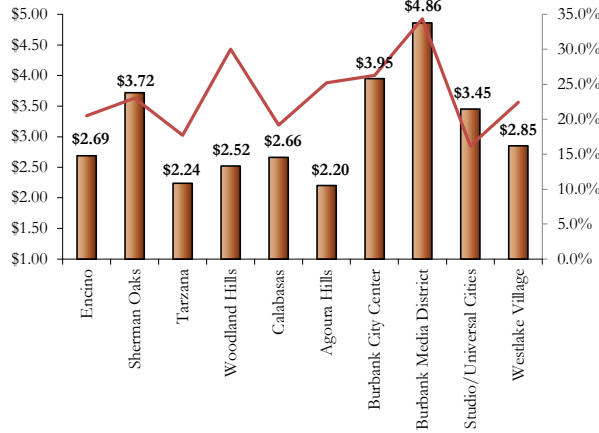


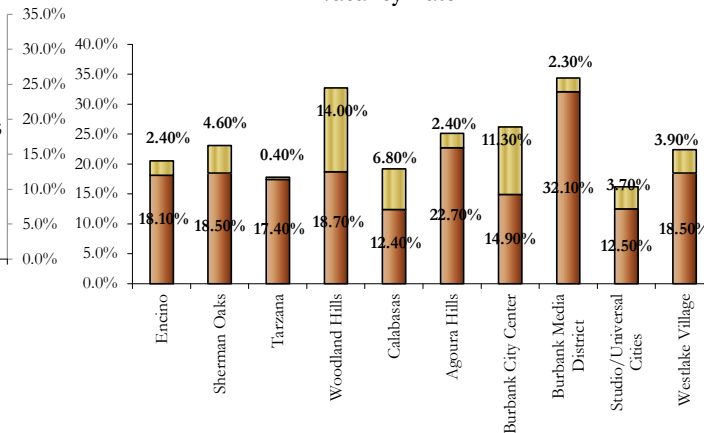
# Los Angeles North (San Fernando Valley)

	Bldgs	Total Sq. Ft.	Direct			Sublease			Total		
			Vacancy %	Vacant SqFt	Rent	Vacancy %	Vacant SqFt	Rent	Vacancy %	Vacant SqFt	
Encino	39	4,350,170	18.10% ↑	787,625	\$2.69 →	2.40%	104,014	\$3.25	20.50%	891,639	
Sherman Oaks	40	3,242,785	18.50% ↑	598,465	\$3.72 ↓	4.60%	148,667	\$2.20	23.04%	747,132	
Tarzana	19	791,983	17.40% ↓	137,415	\$2.24 →	0.40%	2,850	\$0.00	17.71%	140,265	
Woodland Hills	87	7,813,852	18.70% ↑	1,460,682	\$2.52 ↓	14.00%	1,093,517	\$2.38	30.02%	2,345,357	
Calabasas	41	2,078,652	12.40% →	257,285	\$2.66 →	6.80%	141,557	\$2.93	19.19%	398,842	
Agoura Hills	34	1,518,223	22.70% ↑	345,276	\$2.20 ↓	2.40%	37,145	\$1.84	25.19%	382,421	
Burbank City Center	22	2,696,344	14.90% →	402,774	\$3.95 →	11.30%	305,000	\$1.92	26.25%	707,774	
Burbank Media District	24	4,325,995	32.10% ↑	1,387,195	\$4.86 →	2.30%	98,398	\$8.33	34.34%	1,485,593	
Studio/Universal Cities	18	1,604,547	12.50% ↓	201,231	\$3.45 ↓	3.70%	60,087	\$2.67	16.19%	259,754	
Westlake Village	85	4,896,943	18.50% ↑	905,925	\$2.85 →	3.90%	191,582	\$2.76	22.41%	1,097,507	
<b>Totals</b>	<b>409</b>	<b>33,319,494</b>	<b>19.5%</b> ↑	<b>6,483,873</b>	<b>\$3.39</b> ↑	<b>6.6%</b>	<b>2,182,817</b>	<b>\$2.42</b>	<b>25.4%</b>	<b>8,456,284</b>	

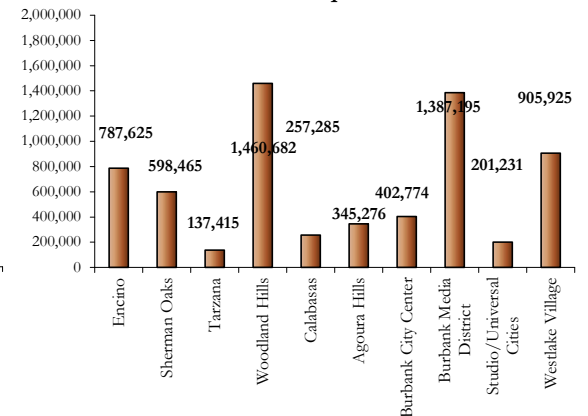
Avg Asking Rent/Total Vacancy Rate



Vacancy Rate



Direct Vacant Square Feet



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	140	126	16	123	28	48	14	81
2,500 - 4,999	70	29	13	69	16	21	15	39
5,000 - 9,999	31	21	8	32	16	17	23	25
10,000 - 19,999	14	11	2	27	4	3	20	13
20,000 +	4	4	0	24	4	3	23	10

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 →