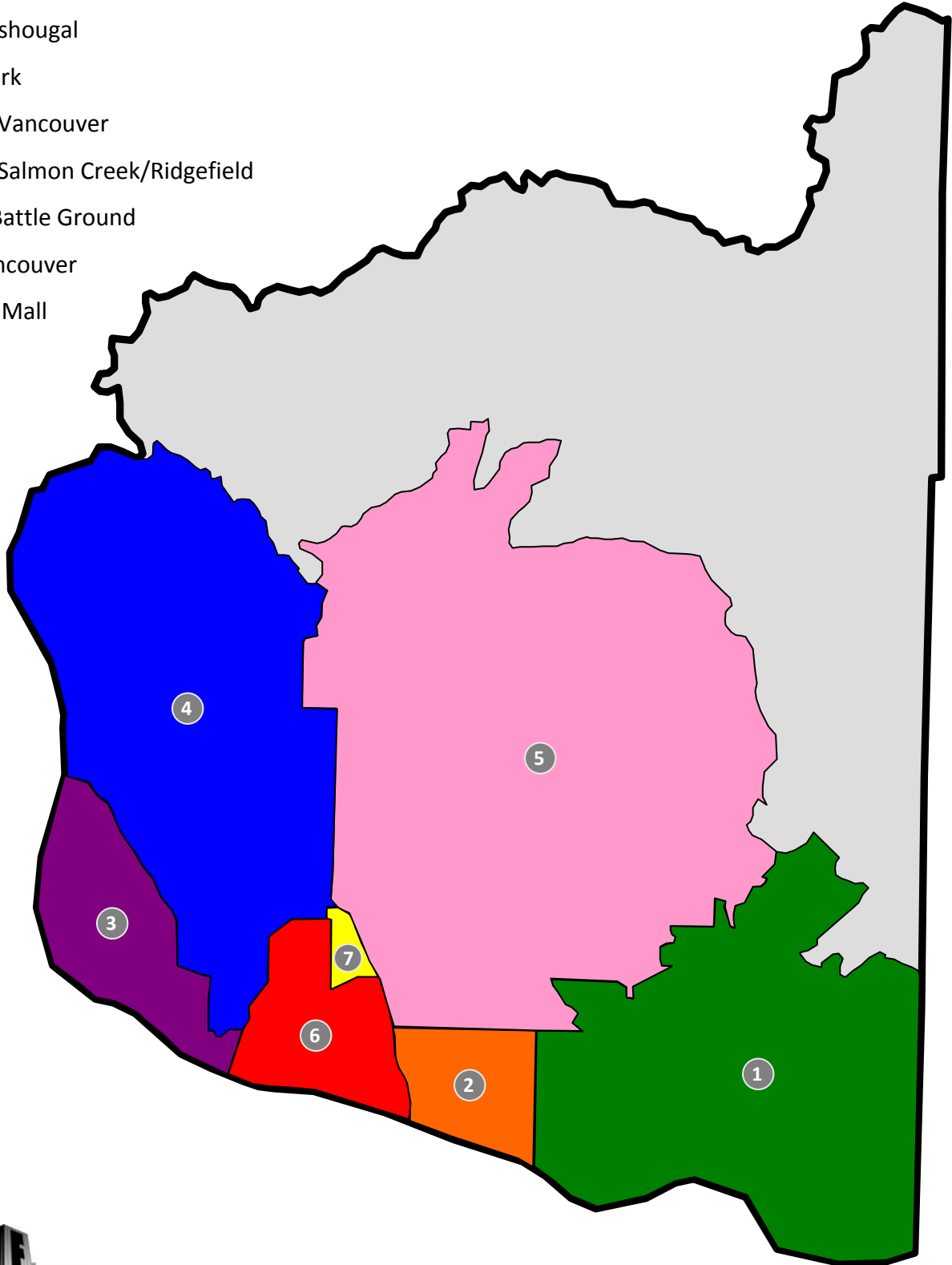
	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Los Jalapenos	Renewal	2,700	Orchards	Retail	EF-Inc
Ciber, Inc	Renewal	7,393	Orchards	Office	EF-Inc
Expect Payment Solutions	Lease	2,088	Orchards	Office	EF-Inc / CB
Journey Community Church	Purchase	10,330	Camas / Washougal	Special Use	Windermere / CB
La Claudio Wear	Lease	1,608	Camas / Washougal	Retail	CB
Rocketshop, Inc.	Lease	1,412	Camas / Washougal	Retail / Office	CB
Evergreen Prosthetics & Orthotics	Lease	2,355	Cascade Park / EV	Medical	EF-Inc
Liberty Tax Services	Lease	1,440	Cascade Park / EV	Retail	Elliott Associates
Columbia Materials International	Lease	2,360	Orchards	Industrial	EF-Inc
Liem Do - Dentist	Lease	2,000	Ridgefield	Retail	NBS / CTA
Nationwide Security Solutions	Lease	2,623	Vancouver Mall	Office	NBS / CB
Steffen Fitness Systems	Lease	1,163	Camas / Washougal	Office	CB
Alpine Transportation	Lease	4,000	Orchards	Industrial	Columbia Commercial
Da-Kine's	Renewal	1,124	Orchards	Retail	EF-Inc
Frozen Alchemy	Lease	1,504	Battle Ground	Retail	Mgmt Group
LE Burgess Remodeling & Renov.	Lease	890	Battle Ground	Office	Mgmt Group
Lotus Group	Lease	4,760	Orchards	Office	EF-Inc
Port of Vancouver	Purchase	110 acres	Vancouver CBD	Industrial	EF-Inc
Jfit.com	Lease	4,000	Cascade Park / EV	Industrial	EF-Inc
NW Custom Electric	Lease	2,850	Orchards	Industrial	EF-Inc
Pacific River Security	Lease	2,700	Camas / Washougal	Retail	CB
Nu 2 U Consign. & Thrift Store	Lease	1,528	Orchards	Retail	EF-Inc
PT On Call	Renewal	2,564	Cascade Park / EV	Office	EF-Inc
Signature Nails & Spa	Lease	1,400	Orchards	Retail	EF-Inc
TFM North America	Lease	1,165	Cascade Park / EV	Office	EF-Inc

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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
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			
4900 NW Camas Meadows Dr	19,943			
4800 NW Camas Meadows Dr	27,352			
4845 NW Camas Meadows Dr	27,820			
	146,432	5,277	3.6%	\$17.00

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CASCADE PARK SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
11109 NE 14th St	3,040	1,500	49%	\$28.00
11115 NE 14th St	3,040			
1312 NE 112th Ave	3,040			
15605-15617 SE Mill Plain Blvd	3,200			
15613 SE Mill Plain Blvd	3,200			
12401 SE 2nd Cir	3,266			
3317 SE 192nd Ave	4,150			
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%	\$17.00
2415 SE 165th Ave	10,000	2,461	25%	\$25.00
11101-11109 NE 14th St	12,000			
217 SE 136th Ave	12,000			
12204 SE Mill Plain Blvd	12,000			
16219 SE 12th St	13,660	2,997	22%	\$22.50
16508 SE 24th St	14,000	670	5%	\$22.00
417 SE 164th Ave	15,525	10,215	66%	\$21.00
1406 SE 164th Ave	17,085	2,600	15%	\$21.00
615 SE Chkalov Dr	18,073	6,700	37%	\$15.50
14300 SE First St	18,166	18,166	100%	\$12.00
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			
11201 NE 9th St	24,542	17,939	73%	\$22.66
16821 SE McGillivray Blvd	25,000			
1325 SE Tech Center Dr	25,750	1,019	4%	\$22.00
811 NE 112th Ave	27,122			
16701 SE McGillivray Blvd	29,682	3,948	13%	\$21.00
12503 SE Mill Plain Blvd	31,552	3,345	11%	\$21.00
19120 SE 34th St	32,356			
601 SE 117th Ave	38,571	19,737	51%	\$22.50
13115 NE 4th St	40,000	6,883	17%	\$24.00
501 SE 172nd Ave	40,000			
12500 SE Second Cir	40,869	32,472	79%	\$20.08



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CASCADE PARK SUBMARKET | CONTINUED

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
11818 SE Mill Plain Blvd	42,884	11,249	26%	\$15.50
521 SE Chkalov Dr	45,000			
16703 SE McGillivray Blvd	45,218	3,937	9%	\$22.50
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	41,985	79%	\$23.41
120 NE 136th Ave	53,515			
201 NE Park Plaza Dr	55,000	19,518	35%	\$23.55
312 SE Stonemill Dr	64,603	4,842	7%	\$18.50
222 NE Park Plaza Dr	68,230	7,485	11%	\$24.00
1499 SE Tech Center Pl	71,365	12,639	18%	\$20.95
1498 SE Tech Center Pl	71,423	5,401	8%	\$22.00
203 SE Park Plaza Dr	73,000	10,026	14%	\$24.00
201 NE Park Plaza Dr	79,808	3,446	4%	\$22.92
18110 SE 34th St	130,000	64,580	50%	\$18.50
16400 SE Nautilus Ave	482,538	145,000	30%	\$14.00
	2,104,174	497,718	23.7%	\$21.10

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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			
314 W 15th St	7,000	7,000	100%	\$24.00
1801 D St	7,906	800	10%	\$18.00
210 W 4th St	8,000			
315 W Mill Plain Blvd	8,887			
303 E 16th St	9,270			
2107 C St	10,000	1,871	19%	\$13.50
400-404 E 13th St	10,000			
1010 W Washington St	10,000			
1400 Columbia St	10,410	4,000	38%	\$17.00
1409 Franklin St	12,896	344	3%	\$54.09
1706 D St	14,000			
801 Main St	14,816			
404 E 15th St	16,500	2,954	18%	\$18.00
1610 C St	18,318	9,634	53%	\$21.00
1300 Esther St	20,962	978	5%	\$22.00
611 W Evergreen Blvd	22,464			
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	319	1%	\$18.43
2500 Main St	30,000	3,860	13%	\$23.04
3305 Main St	33,367	10,739	32%	\$17.50
1104 Main St	39,713	4,250	11%	\$18.00
500 W Eighth St	39,763	5,670	14%	\$18.00
915 Broadway St	40,000			
911 Main St	40,000			
907 W Harney St	43,016	6,000	14%	\$18.00
703 Broadway St	51,358	5,072	10%	\$21.72
1220-1260 Main St	62,388	4,880	8%	\$22.50
500 Broadway St	70,353	3,251	5%	\$25.50
900 Washington St	71,000			
1111 Main St	87,984	5,822	7%	\$23.50
700 Washington St	108,248	39,522	37%	\$24.42
415 W 6th St	114,823	86,566	75%	\$27.64
805 E Broadway St	202,975	38,179	19%	\$22.96
	1,335,192	270,178	20.2%	\$22.27



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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
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			
2101 NE 129th St	13,100			
7223 NE Hazel Dell Ave	13,589			
10002 NE 13th St	14,500	5,201	36%	\$26.00
13317 NE 12th Ave	14,549	4,634	32%	\$26.00
9901 NE 7th Ave	14,572	598	4%	\$18.00
7414 NE Hazel Dell Ave	15,000	5,000	33%	\$12.60
2 S 56th Pl	17,475	4,105	23%	\$25.00
7604 NE Hazel Dell Ave	18,000			
9105 Highway 99	20,000			
2205 NE 129th St	21,000	21,000	100%	\$23.00
9103 Highway 99	21,000			
14508 NE 20th Ave	22,500			
201 NE 73rd St	24,000	5,233	22%	\$16.50
14201 NE 20th Ave	24,734	8,300	34%	\$22.00
2621 NE 134th St	27,786	22,195	80%	\$27.10
2501 NE 134th St	27,786			
2415 NE 134th St	31,000	5,012	16%	\$24.50
2417-2525 NE 139th St	45,664			
1308 NE 134th St	55,010			
10000 NE Seventh Ave	60,000	12,464	21%	\$21.94
	657,001	106,004	16.1%	\$22.51

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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			
11015 NE Fourth Plain Rd	5,000			
3400 SE 196th St	5,500			
15 SW 20th Ave	6,442	1,300	20%	\$14.00
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	4,000	46%	\$20.00
118 S Parkway Ave	9,169	6,646	72%	\$18.50
1710 W Main St	13,194			
13400 NE 20th St	14,745			
5500 NE 109th Ct	15,922	4,500	28%	\$19.00
11805 NE 99th St	17,520	9,608	55%	\$19.50
11815 NE 99th St	18,744			
5501 NE 109th Ct	18,830	4,350	23%	\$18.50
11807 NE 99th St	19,696	10,955	56%	\$16.50
9115B NE 117th Ave	20,000			
9611 NE 117th Ave	24,160	11,420	47%	\$22.00
109 SW First St	31,110			
	251,159	60,642	24.1%	\$18.64



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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%	\$23.50
2403 E Evergreen Blvd	7,335	2,300	31%	\$22.00
3312 E Fourth Plain Blvd	7,600	7,600	100%	\$18.50
9300 Oak View Dr	11,600			
7200 NE 41st St	16,017			
6615 E Fourth Plain Blvd	20,000	6,000	30%	\$20.50
2001 SE Columbia River Dr	20,000			
5300 MacArthur Blvd	22,500	22,492	100%	\$17.00
200 Grand Blvd	22,600	14,938	66%	\$17.00
8614 NE Mill Plain Blvd	23,498	10,120	43%	\$20.00
5305 E 18th St	24,603	2,190	9%	\$28.00
2018 Grand Blvd	25,782			
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	18,377	44%	\$22.00
5701-5721 SE Columbia Way	66,000			
5411 E Mill Plain Blvd	152,536	26,341	17%	\$18.00
	586,893	119,588	20.4%	\$20.31

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VANCOUVER MALL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
9407 NE Vancouver Mall Dr	5,600	310	6%	\$24.20
5123 NE 94th Ave	6,184	3,552	57%	\$19.00
5131 NE 94th Ave	6,184	1,270	21%	\$19.00
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	2,626	17%	\$19.00
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	6,202	33%	\$20.25
5101 NE 82nd Ave	18,960	1,200	6%	\$20.25
9320 NE Vancouver Mall Dr	20,000	3,500	18%	\$21.00
7710 NE Greenwood Dr	27,500	5,768	21%	\$18.00
7700 NE Greenwood Dr	27,500	2,810	10%	\$19.50
5101 NE 82nd Ave	28,500	3,350	12%	\$20.25
9120 NE Vancouver Mall Dr	32,504	5,778	18%	\$22.00
8000 NE Parkway Dr	47,810	11,493	24%	\$21.00
7700 NE Parkway Dr	50,762	8,154	16%	\$19.84
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%	\$13.50
7600 NE 41st St	72,000	7,963	11%	\$18.50
7500 NE 41st St	84,198	5,140	6%	\$19.50
4400 NE 77th Ave	95,873	3,346	3%	\$22.50
	798,540	139,325	17.4%	\$20.06