

OFFICE REPORT

Clark County | January 2013



SUMMARY | TOTALS



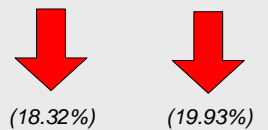
The vacancy rate for Class A & B office space is now at its lowest point since May 2008. Rental rates and concessions have stabilized with top space in Clark County going for around \$23.00/sf full service. A month of free rent on a three year deal and three months on a five year deal are still common but the days of a month of free rent per year of term seem to have passed. Brokers representing tenants are still demanding and getting full fees.

Activity is still high in the marketplace which should yield additional deals and a further reduction in the vacancy rate ahead. The market as a whole seems to have improved to what many brokers would consider a "healthy market". The next test of the market will be getting the lease terms extended past their current approximate of 24 months and getting first generation space built out within the marketplace.

Total Class A & B Leasable Office Space (sq. ft.)	5,948,668
Total Available Class A & B Office Space (sq. ft.)	1,064,593
Clark County Class A & B Vacancy Rate	17.90%
Average Vacant Class A & B Rental Rate <i>(Adjusted Annual Full Service Basis)</i>	\$20.01
Month-Over-Month Net Absorption (sq. ft.)	25,133
Year-Over-Year Net Absorption (sq. ft.)	43,081

All data in this report is from the end of the previous month

VACANCY RATE
Change from past
Month Year



RENTAL RATE
Change from past
Month Year



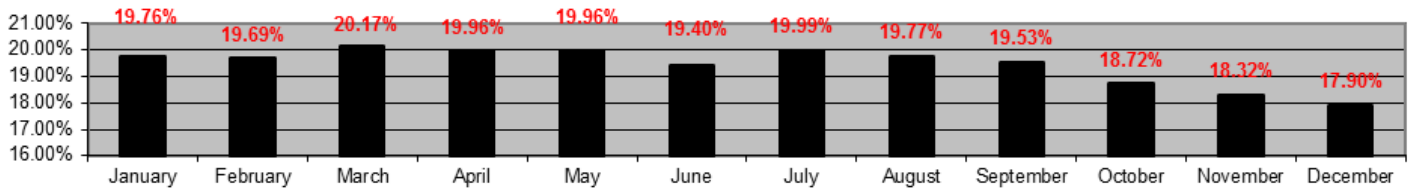
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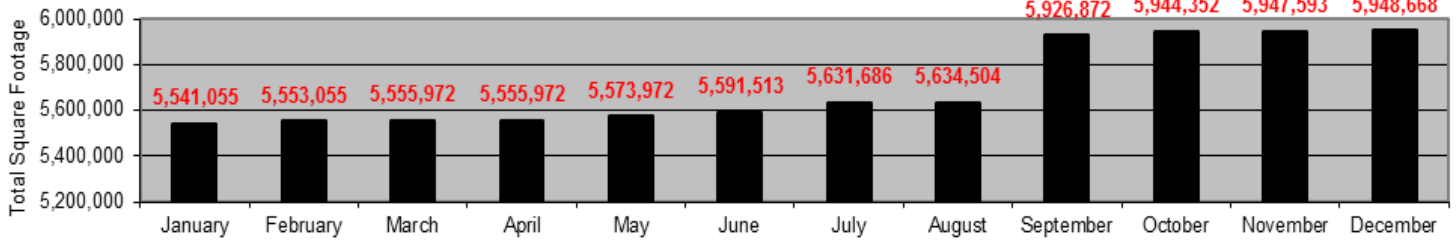


HIGHLIGHTS | TOTALS

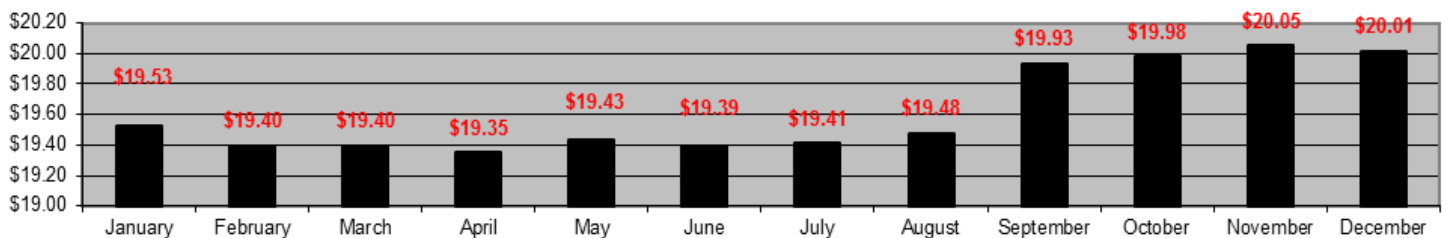
Clark County Class A & B Vacancy Rates



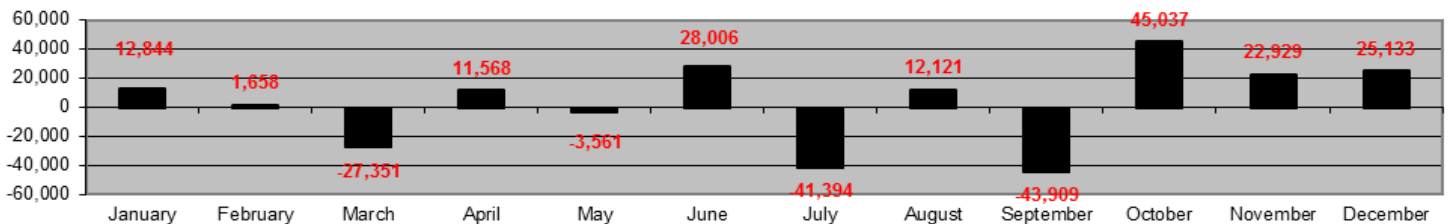
Clark County Class A & B Office Space



Clark County Class A & B Rental Rates



Month Over Month Net Absorption



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RECENT TRANSACTIONS

Nov-12	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Alvis-Shannon LLC dba Libert Tax	Lease	1,000	Orchards / Battle Ground	Retail	CB
Heritage Bank	Purchase	0.57 ac.	Cascade Park / East Vancouver	Land	EF-Inc / KM
Main Event	Lease	7,300	Cascade Park / East Vancouver	Retail	CB Bain / NBS
Dallesport Properties	Purchase	16,500	Woodland	Industrial	Col Com
Dan Finley	Lease	12,330	Orchards / Battle Ground	Industrial	Col Com
Michael & Anne O'Rourke	Lease	7,000	Vancouver CBD	Industrial	Col Com
Siemens Industry, Inc.	Lease	12,060	Orchards / Battle Ground	Industrial	Col Com / Capacity
Albert & Natalya Nesterenko	Lease	960	Hazel Dell / Salmon Creek	Retail	Col Com
Dazzling Designs & Apparel	Lease	6,400	Orchards / Battle Ground	Office	KM
J & S Ventures	Purchase	38,000	Vancouver CBD	Industrial	CBRE / Capacity
Jason Vombaur dba AmFam Ins.	Lease	1,280	Hazel Dell / Salmon Creek	Retail	Col Com / KW
Jeff Sparacio	Lease	2,200	Hazel Dell / Salmon Creek	Retail	CB
Monica Martinez	Lease	1,400	Vancouver CBD	Retail	Phillips
Native Arts and Cultures Foundation	Lease	3,000	Cascade Park / East Vancouver	Office	EF-Inc / NBS
Prestige Auto Group	Lease	500	Orchards / Battle Ground	Office	Phillips
Solistics	Lease	800	Orchards / Battle Ground	Office	NBS
Dec-12	Transaction	Sq. Ft.	Submarket	Type	Brokerage Firm(s)
Curtis Slocum	Lease	1,081	Vancouver CBD	Office	EF-Inc / NBS
Katherine Rogers	Lease	880	Orchards / Battle Ground	Retail	NBS
Pritchard Holdings, LLC	Purchase	3,200	Orchards / Battle Ground	Retail	NBS
Sundin Realty	Lease	5,283	Hazel Dell / Salmon Creek	Office	NBS
D Studio 21	Lease	1,010	Camas / Washougal	Retail	Lone Wolf
Mill City Brew Werks	Purchase	8,000	Camas / Washougal	Retail	KW / CB
ProActive Orthopedic & Sports PT	Lease	1,556	Orchards / Battle Ground	Retail	CB
Strategic Consulting Services	Lease	1,634	Central Vancouver	Office	Norris & Stevens
NW Glass Inc	Lease	4,000	Orchards / Battle Ground	Industrial	CBRE / NBS
Saenguraiporn & Boonkunchieng	Purchase	4,800	Vancouver CBD	Retail	CB
1040 Tax Office	Lease	800	Orchards / Battle Ground	Office	Phillips
Amfit Inc	Purchase	27,805	Central Vancouver	Industrial	EF-Inc / Col Com
Chavez Mexican Candy	Purchase	4,408	Central Vancouver	Industrial	CB
Everett Road, LLC	Purchase	3,000	Camas / Washougal	Office	CB
iQ Credit Union	Lease	1,500	Hazel Dell / Salmon Creek	Retail	EF-Inc / NBS
NW Justice	Renewal	3,080	Vancouver CBD	Office	Phillips
SSP Group, LLC	Purchase	3,600	Ridgefield	Industrial	Phillips
Vancouver Defenders	Expansion	1,252	Vancouver CBD	Office	Phillips
Centerline Driving School	Lease	1,200	Hazel Dell / Salmon Creek	Retail	Col Com
Christ is the Answer Fellowship	Lease	1,200	Hazel Dell / Salmon Creek	Retail	Col Com

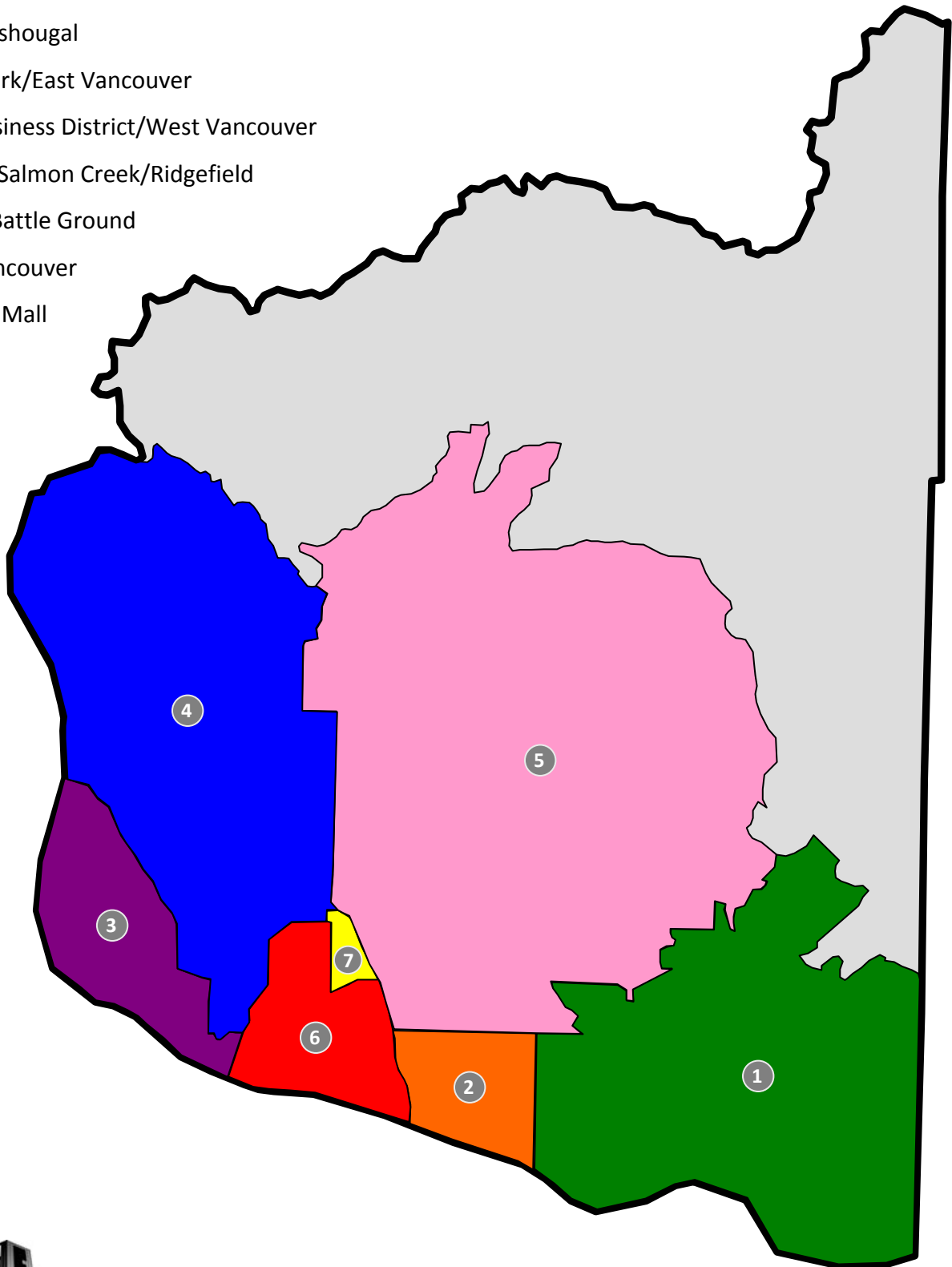
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OFFICE SUBMARKETS MAP

1. Camas/Washougal
2. Cascade Park/East Vancouver
3. Central Business District/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
19301 SE 34th St	5,000			
3695 Truman Rd	5,277			
3400 SE 196th St	5,500	1,310	24%	\$24.00
82 Washougal River Rd	5,656	5,150	91%	\$15.00
1540 B St	6,000			
531 NE Everett St	6,000			
4910 NW Camas Meadows Dr	6,000	2,040	34%	\$24.00
416 NE Dallas St	10,000	970	10%	\$18.00
700 NE Fourth Ave	19,761	5,000	25%	\$18.00
1700 Main St	25,802	17,945	70%	\$21.00
4900 NW Camas Meadows Dr	27,820			
4600 NW Camas Meadows Dr	28,600	20,426	71%	\$21.00
4800 NW Camas Meadows Dr	35,454			
4700 NW Camas Meadows Dr	40,701			
	227,571	52,841	23.2%	\$20.14

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CASCADE PARK | EAST VANCOUVER SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
606 SE 117th Ave	5,167			
17010 NE 9th St	6,000			
108 SE 124th Ave	6,000			
11820 NE Crestwood St	6,200	2,900	47%	\$24.00
12014 SE Mill Plain Blvd	7,060	1,700	24%	\$17.50
234 SE 136th Ave	7,300	1,665	23%	\$29.00
519 SE 116th Ave	7,382	3,559	48%	\$18.00
16820 SE McGillivray Blvd	7,500			
15524 SE Mill Plain Blvd	7,740	2,052	27%	\$18.00
2415 SE 165th Ave	10,000	2,461	25%	\$18.00
11105-11115 NE 14th St	12,000	1,500	13%	\$18.00
12204 SE Mill Plain Blvd	12,000	2,320	19%	\$19.00
217 SE 136th Ave	12,000	3,600	30%	\$16.00
16219 SE 12th St	13,660	1,476	11%	\$18.00
16508 SE 24th St	13,739	5,845	43%	\$19.50
3101 SE 192nd Ave	14,000			
417 SE 164th Ave	15,525			
1406 SE 164th Ave	17,085	5,602	33%	\$16.00
615 SE Chkalov Dr	18,073	3,474	19%	\$18.00
14300 SE First St	18,166	3,500	19%	\$14.95
17700 SE Mill Plain Blvd	21,353	6,889	32%	\$20.00
16821 SE McGillivray Blvd	22,011	1,635	7%	\$20.00
16821 SE McGillivray Blvd	22,011	2,854	13%	\$21.00
3250 SE 164th Ave	23,000	8,370	36%	\$21.99
521 NE 136th Ave	24,000			
11201 NE 9th St	24,542			
1325 SE Tech Center Dr	25,520	8,131	32%	\$20.00
120 NE 136th Ave	25,696			
811 NE 112th Ave	27,122			
16701 SE McGillivray Blvd	29,682			
12503 SE Mill Plain Blvd	31,552	8,094	26%	\$18.50
19120 SE 34th St	32,356			
14401 SE 1st St	34,500	34,500	100%	\$15.00
701 NE 136th Ave	34,834	34,834	100%	\$24.00

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CASCADE PARK | EAST VANCOUVER SUBMARKET (CONT.)

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
13115 NE 4th St	37,843	4,342	11%	\$22.50
601 SE 117th Ave	38,571	13,362	35%	\$21.73
12500 SE Second Cir	38,662	4,331	11%	\$22.50
501 SE 172nd Ave	40,000			
11818 SE Mill Plain Blvd	44,284	16,139	36%	\$21.00
521 SE Chkalov Dr	45,000			
16703 SE McGillivray Blvd	45,218	6,639	15%	\$21.00
201 NE Park Plaza Dr	48,817	11,577	24%	\$22.50
17205 SE Mill Plain Blvd	50,000			
204 SE Stonemill Dr	51,908	16,460	32%	\$18.50
17200 SE Mill Plain Blvd	52,845	4,150	8%	\$22.00
120 NE 136th Ave	53,515			
312 SE Stonemill Dr	64,603	16,919	26%	\$18.50
201 NE Park Plaza Dr	66,568	40,913	61%	\$21.71
203 SE Park Plaza Dr	69,283	18,362	27%	\$22.50
222 NE Park Plaza Dr	70,251	12,746	18%	\$22.50
1498 SE Tech Center Pl	71,010	5,851	8%	\$22.00
1499 SE Tech Center Pl	71,365	21,159	30%	\$22.00
	1,554,519	339,911	21.9%	\$20.15

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CENTRAL BUSINESS DISTRICT | WEST VANCOUVER SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
310 W 11th St	5,020			
601-611 16th St	5,300			
1801 D St	7,906	800	10%	\$18.00
1013 Franklin St	7,920			
210 W 4th St	8,000			
400-404 E 13th St	8,700			
315 W Mill Plain Blvd	8,887			
303 E 16th St	9,720	9,720	100%	\$23.00
1400 Columbia St	10,410	870	8%	\$18.50
1706 D St	14,000			
801 Main St	14,816			
1409 Franklin St	14,817			
404 E 15th St	16,500			
710 W 13th St	17,853			
1408 Franklin St	17,972			
1610 C St	18,318	13,525	74%	\$19.80
3703 NW Gateway Dr	20,000			
1300 Esther St	20,962	2,811	13%	\$15.00
601 W Evergreen Blvd	22,002			
1313 Main St	23,383			
314 W 15th St	23,391			
916 Main St	26,627	4,467	17%	\$17.00
101 E 8th St	26,930	9,169	34%	\$11.92
2500 Main St	30,000			
3305 Main St	33,948	5,681	17%	\$14.94
911 Main St	34,068	3,600	11%	\$13.33
1104 Main St	39,713	9,366	24%	\$12.00
500 W Eighth St	39,763	4,230	11%	\$16.97
915 Broadway St	40,000	3,176	8%	\$18.00
611 W Evergreen Blvd	42,973			
703 Broadway St	51,358	2,177	4%	\$21.00
400 E Mill Plain Blvd	60,833	8,876	15%	\$28.00
1220-1260 Main St	62,500	62,500	100%	\$21.02
500 Broadway St	70,353	4,122	6%	\$25.50
900 Washington St	71,000	7,713	11%	\$26.50
1111 Main St	87,984	12,428	14%	\$22.50
700 Washington St	108,248	25,225	23%	\$22.64
415-515 W 6th St	120,823	8,742	7%	\$24.75
805 Broadway St	202,975	57,548	28%	\$22.61
	1,445,973	256,746	17.8%	\$19.67

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HAZEL DELL | SALMON CREEK | RIDGEFIELD SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
9705 NE Hazel Dell Ave	5,684			
14201 NE 20th Ave	7,800			
14201 NE 20th Ave	7,800			
13201 NE 27th Ave	8,000			
7409 NE Hazel Dell Ave	8,000			
2515 NE 134th St	8,524	1,765	21%	\$26.00
2205 NE 129th St	8,960			
1200 NE 99th St	10,000			
8515 NE Hazel Dell Ave	10,000			
9901 NE 7th Ave	10,730			
9901 NE 7th Ave	11,300	1,369	12%	\$22.72
2103 NE 129th St	11,400			
2105 NE 129th St	11,400	1,310	11%	\$22.50
1404 NE 134th St	12,000			
14208 NW Third Ct	13,000	450	3%	\$20.04
2101 NE 129th St	13,100			
7223 NE Hazel Dell Ave	13,589	3,755	28%	\$16.00
7700 NE 26th Ave	13,694			
2702-2708 NE 78th St	14,000	3,450	25%	\$21.00
10002 NE 13th St	14,500	5,142	35%	\$24.00
13317 NE 12th Ave	14,549	2,542	17%	\$25.00
9901 NE 7th Ave	14,572	750	5%	\$19.56
7414 NE Hazel Dell Ave	15,000	6,500	43%	\$12.00
2 S 56th Pl	17,475	3,856	22%	\$25.50
7604 NE Hazel Dell Ave	18,000			
9105 Highway 99	20,000	13,000	65%	\$16.00
9103 Highway 99	21,000			
14508 NE 20th Ave	22,500	4,388	20%	\$26.00
201 NE 73rd St	24,000	5,280	22%	\$19.00
14201 NE 20th Ave	24,734	8,263	33%	\$22.00
2501 NE 134th St	27,786	10,824	39%	\$30.00
2621 NE 134th St	32,123	13,433	42%	\$32.00
2415 NE 134th St	33,048	3,039	9%	\$28.00
417 NW 136th St	35,768			
2417-2525 NE 139th St	45,664			
1308 NE 134th St	55,010			
10000 NE Seventh Ave	60,000	9,907	17%	\$21.47

694,710 99,023 14.3% \$22.57



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ORCHARDS | BATTLE GROUND SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
1401 NW 1st St	5,760			
15 SW 20th Ave	6,442			
105 W Main St	6,450			
1910 SW 9th Ave	7,568			
11802 NE 65th St	7,729	1,129	15%	\$15.00
12518 NE 95th St	8,632			
118 S Parkway Ave	9,169	6,646	72%	\$18.50
5411 NE 107th Ave	9,350	6,434	69%	\$16.00
1818 SE 17th St	9,500			
314 NE 1st Ave	10,000			
13400 NE 20th St	12,106			
5501 NE 109th Ct	12,976	3,179	24%	\$14.00
1710 W Main St	13,262	2,421	18%	\$16.00
5500 NE 109th Ct	15,922	5,870	37%	\$17.00
11805 NE 99th St	17,520	3,191	18%	\$19.50
11815 NE 99th St	18,744	3,236	17%	\$19.50
11807 NE 99th St	19,696	15,396	78%	\$19.50
9611 NE 117th Ave	24,160	6,660	28%	\$19.00
15640 NE Fourth Plain Blvd	25,360	15,360	100%	\$26.00
109 SW First St	31,110			
10600 NE 51st Cir	40,664			
2005 W Main St	48,900			
	361,020	69,522	19.3%	\$18.18

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CENTRAL VANCOUVER SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
8308 NE Mill Plain Blvd	5,000	940	19%	\$19.00
717 NE 61st St	6,100			
816 NE 87th Ave	6,156			
2403 E Evergreen Blvd	7,342	4,795	65%	\$19.50
8516 NE 8th Way	7,416	7,416	100%	\$18.00
3312 E Fourth Plain Blvd	8,500			
9300 Oak View Dr	11,600	3,568	31%	\$15.00
6615 E 4th Plain Blvd	17,475			
2300 E Third Loop	18,000	1,156	6%	\$16.44
2001 SE Columbia River Dr	22,540			
200 Grand Blvd	22,600			
8614 NE Mill Plain Blvd	23,498	5,976	25%	\$20.04
5305 E 18th St	25,000			
2018 Grand Blvd	25,782			
1701 SE Columbia River Dr	26,000	2,612	10%	\$24.00
2211 E Mill Plain Blvd	32,011			
5300 MacArthur Blvd	35,373	35,373	100%	\$12.00
2700 NE Andresen Rd	36,782	5,746	16%	\$12.00
501 SE Columbia Shores Blvd	41,969	13,220	31%	\$22.00
5701-5721 SE Columbia Way	66,000	3,059	5%	\$25.50
200 NE Mother Joseph Pl	110,100			
505 NE 87th Ave	115,284	32,366	28%	\$22.44
5411 E Mill Plain Blvd	152,536	16,377	11%	\$16.00
	823,064	132,604	16.1%	\$18.61

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VANCOUVER MALL SUBMARKET

	Leasable Area (SF)	Total Available (SF)	Vacancy	Average Weighted Rent
9407 NE Vancouver Mall Dr	5,600			
5123 NE 94th Ave	6,184			
5131 NE 94th Ave	6,184	1,064	17%	\$17.00
8400 NE Vancouver Mall Loop	6,900			
4610 NE 77th Ave	8,953			
9414-9430 NE Fourth Plain Blvd	10,080			
9300 NE Vancouver Mall Dr	12,135			
5101 NE 82nd Ave	12,624			
3925 NE 72nd Ave	15,000			
9310 NE Vancouver Mall Dr	15,000			
3925 NE 72nd Ave	15,154	850	6%	\$18.00
7720 NE Vancouver Mall Dr	15,232	1,463	10%	\$18.00
9330 NE Vancouver Mall Dr	15,250	3,273	21%	\$21.07
7710 NE Vancouver Mall Dr	15,697			
7200 NE 41st St	16,017	8,643	54%	\$18.00
5101 NE 82nd Ave	17,999	6,440	36%	\$22.00
9320 NE Vancouver Mall Dr	20,000	5,771	29%	\$21.00
5101 NE 82nd Ave	25,245			
7710 NE Greenwood Dr	27,500	2,856	10%	\$19.50
7700 NE Greenwood Dr	27,500	4,950	18%	\$19.50
9120 NE Vancouver Mall Loop	32,504	3,110	10%	\$22.00
8000 NE Parkway Dr	47,810	21,296	45%	\$19.00
7700 NE Parkway Dr	50,762	3,201	6%	\$22.00
4601 NE 77th Ave	52,969	10,884	21%	\$20.00
4317 NE Thurston Way	54,481	24,087	44%	\$13.75
8100 NE Parkway Dr	56,960	5,557	10%	\$17.34
7600 NE 41st St	72,000			
7500 NE 41st St	84,198			
4400 NE 77th Ave	95,873	10,501	11%	\$23.29
	841,811	113,946	13.5%	\$19.47