

Largest Commercial Real Estate Sales in Silicon Valley

Sold in Silicon Valley* December 1, 2000, to December 1, 2001 - ranked by sale price

Rank	Property Name (if applicable) Address	Sales price	Square feet / price per square foot	Buyer	Seller(s)	Property type	Date sold	Comments
1	Verisign Campus 455, 487, 501, 575 and 685 E. Middlefield Road Mountain View	\$285 million	322,100 \$884.82	Verisign	Sobrato Development Co. (Ellis-Middlefield Business Park)	R&D	10/2/2001	Five-building user sale
2	SGI Campus Charleston and Crittenden Mountain View	\$276.3 million	850,000 \$235	Goldman Sachs Group	Silicon Graphics Inc.	Office/R&D	12/31/2000	Multi-building investment sale/leaseback of non-operating assets, largely consisting of the real estate
3	J.P. Morgan Portfolio Santa Clara, Sunnyvale and Milpitas	\$136.9 million	534,737 \$256.01	SVP (LP) (Divco West Group)	RND Funding Co. Inc.	R&D	12/22/2000	Eight-building investment sale; approximate price
4	Project 702 and 703 2290 N. First St. San Jose	\$108 million	506,641 \$213.17	Orchard Properties	Divco West/Westbrook Partners	R&D	12/10/2000	Two business parks, 10-building project sold to investor
5	4650-4700 Old Ironsides Drive Santa Clara	\$72.3 million	183,525 \$394	Exodus Communications Real Prop I (LLC)	TMG Santa Clara Associates (LP)	R&D	4/2/2001	User sale
6	Middlefield Bernardo Business Park 805-825 E. Middlefield Road Mountain View	\$52 million	171,784 \$302.71	MB Technology Park (LLC)	Eagle Ridge Partners & Cargill	R&D	1/4/2001	Five-building office/R&D complex; leased investment sale
7	Century Plaza II 560 S. Winchester Blvd. San Jose	\$46.8 million	100,841 \$464.10	Rockefeller Group	South Bay Development	Mid-rise office	9/30/2001	Approximate price; partial owner/user
8	Bay Tech Park 110-140 Baytech Drive San Jose	\$35.8 million	188,825 \$189.59	DMV Sub 4 (LP) (Lend Lease)	American Industrial Properties REIT	Office/R&D	5/18/2001	Investment property sold to developer; part of a portfolio sale
9	19925 Stevens Creek Blvd. Cupertino	\$27.5 million	76,357 \$360.15	Matteson Cos.	Whitehall/Goldman Sachs	Office	10/5/2001	leased investment sale
10	1401 N. Shoreline Blvd. Mountain View	\$27 million	117,208 \$230.36	Carlyle Shoreline Trust	Silicon Graphics Real Estate Inc.	Office/R&D	6/29/2001	Approximate price; vacant; sold to developer
11	2590 Walsh Ave. Santa Clara	\$26 million	110,778 \$234.88	Limar Realty Corp. 8	California State Teachers RE	R&D	12/1/2000	Investment sale
12	350 Convention Way Redwood City	\$25.1 million	76,000 \$330	Limar Realty Corp.	DLC Redwood City (LP)	Office	6/21/2001	Approximate price; investment sale, leased long-term to Niku
13	2513 Charleston Road Mountain View	\$23.2 million	24,300 \$954.73	Ground Rule Double	ADN	Office	8/1/2001	User sale
14	Monterey Business Center Monterey Road San Jose	\$23 million	182,100 \$126.30	Monterey Data Center One (LLC)	Opus West Corp.	Industrial	1/4/2001	Two vacant buildings sold to investor
15	Pacific Gulf Commerce Park 1095 E. Duane Ave. Sunnyvale	\$19.5 million	129,513 \$150.56	Duane Ventures (LLC)	Pacific Gulf Properties	R&D	7/13/2001	Estimated price; investment sale
16	1129, 1135 and 1137 San Antonio Road Mountain View	\$18.9 million	57,000 \$331.69	Mark Mordell et. al.	Legacy Partners	R&D	12/1/2000	Three-building investment sale
17	3150 Coronado Drive Santa Clara	\$18.2 million	59,200 \$307	Krause Family Trust	John French and Ned Spieker	R&D	8/1/2001	Investment sale
18	44100 Osgood Road Fremont	\$17.4 million	189,109 \$91.80	Lend Lease	Shuwa Investment Corp.	R&D	10/15/2001	Investment sale

*Silicon Valley includes: Santa Clara County; Scotts Valley and Santa Cruz in Santa Cruz County; Fremont, Newark and Union City in Alameda County; and Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Redwood City, Redwood Shores, San Carlos and San Mateo in San Mateo County. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

NOTES: **Did not disclose.

Information was provided by Colliers Investment Services Group and public records. Some transactions and/or confidential information has been intentionally omitted because of non-disclosure agreements.

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