

PREPARED FOR:

My Client

I-90 Space Alternatives

January 4, 2006

PREPARED BY:

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President

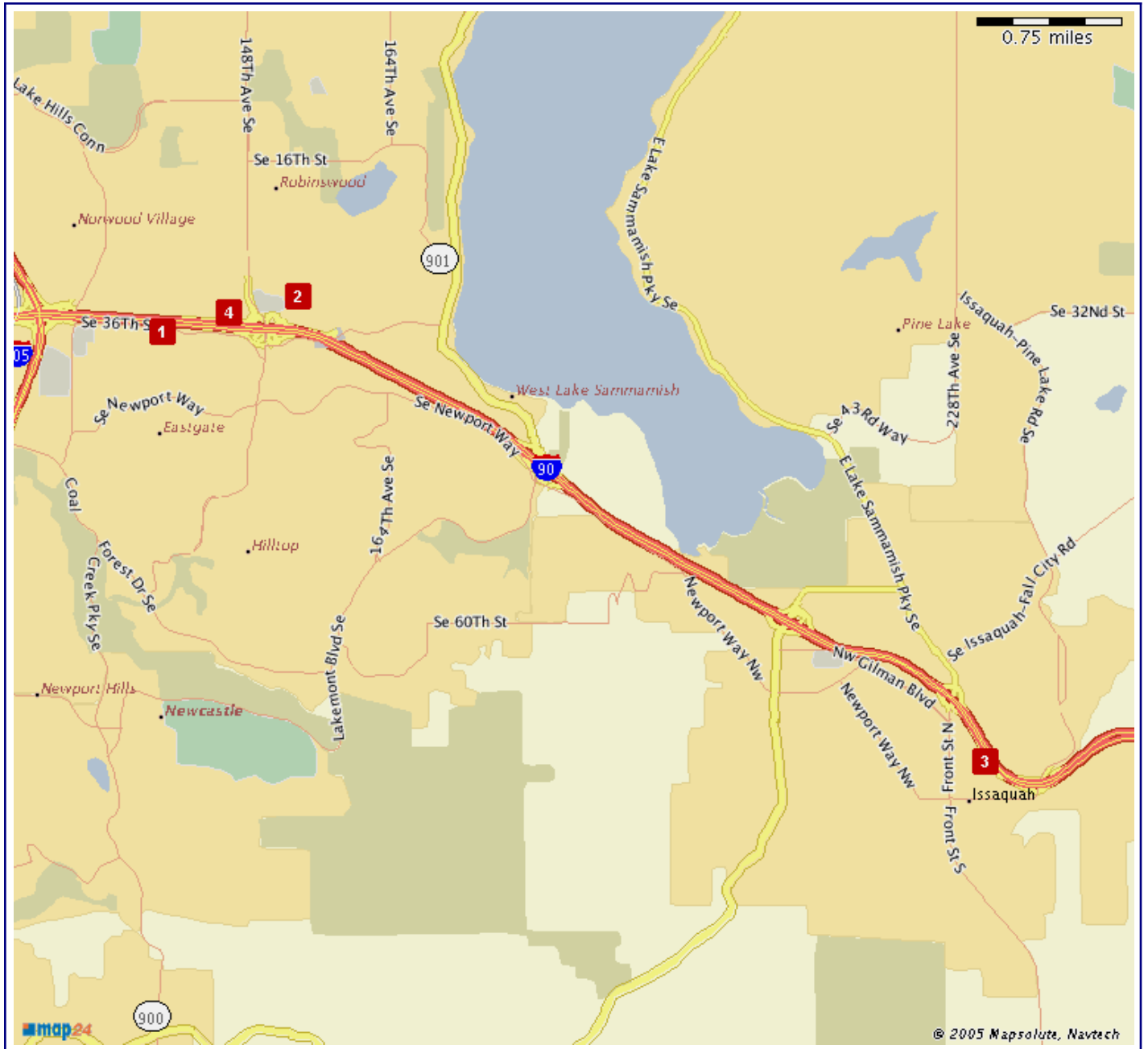
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Survey Parameters -- Seattle Region -- Eastside Market	
Submarket:	I-90 Corridor
Space Type:	Office
Square Footage:	3,000 to 3,500
Rental Price:	No Minimum to No Maximum



1 Delphi Building, 3633 136th Place SE, Bellevue 98006
Total RSF: 69,596 **Available RSF:** 14,302 **Year Built:** 1980 (ren. 1995) **Floors:** 3 **Parking Ratio:** 4/1,000 **Owner:** Sunlife Assurance Company

Floor	Avail SF	Asking Rate	Comment
2	4,295	\$24.00 - \$26.00G	Divisible to 1,500.



2 Eastgate Office Park Building IV, 15395 S.E. 30th Place, Bellevue 98007
Total RSF: 116,425 **Available RSF:** 12,492 **Year Built:** 1986 (ren. 2000) **Floors:** 3 **Parking Ratio:** 3.8/1,000 **Parking Rate:** Free **Oper Exp:** \$7.62 **Owner:** Equity Office Properties Trust

Floor	Avail SF	Asking Rate	Comment
1	3,084	\$16.00 Net	Well-lit corner space with 8 perimeter offices, conference room, and large open area.



3 Liberty Park, 371 N.E. Gilman Boulevard, Issaquah 98027
Total RSF: 46,466 **Available RSF:** 26,947 **Year Built:** 2001 **Floors:** 3 **Parking Ratio:** 4.2/1,000 **Parking Rate:** Free **Oper Exp:** \$6.75 **Owner:** Kyle Development Company

Floor	Avail SF	Asking Rate	Comment
3	3,500	\$20.00 Net	New three (3) story, class A office building adjacent to I-90 in Issaquah. Freeway visibility and identity. Beautiful natural creek side setting. Fitness club in building compliments medical uses.



4 Lincoln Executive Center III, 3245 146th Place SE, Bellevue 98007
Total RSF: 64,614 **Available RSF:** 15,567 **Year Built:** 1985 **Floors:** 3 **Parking Ratio:** 4.2/1,000 **Parking Rate:** Free **Oper Exp:** \$8.50 **Owner:** Equity Office Properties Trust

Floor	Avail SF	Asking Rate	Comment
2	3,146	\$15.50 Net	Newly remodeled suite with 4 perimeter offices, conference room, kitchen, work room and large open area for work stations.

Market Statistics - Vacancy and Rental Rates

Eastside Office Space

Submarket	Num of Bldgs*	Total Sq.Ft.	Direct Vacant	Sublease Available	Vacancy Rate	Future** Available	Average Minimum	Average Maximum
I-90 Corridor	121	6,276,841	312,802	95,352	6.50%	267,786	\$23.49	\$24.17

* Includes existing buildings only. ** Includes buildings under construction.

Market Statistics - Rates By Class

Eastside

Class	Num of Bldgs	Lowest Minimum	Average Minimum	Average Maximum	Highest Maximum	Vacancy Rate
A	82	\$14.00	\$23.68	\$24.30	\$37.00	5.61%
B	33	\$18.00	\$22.19	\$23.17	\$33.25	12.64%

Notes - Includes buildings from your search area only. Rental rate totals are calculated using a weighted average (the bigger the building, the more impact it has on the average). Buildings that quote on a net lease basis are grossed up in the average calculations. A minimum of four buildings is required for a class grouping to display.