

TOP COMMERCIAL REAL ESTATE LEASES OF 2009

Ranked by square footage of San Diego County properties

Rank	Building name Address	•Sign date •Move-in date	Square footage leased	•Tenant name(s) •Tenant representative company •Tenant agent(s)	•Landlord representative company •Landlord agent(s)	Term rate	Owner(s)
1	Bridge Point 4830 & 4840 Eastgate Mall San Diego 92121	1/2009 9/2009	156,561	Provide Commerce, Proflowers Irving Hughes Dave Marino	Colliers International Chad Urie, Tom Mercer, Grant Schoneman	wnd	Amylin Pharmaceuticals
2	12400 Stowe Drive 12400 Stowe Drive Poway 92064	1/14/2009 na	133,125	Cycle Express dba National Powersport Auctions Grubb & Ellis BRE Commercial Todd Murphy, Glenn Arnold, Brant Aberg, Bryce Aberg	Grubb & Ellis BRE Commercial Barry Hendler, Matty Sundberg	wnd	DEI LLC
3	Oak Ridge Corporate Center 2890 Scott St. Vista 92083	2/19/2009 na	126,715	AutoGenomics Inc. Burlison Pacific Real Estate Travis Burlison	Grubb & Ellis BRE Commercial Aric Starck, Dennis Visser	wnd	The Pres Cos.
4	Inverness Medical 5995 Pacific Center Blvd. San Diego 92121	3/1/2009 3/1/2009	83,463	Inverness Medical CB Richard Ellis Steve Holland	Sorrento Commercial Properties David Sickels	wnd	Sorrento Montana LP
5	Windy Point 700 Windy Point Drive San Marcos 92063	1/7/2009 na	75,000	University of St. Augustine Grubb & Ellis BRE Commercial Peter Curry, Matthew Campbell, Mike Erwin	Grubb & Ellis BRE Commercial Peter Curry, Matthew Campbell, Mike Erwin	wnd	Windy Point Partners LP
6	The Eastlake Distribution Center 2311 Boswell Road, #5 Chula Vista 91914	1/29/2009 na	51,993	Bee International Inc. Grubb & Ellis BRE Commercial Robert Mooney, Greg Wells	Cushman & Wakefield Charlie Adolphe, Brian Teel	wnd	East Group Properties Inc.
7	Miramar Trade Center 7326 Trade St., #100 San Diego 92126	2/28/2009 na	51,140	Pep West Inc. Jones Lang LaSalle Scott Ginsburg, Damon Meida	Grubb & Ellis BRE Commercial Brant Aberg, Bryce Aberg, Glenn Arnold, Todd Murphy	wnd	The Abbey Co.
8	Pacific Corporate Center 10455 Pacific Center Court San Diego 92121	1/2009 3/2009	48,709	Cardinal Health CB Richard Ellis Steve Holland	Colliers International Chad Urie, Tom Mercer, Kevin Craven	wnd	Kilroy Realty
9	Encinitas Town & Country 479 Encinitas Blvd. Encinitas 92024	2/26/2009 3/1/2009	27,720	Smart & Final CB Richard Ellis Dave Hagglund	CB Richard Ellis Dave Hagglund	wnd	Encinitas Town & Country
10	Comerstone Heights Corporate Center 5959 Comerstone Court W., #120, 200 San Diego 92121	1/28/2009 5/1/2009	27,263	Konica Minolta Business Cushman & Wakefield Eric A. Northbrook, Matthew T. Carlson	Grubb & Ellis BRE Commercial Brett Ward, Brad Tecca	\$2,586,954	The Realty Associated Fund VI LP c/o TA Associates
11	117 Vallecitos de Oro 117 Vallecitos de Oro San Marcos 92069	3/2009 4/2009	24,660	Golden State Graphics Grubb & Ellis BRE Commercial Barry Hendler	Colliers International Chuck McNary, Erik McNary	wnd	Davis Gotlieb & Shaw
12	8926 Ware Court 8926 Ware Court San Diego 92121	2/11/2009 5/1/2009	23,143	Sadie Rose Baking Co. Tenant Advocacy Group Joe Murphy	Cushman & Wakefield Tucker Hohenstein, James Duncan	\$2,961,101	Anne L. Evans
13	Seaview Corporate Center 10182 Telesis Court San Diego 92121	1/2009 1/2009	18,599	The Active Network Inc. Irving Hughes Dave Marino	Colliers International Chad Urie, Tim Olson	wnd	Omniture Inc.
14	180 Vallecitos de Oro 180 Vallecitos de Oro San Marcos 92069	3/2009 4/2009	13,994	Telecard Inc. Grubb & Ellis BRE Commercial Barry Hendler	Colliers International Chuck McNary, Erik McNary	wnd	Davis Gotlieb & Shaw
15	Hazard Center 1370 Frazee Road San Diego 92108	3/13/2009 10/1/2009	10,717	Maria Maria Restaurant Terranomics Retail Services Rhonda Diaz	Cushman & Wakefield John Jennings, Aaron Hill	\$4,822,650	7510 Hazard LLC c/o Principal Real Estate Investors
16	BJ's Restaurant Palomar Airport Road Carlsbad 92008	2/26/2009 8/1/2009	8,700	BJ's Restaurant CB Richard Ellis Dave Hagglund	Cushman & Wakefield Bill Schader	wnd	CPT/SC Title Holding Co.
17	Hazard Center - Trophy's All American Grill 7510 Hazard Center Drive San Diego 92108	1/20/2009 3/1/2009	7,419	Trophy's All American Grill Walker Commercial Realty Bill Walker	Cushman & Wakefield John Jennings, Aaron Hill	\$2,462,737	7510 Hazard LLC c/o Principal Real Estate Investors

wnd Would not disclose

na Not available

Note: Leases are ranked by square footage for the first quarter of 2009.

Source: The firms.

It is not the intent of this list to endorse the participants nor to imply a property's size or numerical rank indicates its quality.

Researched by Kevin Black and Andrew Schweizer