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Suburban Long Beach  
Office Building Market Survey

Fourth Quarter 2008

Building	Market Class	Bldg. Size RSF	RSF Leased	% Leased	Direct Avail.	Year Built	Lease Face Rent	Avail. Grnd.Floor	Sublease Avail.
<b>405/710 Corridor</b>									
Embassy Plaza - 3700 Santa Fe Avenue	B	32,058	21,684	67.64%	10,374	1986	\$1.85	0	0
Freeway Business Center - 1500 Hughes Way	B	513,520	354,419	69.02%	159,101	1982/98	\$2.05	70,712	0
Freeway Business Center I - 1501 Hughes Way	B	77,060	76,496	99.27%	564	1984	\$2.30	564	6,369
Freeway Business Center II - 1515 Hughes Way	B	76,852	76,852	100.00%	0	1984		0	0
Freeway Business Center III - 3960 Via Oro	B	38,339	38,339	100.00%	0	1986		0	0
Freeway Business Center IV - 3901 Via Oro	B	53,195	53,195	100.00%	0	1986/97		0	0
South Bay Business Center - 4001 Via Oro	B	85,449	36,067	42.21%	49,382	1985	\$1.55	34,592	0
Pacifica Interchange Building - 1500 W. Carson/3995 Via Oro	B	45,215	45,215	100.00%	0	1988		0	0
<b>Total / Average</b>		<b>921,688</b>	<b>702,267</b>	<b>76.19%</b>	<b>219,421</b>		<b>\$1.94</b>	<b>105,868</b>	<b>6,369</b>
<b>Bixby Knolls/Signal Hill</b>									
3545 Long Beach Boulevard	B	61,000	61,000	100.00%	0	1984		0	0
Freeway Center - 3605 Long Beach Blvd.	C	65,400	61,634	94.24%	3,766	1967	\$1.55	1,410	0
3711 Building	C	106,428	79,862	75.04%	26,566	1967	\$1.50	0	0
Bixby Knoll Metro Center - 3777 Long Beach Blvd.	B	44,810	36,523	81.51%	8,287	1959	\$1.85	0	0
First Bank - 4201 Long Beach Blvd.	C	63,181	58,709	92.92%	4,472	1968	\$1.40 \$1.45	0	0
Long Beach Corporate Square - 4300 Long Beach Blvd.	A	95,656	91,668	95.83%	3,988	1989	\$1.85 \$2.25	3,145	0
Atlantic West - 3447 Atlantic Avenue	B	35,701	35,701	100.00%	0	1984		0	0
Atlantic Business Center - 3939 Atlantic Avenue	C	54,103	47,429	87.66%	6,674	1983	\$1.75	3,100	0
Atlantic Business Center - 3530 Atlantic Avenue	C	26,388	23,276	88.21%	3,112	1959/66	\$1.25	0	0
Washington Mutual - 4401 Atlantic Avenue	B	55,563	28,944	52.09%	26,619	1982	\$1.50 \$2.20	10,400	945
Town Center - 2501 & 2525 Cherry Avenue	B	106,000	89,297	84.24%	16,703	1982	\$1.60 \$1.70	2,010	3,900
<b>Total / Average</b>		<b>714,230</b>	<b>614,043</b>	<b>85.97%</b>	<b>100,187</b>		<b>\$1.59 \$1.72</b>	<b>20,065</b>	<b>4,845</b>
<b>East Long Beach/Seal Beach</b>									
Circle Business Center I	B	78,452	57,623	73.45%	20,829	1986	\$1.70 \$1.90	2,440	4,004
Circle Business Center II	B	78,452	47,167	60.12%	31,285	1987	\$1.90	0	0
Park Tower	B	115,190	60,918	52.88%	54,272	1982	\$2.05 \$2.15	16,920	10,483
Marketplace Office Park	B	97,797	88,833	90.83%	8,964	1981	\$2.25	5,246	2,133
Congressional Place	A	113,875	108,174	94.99%	5,701	1984	\$2.50	2,291	0
Cal State Long Beach Foundation Office Building	B	51,099	51,099	100.00%	0	1994		0	0
911 Studebaker	B	28,258	28,258	100.00%	0	1982		0	0
Bixby Office Park@Old Ranch	A	257,289	215,831	83.89%	41,458	1987	\$2.75 \$2.85	3,470	0
Rossmoor Business Center	B	32,505	32,505	100.00%	0	1989		0	0
13001 Seal Beach Boulevard	B	30,686	30,686	100.00%	0	1988		0	0
<b>Total / Average</b>		<b>883,603</b>	<b>721,094</b>	<b>81.61%</b>	<b>162,509</b>		<b>\$2.17 \$2.26</b>	<b>30,367</b>	<b>16,620</b>
<b>LB Airport Area</b>									
Aeroplex Aviation Center - 3333-3355 Spring Street	B	60,000	60,000	100.00%	0	1984/88		0	0
Daugherty Sky Harbor - 2883 E. Spring Street	B	36,302	36,302	100.00%	0	2005		0	5,870
Kilroy Airport Center I - 3900 Kilroy Airport Way	A	126,840	120,428	94.94%	6,412	1987	\$2.60	0	0
Kilroy Airport Center II - 3880 Kilroy Airport Way	A	98,243	98,243	100.00%	0	1987		0	0
Kilroy Airport Center III - 3760 Kilroy Airport Way	A	165,278	165,278	100.00%	0	1989		0	0
Kilroy Airport Center IV - 3780 Kilroy Airport Way	A	219,745	198,742	90.44%	21,003	1989	\$2.60 \$2.65	0	0
Kilroy Airport Center V - 3840 Kilroy Airport Way	A	136,026	136,026	100.00%	0	1999		0	0
Kilroy Airport Center VI - 3800 Kilroy Airport Way	A	192,476	181,558	94.33%	10,918	2000	\$2.60	0	12,289
5000 Airport Plaza Drive	B	73,817	65,061	88.14%	8,756	1982	\$2.35	0	0
5001 Airport Plaza Drive	B	52,401	52,401	100.00%	0	1982		0	7,596
LB Airport Plaza Business Park "C" - 4800 Airport Plaza Dr. (AAA)	B	99,328	86,788	87.38%	12,540	1984	\$2.05	0	0
LB Airport Plaza Business Park "D" - 4811 Airport Plaza Dr.	B	121,610	121,610	100.00%	0	1986		0	0
LB Airport Plaza Business Park "E" - 4801 Airport Plaza Dr.	A	165,000	165,000	100.00%	0	1986		0	0
LB Airport Plaza Business Park "F" - 4900 Airport Plaza Dr.	B	75,201	75,201	100.00%	0	1987		0	0
LB Airport Plaza Business Park "G" - 4910 Airport Plaza Dr.	B	75,000	75,000	100.00%	0	1987		0	0
5000 Spring Building	A	163,358	154,440	94.54%	8,918	1989	\$2.50	0	5,521
4403 E. Donald Douglas Drive	B	88,284	88,284	100.00%	0	1988		0	0
Wing Office Park - 3950 & 3960 Paramount Blvd.	B	74,000	69,471	93.88%	4,529	1988	\$1.85	4,529	0
4010 Watson Plaza Drive	B	56,901	50,858	89.38%	6,043	1982	\$1.95	6,043	0
4001 Watson Plaza Drive	B	50,000	50,000	100.00%	0	1982		0	0
Washington Mutual Bank Building - 4909 Lakewood Blvd.	B	57,504	42,417	73.76%	15,087	1975	\$1.75	0	0
<b>Total / Average</b>		<b>2,187,314</b>	<b>2,093,108</b>	<b>95.69%</b>	<b>94,206</b>		<b>\$2.60 \$2.26</b>	<b>10,572</b>	<b>31,276</b>
<b>Grand Total</b>		<b>4,706,835</b>	<b>4,130,512</b>	<b>87.76%</b>	<b>576,323</b>		<b>\$2.04</b>	<b>166,872</b>	<b>59,110</b>