

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	17,725	7.49%		\$3.25	\$3.25	3.5/1-\$150-\$250
2	Advanced Equities Plaza	Wereldhave, USA	2005	23	366,725	32,317	8.81%	8,350	\$2.75	\$3.25	2/1-\$189
Subtotal - 2000s					603,436	50,042	8.29%	8,350	\$2.75	\$3.25	
3	One America Plaza	The Irvine Company	1991	34	622,580	107,083	17.20%		\$2.50	\$3.30	1.5/1-\$190
4	550 Corporate Center	Alaska Permanent Fund	1990	20	357,477	19,242	5.38%	6,738	\$2.60	\$2.95	2/1-\$175
5	Emerald Plaza	RREEF	1990	30	364,160	91,115	25.02%	23,906	\$2.65	\$2.85	1/1-\$190
6	Columbia Square	LaeRoc Funds	1990	12	143,574	21,091	14.69%	4,100	\$2.05	\$2.05	1.7/1-\$170
Subtotal - 1990s					1,487,791	238,531	16.03%	34,744	\$2.45	\$2.79	
7	501 W. Broadway	The Irvine Company	1989	20	394,031	28,404	7.21%		\$2.40	\$2.85	1.5-\$190
8	Symphony Towers	The Irvine Company	1989/R05	34	559,352	167,510	29.95%	14,843	\$2.30	\$3.30	1/1-\$180
9	610 West Ash Plaza	Glenborough, LLC	1986	19	177,692	9,732	5.48%	2,059	\$2.05	\$2.35	2/1-\$175-\$200
10	Wells Fargo Plaza	The Irvine Company	1984/R06	23	481,480	24,654	5.12%	20,324	\$2.30	\$2.80	1.25/\$170
11	701 B Street Tower	Equity Office	1982/R96	24	560,329	152,790	27.27%	2,640	\$1.60	\$2.25	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	84,533	21.06%		\$2.45	\$2.80	1.6/\$180
14	Columbia Center	Sentre/GE	1982/R94	27	553,715	163,821	29.59%		\$2.40	\$2.90	1/1-\$175
Subtotal - 1980s					3,405,394	741,534	21.78%	40,466	\$2.23	\$2.72	
Subtotal - since 1980s					5,496,621	1,030,107	18.74%	75,210	\$2.34	\$2.74	
15	225 Broadway	The Irvine Company	1975/R07	22	346,340	59,963	17.31%	14,589	\$2.50	\$2.80	1.6/\$180
16	600 "B" Street	Legacy Partners	1974/R07	24	336,049	48,395	14.40%	7,426	\$2.45	\$2.60	1/1-\$180
17	Civic Center Plaza	Lowe Trust	1972/R93	18	266,954	0	0.00%		\$1.90	\$2.30	1/1-\$170
18	110 Plaza	Cornerstone	1972/R07	18	325,977	23,164	7.11%	3,979	\$2.40	\$2.50	1.5/1-\$180-\$225
Subtotal - 1970s					1,275,320	131,522	10.31%	25,994	\$2.31	\$2.55	
Subtotal - 1970s/80s					4,680,714	873,056	18.65%	66,460	\$2.27	\$2.66	
19	525 "B" Street	Hines	1969/R92	22	447,159	23,092	5.16%		\$1.85	\$2.85	1/1.5-\$190-\$240
20	Union Bank	Union Bank	1966/R94	24	227,873	0	0.00%		\$2.05	\$2.05	1/1-\$105
21	Chamber Building	Jamison Properties	1963/R07	23	171,545	36,950	21.54%		\$1.70	\$2.00	1.25/1-\$170
22	707 Broadway	Equity Office	1963	18	187,304	51,715	27.61%	11,814	\$1.75	\$1.95	2.5/1-\$190-\$235
23	Executive Complex	Jamison Properties	1963	25	346,343	30,597	8.83%		\$1.80	\$2.05	1/1-\$150
Subtotal - 1960s					1,380,224	142,354	10.31%	11,814	\$1.83	\$2.18	
TOTAL					8,152,165	1,303,983	16.00%	121,368	\$2.21	\$2.57	

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

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