

OFFICE REPORT

Clark County | May 2009

SUMMARY | TOTALS



May was another challenging month with vacancy rates increasing and average rental rates decreasing. More tenants than ever are renegotiating with their landlords attempting to restructure their leases as the recovery continues to take longer than expected. The total number of consummated transactions in May was the lowest yet for any month in 2009. Numerous Class B and C properties are now being listed as owners struggle with new and previously existing vacancies.

Housing and the overall economy seems to be improving but improvement in the commercial real estate market is likely to be months away. The business points in which deals are being done continue to get more aggressive in the tenants' favor with most deals for Class A space now being done around \$20.00 per rentable square foot on an annual full service basis. Turn-key buildouts on three year deals are no longer unheard of.

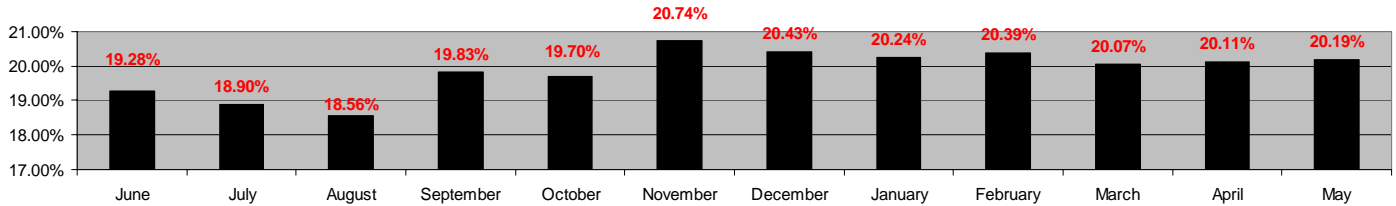
Total Class A & B Leasable Office Space (sq. ft.)	5,902,336
Total Available Class A & B Office Space (sq. ft.)	1,191,682
Clark County Class A & B Vacancy Rate	20.19%
Average Vacant Class A & B Rental Rate <i>(Adjusted Annual Full Service Basis)</i>	\$20.37
Month Over Month Net Absorption (sq. ft.)	-1,014
Year Over Year Net Absorption (sq. ft.)	-9,365

OFFICE REPORT

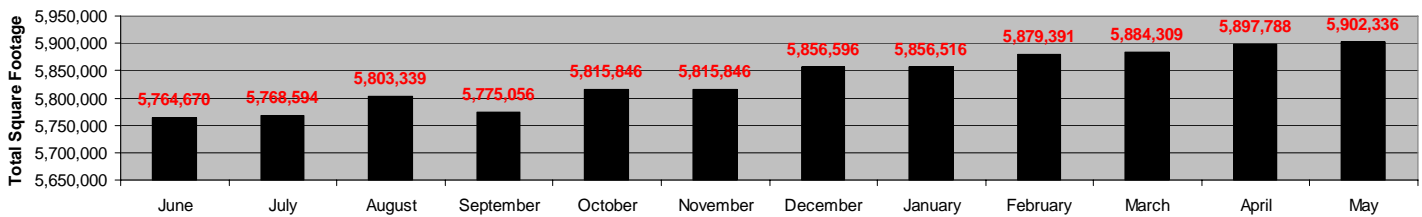
Clark County | May 2009

HIGHLIGHTS | TOTALS

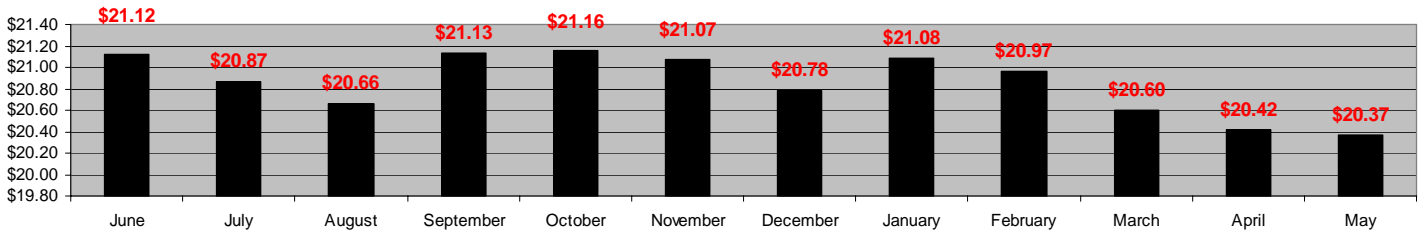
Clark County Class A & B Vacancy Rates



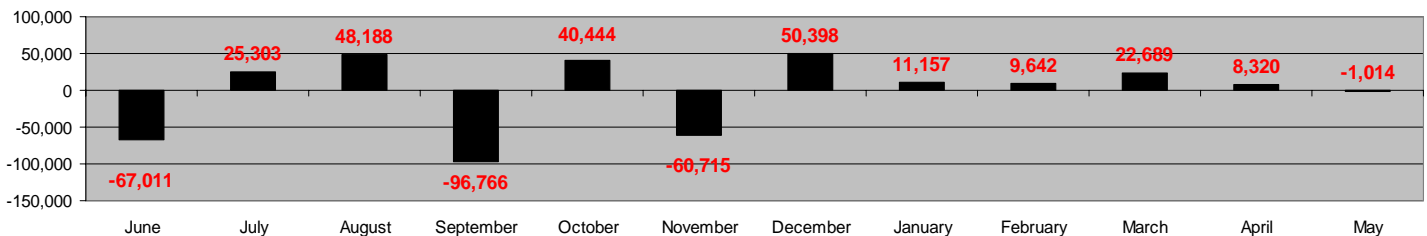
Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



Month Over Month Net Absorption



OFFICE REPORT

Clark County | May 2009

RECENT TRANSACTIONS

March 2009

	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Edward Jones	Lease	1,200	Orchards	Retail	CB
Generations Day Spa	Lease	1,498	Vancouver CBD	Retail	CB
Jalisco Mexican Grill & Cantina	Lease	5,420	Cascade Park / EV	Retail	CB
Security Design Group	Lease	2,000	Orchards	Industrial	CB / NBS
SJO LO 90 B LLC	Purchase	90 acres	Hazel Dell / Salmon Creek	Mixed Use	CB
Columbia Materials International	Lease	2,380	Orchards	Industrial	EF-Inc
Steffen Fitness Systems	Lease	1,163	Camas / Washougal	Retail	CB
Da Kine's Café	Renewal	1,124	Orchards	Retail	EF-Inc
Crown Industrial Supply	Lease	9,050	Orchards	Industrial	EF-Inc
St. Johns Jewelers	Lease	900	Central Vancouver	Retail	Premier Commercial
Kxpress Inc	Lease	2,032	Orchards	Retail	NBS / Larson RE
Maxim Healthcare Services	Lease	1,612	Cascade Park / EV	Office	NBS

April 2009

	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Tina Palmer	Lease	1,200	Cascade Park / EV	Retail	NBS / Goodwin & Assoc
Advantel	Lease	3,230	Vancouver CBD	Office	NBS
Avada Audiology & Hearing Care	Lease	768	Cascade Park / EV	Office	NBS
Doran Figart	Lease	1,200	Orchards	Industrial	NBS
Luis Moreno	Lease	2,500	Cascade Park / EV	Retail	EF-Inc
Vincent Herschell	Purchase	8,000	Vancouver CBD	Industrial	NBS
Brighton Enterprises	Lease	2,461	Vancouver CBD	Office	GVA / NBS
Erica Worth	Lease	2,600	Central Vancouver	Office	Phillips Group / NBS
Golf Savings Bank	Lease	2,626	Vancouver Mall	Office	GVA / NBS
RH3 Enterprises	Purchase	15,250	Central Vancouver	Industrial	EF-Inc / Remax

May 2009

	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Edward Jones	Lease	1,250	Cascade Park / EV	Retail	EF-Inc / HRA
Mantra Espresso & Wine Bar	Lease	1,500	Orchards	Retail	KW / CB
Arntsport Concepts	Purchase	3,110	Vancouver CBD	Industrial	Schwabe RE / CB
Duma Video	Lease	2,432	Vancouver Mall	Retail	Elliott Assoc
Orchards Veterinary Clinic	Lease	2,670	Orchards	Retail	Elliott Assoc
Planet Thai	Lease	2,000	Hazel Dell / Salmon Creek	Retail	CB / Gramor
International Air Academy	Lease	9,026	Vancouver CBD	Office	NBS
Howco Distributing	Lease	3,200	Central Vancouver	Industrial	EF-Inc / Macadam Forbes
JR Merit Investments	Purchase	46,481	Central Vancouver	Industrial	EF-Inc

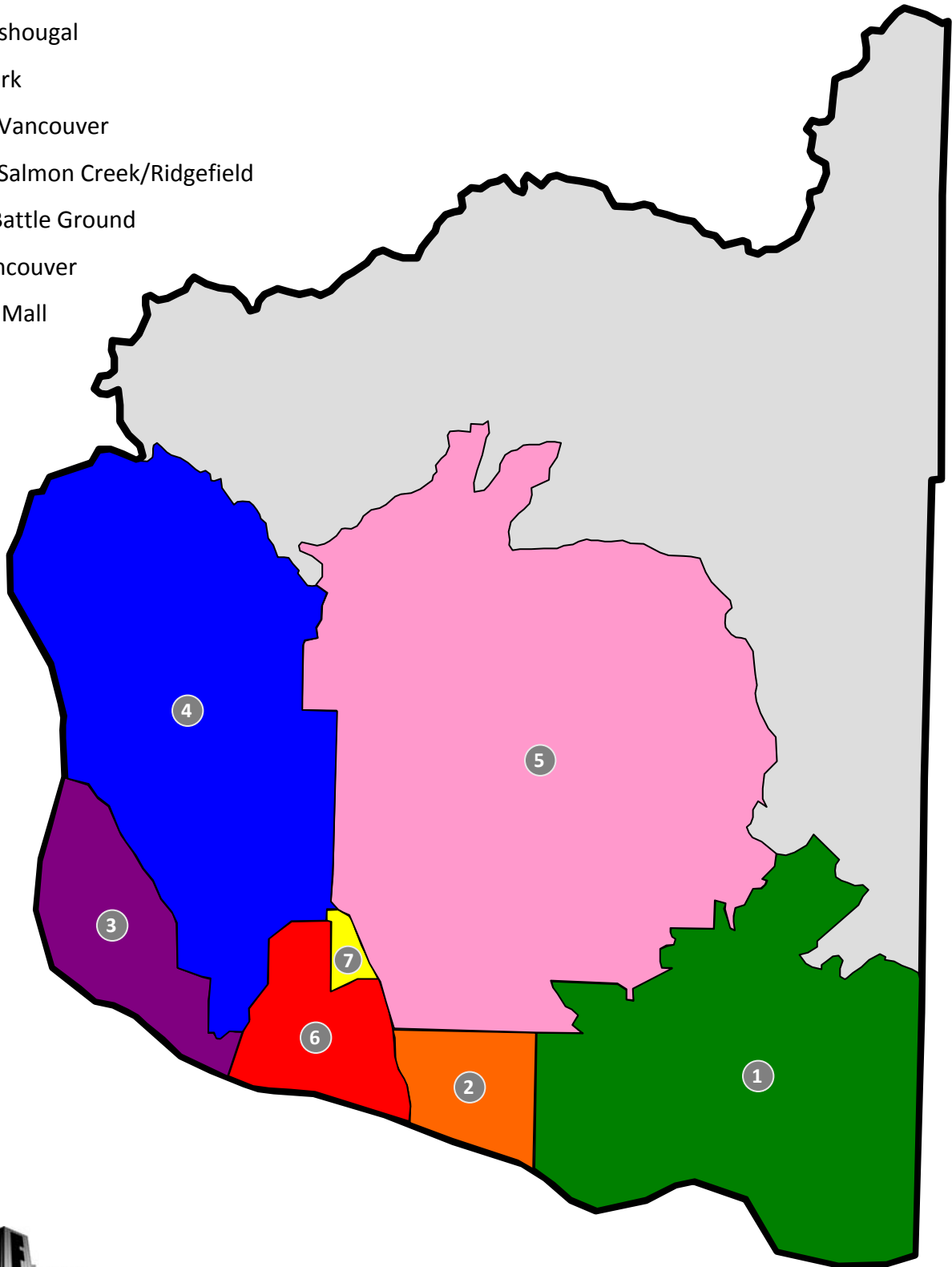


OFFICE REPORT

Clark County | May 2009

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



OFFICE REPORT

Clark County | May 2009

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			
307 NE Burch St	5,000			
1150 S 35th St	5,000			
3695 Truman Rd	5,277	5,277	100%	\$17.00
82 15th St	5,656			
15th St @ A St	5,696			
531 NE Everett St	6,000			
1540 B 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			
	150,980	10,277	6.8%	\$17.50

OFFICE REPORT

Clark County | May 2009

CASCADE PARK SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
1312 NE 112th Ave	3,040			
11115 NE 14th St	3,040			
11109 NE 14th St	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			
15607-15617 SE Mill Plain Blvd	4,194			
15605 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%	\$18.00
12204 SE Mill Plain Blvd	12,000			
217 SE 136th Ave	12,000			
11101-11109 NE 14th St	12,000			
16219 SE 12th St	13,660	2,997	22%	\$22.50
16508 SE 24th St	14,000	654	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			
14300 SE First St	18,166	18,166	100%	\$16.00
17700 SE Mill Plain Blvd	22,500			
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	11,929	49%	\$23.50
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	4,244	13%	\$21.00
19120 SE 34th St	32,356			
601 SE 117th Ave	38,571	16,453	43%	\$22.50
501 SE 172nd Ave	40,000			
13115 NE 4th St	40,000	4,735	12%	\$24.00
12500 SE Second Cir	40,869	32,472	79%	\$20.08
11818 SE Mill Plain Blvd	42,884	11,249	26%	\$22.50



OFFICE REPORT

Clark County | May 2009

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	6,435	14%	\$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	37,061	70%	\$23.40
120 NE 136th Ave	53,515			
201 NE Park Plaza Dr	55,000	21,093	38%	\$27.58
312 SE Stonemill Dr	64,603	9,403	15%	\$18.50
222 NE Park Plaza Dr	68,230	12,095	18%	\$21.33
1499 SE Tech Center Pl	71,365	17,580	25%	\$21.24
1498 SE Tech Center Pl	71,423	10,486	15%	\$22.00
203 SE Park Plaza Dr	73,000	11,783	16%	\$24.00
201 NE Park Plaza Dr	79,808	4,691	6%	\$24.17
18110 SE 34th St	130,000	64,580	50%	\$18.50
16400 SE Nautilus Ave	482,538	145,000	30%	\$14.00
	2,100,024	501,307	23.9%	\$21.33

OFFICE REPORT

Clark County | May 2009

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%	Negotiable
210 W 4th St	8,000			
315 W Mill Plain Blvd	8,887			
303 E 16th St	9,270			
1010 W Washington St	10,000			
400-404 E 13th 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%	\$25.63
404 E 15th St	16,500	2,954	18%	Negotiable
1610 C St	18,318	9,457	52%	\$21.00
1300 Esther St	20,962	978	5%	\$15.00
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	4,948	18%	\$13.56
2500 Main St	30,000	3,860	13%	\$23.04
3305 Main St	33,948	12,275	36%	\$14.89
1104 Main St	39,713	7,250	18%	\$19.34
500 W Eighth St	39,763	5,670	14%	\$18.00
911 Main St	40,000			
915 Broadway St	40,000			
907 W Harney St	43,016	6,000	14%	\$18.00
703 Broadway St	51,358	5,072	10%	\$20.43
1220-1260 Main St	62,388	4,880	8%	\$22.50
500 Broadway St	70,353	6,994	10%	\$25.50
900 Washington St	71,000			
1111 Main St	87,984	5,481	6%	\$23.50
700 Washington St	108,248	30,354	28%	\$24.40
415 W 6th St	114,823	86,566	75%	\$28.00
805 E Broadway St	202,975	38,179	19%	\$22.96
	1,337,694	275,050	20.6%	\$20.65



OFFICE REPORT

Clark County | May 2009

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			
8411 NE Highway 99	10,000			
8515 NE Hazel Dell Ave	10,000			
1200 NE 99th St	10,000			
9901 NE 7th Ave	10,730	1,783	17%	\$22.55
9901 NE 7th Ave	11,300			
2105 NE 129th St	11,400			
2103 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%	\$16.50
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%	\$24.50
2621 NE 134th St	32,123	9,440	29%	\$26.00
2417-2525 NE 139th St	45,664			
1308 NE 134th St	55,010	1,950	4%	\$15.91
10000 NE Seventh Ave	60,000	10,133	17%	\$21.94

660,536 91,890 13.9% \$22.96



OFFICE REPORT

Clark County | May 2009

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%	\$12.00
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%	\$22.00
118 S Parkway Ave	9,169	6,646	72%	\$18.50
5411 NE 107th Ave	9,350	9,350	100%	\$17.00
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	12,424	71%	\$18.50
11815 NE 99th St	18,744			
5501 NE 109th Ct	18,830	4,350	23%	\$17.50
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			
	260,509	69,508	26.7%	\$18.17

OFFICE REPORT

Clark County | May 2009

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	2,300	31%	\$22.00
3312 E Fourth Plain Blvd	7,600	4,800	63%	\$17.00
9300 Oak View Dr	11,600			
7200 NE 41st St	16,017			
2001 SE Columbia River Dr	20,000			
6615 E Fourth Plain Blvd	20,000	6,000	30%	\$13.50
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
5305 E 18th St	24,603	1,985	8%	\$21.72
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
	594,053	106,812	18.0%	\$19.04

OFFICE REPORT

Clark County | May 2009

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	1,270	21%	\$17.00
5123 NE 94th Ave	6,184	3,552	57%	\$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			
9330 NE Vancouver Mall Dr	15,250	10,543	69%	\$20.64
7710 NE Vancouver Mall Dr	15,697			
5101 NE 82nd Ave	18,960	1,200	6%	\$20.25
5101 NE 82nd Ave	18,960	6,202	33%	\$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	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%	\$22.00
8000 NE Parkway Dr	47,810	10,403	22%	\$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%	\$13.00
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	136,838	17.1%	\$19.62

