

Silicon Valley Available Space & Vacancy

Month of: December 2007

		INDUSTRIAL	OFFICE	R&D	WAREHOUSE	TOTAL
Campbell	Available	0	307,353	238,874	34,282	580,509
	Vacancy %	0.00%	13.42%	15.23%	4.48%	10.09%
	Current Gross Absorbed	0	0	0	0	0
	Current Net Absorbed	0	(8,514)	0	0	(8,514)
	Gross Absorption YTD	44,370	419,734	216,944	20,260	701,308
	Net Absorption YTD	31,032	(89,710)	(40,133)	660	(98,151)
Cupertino	Available	0	242,704	379,679	0	622,383
	Vacancy %	0.00%	6.37%	8.40%	0.00%	6.02%
	Current Gross Absorbed	0	0	84,352	0	84,352
	Current Net Absorbed	0	0	84,352	0	84,352
	Gross Absorption YTD	0	247,099	314,765	0	561,864
	Net Absorption YTD	0	(185,300)	(13,806)	0	(199,106)
Fremont	Available	1,123,854	213,597	4,403,725	978,704	6,719,880
	Vacancy %	12.93%	8.91%	22.42%	20.34%	18.91%
	Current Gross Absorbed	0	6,540	69,010	64,600	140,150
	Current Net Absorbed	0	6,540	69,010	64,600	140,150
	Gross Absorption YTD	560,383	6,540	2,067,299	580,604	3,214,826
	Net Absorption YTD	(99,686)	(74,903)	154,966	355,954	336,331
Milpitas	Available	524,558	127,408	2,855,680	245,564	3,753,210
	Vacancy %	20.90%	11.85%	20.34%	5.10%	16.73%
	Current Gross Absorbed	0	0	179,298	59,514	238,812
	Current Net Absorbed	0	0	62,785	59,514	122,299
	Gross Absorption YTD	251,677	50,286	3,161,857	979,923	4,443,743
	Net Absorption YTD	(349,442)	4,708	(138,656)	531,066	47,676
Mountain View	Available	79,348	542,990	1,346,007	0	1,968,345
	Vacancy %	2.87%	11.69%	9.66%	0.00%	9.15%
	Current Gross Absorbed	0	0	60,117	0	60,117
	Current Net Absorbed	0	(6,878)	60,117	0	53,239
	Gross Absorption YTD	59,075	460,582	1,171,842	0	1,691,499
	Net Absorption YTD	(79,348)	135,207	41,709	0	97,568
Palo Alto	Available	55,000	475,617	628,686	37,000	1,196,303
	Vacancy %	6.45%	5.99%	6.90%	18.50%	6.61%
	Current Gross Absorbed	0	38,145	2,082	0	40,227
	Current Net Absorbed	0	12,509	(13,318)	0	(809)
	Gross Absorption YTD	11,020	585,238	520,470	0	1,116,728
	Net Absorption YTD	(44,100)	170,551	227,626	0	354,077
San Jose	Available	1,722,227	3,243,174	9,519,183	694,915	15,179,499
	Vacancy %	9.51%	14.06%	22.11%	6.03%	15.85%
	Current Gross Absorbed	116,195	20,246	294,544	0	430,985
	Current Net Absorbed	8,466	(44,549)	(396,682)	(74,040)	(506,805)
	Gross Absorption YTD	1,510,166	2,156,682	5,097,674	1,133,426	9,897,948
	Net Absorption YTD	(243,774)	98,383	55,967	439,391	349,967
Santa Clara	Available	738,768	1,651,909	3,441,066	50,000	5,881,743
	Vacancy %	7.31%	17.04%	15.23%	1.42%	12.81%
	Current Gross Absorbed	33,089	21,808	134,000	0	188,897
	Current Net Absorbed	11,509	14,024	(111,998)	0	(86,465)
	Gross Absorption YTD	725,633	2,361,356	1,870,663	281,005	5,238,657
	Net Absorption YTD	(87,906)	60,799	(104,656)	165,670	33,907
Sunnyvale	Available	416,610	588,490	2,626,202	208,532	3,839,834
	Vacancy %	13.35%	9.71%	10.45%	8.60%	10.45%
	Current Gross Absorbed	0	43,373	109,331	31,000	183,704
	Current Net Absorbed	(78,181)	6,038	109,207	31,000	68,064
	Gross Absorption YTD	153,152	973,970	3,363,093	92,492	4,582,707
	Net Absorption YTD	(202,527)	459,624	738,217	22,658	1,017,972
Total	Available	4,660,365	7,393,242	25,439,102	2,248,997	39,741,706
	Vacancy %	9.45%	12.12%	16.56%	7.98%	13.61%
	Current Gross Absorbed	149,284	130,112	932,734	155,114	1,367,244
	Current Net Absorbed	(58,206)	(20,830)	(136,527)	81,074	(134,489)
	Gross Absorption YTD	3,315,476	7,261,487	17,784,607	3,087,710	31,449,280
	Net Absorption YTD	(1,075,751)	579,359	921,234	1,515,399	1,940,241

Available: Available Space in Office buildings 5,000 square feet and above, Industrial, R&D and Warehouse buildings 10,000 square feet and above.

Absorption: Space in Office buildings 5,000 square feet and above, Industrial, R&D and Warehouse buildings 10,000 square feet and above that have been leased or sold.



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