

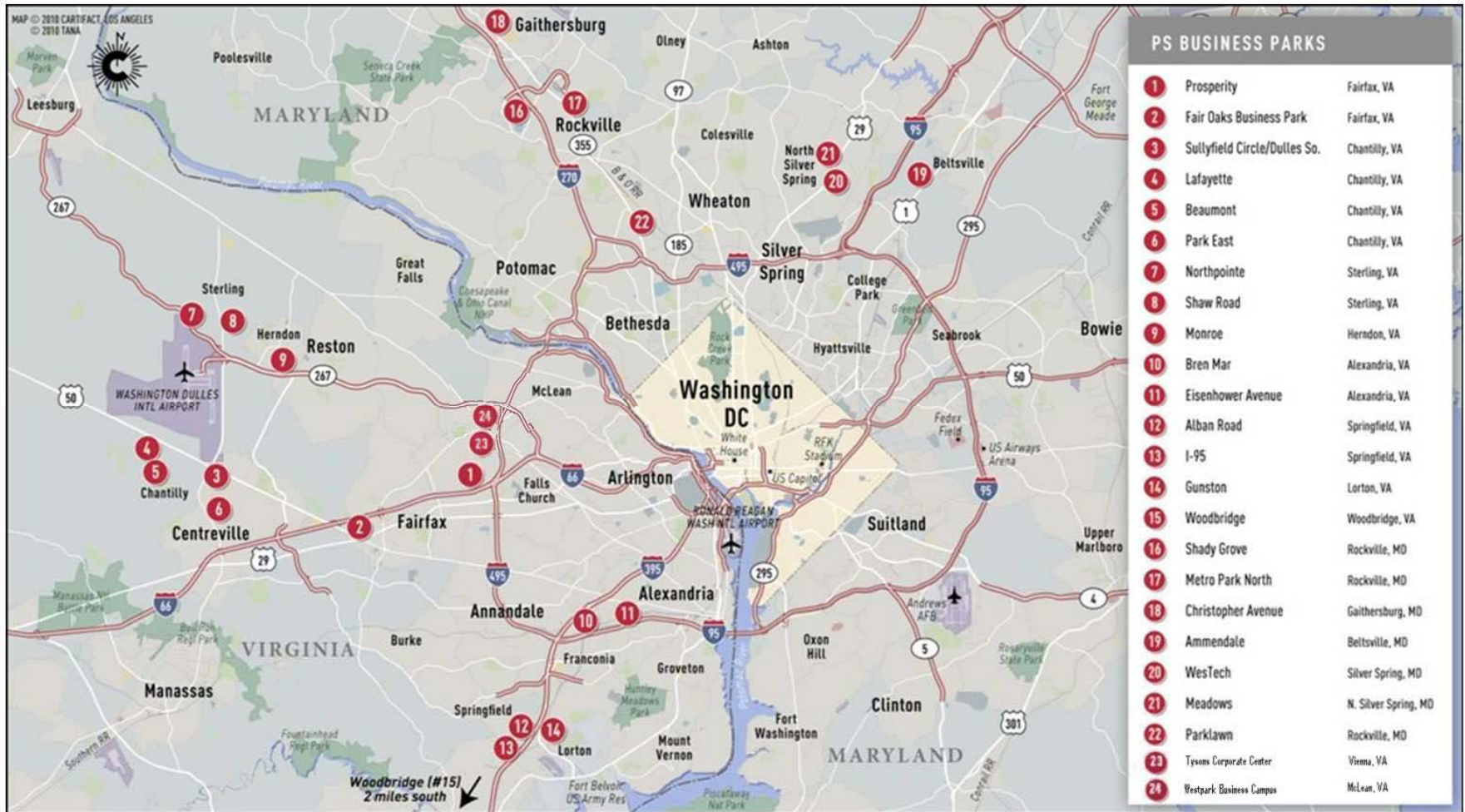
## PS Business Parks, LLC

- *Headquartered in Glendale, CA*
- *Publically Held REIT, NYSE PSB*
- *23 MM sf throughout the Country*
- *6.5 MM sf in Metro Washington*
- *4.1 MM sf in Northern Virginia*
- *Unleveraged real estate: less than 2.4% debt*
- *Value add Class B office / flex and industrial assets*
- *657,000 sf - 12 buildings at Prosperity Business Campus, Merrifield*



# PS Business Parks

## Washington DC Portfolio



PSBUSINESSPARKS

# PS Business Parks

## Fairfax



PSBUSINESSPARKS



# PS Business Parks

## Prosperity Business Campus



# PS Business Parks

## 2701 Re-Development

- 58,000 square feet
- LEED Silver Certification
- New
  - Lobby
  - HVAC
  - Elevator
  - Interior finishes
- \$4.6 million re-investment
- Small Spec Suite Build Out, Completed Mar 2011



## Largest Owners

All properties

Company Name	Market Share	RBA	SPACE AVAILABLE			NUMBER OF BUILDINGS				
			Total	Direct	Sublet	Total	Office	Ind	Flex	Retail
1 Exxon Mobil Corporation	13.0%	1,152,519	0	0	0	1	1	0	0	0
2 PS Business Parks, Inc.	7.5%	662,441	108,302	76,513	31,789	12	8	0	4	0
3 KBS REIT II, Inc.	6.4%	570,038	74,341	19,138	55,203	3	3	0	0	0
4 Washington Real Estate Investment Trust	5.3%	471,000	97,067	95,667	1,400	6	6	0	0	0
5 Fairview Property Investments LLC	4.1%	368,498	83,867	83,867	0	1	1	0	0	0
6 Brandywine Realty Trust	4.1%	361,256	118,114	79,148	38,966	2	2	0	0	0
7 Computer Sciences Corporation	3.9%	350,000	0	0	0	3	3	0	0	0
8 Northrop Grumman Corporation	3.8%	334,385	0	0	0	1	1	0	0	0
9 Prosperity Metro Plaza LLC	3.4%	301,579	11,041	0	11,041	2	2	0	0	0
10 BPG Properties, Ltd.	3.2%	281,730	199,672	199,672	0	1	1	0	0	0
All Others	45.4%	4,029,671	602,314	525,549	76,765	63	43	13	7	0
Total		8,883,117	1,294,718	1,079,554	215,164	95	71	13	11	0





# PS Business Parks

## Largest Office Owners - Merrifield

- 1 8260 Willow Oaks Corporate Drive
- 2 8270 Willow Oaks Corporate Drive
- 3 8280 Willow Oaks Corporate Drive
- 4 8301 Arlington Blvd
- 5 8501 Arlington Blvd
- 6 8503 Arlington Blvd
- 7 8503 Arlington Blvd
- 8 8505 Arlington Blvd
- 9 3289 Woodburn Road
- 10 3299 Woodburn Road
- 11 2941 Fairview Park
- 12 3130 Fairview Park
- 13 3141 Fairview Park
- 14 8111 Gatehouse Road
- 15 2701 Prosperity Ave
- 16 2711 Prosperity Ave
- 17 2721 Prosperity Ave
- 18 2731 Prosperity Ave
- 19 2741 Prosperity Ave
- 20 2751 Prosperity Ave
- 21 2700 Prosperity Ave
- 22 2710 Prosperity Ave
- 23 2720 Prosperity Ave
- 24 2730 Prosperity Ave
- 25 2740 Prosperity Ave
- 26 2750 Prosperity Ave

- PS Business Parks - 662,441 SF
- KBS - 570,038 SF
- WRIT - 471,000 SF
- Fairview Property Investments - 368,498 SF
- Brandywine Realty Trust - 361,256 SF
- BPG Properties - 281,730 SF

