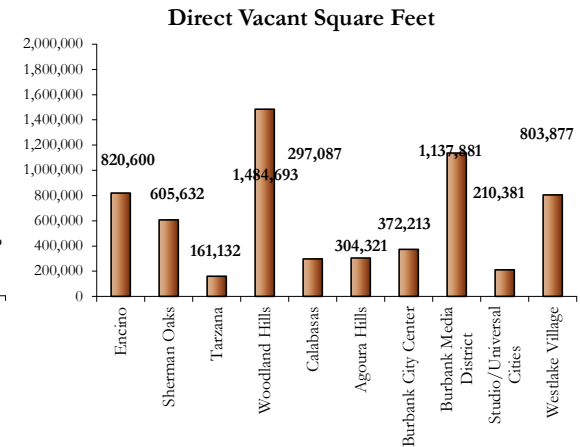
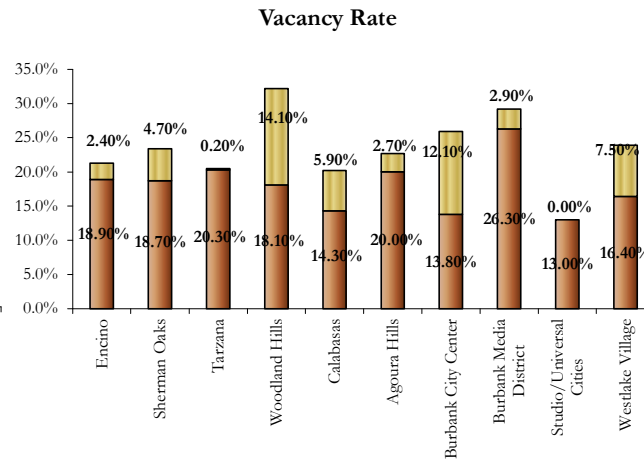
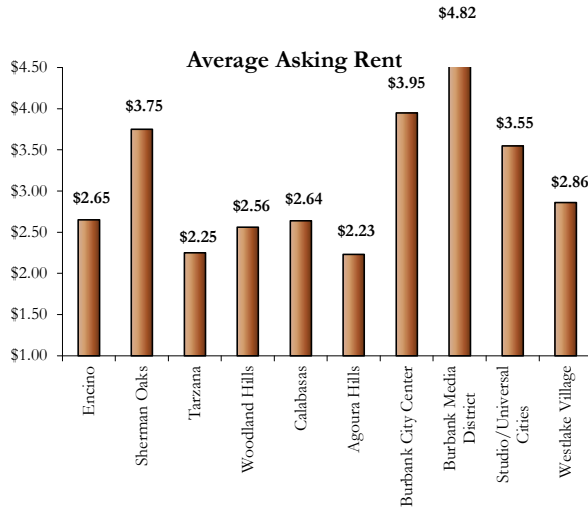


Los Angeles North (San Fernando Valley)

	Bldgs	Total Sq. Ft.	Direct			Sublease			Total		
			Vacancy %	Vacant SqFt	Rent	Vacancy %	Vacant SqFt	Rent	Vacancy %	Vacant SqFt	
Encino	39	4,350,170	18.90% ↓	820,600	\$2.65	2.40% ↓	104,579	\$2.50	21.27%	925,179	
Sherman Oaks	40	3,245,902	18.70% →	605,632	\$3.75	4.70% →	152,977	\$2.36	23.37%	758,609	
Tarzana	19	793,474	20.30% ↓	161,132	\$2.25	0.20% →	1,859	\$0.00	20.54%	162,991	
Woodland Hills	87	8,195,551	18.10% ↑	1,484,693	\$2.56	14.10% →	1,155,701	\$2.61	29.67%	2,431,552	
Calabasas	41	2,075,371	14.30% →	297,087	\$2.64	5.90% →	122,216	\$2.96	20.20%	419,303	
Agoura Hills	34	1,518,223	20.00% ↓	304,321	\$2.23	2.70% ↑	40,612	\$1.84	22.72%	344,933	
Burbank City Center	22	2,696,344	13.80% →	372,213	\$3.95	12.10% →	327,397	\$2.23	25.95%	699,610	
Burbank Media District	24	4,320,940	26.30% ↓	1,137,881	\$4.82	2.90% →	126,114	\$2.25	29.03%	1,254,505	
Studio/Universal Cities	18	1,613,583	13.00% →	210,381	\$3.55	0.00% ↓	0	\$0.00	13.04%	210,381	
Westlake Village	85	4,887,886	16.40% ↓	803,877	\$2.86	7.50% →	365,762	\$2.78	23.93%	1,169,639	
Totals	409	33,697,444	18.4% ↑	6,197,817	\$3.07	7.1% ↑	2,397,217	\$2.51	24.9%	8,376,702	



Number of Office Units Avail. Per Sq. Ft.	Encino	Sherman Oaks	Studio City	Woodland Hills	Calabasas	Agoura Hills	Burbank Media District	Westlake Village
Under 2,500	138	80	18	136	41	54	17	82
2,500 - 4,999	72	23	11	71	15	21	15	43
5,000 - 9,999	35	20	5	32	13	13	20	26
10,000 - 19,999	13	12	2	24	6	5	15	8
20,000 +	3	5	0	26	4	0	19	11

The above information does not include all of the office properties in those areas. The report only includes Class A & B buildings over 15,000 sq. ft. and does not include Class C buildings or those that are medical or owner/user. Information contained within has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we make no guarantee about it.

Note: Anything + - .1 % and .02% Reflects No Change