



Robert Alperin · Kimball Wasick · Robert Garey
Graham MacDonald · Chris Lewis

**Downtown 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. | |
|---------------------------|--------------|------------------|------------------|---------------|----------------|------------|----------------------|-------------------|-----------------|--|
| Class A | | | | | | | | | | |
| World Trade Center | A | 558,010 | 492,745 | 88.30% | 65,265 | 1987 | \$2.30 \$2.85 | 5,729 | 27,872 | |
| Landmark Square | A | 440,033 | 412,255 | 93.69% | 27,778 | 1990 | \$2.75 | 0 | 8,857 | |
| Tower at Shoreline Square | A | 383,287 | 348,706 | 90.98% | 34,581 | 1988 | \$2.50 \$2.75 | 0 | 2,375 | |
| Total / Average | | 1,381,330 | 1,253,706 | 90.76% | 127,624 | | \$2.40 \$2.78 | 5,729 | 39,104 | |
| Class B | | | | | | | | | | |
| Arco Center | B | 459,636 | 416,182 | 90.55% | 43,454 | 1983 | \$2.20 \$2.45 | 0 | 4,730 | |
| 180 Ocean | B | 199,156 | 173,074 | 86.90% | 26,082 | 1982 | \$1.85 | 0 | 0 | |
| Catalina Landing | B | 296,904 | 183,013 | 61.64% | 113,891 | 1985 | \$2.05 | 40,154 | 0 | |
| Union Bank of California | B | 157,683 | 140,327 | 88.99% | 17,356 | 1976 | \$1.95 | 0 | 0 | |
| One Golden Shore | B | 32,246 | 32,246 | 100.00% | 0 | 1977 | | 0 | 0 | |
| 401 E. Ocean Building | B | 127,748 | 104,732 | 81.98% | 23,016 | 1984 | \$1.60 \$2.00 | 0 | 0 | |
| 100 Broadway | B | 193,390 | 179,511 | 92.82% | 13,879 | 1987 | \$1.95 | 0 | 3,886 | |
| Downtown Plaza | B | 100,145 | 91,896 | 91.76% | 8,249 | 1982 | \$2.05 | 0 | 0 | |
| International City Bank | B | 109,316 | 100,820 | 92.23% | 8,496 | 1981 | \$1.95 | 0 | 8,286 | |
| 444 W. Ocean Building | B | 181,803 | 168,635 | 92.76% | 13,168 | 1968 | \$1.95 | 725 | 5,255 | |
| 555 E. Ocean Building | B | 132,775 | 111,088 | 83.67% | 21,687 | 1968 | \$1.50 \$1.75 | 8,626 | 0 | |
| City National Bank | B | 103,634 | 82,724 | 79.82% | 20,910 | 1982 | \$1.75 | 2,760 | 7,637 | |
| Oceangate Tower | B | 225,486 | 215,768 | 95.69% | 9,718 | 1971 | \$2.00 \$2.50 | 2,224 | 3,500 | |
| Total / Average | | 2,319,922 | 2,000,016 | 86.21% | 319,906 | | \$1.83 \$2.02 | 54,489 | 33,294 | |
| Class C | | | | | | | | | | |
| 115 Pine | C | 65,737 | 54,142 | 82.36% | 11,595 | 1906 | \$1.75 | 0 | 0 | |
| 110 Pine Building | C | 125,000 | 96,142 | 76.91% | 28,858 | 1925 | \$1.70 | 0 | 0 | |
| 200 Pine - City Centre | C | 69,378 | 49,608 | 71.50% | 19,770 | 1968 | \$2.25 | 0 | 1,970 | |
| Pacific Tower | C | 104,754 | 87,744 | 83.76% | 17,010 | 1950 | \$1.45 \$1.70 | 1,083 | 0 | |
| F & M Building | C | 45,761 | 41,950 | 91.67% | 3,811 | 1922 | \$1.70 \$1.80 | 0 | 0 | |
| Ocean Center | C | 88,345 | 66,384 | 75.14% | 21,961 | 1929 | \$1.00 \$1.65 | 9,809 | 0 | |
| Total / Average | | 498,975 | 395,970 | 79.36% | 103,005 | | \$1.38 \$1.81 | 10,892 | 1,970 | |
| Grand Total | | 4,200,227 | 3,649,692 | 86.89% | 550,535 | | \$1.87 \$2.20 | 71,110 | 74,368 | |



Robert Alperin · Kimball Wasick · Robert Garey
Graham MacDonald · Chris Lewis

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. |
|---|--------------|------------------|------------------|---------------|----------------|------------|----------------------|-------------------|-----------------|
| 405/710 Corridor | | | | | | | | | |
| 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 |
| Total / Average | | 921,688 | 702,267 | 76.19% | 219,421 | | \$1.94 | 105,868 | 6,369 |
| Bixby Knolls/Signal Hill | | | | | | | | | |
| 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 |
| Total / Average | | 714,230 | 614,043 | 85.97% | 100,187 | | \$1.59 \$1.72 | 20,065 | 4,845 |
| East Long Beach/Seal Beach | | | | | | | | | |
| 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 |
| Total / Average | | 883,603 | 721,094 | 81.61% | 162,509 | | \$2.17 \$2.26 | 30,367 | 16,620 |
| LB Airport Area | | | | | | | | | |
| 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 |
| Total / Average | | 2,187,314 | 2,093,108 | 95.69% | 94,206 | | \$2.60 \$2.26 | 10,572 | 31,276 |
| Grand Total | | 4,706,835 | 4,130,512 | 87.76% | 576,323 | | \$2.04 | 166,872 | 59,110 |