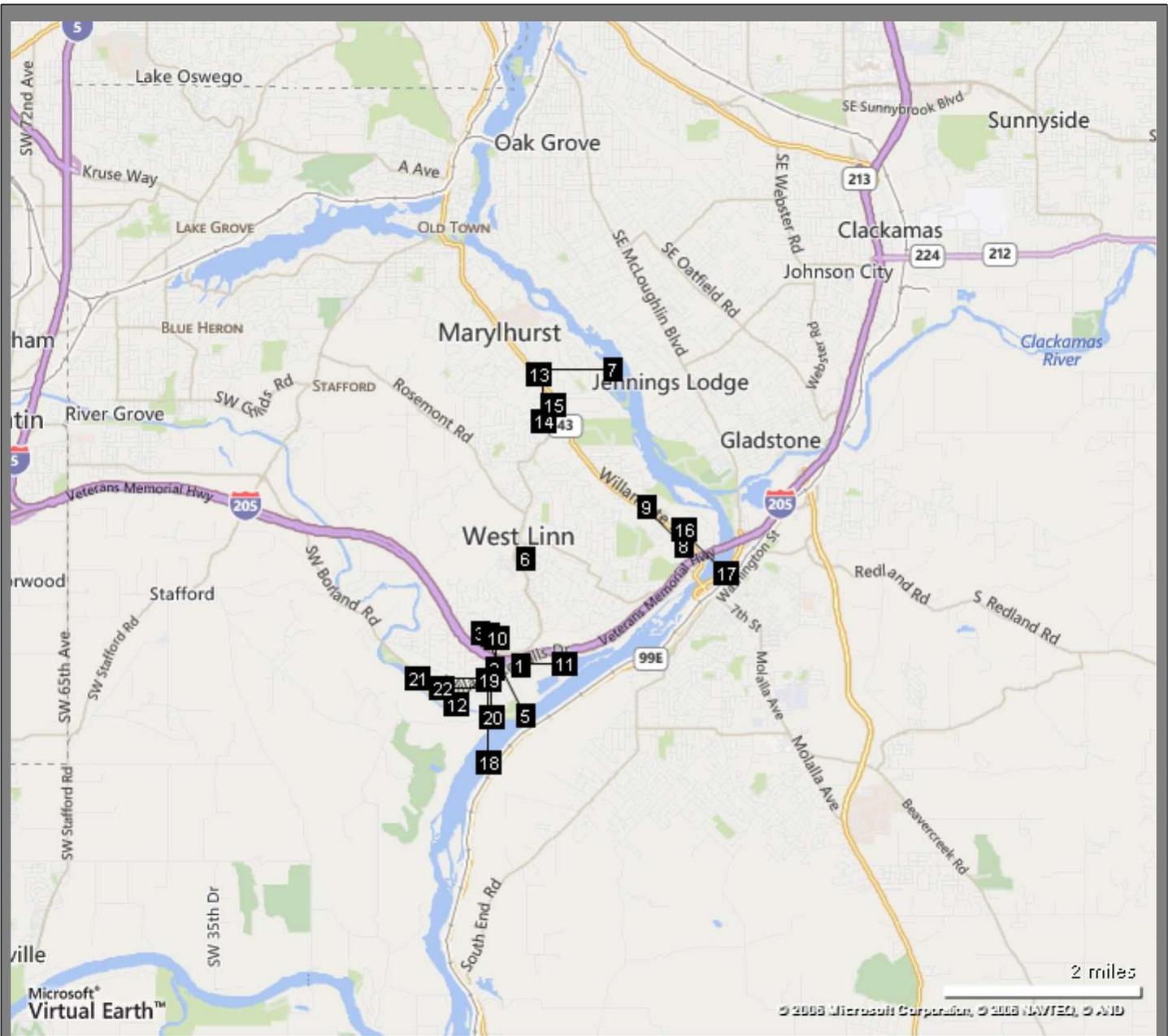


PREPARED FOR:

City of West Linn

Available Properties Report

4/13/2015



1



2320 Willamette Falls Dr
West Linn, OR 97068
Clackamas County
Lake Oswego/West Linn
Submarket

Building Type: **Class C Industrial**
 Status: **Built 1972**
 Building Size: **1,800 SF**
 Land Area: **0.45 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$1.49/sf**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/Yr: **\$12.00**
 % Leased: **0%**

2		<p>2020 8th Ave Bldg C West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office/(Community Ctr) Status: Built Oct 2007 Building Size: 41,058 SF Typical Floor Size: 14,167 SF Stories: 3 Expenses: 2011 Tax @ \$2.11/sf; 2011 Est Ops @ \$6.85/sf</p>	<p>Space Avail: 10,275 SF Max Contig: 3,365 SF Smallest Space: 670 SF Rent/SF/Yr: \$22.00 % Leased: 75.0%</p>
3		<p>1730 Blankenship Rd Summerlinn Center West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class A Office Status: Built Aug 2006 Building Size: 63,515 SF Typical Floor Size: 15,878 SF Stories: 4 Expenses: 2014 Tax @ \$2.71/sf; 2011 Ops @ \$1.07/sf</p>	<p>Space Avail: 20,415 SF Max Contig: 6,857 SF Smallest Space: 859 SF Rent/SF/Yr: \$20.00-\$28.00 % Leased: 72.9%</p>
4		<p>1800 Blankenship Rd Bldg A West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office Status: Built 1998 Building Size: 70,057 SF Typical Floor Size: 17,514 SF Stories: 4 Expenses: 2011 Tax @ \$3.92/sf</p>	<p>Space Avail: 10,168 SF Max Contig: 2,749 SF Smallest Space: 1,128 SF Rent/SF/Yr: \$20.00-\$32.00 % Leased: 92.6%</p>
5		<p>1830 Blankenship Rd Bldg B West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office Status: Built 1998 Building Size: 20,433 SF Typical Floor Size: 10,216 SF Stories: 2 Expenses: 2011 Tax @ \$13.44/sf</p>	<p>Space Avail: 4,469 SF Max Contig: 4,469 SF Smallest Space: 4,469 SF Rent/SF/Yr: \$20.00-\$32.00 % Leased: 78.1%</p>
6		<p>22400 S Salamo Rd Cascade Summit Professional Center West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office/Loft/Creative Space Status: Built 1999 Building Size: 17,000 SF Typical Floor Size: 7,899 SF Stories: 2 Expenses: 2014 Tax @ \$2.61/sf</p>	<p>Space Avail: 2,214 SF Max Contig: 2,214 SF Smallest Space: 2,214 SF Rent/SF/Yr: Withheld % Leased: 87.0%</p>
7		<p>18676 Willamette Dr Cedaroak Professional Bldg West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office Status: Built 1985 Building Size: 15,700 SF Typical Floor Size: 5,233 SF Stories: 3 Expenses: 2014 Tax @ \$2.14/sf</p>	<p>Space Avail: 15,700 SF Max Contig: 10,047 SF Smallest Space: 1,323 SF Rent/SF/Yr: Withheld % Leased: 64.0%</p>

8		<p>21520-21540 Willamette Dr West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class C Office Status: Built 1945 Building Size: 2,435 SF Typical Floor Size: 2,435 SF Stories: 2 Expenses: 2014 Tax @ \$1.84/sf</p>	<p>Space Avail: 1,585 SF Max Contig: 835 SF Smallest Space: 750 SF Rent/SF/Yr: \$15.96-\$20.04 % Leased: 34.9%</p>
9		<p>21550-21590 Willamette Dr West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class C Office Status: Built 1988 Building Size: 6,554 SF Typical Floor Size: 2,200 SF Stories: 3 Expenses: 2014 Tax @ \$2.77/sf</p>	<p>Space Avail: 1,900 SF Max Contig: 1,000 SF Smallest Space: 900 SF Rent/SF/Yr: \$21.60-\$24.00 % Leased: 71.0%</p>
10		<p>2008 Willamette Falls Dr Handris Realty Bldg West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class C Office Status: Built 1940 Building Size: 13,000 SF Typical Floor Size: 6,500 SF Stories: 2 Expenses: 2014 Tax @ \$1.53/sf</p>	<p>Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 416 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
11		<p>2350 Willamette Falls Dr West Linn Law Center West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Class B Office Status: Built 2001 Building Size: 3,600 SF Typical Floor Size: 3,600 SF Stories: 1</p>	<p>Space Avail: 400 SF Max Contig: 400 SF Smallest Space: 50 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
12		<p>2000 SW 8th Ave Bldg A West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/Freestanding (Community Ctr) Status: Built May 2008 Building Size: 9,343 SF Land Area: 0.89 AC Stories: 1 Expenses: 2011 Tax @ \$9.27/sf; 2011 Est Ops @ \$2.67/sf</p>	<p>Space Avail: 1,804 SF Max Contig: 1,804 SF Smallest Space: 1,804 SF Rent/SF/Yr: \$25.00 % Leased: 80.7%</p>
13		<p>18750 Willamette Dr Cedar Oaks Retail West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/(Strip Ctr) Status: Built 1997 Building Size: 11,178 SF Land Area: 0.65 AC Stories: 1 Expenses: 2014 Tax @ \$2.69/sf</p>	<p>Space Avail: 1,158 SF Max Contig: 1,158 SF Smallest Space: 1,158 SF Rent/SF/Yr: Withheld % Leased: 89.6%</p>

14		<p>18900 Willamette Dr West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/Bank Status: Built Feb 2007 Building Size: 3,300 SF Land Area: 1.80 AC Stories: 1 Expenses: 2011 Tax @ \$8.47/sf</p>	<p>Space Avail: 3,300 SF Max Contig: 3,300 SF Smallest Space: 3,300 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
15		<p>19157-19171 Willamette Dr Robinwood Shopping Center West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1980 Building Size: 8,090 SF Land Area: - Stories: 1</p>	<p>Space Avail: 6,000 SF Max Contig: 3,600 SF Smallest Space: 1,200 SF Rent/SF/Yr: Withheld % Leased: 70.3%</p>
16		<p>21900 Willamette Dr Phase 3 West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 2007 Building Size: 24,635 SF Land Area: 1.87 AC Stories: 2</p>	<p>Space Avail: 11,992 SF Max Contig: 6,000 SF Smallest Space: 992 SF Rent/SF/Yr: \$19.75 % Leased: 96.0%</p>
17		<p>22000 Willamette Dr Phase 2 West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1975, Renov 2007 Building Size: 22,897 SF Land Area: 3.11 AC Stories: 1 Expenses: 2014 Tax @ \$11.10/sf</p>	<p>Space Avail: 3,460 SF Max Contig: 2,500 SF Smallest Space: 960 SF Rent/SF/Yr: Withheld % Leased: 89.1%</p>
18		<p>1833-1869 Willamette Falls Dr West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/Storefront Retail/Residential Status: Built 1920, Renov 1996 Building Size: 13,940 SF Land Area: 0.23 AC Stories: 2 Expenses: 2014 Tax @ \$1.39/sf; 2012 Ops @ \$2.76/sf</p>	<p>Space Avail: 1,440 SF Max Contig: 1,440 SF Smallest Space: 1,440 SF Rent/SF/Yr: \$17.52 % Leased: 100%</p>
19		<p>1880 Willamette Falls Dr West Linn, OR 97068 Clackamas County Lake Oswego/West Linn Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1921 Building Size: 8,000 SF Land Area: 0.22 AC Stories: 2 Expenses: 2011 Tax @ \$1.93/sf</p>	<p>Space Avail: 4,221 SF Max Contig: 1,850 SF Smallest Space: 948 SF Rent/SF/Yr: \$20.00 % Leased: 47.2%</p>

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1914 Willamette Falls Dr
Willamette Center III
West Linn, OR 97068
Clackamas County
Lake Oswego/West Linn
Submarket

Building Type: **Retail/Storefront Retail/Office (Strip Ctr)**
Status: **Built Aug 2008**
Building Size: **19,800 SF**
Land Area: **0.41 AC**
Stories: **2**
Expenses: **2011 Tax @ \$2.16/sf**

Space Avail: **5,222 SF**
Max Contig: **2,535 SF**
Smallest Space: **1,264 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **73.6%**

21



1980 Willamette Falls Dr
West Linn, OR 97068
Clackamas County
Lake Oswego/West Linn
Submarket

Building Type: **Retail/Storefront Retail/Office**
Status: **Built Jul 2006**
Building Size: **13,000 SF**
Land Area: **0.30 AC**
Stories: **2**
Expenses: **2014 Tax @ \$3.18/sf**

Space Avail: **1,083 SF**
Max Contig: **553 SF**
Smallest Space: **530 SF**
Rent/SF/Yr: **\$21.00**
% Leased: **91.7%**

22



1705-1717 N Willamette Falls Dr
Willamette Mercantile Bldg
West Linn, OR 97068
Clackamas County
Lake Oswego/West Linn
Submarket

Building Type: **Retail/Storefront Retail/Office**
Status: **Built Nov 2005**
Building Size: **9,000 SF**
Land Area: **0.11 AC**
Stories: **2**
Expenses: **2014 Tax @ \$2.94/sf**

Space Avail: **1,015 SF**
Max Contig: **1,015 SF**
Smallest Space: **1,015 SF**
Rent/SF/Yr: **\$24.00**
% Leased: **88.7%**

2320 Willamette Falls Dr



Location: **I-5 Corridor Cluster**
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class C Industrial**

Status: **Built 1972**
 Tenancy: -

Land Area: **0.45 AC**
 Stories: **1**
 RBA: **1,800 SF**

Landlord Rep: **Windermere Community Commercial Realty**
 Management: -
 Recorded Owner: **Hayward John H (te)**

Total Avail: **1,800 SF**
 % Leased: **0%**

Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: -
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

Expenses: **2014 Tax @ \$1.49/sf**
 Parcel Number: **00409285**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	1,800	1,800	\$12.00/mg	Vacant	Negotiable	Direct

Windermere Community Commercial Realty / Graham Peterson (503) 319-4267

2020 8th Ave - Bldg C - Willamette Marketplace



Location: **Bldg C**
AKA 2000-2020 8th Ave
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office/(Community Center)**

Status: **Built Oct 2007**

Stories: **3**

RBA: **41,058 SF**

Typical Floor: **14,167 SF**

Total Avail: **10,275 SF**

% Leased: **75.0%**

Landlord Rep: **Real Estate Investment Group**

Developer: **Venture Corporation**

Management: **Elliot & Associates**

Recorded Owner: -

Expenses: **2011 Tax @ \$2.11/sf; 2011 Est Ops @ \$6.85/sf**

Parcel Number: **00407688, 00407759**

Parking: **225 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,795	1,795	1,795	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655</i>								
P 2nd / Suite 101	3,218	3,218	3,218	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655</i>								
P 3rd	670	670	670	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i>								
P 3rd	3,365	3,365	3,365	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i>								
P 3rd / Suite 222	1,227	1,227	1,227	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i>								

Building Notes

2020 8th Ave - Bldg C - Willamette Marketplace(cont'd)



This property is representative of the top two floors of a mixed-use development with separate identity and access from the ground floor. Excellent exposure to I-205 with immediate access off of the 10th Street exit.

1730 Blankenship Rd - Summerlinn Center



Location: **Summerlinn Center**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class A Office**

Status: **Built Aug 2006**

Stories: **4**

RBA: **63,515 SF**

Typical Floor: **15,878 SF**

Total Avail: **20,415 SF**

% Leased: **72.9%**

Landlord Rep: **Real Estate Investment Group**

Developer: **Blackhawk LLC**

Management: **Northwest Management**

Recorded Owner: **Bhsum Llc**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655**

Expenses: **2014 Tax @ \$2.71/sf; 2011 Ops @ \$1.07/sf**

Parcel Number: **00407884**

Parking: **227 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Air Conditioning, Conferencing Facility, Controlled Access, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 125	3,883	3,883	3,883	\$20.00-\$28.00/fs	Vacant	Negotiable	New
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 1st / Suite 130/140	2,530 - 6,857	6,857	6,857	\$20.00-\$28.00/fs	Vacant	Negotiable	New
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 1st / Suite 160	2,324	3,183	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 1st / Suite 170	859	3,183	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 2nd / Suite 210	2,022	2,022	2,022	\$20.00-\$28.00/fs	Vacant	Negotiable	New
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							

1730 Blankenship Rd - Summerlinn Center(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 425	1,271	4,470	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 4th / Suite 430	3,199	4,470	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							

Building Notes

Easy access to I-205. Near numerous retail amenities and professional services. 2-story atrium in main lobby. Exceptional materials and finishes in common areas include: indirect lighting fixtures, mahogany solid-core doors and standard 3' glass relites. Grade entrances on both sides of building, creating lobby presences on first and second floors. State-of-the-art computer controlled HVAC systems. Broadband fiber optics to the building. Sophisticated card-key security system.

1800 Blankenship Rd - Bldg A - Willamette 205 Corp Ctr



Location: **Bldg A**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office**

Status: **Built 1998**

Stories: **4**

RBA: **70,057 SF**

Typical Floor: **17,514 SF**

Total Avail: **10,168 SF**

% Leased: **92.6%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655**

Expenses: **2011 Tax @ \$3.92/sf**

Parcel Number: **00407599**

Parking: **328 free Surface Spaces are available; Ratio of 4.10/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 125	2,749	2,749	2,749	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 1st / Suite 190	1,128	1,128	1,128	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 1st / Suite 195	1,324	1,324	1,324	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 3rd / Suite 310	1,310	1,310	1,310	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 3rd / Suite 365	1,662	1,662	1,662	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							
P 4th / Suite 475	1,995	1,995	1,995	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct
<i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>							

1800 Blankenship Rd - Bldg A - Willamette 205 Corp Ctr(cont'd)



Building Notes

The building has attractive brick & glass exterior, a beautiful interior lobby, state-of-the-art heating, cooling, electrical, security and fire protection services. The property provides immediate access to I-205, is 20 minutes to PDX/Downtown Portland and just 5 minutes to I-5.

1830 Blankenship Rd - Bldg B - Willamette 205 Corp Ctr



Location: **Bldg B**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office**

Status: **Built 1998**

Stories: **2**

RBA: **20,433 SF**

Typical Floor: **10,216 SF**

Total Avail: **4,469 SF**

% Leased: **78.1%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655**

Expenses: **2011 Tax @ \$13.44/sf**

Parcel Number: **00407599**

Amenities: **Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,469	4,469	4,469	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct

Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178

22400 S Salamo Rd - Cascade Summit Professional Center



Location: **Cascade Summit Professional Center**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office/Loft/Creative Space**

Status: **Built 1999**

Stories: **2**

RBA: **17,000 SF**

Typical Floor: **7,899 SF**

Total Avail: **2,214 SF**

% Leased: **87.0%**

Landlord Rep: **Cambridge Realty Advisors LLC**

Developer: -

Management: -

Recorded Owner: **Cascade Summit Office Llc**

Expenses: **2014 Tax @ \$2.61/sf**

Parcel Number: **01858243**

Parking: **68 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Mezzanine, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 202	2,214	2,214	2,214	Withheld	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 488-5406							

Building Notes

Subject property is metal and tilt-up concrete construction. There are 17 acres of buildable land available for BTS development, of which approximately 12 are contiguous.

18676 Willamette Dr - Cedaroak Professional Bldg



Location: **Cedaroak Professional Bldg**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **15,700 SF**

Typical Floor: **5,233 SF**

Total Avail: **15,700 SF**

% Leased: **64.0%**

Landlord Rep: **JLL**

Developer: -

Management: -

Recorded Owner: **Rosemary Young**

Sales Company: **JLL: Tom Shimota (503) 972-8609, John C. Lee (503) 972-8608**

Expenses: **2014 Tax @ \$2.14/sf**

Parcel Number: **00306564**

Parking: **63 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,875	2,875	2,875	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							
P 2nd / Suite 302	1,455	2,778	2,778	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							
P 2nd / Suite 303	1,323	2,778	2,778	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							

Building Notes

Established medical/dental building in the heart of West Linn. Office space includes common area conference room and break room. Short drive to downtown Lake Oswego and I-205. Monument signage on Willamette Drive (Hwy 43). Many nearby retailers and strong demographics for the West Linn/Lake Oswego submarket. Tri-met bus stop on the same block and a generous 4/1000 parking ratio.

21520-21540 Willamette Dr - Bolton Plaza



Location: **I-5 Corridor Cluster**
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class C Office**

Status: **Built 1945**

Stories: **2**

RBA: **2,435 SF**

Typical Floor: **2,435 SF**

Total Avail: **1,585 SF**

% Leased: **34.9%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

Expenses: **2014 Tax @ \$1.84/sf**

Parcel Number: **00381063**

Parking: **30 free Surface Spaces are available**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 21520	750	750	750	\$15.96/mg	Vacant	Negotiable	Direct
<i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1</i>							
P 1st / Suite 21540	835	835	835	\$20.04/mg	Vacant	Negotiable	Direct
<i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1</i>							

21550-21590 Willamette Dr - Bolton Plaza



Location: **I-5 Corridor Cluster**
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class C Office**

Status: **Built 1988**

Stories: **3**

RBA: **6,554 SF**

Typical Floor: **2,200 SF**

Total Avail: **1,900 SF**

% Leased: **71.0%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

Expenses: **2014 Tax @ \$2.77/sf**

Parcel Number: **01363991**

Parking: **30 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 21560	1,000	1,000	1,000	\$21.60/mg	Vacant	Negotiable	Direct
<i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1 / Chris Hayes (503) 675-0900</i>							
P 1st / Suite 21590	900	900	900	\$24.00/mg	Vacant	Negotiable	Direct
<i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1</i>							

Building Notes

Two story building which also contains basement level office space. Back of basement level has many windows, entrance to this is through main level. Highway exposure. Signage with great visibility available.

2008 Willamette Falls Dr - Handris Realty Bldg



Location: **Handris Realty Bldg**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class C Office**

Status: **Built 1940**

Stories: **2**

RBA: **13,000 SF**

Typical Floor: **6,500 SF**

Total Avail: **2,500 SF**

% Leased: **100%**

Landlord Rep: **Handris Realty**
 Developer: -
 Management: -
 Recorded Owner: **Ents Handris**

Expenses: **2014 Tax @ \$1.53/sf**
 Parcel Number: **00748837**
 Parking: **12 free Surface Spaces are available**
 Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	416 - 2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
<i>Handris Realty / Ed Handris (503) 657-1094 x31</i>							

2350 Willamette Falls Dr - West Linn Law Center



Location: **West Linn Law Center**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Class B Office**

Status: **Built 2001**

Stories: **1**

RBA: **3,600 SF**

Typical Floor: **3,600 SF**

Total Avail: **400 SF**

% Leased: **100%**

Landlord Rep: **Larry Blunck**

Developer: -

Management: -

Recorded Owner: -

Parcel Number: **00409310**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	50 - 400	400	400	Withheld	Vacant	Negotiable	Direct
<i>Larry Blunck / Larry Blunck (503) 656-1654</i>							

Building Notes

Description

Located on a natural wetlands, the property is inviting to small business owners and clients. The building is located close to many restaurants, which makes lunch out of the office fast and very convenient.

2000 SW 8th Ave - Bldg A - Willamette Marketplace



Location: **Bldg A**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/Freestanding (Community Center)**
 Bldg Status: **Built May 2008**
 Building Size: **9,343 SF**
 Typical Floor Size: **9,343 SF**
 Stories: **1**
 Land Area: **0.89 AC**
 Total Avail: **1,804 SF**
 % Leased: **80.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,804 SF**
 Bldg Vacant: **1804**

Landlord Rep: **Real Estate Investment Group**
 Developer: **-**
 Management: **Elliot & Associates**
 Recorded Owner: **Willamette Marketplace, LLC**
 Expenses: **2011 Tax @ \$9.27/sf; 2011 Est Ops @ \$2.67/sf**

Parcel Number: **00407759**

Amenities: **Bus Line, Pylon Sign, Signage**

Street Frontage: **589 feet on 8th Ave(with 0 curb cut)**
480 feet on I-205
276 feet on 10th St

Parking: **225 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	1,804	1,804	1,804	\$25.00/nnn	Vacant	Negotiable	Direct

Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655

Building Notes

Great I-205 visibility at a signalized intersection. High income trade area.

18750 Willamette Dr - Cedar Oaks Retail



Location: **Cedar Oaks Retail**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1997**
 Building Size: **11,178 SF**
 Typical Floor Size: **11,974 SF**
 Stories: **1**
 Land Area: **0.65 AC**
 Total Avail: **1,158 SF**
 % Leased: **89.6%**
 Total Spaces Avail: **1**
 Smallest Space: **1,158 SF**
 Bldg Vacant: **1158**

Landlord Rep: **Commercial Realty Advisors NW**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Berrey Investment LLC**
 Expenses: **2014 Tax @ \$2.69/sf**
 Parcel Number: **00306911, 00306920**

Street Frontage: **197 feet on Willamette Dr**
 Parking: **72 Surface Spaces are available; Ratio of 6.44/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,158	1,158	1,158	Withheld	Vacant	Negotiable	Direct

Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 x400

18900 Willamette Dr



Location: **I-5 Corridor Cluster**
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/Bank**
 Bldg Status: **Built Feb 2007**
 Building Size: **3,300 SF**
 Typical Floor Size: **3,300 SF**
 Stories: **1**
 Land Area: **1.80 AC**
 Total Avail: **3,300 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,300 SF**
 Bldg Vacant: **3300**

Landlord Rep: **HSM Pacific Realty Inc.**
 Developer: **West Linn Investors LLC**
 Management: **-**
 Recorded Owner: **West Linn Investors LLC**
 Expenses: **2011 Tax @ \$8.47/sf**
 Parcel Number: **00360718**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,300	3,300	3,300	Withheld	Vacant	Negotiable	Direct

HSM Pacific Realty Inc. / Doug Magnusen (503) 245-1400 x516 / Melissa Martin (503) 245-1400 x525

19157-19171 Willamette Dr - Robinwood Shopping Center



Location: **Robinwood Shopping Center**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 1980**
 Building Size: **8,090 SF**
 Typical Floor Size: **9,193 SF**
 Stories: **1**

Landlord Rep: **Retail Opportunity Investments, Corp.**
 Developer: -
 Management: **Robinwood Shopping Center**
 Recorded Owner: -
 Parcel Number: **C166729**
 CAM: **\$4.73**

Total Avail: **6,000 SF**
 % Leased: **70.3%**
 Total Spaces Avail: **3**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **2400**

Amenities: **Bus Line, Pylon Sign, Signage**

Street Frontage: **155 feet on Willamette Dr(with 1 curb cut)**

Parking: **20 free Surface Spaces are available; Ratio of 2.47/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 19151	1,200	1,200	1,200	Withheld	Vacant	5-10 yrs	Direct
<i>Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918</i>							
P 1st / Suite 19165	1,200	1,200	1,200	Withheld	Vacant	5-10 yrs	Direct
<i>Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918</i>							
P 1st / Suite 19171	3,600	3,600	3,600	Withheld	30 Days	Negotiable	Direct
<i>Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918</i>							

21900 Willamette Dr - Phase 3 - Central Village



Location: **Phase 3
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068**

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 2007**
 Building Size: **24,635 SF**
 Typical Floor Size: **23,902 SF**
 Stories: **2**
 Land Area: **1.87 AC**
 Total Avail: **11,992 SF**
 % Leased: **96.0%**
 Total Spaces Avail: **3**
 Smallest Space: **992 SF**
 Bldg Vacant: **992**

Landlord Rep: **HSM Pacific Realty Inc.**
 Developer: -
 Management: -
 Recorded Owner: **West Linn Shopping Center Association**
 Parcel Number: **0565891**

Amenities: **Signage, Signalized Intersection**

Street Frontage: **294 feet on Hood St
241 feet on Willamette Dr**

Parking: **97 free Surface Spaces are available; Ratio of 3.94/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	992	992	992	No	Withheld	Vacant	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520 / Melissa Martin (503) 245-1400 x525</i>								
P 1st	5,000	5,000	5,000	No	Withheld	30 Days	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520 / Melissa Martin (503) 245-1400 x525</i>								
P 1st	6,000	6,000	6,000	No	\$19.75/fs	30 Days	Thru May 2017	Sublet
<i>Macadam Forbes / Joe Kappler (503) 972-7294 / Rod W. Brokenshire (503) 972-7281 / Kevin L. VandenBrink (503) 972-7289</i>								

22000 Willamette Dr - Phase 2 - Central Village



Location: **Phase 2**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 1975, Renov 2007**
 Building Size: **22,897 SF**
 Typical Floor Size: **22,897 SF**
 Stories: **1**
 Land Area: **3.11 AC**
 Total Avail: **3,460 SF**
 % Leased: **89.1%**
 Total Spaces Avail: **2**
 Smallest Space: **960 SF**
 Bldg Vacant: **2500**

Landlord Rep: **HSM Pacific Realty Inc.**
 Developer: **-**
 Management: **-**
 Recorded Owner: **West Linn Shopping Center Association**
 Expenses: **2014 Tax @ \$11.10/sf**

Parcel Number: **00565891**

Amenities: **Signage, Signalized Intersection**

Street Frontage: **309 feet on Hood St**
356 feet on Willamette Dr

Parking: **53 free Surface Spaces are available; Ratio of 2.30/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	960	960	960	Withheld	Negotiable	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							

1833-1869 Willamette Falls Dr



Location: **I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068**

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1920, Renov 1996**
 Building Size: **13,940 SF**
 Typical Floor Size: **6,970 SF**
 Stories: **2**
 Land Area: **0.23 AC**
 Total Avail: **1,440 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,440 SF**
 Bldg Vacant: **-**

Landlord Rep: **William & Farzaneh H Sloan**
 Developer: **-**
 Management: **-**
 Recorded Owner: **William & Farzaneh H Sloan**
 Expenses: **2014 Tax @ \$1.39/sf; 2012 Ops @ \$2.76/sf**

Parcel Number: **00749088, 00749097**
 CAM: **\$0.17**

Amenities: **Signage**

Street Frontage: **93 feet on Willamette Falls Dr(with 0 curb cut)**
 Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1837	1,440	1,440	1,440	\$17.52/fs	30 Days	2-5 yrs	Direct
<i>William & Farzaneh H Sloan / William T. Sloan (503) 892-3696</i>							

1880 Willamette Falls Dr



Location: **I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068**

Building Type: **Retail/Storefront Retail/Office**
Bldg Status: **Built 1921**
Building Size: **8,000 SF**
Typical Floor Size: **4,594 SF**
Stories: **2**
Land Area: **0.22 AC**
Total Avail: **4,221 SF**
% Leased: **47.2%**
Total Spaces Avail: **3**
Smallest Space: **948 SF**
Bldg Vacant: **4221**

Landlord Rep: **ICON Construction & Development LLC**
Developer: -
Management: -
Recorded Owner: **Willamette Falls Holdings Llc**
Expenses: **2011 Tax @ \$1.93/sf**

Parcel Number: **00748944**

Amenities: **Signage**

Street Frontage: **157 feet on Willamette Falls Dr(with 0 curb cut)**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,423	1,423	1,423	\$20.00/fs	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406</i>							
P 2nd / Suite 200	1,850	1,850	1,850	\$20.00/nnn	Vacant	Negotiable	Direct
<i>Handris Realty / Melanie Alben (503) 657-0406</i>							
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406</i>							
P 2nd / Suite 240	948	948	948	\$20.00/nnn	Vacant	Negotiable	Direct
<i>Handris Realty / Melanie Alben (503) 657-0406</i>							
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406</i>							

1914 Willamette Falls Dr - Willamette Center III



Location: **Willamette Center III
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068**

Building Type: **Retail/Storefront Retail/Office (Strip Center)**
 Bldg Status: **Built Aug 2008**
 Building Size: **19,800 SF**
 Typical Floor Size: **7,359 SF**
 Stories: **2**
 Land Area: **0.41 AC**
 Total Avail: **5,222 SF**
 % Leased: **73.6%**
 Total Spaces Avail: **3**
 Smallest Space: **1,264 SF**
 Bldg Vacant: **5222**

Landlord Rep: **ICON Construction & Development LLC**
 Developer: -
 Management: -
 Recorded Owner: **Willamette Falls Holdings Llc**
 Expenses: **2011 Tax @ \$2.16/sf**

Parcel Number: **00748800**

Amenities: **Bus Line**

Street Frontage: **132 feet on Willamette Falls Dr(with 0 curb cut)**

Parking: **12 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,264	1,264	1,264	\$20.00/nnn	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 Handris Realty / Melanie Alben (503) 657-0406</i>							
P 2nd	1,423	1,423	1,423	\$20.00/nnn	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 Handris Realty / Melanie Alben (503) 657-0406</i>							
P 2nd	2,535	2,535	2,535	\$20.00/nnn	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 Handris Realty / Melanie Alben (503) 657-0406</i>							

1980 Willamette Falls Dr



Location: **I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068**

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built Jul 2006**
 Building Size: **13,000 SF**
 Typical Floor Size: **6,500 SF**
 Stories: **2**
 Land Area: **0.30 AC**
 Total Avail: **1,083 SF**
 % Leased: **91.7%**
 Total Spaces Avail: **2**
 Smallest Space: **530 SF**
 Bldg Vacant: **1083**

Landlord Rep: **ICON Construction & Development LLC**
 Developer: -
 Management: -
 Recorded Owner: **Handris Enterprises LLC**
 Expenses: **2014 Tax @ \$3.18/sf**

Parcel Number: **00748828**

Amenities: **Bus Line, Signage**

Street Frontage: **116 feet on willamette falls Dr(with 0 curb cut)**

Parking: **5 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	553	553	553	\$21.00/nnn	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406</i>							
P 2nd	530	530	530	\$21.00/nnn	Vacant	Negotiable	Direct
<i>Icon Construction & Development LLC / Andrea Hughes (503) 657-0406</i>							

1705-1717 N Willamette Falls Dr - Willamette Mercantile Bldg



Location: **Willamette Mercantile Bldg**
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built Nov 2005**
 Building Size: **9,000 SF**
 Typical Floor Size: **4,500 SF**
 Stories: **2**
 Land Area: **0.11 AC**
 Total Avail: **1,015 SF**
 % Leased: **88.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,015 SF**
 Bldg Vacant: **1015**

Landlord Rep: **Windermere Community Commercial Realty**
 Developer: **Willamette Capital Investments LLC**
 Management: **-**
 Recorded Owner: **Jones Robert O & Olga M**
 Expenses: **2014 Tax @ \$2.94/sf**

Parcel Number: **00748999**

Amenities: **Signage**

Cross Street: **14th St**

Street Frontage: **73 feet on Willamette Falls Dr(with 0 curb cut)**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 1715	1,015	1,015	1,015	\$24.00/mg	Vacant	Negotiable	Direct
<i>Jones Robert O & Olga M</i>							

Building Notes

Great access to I-205. Adjacent to shopping and dining amenities. Located in Historic Willamette District of West Linn.

Aggregate Vacancy Report

Building Type	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>General Retail</i> 11 existing properties representing 143,183 SF	Direct	23,695	16.5%	23,695	16.5%	34,695	24.2%	\$24.47/nnn	0	0	(2,798)	(3,790)
	Sublet	0	0.0%	0	0.0%	6,000	4.2%	-	0	0	0	0
	Total	23,695	16.5%	23,695	16.5%	40,695	28.4%	\$24.47/nnn	0	0	(2,798)	(3,790)

Building Type	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Industrial</i> 1 existing property representing 1,800 SF	Direct	1,800	100.0%	1,800	100.0%	1,800	100.0%	-	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	1,800	100.0%	1,800	100.0%	1,800	100.0%	-	0	0	0	0

Building Type	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Office</i> 10 existing properties representing 253,352 SF	Direct	51,497	20.3%	48,529	19.2%	66,726	26.3%	\$26.08/fs	2,968	6,195	1,227	2,266
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	51,497	20.3%	48,529	19.2%	66,726	26.3%	\$26.08/fs	2,968	6,195	1,227	2,266

Grand Totals

	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>22 existing properties</i> representing 398,335 SF	Direct	76,992	19.3%	74,024	18.6%	103,221	25.9%	\$24.47/nnn	2,968	6,195	(1,571)	(1,524)
	Sublet	0	0.0%	0	0.0%	6,000	1.5%	-	0	0	0	0
	Total	76,992	19.3%	74,024	18.6%	109,221	27.4%	\$24.47/nnn	2,968	6,195	(1,571)	(1,524)

Aggregate Absorption Report

Summary totals for Building Type=General Retail

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF	Leasing Activity			Net Absorption			Gross Absorption			Average Rate		
	# of Bldgs	RBA	# of Bldgs	RBA		Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	11	143,183	0	0	119,488	0	0	0	(2,798)	0	(2,798)	0	0	0	\$24.47/nnn	-	\$24.47/nnn
2015 1Q	11	143,183	0	0	122,286	0	0	0	(992)	0	(992)	0	0	0	\$24.47/nnn	-	\$24.47/nnn
2014 4Q	11	143,183	0	0	123,278	2,000	0	2,000	312	0	312	2,000	0	2,000	\$24.47/nnn	-	\$24.47/nnn
2014 3Q	11	143,183	0	0	122,966	0	0	0	(9,198)	0	(9,198)	0	0	0	\$24.47/nnn	-	\$24.47/nnn
2014 2Q	11	143,183	0	0	132,164	1,879	0	1,879	764	0	764	1,879	0	1,879	\$25.00/nnn	-	\$25.00/nnn
2014 1Q	11	143,183	0	0	131,400	0	0	0	2,075	0	2,075	2,075	0	2,075	\$25.00/nnn	-	\$25.00/nnn
2013 4Q	11	143,183	0	0	129,325	0	0	0	0	0	0	0	0	0	\$25.00/nnn	-	\$25.00/nnn
2013 3Q	11	143,183	0	0	129,325	1,430	0	1,430	1,430	0	1,430	1,430	0	1,430	\$25.00/nnn	-	\$25.00/nnn
2013 2Q	11	143,183	0	0	127,895	4,335	0	4,335	(1,900)	0	(1,900)	0	0	0	\$25.00/nnn	-	\$25.00/nnn
2013 1Q	11	143,183	0	0	129,795	600	0	600	(2,317)	0	(2,317)	983	0	983	\$25.00/nnn	-	\$25.00/nnn
2012 4Q	11	143,183	0	0	132,112	0	0	0	(94)	0	(94)	2,264	0	2,264	\$25.00/nnn	-	\$25.00/nnn
2012 3Q	11	143,183	0	0	132,206	2,051	6,060	8,111	(1,171)	0	(1,171)	6,164	6,000	12,164	\$25.00/nnn	-	\$25.00/nnn

Summary totals for Building Type=Industrial

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF	Leasing Activity			Net Absorption			Gross Absorption			Average Rate		
	# of Bldgs	RBA	# of Bldgs	RBA		Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2015 1Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2014 4Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2014 3Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2014 2Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2014 1Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2013 4Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2013 3Q	1	1,800	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
2013 2Q	1	1,800	0	0	0	0	0	0	(1,300)	0	(1,300)	0	0	0	-	-	-
2013 1Q	1	1,800	0	0	1,300	0	0	0	0	0	0	0	0	0	-	-	-
2012 4Q	1	1,800	0	0	1,300	0	0	0	0	0	0	0	0	0	-	-	-
2012 3Q	1	1,800	0	0	1,300	0	0	0	0	0	0	0	0	0	-	-	-

Aggregate Absorption Report

Summary totals for Building Type=Office

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF	Leasing Activity			Net Absorption			Gross Absorption			Average Rate		
	# of Bldgs	RBA	# of Bldgs	RBA		Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	10	253,352	0	0	201,855	2,968	0	2,968	1,227	0	1,227	4,195	0	4,195	\$26.08/fs	-	\$26.08/fs
2015 1Q	10	253,352	0	0	200,628	3,227	0	3,227	1,039	0	1,039	11,133	0	11,133	\$26.20/fs	-	\$26.20/fs
2014 4Q	10	253,352	0	0	199,589	9,708	0	9,708	(6,709)	0	(6,709)	661	0	661	\$25.52/fs	-	\$25.52/fs
2014 3Q	10	253,352	0	0	206,298	1,370	0	1,370	9,436	0	9,436	10,961	0	10,961	\$25.87/fs	-	\$25.87/fs
2014 2Q	10	253,352	0	0	196,862	11,820	0	11,820	(1,556)	0	(1,556)	9,622	0	9,622	\$25.85/fs	-	\$25.85/fs
2014 1Q	10	253,352	0	0	198,418	19,041	0	19,041	6,591	0	6,591	13,484	0	13,484	\$25.36/fs	-	\$25.36/fs
2013 4Q	10	253,352	0	0	191,827	0	0	0	6,323	0	6,323	7,323	0	7,323	\$25.39/fs	-	\$25.39/fs
2013 3Q	10	253,352	0	0	185,504	16,482	0	16,482	(6,764)	0	(6,764)	1,186	0	1,186	\$25.91/fs	-	\$25.91/fs
2013 2Q	10	253,352	0	0	192,268	880	0	880	(1,422)	0	(1,422)	2,708	0	2,708	\$26.07/fs	-	\$26.07/fs
2013 1Q	10	253,352	0	0	193,690	3,753	0	3,753	(2,070)	0	(2,070)	9,124	0	9,124	\$25.91/fs	-	\$25.91/fs
2012 4Q	10	253,352	0	0	195,760	6,659	0	6,659	9,592	0	9,592	15,236	0	15,236	\$24.68/fs	-	\$24.68/fs
2012 3Q	10	253,352	0	0	186,168	7,057	0	7,057	4,862	0	4,862	4,862	0	4,862	\$23.21/fs	\$19.32/fs	\$23.11/fs

Grand Totals

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF	Leasing Activity			Net Absorption			Gross Absorption			Average Rate		
	# of Bldgs	RBA	# of Bldgs	RBA		Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	22	398,335	0	0	321,343	2,968	0	2,968	(1,571)	0	(1,571)	4,195	0	4,195	\$24.47/nnn	-	\$24.47/nnn
2015 1Q	22	398,335	0	0	322,914	3,227	0	3,227	47	0	47	11,133	0	11,133	\$24.47/nnn	-	\$24.47/nnn
2014 4Q	22	398,335	0	0	322,867	11,708	0	11,708	(6,397)	0	(6,397)	2,661	0	2,661	\$24.47/nnn	-	\$24.47/nnn
2014 3Q	22	398,335	0	0	329,264	1,370	0	1,370	238	0	238	10,961	0	10,961	\$24.47/nnn	-	\$24.47/nnn
2014 2Q	22	398,335	0	0	329,026	13,699	0	13,699	(792)	0	(792)	11,501	0	11,501	\$25.00/nnn	-	\$25.00/nnn
2014 1Q	22	398,335	0	0	329,818	19,041	0	19,041	8,666	0	8,666	15,559	0	15,559	\$25.00/nnn	-	\$25.00/nnn
2013 4Q	22	398,335	0	0	321,152	0	0	0	6,323	0	6,323	7,323	0	7,323	\$25.00/nnn	-	\$25.00/nnn
2013 3Q	22	398,335	0	0	314,829	17,912	0	17,912	(5,334)	0	(5,334)	2,616	0	2,616	\$25.00/nnn	-	\$25.00/nnn
2013 2Q	22	398,335	0	0	320,163	5,215	0	5,215	(4,622)	0	(4,622)	2,708	0	2,708	\$25.00/nnn	-	\$25.00/nnn
2013 1Q	22	398,335	0	0	324,785	4,353	0	4,353	(4,387)	0	(4,387)	10,107	0	10,107	\$25.00/nnn	-	\$25.00/nnn
2012 4Q	22	398,335	0	0	329,172	6,659	0	6,659	9,498	0	9,498	17,500	0	17,500	\$25.00/nnn	-	\$25.00/nnn
2012 3Q	22	398,335	0	0	319,674	9,108	6,060	15,168	3,691	0	3,691	11,026	6,000	17,026	\$25.00/nnn	-	\$25.00/nnn