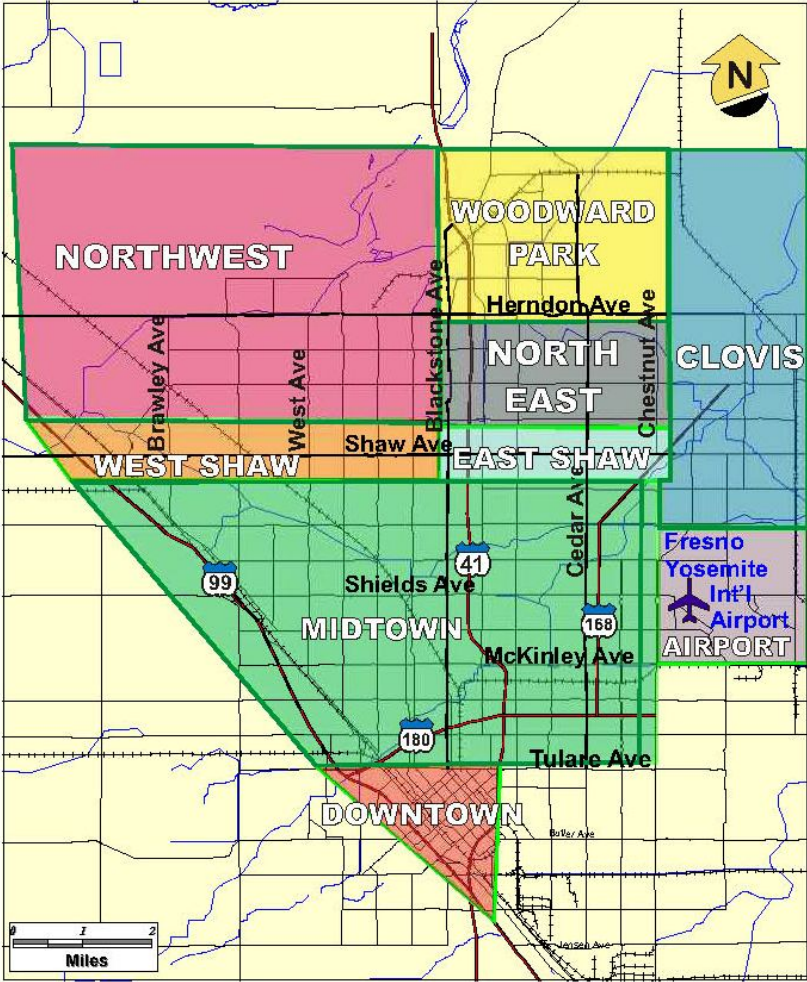


Fresno Area Office Submarkets



Office Market Trends – 3rd Quarter 2008

Submarket	Total SF	Vacant SF	Asking Rent	
			Class A	Class B
Downtown	3,080,697	384,258	\$2.30	\$1.26
Airport	1,357,045	149,011	-	\$1.22
Clovis	503,514	78,813	\$2.08	\$1.73
East Shaw	1,256,813	217,140	\$1.64	\$1.48
Midtown	2,737,391	47,723	-	\$1.29
Northeast	1,401,318	146,651	\$2.08	\$1.65
Northwest	2,924,651	346,559	\$2.17	\$1.87
West Shaw	1,496,324	231,383	\$1.47	\$1.46
Woodward	3,106,338	340,605	\$2.30	\$1.89

Source: Grubb & Ellis | Pearson Commercial.