

PREPARED FOR:

Sample Office Survey

Office and R&D / North San Jose

February 02, 2004

PREPARED BY:

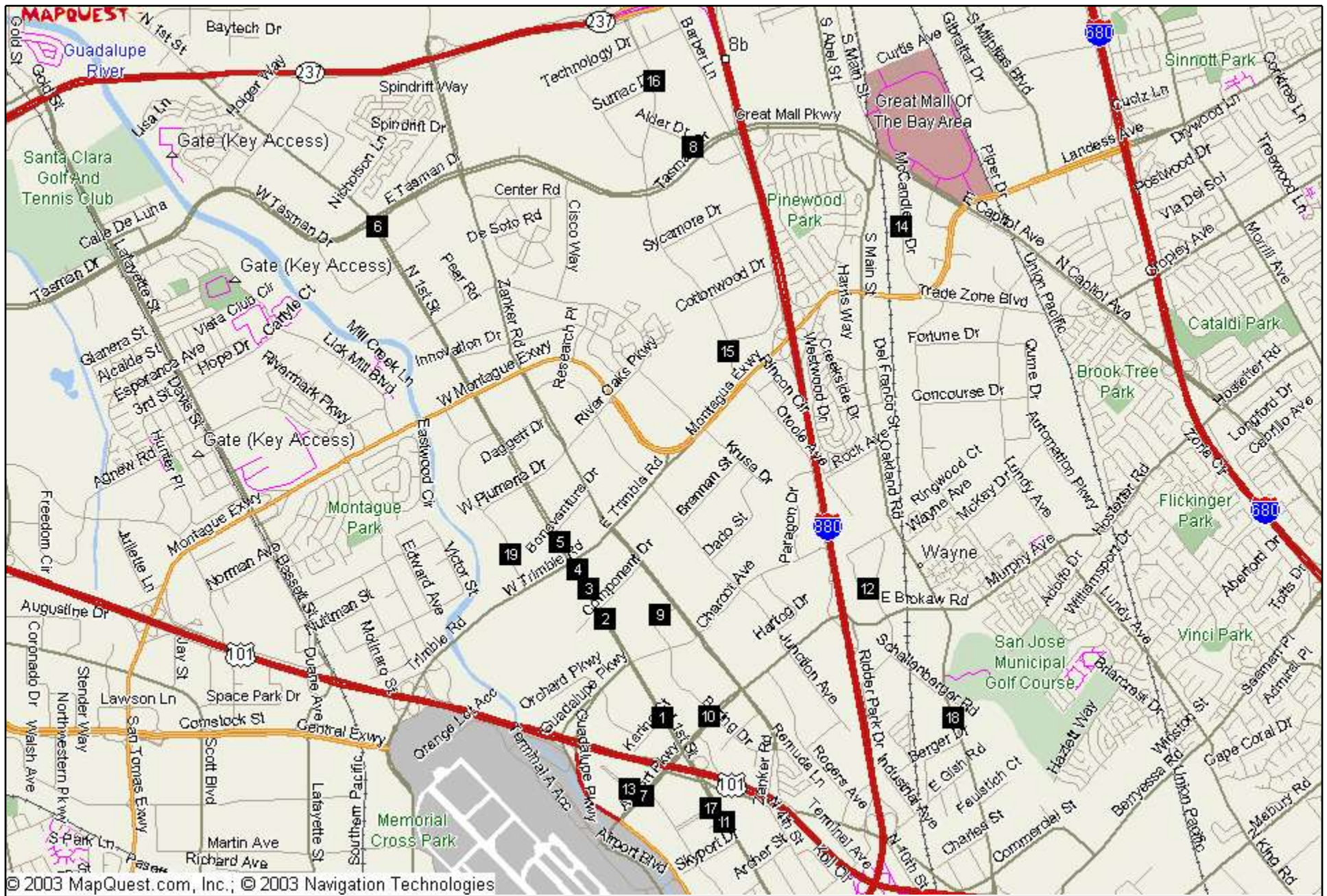


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	Floor	SF Avail	Rent/SF/Mo	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	1) 2121 N 1st St, San Jose, CA eBay Corporate Campus 109,360 SF Class A Office Building Built in 1998											
	P 1st	14,784	\$1.25/fs	Thru Mar 2005	Vacant	As Is	Office/S	183,963 SF	14,784 SF	\$18,480	7 Days	N
	E 2nd / Suite 200	35,000	\$1.25/fs	Thru Mar 2005	Vacant	As Is	Office/S	183,963 SF	35,000 SF	\$43,750	4 Days	N
	P 3rd	25,270	\$1.25/fs	Thru Mar 2005	Vacant	As Is	Office/S	183,963 SF	25,270 SF	\$31,588	4 Days	N
	2) 2460 N 1st St, San Jose, CA North First Office Center 73,816 SF Class B Flex Building Built in 1985											
	P 2nd / Suite 220	22,130	\$0.99/negot	Thru May 2005	Vacant	Some Work	Flex/S	22,130 SF	22,130 SF	\$21,909	5 Mths	to 1
	3) 2540 N 1st St, San Jose, CA South Bay Center 440,000 SF Class B Office Building Built in 1986											
	P 2nd / Suite 201	15,198	\$1.90/fs	TBD	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	\$28,876	7 Mths	to 8,599
	4) 2580 N 1st St, San Jose, CA South Bay Center 72,000 SF Class B Office Building Built in 1985											
	E 2nd	15,198	\$1.90/negot	TBD	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	\$28,876	5 Mths	to 1
	E 3rd	15,198	\$1.90/negot	TBD	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	\$28,876	17 Mths	N
	E 4th	15,198	\$1.90/negot	TBD	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	\$28,876	3 Mths	N
	E 5th	15,198	\$1.90/negot	TBD	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	\$28,876	3 Mths	N

	Floor	SF Avail	Rent/SF/Mo	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	5) 2665 N 1st St, San Jose, CA											
	122,619 SF Class B Office Building Built in 1985											
	P 1st / Suite 100	13,870	\$1.25/fs	TBD	Vacant	Some Work	Office/D	13,870 SF	13,870 SF	\$17,338	7 Mths	N
P 2nd / Suite 110	17,402	\$1.45/fs	TBD	Vacant	Some Work	Office/D	17,402 SF	17,402 SF	\$25,233	21 Mths	to 3,248	
	6) 3590 N 1st St, San Jose, CA											
	Northpointe											
	86,713 SF Class B Office Building Built in 1990											
P 2nd / Suite 200	16,572	\$1.95/fs	3-5 yrs	Vacant	Some Work	Office/D	16,572 SF	16,572 SF	\$32,315	14 Mths	N	
P 3rd / Suite 300	13,416	\$1.95/fs	3-5 yrs	Vacant	Some Work	Office/D	13,416 SF	13,416 SF	\$26,161	14 Mths	N	
	7) 224 Airport Pky, San Jose, CA											
	The Concourse											
	114,211 SF Class A Office Building Built in 1982											
	P 2nd / Suite 250	12,481	Negotiable	Thru Apr 2005	Vacant	As Is	Office/S	12,481 SF	12,481 SF	Negotiable	4 Mths	N
P 3rd / Suite 310	11,189	\$1.95/fs	3-5 yrs	Vacant	Some Work	Office/D	18,669 SF	18,669 SF	\$21,819	11 Mths	N	
P 6th / Suite 600	12,347	\$1.95/fs	3 yrs	Vacant	Some Work	Office/D	12,347 SF	12,347 SF	\$24,077	21 Mths	N	
	8) 620-630 Alder Dr, Milpitas, CA											
	Milpitas Business Park											
	52,812 SF Manufacturing Building Built in 1985											
P 2nd / Suite 630(L)	13,440	Negotiable	5-10 yrs	30 Days	Some Work	Flex/D	13,440 SF	13,440 SF	Negotiable	8 Mths	N	

	Floor	SF Avail	Rent/SF/Mo	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	9) 2369 Bering Dr, San Jose, CA											
	San Jose Orchard Bus Park 47,060 SF Class C Flex Building Built in 1982											
	P 1st	18,260	Negotiable	TBD	Vacant	Some Work	Flex/D	18,260 SF	18,260 SF	Negotiable	25 Mths	N
	10) 97 E Brokaw Rd, San Jose, CA											
	56,600 SF Class B Office Building Built in 1983											
	P 1st / Suite 120	984	Negotiable	TBD	Vacant	Some Work	Office/D	10,898 SF	10,898 SF	Negotiable	6 Mths	N
	P 1st / Suite 130	3,760	Negotiable	TBD	Vacant	Some Work	Office/D	10,898 SF	10,898 SF	Negotiable	6 Mths	N
P 1st / Suite 140	6,154	Negotiable	TBD	Vacant	Some Work	Office/D	10,898 SF	10,898 SF	Negotiable	6 Mths	N	
	11) 100 Century Center Ct, San Jose, CA											
	Century Center 101,840 SF Class A Office Building Built in 1985											
	E 8th / Suite 800	13,548	\$1.95/fs	3-5 yrs	30 Days	Some Work	Office/D	13,548 SF	13,548 SF	\$26,419	5 Mths	N
	12) 1781-1785 Fox Dr, San Jose, CA											
	26,907 SF Class B Flex Building											
	P 1st / Suite 1781	13,829	\$0.75/nnn	TBD	Vacant	Some Work	Office/D	13,829 SF	13,829 SF	\$10,372	12 Mths	N

Floor	SF Avail	Rent/SF/Mo	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 13) 2033 Gateway Pl, San Jose, CA Gateway Office Park 123,250 SF Class A Office Building Built in 1998											
P 5th	10,000	Negotiable	0.1-5 yrs	30 Days	As Is	Office/S	20,000 SF	10,000 SF	Negotiable	48 Mths	to 150
P 6th	10,000	Negotiable	0.1-5 yrs	30 Days	As Is	Office/S	20,000 SF	10,000 SF	Negotiable	48 Mths	to 150
 14) 1600-1620 McCandless Dr, Milpitas, CA McCandless Technology Pk 40,970 SF Class C Flex Building Built in 1986											
E 1st	40,970	\$0.80/nnn	TBD	Vacant	Some Work	Flex/D	40,970 SF	40,970 SF	\$32,776	6 Mths	to 19,782
 15) 1851 McCarthy Blvd, Milpitas, CA 48,750 SF Manufacturing Building Built in 1985											
E 1st / Suite 101	8,704	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	23,095 SF	\$13,491	8 Mths	N
E 1st / Suite 100	3,880	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	23,095 SF	\$6,014	8 Mths	N
E 1st / Suite 102A	1,891	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	23,095 SF	\$2,931	8 Mths	N
E 1st / Suite 103	5,362	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	23,095 SF	\$8,311	8 Mths	N
E 1st / Suite 102B	3,258	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	23,095 SF	\$5,050	8 Mths	N
E 2nd / Suite 201	2,746	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	21,520 SF	\$4,256	8 Mths	N
E 2nd / Suite 200	7,191	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	21,520 SF	\$11,146	8 Mths	N
E 2nd / Suite 202	5,679	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	21,520 SF	\$8,802	8 Mths	N
E 2nd / Suite 203	5,904	\$1.55/fs	3-5 yrs	Vacant	Some Work	Office/D	44,615 SF	21,520 SF	\$9,151	8 Mths	N

	Floor	SF Avail	Rent/SF/Mo	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible	
	16) 580 N McCarthy Blvd, Milpitas, CA												
	McCarthy Center-Phase III												
	53,264 SF Class B Office Building Built in 2001												
	E 1st	17,632	\$0.95/nnn	TBD	Vacant	NBI	Office/N	44,264 SF	17,632 SF	\$16,750	5 Mths	N	
	E 2nd	26,632	\$0.95/nnn	TBD	Vacant	NBI	Office/N	44,264 SF	26,632 SF	\$25,300	5 Mths	N	
	17) 25 Metro Dr, San Jose, CA												
	Metro Plaza												
	143,500 SF Class A Office Building Built in 1987												
		E 3rd	17,539	\$1.95/negot	3-5 yrs	Vacant	Some Work	Office/D	84,945 SF	17,539 SF	\$34,201	7 Mths	N
		P 4th	24,365	\$1.95/negot	3-5 yrs	Vacant	Some Work	Office/D	84,945 SF	24,365 SF	\$47,512	8 Mths	N
	P 6th	21,521	\$1.95/negot	3-5 yrs	Vacant	Some Work	Office/D	84,945 SF	21,521 SF	\$41,966	8 Mths	N	
	P 7th	21,520	\$1.95/negot	3-5 yrs	Vacant	Some Work	Office/D	84,945 SF	21,520 SF	\$41,964	8 Mths	N	
	18) 1510 Oakland Rd, San Jose, CA												
	28,100 SF Class C Flex Building												
	P 1st / Suite 130	10,896	\$0.49/nnn	Thru Jul 2004	Vacant	As Is	Flex/S	10,896 SF	10,896 SF	\$5,339	5 Mths	N	
	19) 2730 Orchard Pky, San Jose, CA												
	Valley Centre I												
22,500 SF Class B Flex Building Built in 1982													
	E 1st	22,500	\$0.85/nnn	TBD	Vacant	Some Work	Flex/D	22,500 SF	22,500 SF	\$19,125	12 Mths	to 11,250	