

## Los Angeles Office Statistics - Q3 2009

	YTD completion (sf)	Inventory (sf)	Direct net absorption (sf)	YTD direct net absorption (sf)	Total net absorption (sf)	YTD total net absorption (sf)	YTD total net absorption (% of stock)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)
<b>CBD</b>													
Class A	0	20,955,537	-22,042	-46,365	-50,729	-76,657	-0.4%	2,502,678	11.9%	2,707,113	12.9%	\$36.80	0
Class B	0	9,350,382	-25,476	-121,026	-30,052	-98,682	-1.1%	1,560,122	16.7%	1,658,925	17.7%	\$27.83	0
Class C	0	1,409,685	17,377	8,001	17,377	8,001	0.6%	221,333	15.7%	221,288	15.7%	\$23.63	0
<b>Totals</b>	<b>0</b>	<b>31,715,604</b>	<b>-30,141</b>	<b>-159,390</b>	<b>-63,404</b>	<b>-167,338</b>	<b>-0.5%</b>	<b>4,284,132</b>	<b>13.5%</b>	<b>4,587,326</b>	<b>14.5%</b>	<b>\$33.57</b>	<b>0</b>
<b>Suburban</b>													
Class A	1,105,468	93,534,968	-632,713	-2,255,245	-1,003,995	-2,891,294	-3.1%	13,978,038	14.9%	16,261,495	17.4%	\$36.00	1,573,517
Class B	12,500	55,882,346	-98,657	-868,362	-122,183	-937,318	-1.7%	8,207,527	14.7%	9,233,995	16.5%	\$28.17	115,000
<b>Totals</b>	<b>1,117,968</b>	<b>149,417,314</b>	<b>-731,370</b>	<b>-3,216,457</b>	<b>-1,126,178</b>	<b>-3,828,612</b>	<b>-2.6%</b>	<b>22,185,564</b>	<b>14.8%</b>	<b>25,495,489</b>	<b>17.1%</b>	<b>\$33.04</b>	<b>1,688,517</b>
<b>Market Totals</b>													
Class A	1,105,468	114,490,505	-654,755	-2,301,610	-1,054,724	-2,967,951	-2.6%	16,480,716	14.4%	18,968,608	16.6%	\$36.15	1,573,517
Class B	12,500	65,232,728	-124,133	-989,388	-152,235	-1,036,000	-1.6%	9,767,649	15.0%	10,892,920	16.7%	\$28.12	115,000
Class C	0	1,409,685	17,377	8,001	17,377	8,001	0.6%	221,333	15.7%	221,288	15.7%	\$23.63	0
<b>Totals</b>	<b>1,117,968</b>	<b>181,132,918</b>	<b>-761,511</b>	<b>-3,282,997</b>	<b>-1,189,582</b>	<b>-3,995,950</b>	<b>-2.2%</b>	<b>26,469,697</b>	<b>14.6%</b>	<b>30,082,815</b>	<b>16.6%</b>	<b>\$32.98</b>	<b>1,688,517</b>

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**CBD**

	YTD completion (sf)	Inventory (sf)	Direct net absorption (sf)	YTD direct net absorption (sf)	Total net absorption (sf)	YTD total net absorption (sf)	YTD total net absorption (% of stock)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)
<b>Bunker Hill</b>													
Class A	0	11,168,454	25,339	-96,127	31,406	-69,141	-0.6%	1,162,948	10.4%	1,253,795	11.2%	\$38.00	0
Class B	0	1,278,096	2,350	-48,121	-816	-54,732	-4.3%	91,013	7.1%	153,677	12.0%	\$32.16	0
<b>Totals</b>	<b>0</b>	<b>12,446,550</b>	<b>27,689</b>	<b>-144,248</b>	<b>30,590</b>	<b>-123,873</b>	<b>-1.0%</b>	<b>1,253,961</b>	<b>10.1%</b>	<b>1,407,472</b>	<b>11.3%</b>	<b>\$37.40</b>	<b>0</b>
<b>Central Business District</b>													
Class A	0	9,065,162	-48,807	13,831	-83,561	-43,447	-0.5%	1,186,976	13.1%	1,300,403	14.3%	\$35.64	0
Class B	0	6,977,452	-27,826	-72,905	-29,236	-43,950	-0.6%	1,434,650	20.6%	1,470,789	21.1%	\$27.36	0
Class C	0	749,620	23,622	12,906	23,622	12,906	1.7%	108,305	14.4%	108,260	14.4%	\$25.00	0
<b>Totals</b>	<b>0</b>	<b>16,792,234</b>	<b>-53,011</b>	<b>-46,168</b>	<b>-89,175</b>	<b>-74,491</b>	<b>-0.4%</b>	<b>2,729,931</b>	<b>16.3%</b>	<b>2,879,452</b>	<b>17.1%</b>	<b>\$31.72</b>	<b>0</b>
<b>South Park</b>													
Class A	0	721,921	1,426	35,931	1,426	35,931	5.0%	152,754	21.2%	152,915	21.2%	\$32.76	0
Class B	0	1,094,834	0	0	0	0	0.0%	34,459	3.1%	34,459	3.1%	\$25.80	0
Class C	0	660,065	-6,245	-4,905	-6,245	-4,905	-0.7%	113,028	17.1%	113,028	17.1%	\$22.08	0
<b>Totals</b>	<b>0</b>	<b>2,476,820</b>	<b>-4,819</b>	<b>31,026</b>	<b>-4,819</b>	<b>31,026</b>	<b>1.3%</b>	<b>300,241</b>	<b>12.1%</b>	<b>300,402</b>	<b>12.1%</b>	<b>\$26.84</b>	<b>0</b>
<b>Market Totals</b>													
Class A	0	20,955,537	-22,042	-46,365	-50,729	-76,657	-0.4%	2,502,678	11.9%	2,707,113	12.9%	\$36.80	0
Class B	0	9,350,382	-25,476	-121,026	-30,052	-98,682	-1.1%	1,560,122	16.7%	1,658,925	17.7%	\$27.83	0
Class C	0	1,409,685	17,377	8,001	17,377	8,001	0.6%	221,333	15.7%	221,288	15.7%	\$23.63	0
<b>Totals</b>	<b>0</b>	<b>31,715,604</b>	<b>-30,141</b>	<b>-159,390</b>	<b>-63,404</b>	<b>-167,338</b>	<b>-0.5%</b>	<b>4,284,132</b>	<b>13.5%</b>	<b>4,587,326</b>	<b>14.5%</b>	<b>\$33.57</b>	<b>0</b>

**Suburban**

	YTD completion (sf)	Inventory (sf)	Direct net absorption (sf)	YTD direct net absorption (sf)	Total net absorption (sf)	YTD total net absorption (sf)	YTD total net absorption (% of stock)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)
<b>Mid-Wilshire</b>													
Class A	0	5,629,880	-146,232	-160,462	-143,016	-158,621	-2.8%	916,187	16.3%	998,306	17.7%	\$26.45	400,000
Class B	0	2,567,996	-136,792	-192,852	-139,686	-203,246	-7.9%	549,596	21.4%	570,916	22.2%	\$27.55	115,000
<b>Totals</b>	<b>0</b>	<b>8,197,876</b>	<b>-283,024</b>	<b>-446,164</b>	<b>-282,702</b>	<b>-361,867</b>	<b>-4.4%</b>	<b>1,465,783</b>	<b>17.9%</b>	<b>1,569,222</b>	<b>19.1%</b>	<b>\$26.79</b>	<b>515,000</b>
<b>Los Angeles North</b>													
Class A	100,000	23,145,693	-33,488	-516,687	-40,998	-739,753	-3.2%	3,472,200	15.0%	4,041,867	17.5%	\$29.34	283,517
Class B	12,500	18,407,550	-12,978	-140,654	-15,040	-203,733	-1.1%	2,959,082	16.1%	3,325,433	18.1%	\$23.78	0
<b>Totals</b>	<b>112,500</b>	<b>41,553,243</b>	<b>-46,466</b>	<b>-657,341</b>	<b>-56,038</b>	<b>-943,486</b>	<b>-2.3%</b>	<b>6,431,282</b>	<b>15.5%</b>	<b>7,367,299</b>	<b>17.7%</b>	<b>\$26.88</b>	<b>283,517</b>
<b>San Gabriel Valley</b>													
Class A	0	3,746,993	-27,827	-66,997	-46,835	-73,088	-2.0%	498,599	13.3%	526,573	14.1%	\$28.44	0
Class B	0	6,456,644	39,971	-54,875	36,388	-47,870	-0.7%	752,193	11.6%	1,048,650	16.2%	\$22.80	0
<b>Totals</b>	<b>0</b>	<b>10,203,637</b>	<b>12,144</b>	<b>-121,872</b>	<b>-10,447</b>	<b>-120,958</b>	<b>-1.2%</b>	<b>1,250,792</b>	<b>12.3%</b>	<b>1,575,223</b>	<b>15.4%</b>	<b>\$24.87</b>	<b>0</b>
<b>South Bay</b>													
Class A	0	13,726,424	15,975	-218,735	34,145	-220,429	-1.6%	2,226,333	16.2%	2,369,489	17.3%	\$27.48	0
Class B	0	8,500,244	33,914	40,621	10,764	-11,448	-0.1%	1,311,021	15.4%	1,386,252	16.3%	\$23.67	0
<b>Totals</b>	<b>0</b>	<b>22,226,668</b>	<b>49,889</b>	<b>-178,114</b>	<b>44,909</b>	<b>-231,877</b>	<b>-1.0%</b>	<b>3,537,354</b>	<b>15.9%</b>	<b>3,755,741</b>	<b>16.9%</b>	<b>\$26.03</b>	<b>0</b>
<b>Tri-Cities</b>													
Class A	1,005,468	13,845,288	1,439	-190,130	12,502	-86,180	-0.7%	2,608,601	18.8%	2,743,728	19.8%	\$36.96	0
Class B	0	3,466,445	-21,878	-77,742	-19,652	-76,894	-2.2%	737,152	21.3%	805,759	23.2%	\$27.52	0
<b>Totals</b>	<b>1,005,468</b>	<b>17,311,733</b>	<b>-20,439</b>	<b>-267,872</b>	<b>-7,150</b>	<b>-163,074</b>	<b>-1.0%</b>	<b>3,345,752</b>	<b>19.3%</b>	<b>3,549,487</b>	<b>20.5%</b>	<b>\$35.07</b>	<b>0</b>
<b>Westside</b>													
Class A	0	33,440,690	-442,580	-1,102,234	-819,793	-1,613,223	-4.8%	4,256,118	12.7%	5,581,531	16.7%	\$46.18	890,000
Class B	0	16,483,467	-894	-442,860	5,043	-394,127	-2.4%	1,898,484	11.5%	2,096,985	12.7%	\$37.45	0
<b>Totals</b>	<b>0</b>	<b>49,924,157</b>	<b>-443,474</b>	<b>-1,545,094</b>	<b>-814,750</b>	<b>-2,007,350</b>	<b>-4.0%</b>	<b>6,154,602</b>	<b>12.3%</b>	<b>7,678,516</b>	<b>15.4%</b>	<b>\$43.30</b>	<b>890,000</b>
<b>Market Totals</b>													
Class A	1,105,468	93,534,968	-632,713	-2,255,245	-1,003,995	-2,891,294	-3.1%	13,978,038	14.9%	16,261,495	17.4%	\$36.00	1,573,517
Class B	12,500	55,882,346	-98,657	-868,362	-122,183	-937,318	-1.7%	8,207,527	14.7%	9,233,995	16.5%	\$28.17	115,000
<b>Totals</b>	<b>1,117,968</b>	<b>149,417,314</b>	<b>-731,370</b>	<b>-3,216,457</b>	<b>-1,126,178</b>	<b>-3,828,612</b>	<b>-2.6%</b>	<b>22,185,564</b>	<b>14.8%</b>	<b>25,495,489</b>	<b>17.1%</b>	<b>\$33.04</b>	<b>1,688,517</b>