

**EXISTING HIGH RISE BUILDINGS IN DOWNTOWN SAN DIEGO**

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#	Existing Buildings	Owner Name	Year Built	Ftrs	Rentable Sq. Ft.	Vacant RSF	% Vacant	Sublease	Full Service Low	Lease Rates High	Parking Rate Ratio
1	DiamondView Tower	Wereldhave, USA	2007	15	236,711	35,478	14.99%		\$2.75	\$3.00	3.5/1-\$150-\$250
2	Advanced Equities Plaza	Wereldhave, USA	2005	23	366,725	32,317	8.81%	5,124	\$2.50	\$2.75	2/1-\$189
<b>Subtotal - 2000s</b>					<b>603,436</b>	<b>67,795</b>	<b>11.23%</b>	<b>5,124</b>	<b>\$2.63</b>	<b>\$2.88</b>	
3	One America Plaza	The Irvine Company	1991	34	622,580	86,819	13.95%		\$2.30	\$2.80	1.5/1-\$190
4	550 Corporate Center	Alaska Permanent Fund	1990	20	357,477	55,260	15.46%	6,738	\$2.15	\$2.60	2/1-\$175
5	Emerald Plaza	RREEF	1990	30	364,160	74,914	20.57%		\$2.15	\$2.45	1/1-\$190
6	Columbia Square	LaeRoc Funds	1990	12	143,574	21,091	14.69%		\$2.05	\$2.05	1.7/1-\$170
<b>Subtotal - 1990s</b>					<b>1,487,791</b>	<b>238,084</b>	<b>16.00%</b>	<b>6,738</b>	<b>\$2.16</b>	<b>\$2.48</b>	
7	501 W. Broadway	The Irvine Company	1989	20	394,031	25,986	6.59%	2,500	\$2.20	\$2.60	1.5-\$190
8	Symphony Towers	The Irvine Company	1989/R05	34	559,352	160,844	28.76%	10,113	\$2.10	\$2.70	1/1-\$180
9	610 West Ash Plaza	Glenborough, LLC	1986	19	177,692	17,022	9.58%	2,059	\$2.10	\$2.35	2/1-\$175-\$200
10	Wells Fargo Plaza	The Irvine Company	1984/R06	23	481,480	24,654	5.12%	9,500	\$2.35	\$2.50	1.25/\$170
11	701 B Street Tower	Equity Office	1982/R96	24	560,329	120,942	21.58%	1,300	\$1.60	\$2.70	1/1400-\$190-\$235
12	Bank of America	Shearson	1982	20	277,351	110,090	39.69%	600	\$2.35	\$2.50	1.36/1-\$170
13	101 West Broadway	The Irvine Company	1982/R07	20	401,444	70,679	17.61%		\$2.25	\$2.55	1.6/\$180
14	Columbia Center	Sentre/GE	1982/R94	27	553,715	164,590	29.72%		\$2.30	\$2.75	1/1-\$175
<b>Subtotal - 1980s</b>					<b>3,405,394</b>	<b>694,807</b>	<b>20.40%</b>	<b>26,072</b>	<b>\$2.16</b>	<b>\$2.58</b>	
<b>Subtotal - since 1980s</b>					<b>5,496,621</b>	<b>1,000,686</b>	<b>18.21%</b>	<b>32,810</b>	<b>\$2.16</b>	<b>\$2.55</b>	
15	225 Broadway	The Irvine Company	1975/R07	22	346,340	65,019	18.77%	14,589	\$2.20	\$2.50	1.6/\$180
16	600 "B" Street	Legacy Partners	1974/R07	24	336,049	27,851	8.29%		\$2.45	\$2.60	1/1-\$180
17	Civic Center Plaza	Lowe Trust	1972/R93	18	266,954	0	0.00%		\$2.00	\$2.00	1/1-\$170
18	110 Plaza	Cornerstone	1972/R07	18	325,977	23,164	7.11%	10,360	\$2.50	\$2.50	1.5/1-\$180-\$225
<b>Subtotal - 1970s</b>					<b>1,275,320</b>	<b>116,034</b>	<b>9.10%</b>	<b>24,949</b>	<b>\$2.29</b>	<b>\$2.40</b>	
<b>Subtotal - 1970s/80s</b>					<b>4,680,714</b>	<b>810,841</b>	<b>17.32%</b>	<b>51,021</b>	<b>\$2.22</b>	<b>\$2.52</b>	
19	525 "B" Street	Hines	1969/R92	22	447,159	23,092	5.16%		\$2.30	\$2.60	1/1.5-\$190-\$240
20	Union Bank	Union Bank	1966/R94	24	264,671	80,530	30.43%		\$2.25	\$2.25	1/1-\$105
21	Chamber Building	Jamison Properties	1963/R07	23	171,545	47,373	27.62%		\$1.70	\$2.00	1.25/1-\$170
22	707 Broadway	Equity Office	1963	18	187,304	56,389	30.11%	11,814	\$1.75	\$1.95	2.5/1-\$190-\$235
23	Executive Complex	Jamison Properties	1963	25	346,343	38,359	11.08%		\$1.40	\$2.00	1/1-\$150
<b>Subtotal - 1960s</b>					<b>1,417,022</b>	<b>245,743</b>	<b>17.34%</b>	<b>11,814</b>	<b>\$1.88</b>	<b>\$2.16</b>	
<b>TOTAL</b>					<b>8,188,963</b>	<b>1,362,463</b>	<b>16.64%</b>	<b>74,697</b>	<b>\$2.12</b>	<b>\$2.43</b>	

\*Partially Sprinklered on Lower /Floors;  
 \*\*Tested O.K. -- No Asbestos in Air.

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