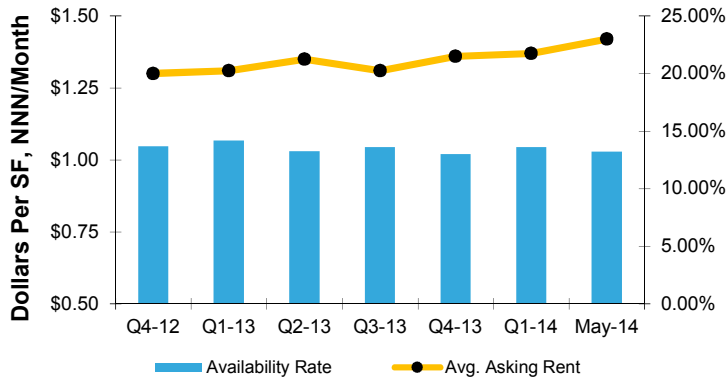


## SILICON VALLEY R&D MARKET: AVAILABILITY VS. RENTS

STATISTICS AS OF 5/1/2014



## SILICON VALLEY R&D AVAILABILITY & RENTS

STATISTICS AS OF 5/1/2014

City	Availability Rate	Available SF	Avg. Ask. Rent (NNN)
North San Jose	18.01%	3,529,575	\$1.70
Santa Clara	15.14%	3,001,915	\$1.74
Sunnyvale	10.00%	2,322,661	\$2.01
Mountain View	4.33%	590,343	\$2.34
Cupertino	0.00%	0	n/a
Fremont	22.74%	4,334,792	\$0.85
Milpitas	12.80%	1,732,393	\$1.09
Palo Alto	1.73%	229,766	\$5.17
Silicon Valley	13.22%	19,925,277	\$1.42

### SILICON VALLEY VENTURE CAPITAL

#### Silicon Valley Q1 2014 Venture Capital Data

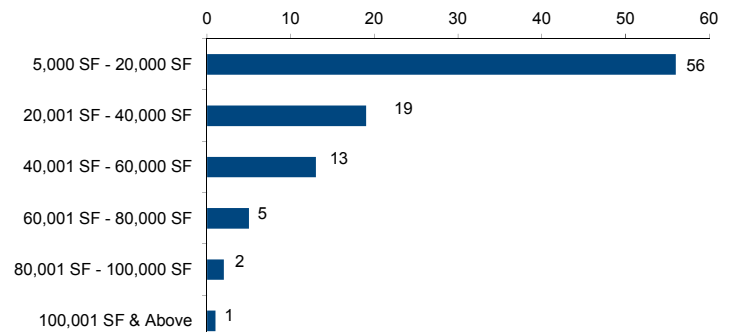
Sector	Amount	Deals
Software	\$2315M	164
IT Services	\$566M	18
Consumer Products & Services	\$408M	12
Media & Entertainment	\$363M	39
Biotechnology	\$277M	27
Industrial/Energy	\$229M	18
Medical Devices and Equipment	\$201M	20
Computers and Peripherals	\$177M	4
Semiconductors	\$90M	7
Telecommunications	\$38M	5

MOST RECENT STATISTICS FROM PRICEWATERHOUSECOOPERS

### SILICON VALLEY DEALS YTD

STATISTICS AS OF 5/1/2014

#### R&D Deals Completed Year-to-Date 2014



Deal chart based on Leasing and User Sale Activity; excludes renewals

## Market News

**Vanderbend Manufacturing** leased 207,006 square feet at 2701 Orchard Pkwy in San Jose. **LBA Realty** is the landlord.

**Rovi Corporation** leased 73,968 square feet at 2860 De La Cruz Blvd in Santa Clara. **Bixby Airport Technology Park LLC** is the landlord.

**Triniti Corporation** leased 67,000 square feet at 303 Ravendale Drive in Mountain View. **Landbank Investments International** is the landlord.

**CBRE Global Investors** purchased a 55,414 square-foot building on Borregas Avenue in Sunnyvale. **TA Associates Realty** was the seller.

**Supracor, Inc.** renewed their 55,124 square-foot lease at 2050 Corporate Court in San Jose. **IndCor Properties** is the landlord.

### SANTA CLARA / SAN BENITO COUNTIES

#### Unemployment Rate

#### Job Gain/Loss

Mar 14	6.3%	Mar 14	2,849
Feb 14	6.3%	Feb 14	3,844
Jan 14	6.3%	Jan 14	-2,851
Dec 13	5.8%	Dec 13	4,967
Nov 13	6.3%	Nov 13	2,921
Oct 13	6.4%	Oct 13	-7,031
Sep 13	6.4%	Sep 13	5,639
Aug 13	6.8%	Aug 13	4,697
Jul 13	7.2%	Jul 13	-2,818
Jun 13	6.9%	Jun 13	19
May 13	6.3%	May 13	3,399
Apr 13	6.6%	Apr 13	4,543
Mar 13	7.4%	Mar 13	108

Gross Absorption as of May 1, 2014: 2,542,245 Square Feet

Net Absorption as of May 1, 2014: -602,767 Square Feet

Gross Absorption as of May 1, 2013: 2,951,549 Square Feet

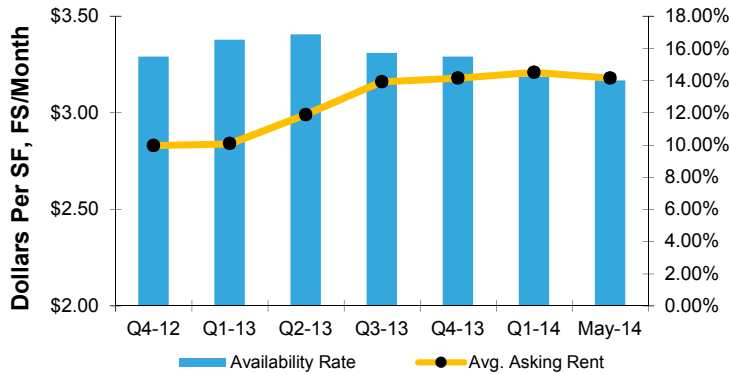
Net Absorption as of May 1, 2013: 722,036 Square Feet

Colliers is currently tracking 105 user requirements of 20,000 square feet and greater. 27 of these users require a minimum of 100,000 sq.ft

April 2014 Comparison: 99 users total, 22 required 100K+ sq.ft. May 2013 Comparison: 102 users total, 25 required 100K sq.ft.

## SILICON VALLEY OFFICE MARKET: AVAILABILITY VS. RENTS

STATISTICS AS OF 5/1/2014



## SILICON VALLEY OFFICE AVAILABILITY & RENTS

STATISTICS AS OF 5/1/2014

City	Availability Rate	Available SF	Avg. Ask. Rent (FS)
North San Jose	25.62%	1,385,828	\$2.81
Santa Clara	23.00%	2,504,760	\$3.33
Sunnyvale	8.11%	768,908	\$3.90
San Jose	17.59%	4,497,420	\$2.53
Mountain View	7.00%	289,255	\$6.19
Palo Alto	7.86%	763,897	\$5.39
Cupertino	4.81%	170,078	\$4.59
Fremont	13.78%	285,594	\$1.83
Milpitas	20.62%	229,226	\$1.72
West Valley	8.12%	910,291	\$3.43
Downtown SJ	18.91%	1,524,167	\$2.46
Silicon Valley	14.00%	10,142,358	\$3.26

SILICON VALLEY VENTURE CAPITAL

### Silicon Valley Q1 2014 Venture Capital Data

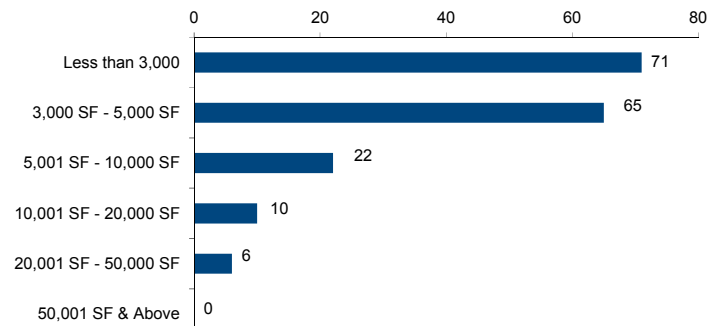
Sector	Amount	Deals
Software	\$2315M	164
IT Services	\$566M	18
Consumer Products & Services	\$408M	12
Media & Entertainment	\$363M	39
Biotechnology	\$277M	27
Industrial/Energy	\$229M	18
Medical Devices and Equipment	\$201M	20
Computers and Peripherals	\$177M	4
Semiconductors	\$90M	7
Telecommunications	\$38M	5

MOST RECENT STATISTICS FROM PRICEWATERHOUSECOOPERS

SILICON VALLEY DEALS YTD

STATISTICS AS OF 5/1/2014

### Office Deals Completed Year-to-Date 2014



Deal chart based on Leasing and User Sale Activity; excludes renewals

## Market News

**Prudential Realty Investors** purchased Mission Towers I & II totaling 578,050 square feet in Santa Clara. **Equity Office and SRI Mission Towers II, LLC** were the sellers.

**Carlyle Group** purchased a 123,529 square-foot building on Bascom Avenue in Campbell. **Bascom I, LLC** was the seller.

**Nest Labs** leased 43,207 square feet at 1050 Page Mill Road in Palo Alto. **Sand Hill Properties** is the landlord.

**First American Title Company** renewed their 30,455 square-foot lease on N. 1st Street in San Jose. **1737 North 1st Street Corporation** is the landlord.

SANTA CLARA / SAN BENITO COUNTIES

### Unemployment Rate

### Job Gain/Loss

Mar 14	6.3%	Mar 14	2,849
Feb 14	6.3%	Feb 14	3,844
Jan 14	6.3%	Jan 14	-2,851
Dec 13	5.8%	Dec 13	4,967
Nov 13	6.3%	Nov 13	2,921
Oct 13	6.4%	Oct 13	-7,031
Sep 13	6.4%	Sep 13	5,639
Aug 13	6.8%	Aug 13	4,697
Jul 13	7.2%	Jul 13	-2,818
Jun 13	6.9%	Jun 13	19
May 13	6.3%	May 13	3,399
Apr 13	6.6%	Apr 13	4,543
Mar 13	7.4%	Mar 13	108

Gross Absorption as of May 1, 2014: 2,309,458 Square Feet

Gross Absorption as of May 1, 2013: 1,764,746 Square Feet

Net Absorption as of May 1, 2014: 396,637 Square Feet

Net Absorption as of May 1, 2013: 422,554 Square Feet

Colliers is currently tracking 105 user requirements of 20,000 square feet and greater. 27 of these users require a minimum of 100,000 sq.ft

April 2014 Comparison: 99 users total, 22 required 100K+ sq.ft. May 2013 Comparison: 102 users total, 25 required 100K sq.ft.



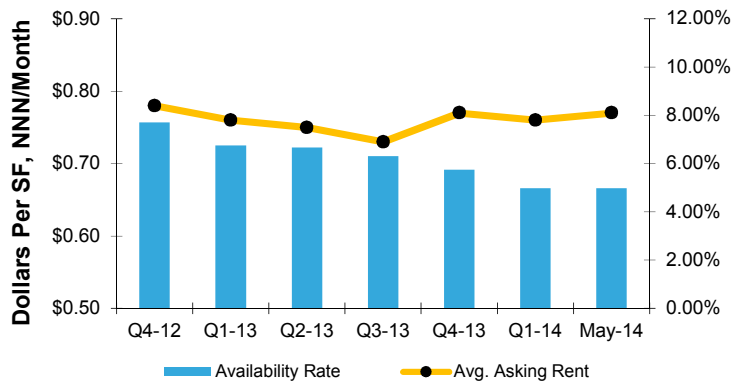
# THE INSIDER

Colliers International - Silicon Valley

**Industrial**  
May 2014

## SILICON VALLEY INDUSTRIAL MARKET: AVAILABILITY VS. RENTS

STATISTICS AS OF 5/1/2014



## SILICON VALLEY INDUSTRIAL AVAILABILITY & RENTS

STATISTICS AS OF 5/1/2014

City	Availability Rate	Available SF	Gross Abs. YTD
North San Jose	4.45%	224,604	151,474
Santa Clara	3.39%	386,298	140,828
Sunnyvale	3.39%	205,823	51,935
San Jose	3.51%	777,977	417,473
Mountain View	5.41%	87,909	25,780
Morgan Hill	2.91%	64,533	12,550
Gilroy	7.33%	111,711	17,800
Fremont	9.83%	916,233	177,870
Milpitas	8.04%	237,913	35,951
Silicon Valley	4.97%	2,945,773	907,395

### SILICON VALLEY VENTURE CAPITAL

#### Silicon Valley Q1 2014 Venture Capital Data

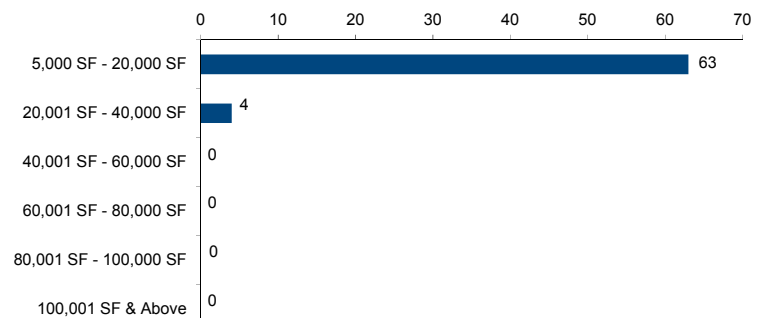
Sector	Amount	Deals
Software	\$2315M	164
IT Services	\$566M	18
Consumer Products & Services	\$408M	12
Media & Entertainment	\$363M	39
Biotechnology	\$277M	27
Industrial/Energy	\$229M	18
Medical Devices and Equipment	\$201M	20
Computers and Peripherals	\$177M	4
Semiconductors	\$90M	7
Telecommunications	\$38M	5

MOST RECENT STATISTICS FROM PRICEWATERHOUSECOOPERS

### SILICON VALLEY DEALS YTD

STATISTICS AS OF 5/1/2014

#### Industrial Deals Completed Year-to-Date 2014



Deal chart based on Leasing and User Sale Activity; excludes renewals

## Market News

**General Electric** renewed their 157,651 square-foot lease on Little Orchard in San Jose. **Muller Investment** is the landlord.

**Screentech, Inc.** renewed their 54,000 square-foot lease on South 10th Street in San Jose. **Sequoia Del Rey LLC & DiNapoli** are the landlords.

**Benchmark Electronics** renewed their 52,047 square-foot lease on Christy Street in Fremont. **Christy Industrial Park, Inc.** is the landlord.

**OnCore Manufacturing Services, Inc.** leased 36,087 square feet at 41300 Boyce Road in Fremont. **Prologis** is the landlord.

**Apple** leased 27,400 square feet at 504-540 Dado Street in San Jose. **Julia Emerson** is the landlord.

### SANTA CLARA / SAN BENITO COUNTIES

#### Unemployment Rate

#### Job Gain/Loss

Mar 14	6.3%	Mar 14	2,849
Feb 14	6.3%	Feb 14	3,844
Jan 14	6.3%	Jan 14	-2,851
Dec 13	5.8%	Dec 13	4,967
Nov 13	6.3%	Nov 13	2,921
Oct 13	6.4%	Oct 13	-7,031
Sep 13	6.4%	Sep 13	5,639
Aug 13	6.8%	Aug 13	4,697
Jul 13	7.2%	Jul 13	-2,818
Jun 13	6.9%	Jun 13	19
May 13	6.3%	May 13	3,399
Apr 13	6.6%	Apr 13	4,543
Mar 13	7.4%	Mar 13	108

Gross Absorption as of May 1, 2014: 907,395 Square Feet

Net Absorption as of May 1, 2014: -38,446 Square Feet

Gross Absorption as of May 1, 2013: 1,257,525 Square Feet

Net Absorption as of May 1, 2013: 496,074 Square Feet

Colliers is currently tracking 105 user requirements of 20,000 square feet and greater. 27 of these users require a minimum of 100,000 sq.ft

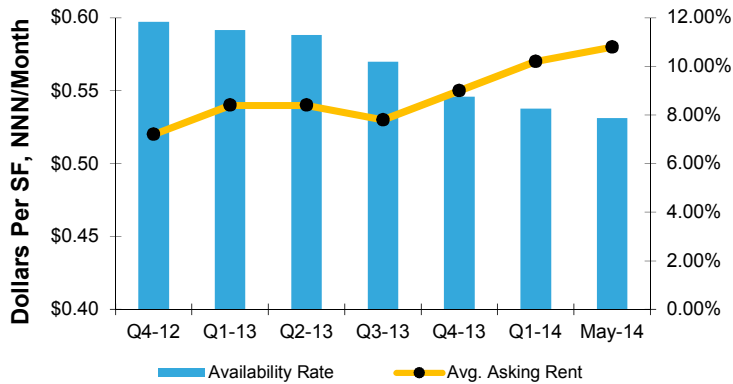
April 2014 Comparison: 99 users total, 22 required 100K+ sq.ft. May 2013 Comparison: 102 users total, 25 required 100K sq.ft.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.  
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#### SILICON VALLEY WAREHOUSE MARKET: AVAILABILITY VS. RENTS

STATISTICS AS OF 5/1/2014



#### SILICON VALLEY WAREHOUSE AVAILABILITY & RENTS

STATISTICS AS OF 5/1/2014

City	Availability Rate	Available SF	Gross Abs. YTD
North San Jose	5.10%	239,639	188,281
Santa Clara	8.35%	265,688	53,481
Sunnyvale	9.61%	164,464	0
San Jose	6.61%	1,098,361	447,077
Fremont	7.60%	518,240	73,267
Milpitas	7.54%	344,895	279,915
Gilroy	14.12%	499,323	7,782
<b>Silicon Valley</b>	<b>7.86%</b>	<b>2,940,405</b>	<b>888,965</b>

#### SILICON VALLEY VENTURE CAPITAL

#### Silicon Valley Q1 2014 Venture Capital Data

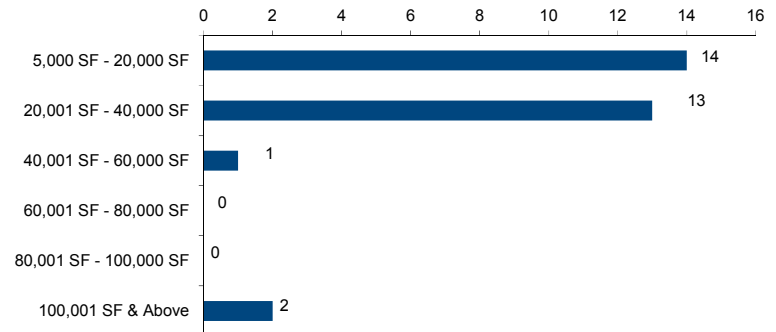
Sector	Amount	Deals
Software	\$2315M	164
IT Services	\$566M	18
Consumer Products & Services	\$408M	12
Media & Entertainment	\$363M	39
Biotechnology	\$277M	27
Industrial/Energy	\$229M	18
Medical Devices and Equipment	\$201M	20
Computers and Peripherals	\$177M	4
Semiconductors	\$90M	7
Telecommunications	\$38M	5

MOST RECENT STATISTICS FROM PRICEWATERHOUSECOOPERS

#### SILICON VALLEY DEALS YTD

STATISTICS AS OF 5/1/2014

#### Warehouse Deals Completed Year-to-Date 2014



Deal chart based on Leasing and User Sale Activity; excludes renewals

## Market News

**DGA Services** leased 142,783 square feet at 1065 Montague Expy in Milpitas. **Fleming Business Park LLC** is the landlord.

**Eagle Recycling** subleased 120,000 square feet at 205 East Alma Street in San Jose. **Rock Tenn** is the sublessor.

**Interline Brands** renewed their 103,140 square-foot lease on Brennan Street in San Jose. **Porter Estate** is the landlord.

**Cal Wine** renewed their 97,000 square-foot lease on McLaughlin Avenue in San Jose. **DCT Industrial** is the landlord.

**Matos Towing** leased 38,000 square feet at 681 Lenfest Road in San Jose. **Chen Yinen & Lee Co Chi** are the landlords.

#### SANTA CLARA / SAN BENITO COUNTIES

#### Unemployment Rate

#### Job Gain/Loss

Mar 14	6.3%	Mar 14	2,849
Feb 14	6.3%	Feb 14	3,844
Jan 14	6.3%	Jan 14	-2,851
Dec 13	5.8%	Dec 13	4,967
Nov 13	6.3%	Nov 13	2,921
Oct 13	6.4%	Oct 13	-7,031
Sep 13	6.4%	Sep 13	5,639
Aug 13	6.8%	Aug 13	4,697
Jul 13	7.2%	Jul 13	-2,818
Jun 13	6.9%	Jun 13	19
May 13	6.3%	May 13	3,399
Apr 13	6.6%	Apr 13	4,543
Mar 13	7.4%	Mar 13	108

Gross Absorption as of May 1, 2014: 888,965 Square Feet

Gross Absorption as of May 1, 2013: 791,521 Square Feet

Net Absorption as of May 1, 2014: 404,318 Square Feet

Net Absorption as of May 1, 2013: 656,395 Square Feet

Colliers is currently tracking 105 user requirements of 20,000 square feet and greater. 27 of these users require a minimum of 100,000 sq.ft

April 2014 Comparison: 99 users total, 22 required 100K+ sq.ft. May 2013 Comparison: 102 users total, 25 required 100K sq.ft.