

JUNE 2013

Peninsula Current Market Conditions



CURRENT MARKET CONDITIONS AS OF JUNE 1ST, 2013

OFFICE (OFFICE RATES ARE FULL SERVICE)	ASKING LEASING RATES			AVAILABLE SPACE (SF)	VACANCY RATE
	CLASS A	CLASS B	AVERAGE		
BRISBANE	\$3.19	\$2.15	\$3.17	465,129	54.63%
DALY CITY	\$2.65	\$1.97	\$2.54	104,407	10.94%
SOUTH SAN FRANCISCO	\$3.43	\$2.88	\$3.23	547,773	15.28%
SAN BRUNO/MILLBRAE	\$3.20	\$2.70	\$3.12	136,545	8.97%
BURLINGAME	\$2.46	\$2.04	\$2.23	251,911	13.90%
SAN MATEO	\$3.53	\$3.09	\$3.24	880,824	12.17%
FOSTER CITY	\$3.80	\$3.94	\$3.83	230,410	7.05%
REDWOOD SHORES	\$3.90	\$2.68	\$3.88	230,115	4.05%
BELMONT/SAN CARLOS	\$2.97	\$3.29	\$3.09	236,970	15.18%
REDWOOD CITY	\$3.87	\$3.45	\$3.74	379,577	10.19%
MENLO PARK	\$7.07	\$4.74	\$5.34	403,403	8.14%
PALO ALTO	\$5.36	\$4.88	\$4.85	904,860	14.58%
MOUNTAIN VIEW/LOS ALTOS	\$5.18	\$3.69	\$4.04	357,725	7.44%

INDUSTRIAL/WAREHOUSE (INDUSTRIAL/WAREHOUSE RATES ARE NNN)	ASKING LEASING RATES			AVAILABLE SPACE (SF)	AVAILABLE SPACE RATE
	LOW	HIGH	AVERAGE		
BRISBANE/DALY CITY	\$0.65	\$1.10	\$0.77	739,887	15.04%
SOUTH SAN FRANCISCO	\$0.60	\$1.75	\$0.77	1,705,527	10.33%
SAN BRUNO/MILLBRAE	\$0.69	\$0.69	\$0.69	19,657	2.60%
BURLINGAME	\$0.65	\$1.15	\$0.73	219,257	4.65%
BELMONT/SAN CARLOS	\$0.25	\$1.75	\$0.87	184,172	3.35%
SAN MATEO/FOSTER CITY	\$0.35	\$1.75	\$0.73	63,370	4.98%
REDWOOD CITY	\$0.30	\$1.25	\$0.77	188,199	4.52%
MENLO PARK	\$0.70	\$2.15	\$1.27	234,495	7.53%

R&D (R&D RATES ARE NNN)	ASKING LEASING RATES			AVAILABLE SPACE (SF)	AVAILABLE SPACE RATE
	LOW	HIGH	AVERAGE		
SOUTH SAN FRANCISCO/BRISBANE	\$0.75	\$4.00	\$2.23	540,479	8.97%
SAN BRUNO	\$0.75	\$0.75	\$0.75	12,924	9.56%
BURLINGAME	\$0.95	\$2.00	\$1.16	63,603	11.02%
FOSTER CITY	\$2.35	\$2.35	\$2.35	15,738	1.08%
BELMONT/SAN CARLOS	\$1.00	\$2.25	\$1.49	311,606	17.84%
REDWOOD CITY	\$0.79	\$2.50	\$1.70	226,404	9.53%
MENLO PARK	\$0.55	\$2.50	\$1.51	283,576	8.08%
PALO ALTO	\$1.25	\$4.75	\$2.74	223,466	2.17%
MOUNTAIN VIEW	\$0.95	\$3.60	\$2.80	1,211,031	8.63%

*Insufficient entries to compute reliable "average" asking rent. Note: Asking Rental Rates and Averages are based upon the current available supply, completed transactions within the past 60 days, and expert broker opinion where current market data is insufficient. Comparable information can be obtained by contacting Colliers International. **Rental Rates exclude Ardenwood. R&D-Space primarily intended for R&D (electronics) use with an approximate 4/1000 parking ratio; Office-Space appropriate for office use only; Industrial-Space primarily intended for mfg/distribution use with an approximate parking ratio of 2/1000; Warehouse-Space intended primarily for warehouse and storage use. Vacant Space -vacant space available for lease and/or sale; Vacant Rate -percentage of vacant space to the total existing base; Asking Lease Rents-Asking price per square foot per month on direct space only (no sublease space). NNN: Where the rental rate is net to the property owner and the tenant pays taxes, insurance, maintenance and other operating expenses of the property; Full Service: Where the rental rate includes all base year operating expenses, including taxes, insurance, maintenance and utilities. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Colliers International, Inc. has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.