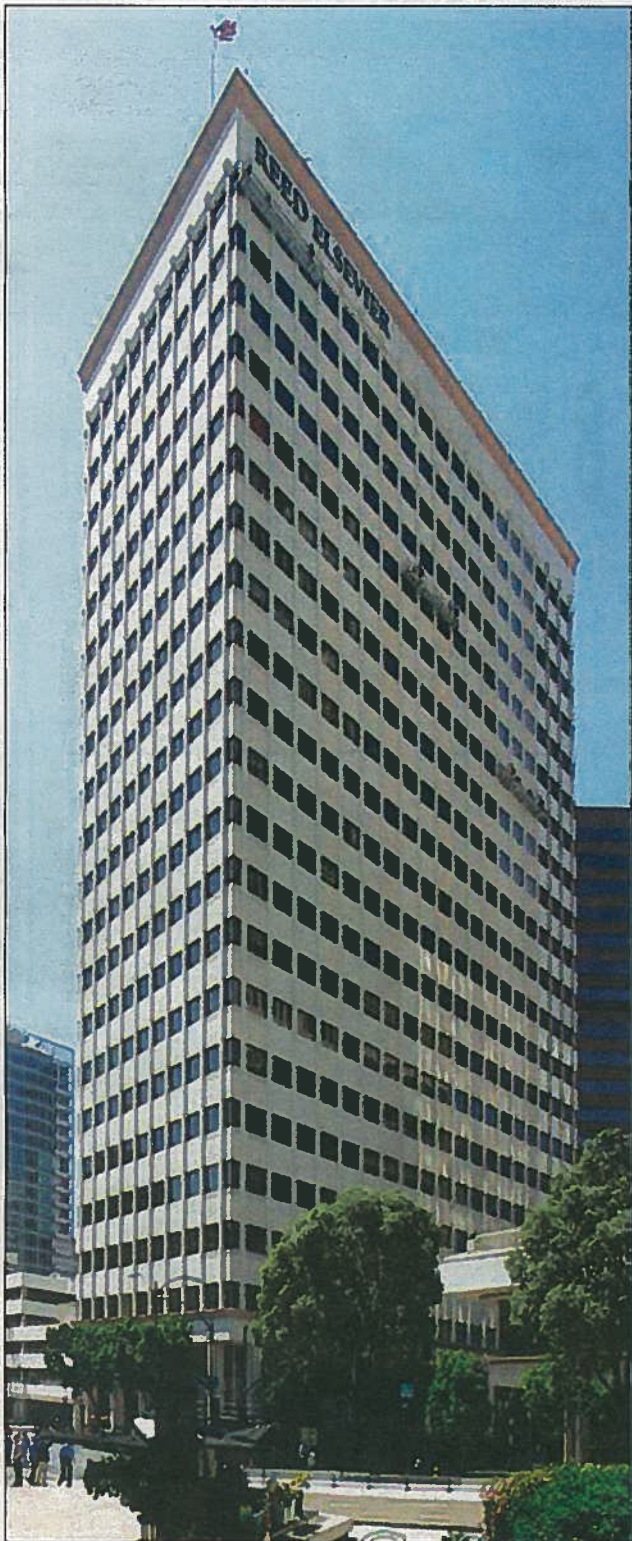


TOP 10 Office Leases

3rd Quarter 2009 • Ranked by square footage leased



GOLDEN EAGLE PLAZA

1 525 B St.
San Diego, 92101
Square Footage Leased: 102,020
Total Square Footage: 447,159
Sign Date: 8/20/09
Leasing Company: Cushman & Wakefield Inc.
Leasing Company Broker: Matthew Carlson
Term: wnd
Tenant: Procopio Cory Hargreaves & Savitch LLP
Tenant Rep. Company: Irving Hughes
Tenant Rep. Broker: Craig Irving

SPECTRUM CORPORATE PLAZA BUILDING B

3 9242 Lightwave Ave.
San Diego, 92123
Square Footage Leased: 38,620
Total Square Footage: 48,000
Sign Date: 7/15/09
Leasing Company: CB Richard Ellis
Leasing Company Brokers: Brad Black, Andrew Taylor
Term: wnd
Tenant: Epsilon Systems Solutions Inc.
Tenant Rep. Company: NAI San Diego
Tenant Rep. Broker: Mark Silverman

DISCOVERY CORPORATE CENTER BUILDING C

6 16470 W. Bernardo Drive
San Diego, 92127
Square Footage Leased: 28,391
Total Square Footage: 942,442
Sign Date: 9/04/09
Leasing Company: Voit Real Estate Services
Leasing Company Brokers: Brian Mulvaney, Bruce Sanders
Terms: \$2.05/sq. ft. + nnn
Tenant: Broadcom Corp.
Tenant Rep. Company: NA
Tenant Rep. Broker: NA



ESET BUILDING

4 610 W. Ash St.
San Diego, 92101
Square Footage Leased: 38,371
Total Square Footage: 177,692
Sign Date: 8/01/09
Leasing Company: Cushman & Wakefield Inc.
Leasing Company Broker: Pascal Aubry-Dumand, Matthew Carlson
Term: wnd
Tenant: ESET LLC
Tenant Rep. Company: Irving Hughes
Tenant Rep. Broker: Craig Irving

SPECTRUM CORPORATE PLAZA BUILDING A

7 9246 Lightwave Ave.
San Diego, 92123
Square Footage Leased: 26,175
Total Square Footage: 84,000
Sign Date: 7/15/09
Leasing Company: CB Richard Ellis
Leasing Company Brokers: Brad Black, Andrew Taylor
Term: Negotiable
Tenant: State of California
Tenant Rep. Company: CB Richard Ellis
Tenant Rep. Broker: Bill Bacon



CAMPUS POINT II

8 10010 Campus Point Drive
San Diego, 92108
Square Footage Leased: 21,735
Total Square Footage: 62,435
Sign Date: 8/03/09
Leasing Company: NA
Leasing Company Broker: NA
Term: wnd
Tenant: Scripps Health
Tenant Rep. Company: NA
Tenant Rep. Broker: NA

CAMPUS POINT II

9 10010 Campus Point Drive
San Diego, 92108
Square Footage Leased: 21,431
Total Square Footage: 62,435
Sign Date: 8/03/09
Leasing Company: NA
Leasing Company Broker: NA
Term: wnd
Tenant: Scripps Health
Tenant Rep. Company: NA
Tenant Rep. Broker: NA

ESET BUILDING

2 610 W. Ash St.
San Diego, 92101
Square Footage Leased: 44,760
Total Square Footage: 177,692
Sign Date: 8/01/09
Leasing Company: Cushman & Wakefield Inc.
Leasing Company Brokers: Ron Miller, Pascal Aubry-Dumand
Term: wnd
Tenant: Department of Homeland Security
Tenant Rep. Company: NA
Tenant Rep. Broker: NA

GOLDEN EAGLE PLAZA

5 525 B St.
San Diego, 92101
Square Footage Leased: 31,202
Total Square Footage: 447,159
Sign Date: 7/09/09
Leasing Company: Cushman & Wakefield Inc.
Leasing Company Brokers: Matthew Carlson
Term: wnd
Tenant: Reed Elsevier
Tenant Rep. Company: Jones Lang LeSalle
Tenant Rep. Brokers: Scott Panzer, Rich Porreco, Lisa Campofranco

RIO VISTA PLAZA III

10 9095 Rio San Diego Drive
San Diego, 92108
Square Footage Leased: 20,855
Total Square Footage: 80,058
Sign Date: 9/11/09
Leasing Company: Grubb & Ellis/BRE Commercial
Leasing Company Brokers: Richard Gonor, Tony Russell
Terms: \$1.92/sq. ft. + elec.
Tenant: Cypress Insurance Co.
Tenant Rep. Company: CB Richard Ellis
Tenant Rep. Brokers: Darin Bosch, Bill Bacon



Data provided by:

TOP10 Office Sales

3rd Quarter 2009 • Ranked by sales price



TORREY POINTS BUSINESS SCIENCE CENTER

1 3030 Science Park Road (3 properties)
San Diego, 92121
Building Square Footage: 164,091
Buyer Company: Senior Housing Properties Trust
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: Hub Properties Trust
Listing Broker Company: NA
Listing Broker Agent: NA
Sale Price: \$115,654,000
Sale Date: 8/10/09



HACIENDA DEL MAR

2 12625 High Bluff Drive
San Diego, 92130
Building Square Footage: 66,010
Buyer Company: Chinatrust Bank (U.S.A.)
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: Fidelity National Title Co.
Listing Broker Company: NA
Listing Broker Agent: NA
Sale Price: \$18,000,000
Sale Date: 9/17/09



JOHN HANCOCK BUILDING

3 520 W. Ash St. (2 properties)
San Diego, 92101
Building Square Footage: 27,000
Buyer Company: Chhatrala 520 Ash LLC
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: Dunham & Associates Investment Counsel Inc.
Listing Broker Company: NA
Listing Broker Agent: NA
Sale Price: \$9,500,000
Sale Date: 9/30/09

CAMPUS POINT II

4 10010 Campus Point Drive
San Diego, 92121
Building Square Footage: 62,435
Buyer Company: Scripps Health
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: Campus Point Realty Corp.
Listing Broker Company: CB Richard Ellis
Listing Broker Agent: Jerry Keeney
Sale Price: \$8,304,000
Sale Date: 8/03/09



CARLSBAD PACIFICA

5 5050 Avenida Encinas
Carlsbad, 92008
Building Square Footage: 49,031
Buyer Company: Providence Office Pacifica LLC
Buyer's Broker Agent: Rick Reeder
Buyer's Broker Company: Grubb & EllisBRE Commercial
Seller Company: Cognac Carlsbad Pacifica LLC
Listing Broker Company: Grubb & EllisBRE Commercial
Listing Broker Agent: Rick Reeder
Sale Price: \$6,750,000
Sale Date: 7/23/09



411 IVY ST. AND PARKING LOT

6 411 Ivy St. (2 properties)
Carlsbad, 92101
Building Square Footage: NA
Buyer Company: 1750 Fifth Avenue LLC
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: The First American Corp.
Listing Broker Company: Colliers International
Listing Broker Agent: Bud Marsh
Sale Price: \$4,500,000
Sale Date: 9/30/09



16810-16816 BERNARDO CENTER DRIVE

7 16810-16816 Bernardo Center Drive
San Diego, 92128
Building Square Footage: 6,000
Buyer Company: U.S. Bank
Buyer's Broker Agent: NA
Buyer's Broker Company: NA
Seller Company: Downey Savings and Loan
Listing Broker Company: NA
Listing Broker Agent: NA
Sale Price: \$3,600,000
Sale Date: 8/25/09



SUITES 201/203 BRESSI MEDICAL PLAZA

8 6221 Metropolitan St.
Carlsbad, 92009
Building Square Footage: 5,281
Buyer Company: 6 Pak LLC
Buyer's Broker Agent: Chris Ross
Buyer's Broker Company: Colliers International
Seller Company: Bressi Ranch Medical Plaza LLC
Listing Broker Company: Grubb & EllisBRE Commercial
Listing Broker Agent: Aric Starck
Sale Price: \$2,496,500
Sale Date: 9/10/09



1215 SAN ELIJO ROAD

9 1215 San Elijo Road
San Marcos, 92078
Building Square Footage: 6,450
Buyer Company: Robert E. Goetz
Buyer's Broker Agent: Doug Harwood
Buyer's Broker Company: Coldwell Banker
Seller Company: San Elijo Hills Development Co. LLC
Listing Broker Company: Cushman & Wakefield Inc.
Listing Broker Agent: Deborah Hunkeler
Sale Price: \$1,950,000
Sale Date: 7/27/09



BUILDING F

10 2774 Gateway Road
Carlsbad, 92008
Building Square Footage: 15,120
Buyer Company: Oas Spectrum LLC
Buyer's Broker Agent: Scot Ginsburg
Buyer's Broker Company: Jones Lang LaSalle Brokerage Inc.
Seller Company: Bressi Spectrum LLC
Listing Broker Company: CB Richard Ellis
Listing Broker Agent: Deborah Lannie Allee
Sale Price: \$1,890,000
Sale Date: 8/10/09



Data provided by:

TOP10 Industrial Leases

3rd Quarter 2009 • Ranked by square footage leased



7757 SAINT ANDREWS AVE.

1 7757 Saint Andrews Ave.
San Diego, 92154
Square Footage Leased: 199,359
Total Square Footage: 199,359
Sign Date: 9/01/09
Leasing Company: Cushman & Wakefield Inc.
Leasing Company Brokers: Charles Adolphe, Bryan Teel
Terms: \$.51/sq. ft. + nnn
Tenant: MOR Furniture For Less Inc.
Tenant Rep. Company: Cushman & Wakefield Inc.
Tenant Rep. Brokers: Eric Northbrook, Sean Williams



NORDAHL BUSINESS PARK

4 2865 Executive Place
San Diego, 92029
Square Footage Leased: 45,158
Total Square Footage: 59,572
Sign Date: 8/14/09
Leasing Company: NA
Leasing Company Broker: NA
Term: wnd
Tenant: Stone Brewing Co.
Tenant Rep. Company: NA
Tenant Rep. Broker: NA



MIRAMAR BUSINESS PARK

8 9649-9669 Distribution Ave.
San Diego, 92121
Square Footage Leased: 33,823
Total Square Footage: 33,823
Sign Date: 9/30/09
Leasing Company: Voit Real Estate Services
Leasing Company Brokers: Todd Holley, Randy LaChance
Terms: \$.84/sq. ft. + nnn
Tenant: ATK Space Systems
Tenant Rep. Company: UGL Equis
Tenant Rep. Broker: Mike Christian



SIEMPRE VIVA BUSINESS PARK

2 8753 Kerns St.
San Diego, 92154
Square Footage Leased: 59,920
Total Square Footage: 59,920
Sign Date: 8/03/09
Leasing Company: NA
Leasing Company Broker: NA
Term: wnd
Tenant: San Diego Vista Steel Service Corp.
Tenant Rep. Company: NA
Tenant Rep. Broker: NA

SCRIPPS RANCH BUSINESS CENTER BUILDINGS 6A-6B

5 10115-10119 Carroll Canyon Road
San Diego, 92131
Square Footage Leased: 35,840
Total Square Footage: 35,840
Sign Date: 8/19/09
Leasing Company: CB Richard Ellis
Leasing Company Brokers: Bill Dolan, Christopher Pascale
Terms: \$.10/sq. ft. + nnn
Tenant: LifeCare Solutions Inc.
Tenant Rep. Company: The Saywitz Co.
Tenant Rep. Broker: Jeff Saywitz



OAK RIDGE BUSINESS CENTER II

9 1230 Avenida Chelsea
Vista, 92083
Square Footage Leased: 33,285
Total Square Footage: 37,954
Sign Date: 8/28/09
Leasing Company: Paskin Properties LLC
Leasing Company Broker: NA
Terms: \$.78/sq. ft. + nnn
Tenant: Haro Bicycles
Tenant Rep. Company: Direct deal
Tenant Rep. Broker: NA



GILLESPIE FIELD BUSINESS PARK BUILDING 2

6 1700 Gillespie Way
El Cajon, 92020
Square Footage Leased: 34,864
Total Square Footage: 34,864
Sign Date: 8/28/09
Leasing Company: Diversified Properties
Leasing Company Broker: Rob Tschantz
Terms: \$.90/sq. ft. + nnn
Tenant: wnd
Tenant Rep. Company: NA
Tenant Rep. Broker: NA



MIRALANI BUSINESS PARK

10 8510-8520 Miralani Drive
San Diego, 92126
Square Footage Leased: 32,336
Total Square Footage: 32,336
Sign Date: 8/17/09
Leasing Company: Grubb & Ellis/BRE Commercial
Leasing Company Brokers: Robert Mooney, Greg Kelly
Terms: \$.58/sq. ft. + nnn
Tenant: Babmar Furniture
Tenant Rep. Company: Voit Real Estate Services
Tenant Rep. Broker: Jonathan Danton



7415 CARROLL ROAD

3 7415 Carroll Road
San Diego, 92121
Square Footage Leased: 50,475
Total Square Footage: 50,475
Sign Date: 7/20/09
Leasing Company: Voit Real Estate Services
Leasing Company Brokers: Todd Holley, Randy LaChance, Glen Volk
Term: \$.65/sq. ft. + nnn
Tenant: Arizona Tile
Tenant Rep. Company: Pacific Real Estate Group
Tenant Rep. Broker: Bob Benz



OCEAN VIEW HILLS CORPORATE CENTER BUILDING F

7 1424 Corporate Center Drive
San Diego, 92154
Square Footage Leased: 34,090
Total Square Footage: 99,139
Sign Date: 8/03/09
Leasing Company: CB Richard Ellis
Leasing Company Brokers: Shane Harmon, Richard Kwasny, Allen Evans
Terms: \$.67/sq. ft. + nnn
Tenant: ROHM Electronics USA, LLC
Tenant Rep. Company: Grubb & Ellis/BRE Commercial
Tenant Rep. Broker: Phil Linton



Data provided by: