

Sacramento Office Statistics - Q4 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)
CBD													
Class A	433,500	5,623,037	3,956	11,646	2,320	146,691	2.6%	819,275	14.6%	843,757	15.0%	\$34.08	0
Class B	0	2,280,909	49,401	64,841	49,401	42,847	1.9%	262,135	11.5%	269,950	11.8%	\$23.52	0
Totals	433,500	7,903,946	53,357	76,487	51,721	189,538	2.4%	1,081,410	13.7%	1,113,706	14.1%	\$31.03	0
Suburban													
Class A	814,428	13,826,668	14,367	-260,989	49,094	-114,324	-0.8%	3,298,627	23.9%	3,459,108	25.0%	\$24.73	241,000
Class B	186,549	22,764,805	85,452	-389,726	91,476	-430,787	-1.9%	4,838,185	21.3%	5,110,040	22.4%	\$22.26	0
Totals	1,000,977	36,591,473	99,819	-650,715	140,570	-545,111	-1.5%	8,136,812	22.2%	8,569,148	23.4%	\$23.20	241,000
Market Totals													
Class A	1,247,928	19,449,705	18,323	-249,343	51,414	32,367	0.2%	4,117,902	21.2%	4,302,864	22.1%	\$27.43	241,000
Class B	186,549	25,045,714	134,853	-324,885	140,877	-387,940	-1.6%	5,100,321	20.4%	5,379,990	21.5%	\$22.38	0
Totals	1,434,477	44,495,419	153,176	-574,228	192,291	-355,573	-0.8%	9,218,223	20.7%	9,682,854	21.8%	\$24.58	241,000

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)
Downtown													
Class A	433,500	5,623,037	3,956	155,074	2,320	146,691	2.6%	819,275	14.6%	843,757	15.0%	\$34.08	0
Class B	0	2,280,909	49,401	44,968	49,401	42,847	1.9%	262,135	11.5%	269,950	11.8%	\$23.52	0
Totals	433,500	7,903,946	53,357	197,042	51,721	189,538	2.4%	1,081,410	13.7%	1,113,706	14.1%	\$31.03	0
Market Totals													
Class A	433,500	5,623,037	3,956	11,646	2,320	146,691	2.6%	819,275	14.6%	843,757	15.0%	\$34.08	0
Class B	0	2,280,909	49,401	64,841	49,401	42,847	1.9%	262,135	11.5%	269,950	11.8%	\$23.52	0
Totals	433,500	7,903,946	53,357	76,487	51,721	189,538	2.4%	1,081,410	13.7%	1,113,706	14.1%	\$31.03	0

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)
Campus Commons													
Class B	34,104	1,045,874	42,712	25,339	42,712	28,745	2.7%	226,134	21.6%	228,170	21.8%	\$24.12	0
Totals	34,104	1,045,874	42,712	25,339	42,712	28,745	2.7%	226,134	21.6%	228,170	21.8%	\$24.12	0
Folsom													
Class A	124,800	830,034	-19,837	53,233	-15,440	57,630	6.9%	162,695	19.6%	163,286	19.7%	\$26.16	80,000
Class B	0	1,756,060	18,511	17,112	22,908	-21,399	-1.2%	353,366	20.1%	398,379	22.7%	\$22.80	0
Totals	124,800	2,586,094	-1,326	70,345	7,468	36,231	1.4%	516,061	20.0%	561,665	21.7%	\$23.88	80,000
Highway 50 Corridor													
Class A	110,960	3,871,797	-32,736	-224,530	3,493	-150,709	-3.9%	651,538	16.8%	731,339	18.9%	\$23.16	0
Class B	43,171	5,960,757	73,515	-336,821	80,836	-336,487	-5.6%	894,822	15.0%	1,001,005	16.8%	\$20.88	0
Totals	154,131	9,832,554	40,779	-561,351	84,329	-487,196	-5.0%	1,546,360	15.7%	1,732,344	17.6%	\$21.78	0
Midtown													
Class B	55,000	1,574,251	12,282	42,521	12,282	42,521	2.7%	329,598	20.9%	329,598	20.9%	\$25.20	0
Totals	55,000	1,574,251	12,282	42,521	12,282	42,521	2.7%	329,598	20.9%	329,598	20.9%	\$25.20	0
North Natomas													
Class A	116,900	626,421	-12,575	-11,149	-12,575	-11,149	-1.8%	215,151	34.3%	217,030	34.6%	\$25.08	108,000
Class B	36,274	1,254,981	-150	3,839	-150	7,134	0.6%	310,789	24.8%	314,790	25.1%	\$21.36	0
Totals	153,174	1,881,402	-12,725	-7,310	-12,725	-4,015	-0.2%	525,940	28.0%	531,819	28.3%	\$22.60	108,000
Point West													
Class A	0	907,515	-11,918	-82,598	-13,919	-24,999	-2.8%	345,777	38.1%	349,889	38.6%	\$24.36	108,000
Class B	0	1,450,885	-35,258	-91,390	-34,458	-79,985	-5.5%	380,116	26.2%	391,925	27.0%	\$20.88	0
Totals	0	2,358,400	-47,176	-173,988	-48,377	-104,984	-4.5%	725,893	30.8%	741,815	31.5%	\$22.22	108,000
Roseville													
Class A	0	2,852,800	-18,836	-92,900	-26,772	-77,672	-2.7%	696,221	24.4%	730,717	25.6%	\$25.68	53,000
Class B	0	2,340,647	-30,407	-6,155	-36,901	-6,489	-0.3%	600,227	25.6%	637,478	27.2%	\$23.04	0
Totals	0	5,193,447	-49,243	-99,055	-63,673	-84,161	-1.6%	1,296,449	25.0%	1,368,195	26.3%	\$24.49	53,000

Suburban (continued)

	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)
Rocklin													
Class A	80,000	426,872	-5,000	67,350	-5,000	67,350	15.8%	262,452	61.5%	262,452	61.5%	\$26.04	0
Class B	0	1,335,933	-23,832	-25,200	-23,832	-25,200	-1.9%	384,690	28.8%	395,273	29.6%	\$22.44	0
Totals	80,000	1,762,805	-28,832	42,150	-28,832	42,150	2.4%	647,143	36.7%	657,725	37.3%	\$23.31	0
South Natomas													
Class A	381,768	2,743,728	85,674	-6,491	86,475	-21,653	-0.8%	671,053	24.5%	703,899	25.7%	\$24.96	0
Class B	0	327,021	1,275	15,829	1,275	15,829	4.8%	85,548	26.2%	85,548	26.2%	\$27.84	0
Totals	381,768	3,070,749	86,949	9,338	87,750	-5,824	-0.2%	756,600	24.6%	789,446	25.7%	\$25.27	0
South Sacramento (Including Elk Grove)													
Class A	0	591,766	25,511	25,342	27,673	25,342	4.3%	184,479	31.2%	191,283	32.3%	\$28.68	0
Class B	0	1,150,278	16,642	3,582	16,642	1,082	0.1%	261,216	22.7%	274,441	23.9%	\$26.28	0
Totals	0	1,742,044	42,153	28,924	44,315	26,424	1.5%	445,695	25.6%	465,724	26.7%	\$27.10	0
Outlying Suburban Submarkets Totals													
Class A	0	975,735	4,084	10,754	5,159	21,536	2.2%	109,261	11.2%	109,212	11.2%	\$23.40	0
Class B	18,000	4,568,118	10,162	-38,382	10,162	-56,538	-1.2%	1,011,679	22.1%	1,053,434	23.1%	\$21.24	0
Totals	18,000	5,543,853	14,246	-27,628	15,321	-35,002	-0.6%	1,120,941	20.2%	1,162,646	21.0%	\$21.60	0
Market Totals (Suburban Space)													
Class A	814,428	13,826,668	14,367	-260,989	49,094	-114,324	-0.8%	3,298,627	23.9%	3,459,108	25.0%	\$24.73	241,000
Class B	186,549	22,764,805	85,452	-389,726	91,476	-430,787	-1.9%	4,838,185	21.3%	5,110,040	22.4%	\$22.26	0
Totals	1,000,977	36,591,473	99,819	-650,715	140,570	-545,111	-1.5%	8,136,812	22.2%	8,569,148	23.4%	\$23.20	241,000