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MISSION WEST PROPERTIES INC

Form 25

December 28, 2006

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D. C. 20549

FORM 25

NOTIFICATION OF REMOVAL FROM LISTING AND/OR  
REGISTRATION UNDER SECTION 12(b) OF THE  
SECURITIES EXCHANGE ACT OF 1934.

Commission File Number: 1-8383

Mission West Properties, Inc.; NYSE Arca, Inc.  
(formerly the Pacific Exchange)  
(Exact name of Issuer as specified in its charter, and name of  
Exchange where security is listed and/or registered)

10050 Bandley Drive, Cupertino, CA 95014, (408) 725-0700  
(Address, including zip code, and telephone number, including area  
code, of Issuer's principal executive offices)

Common Stock, par value \$.001 per share  
(Description of class of securities)

Please place an X in the box to designate the rule provision relied upon to  
strike the class of securities from listing and registration:

- 17 CFR 240.12d2-2(a)(1)  
 17 CFR 240.12d2-2(a)(2)  
 17 CFR 240.12d2-2(a)(3)  
 17 CFR 240.12d2-2(a)(4)  
 Pursuant to 17 CFR 240.12d2-2(b), the Exchange has complied with its  
rules to strike the class of securities from listing and/or withdraw  
registration on the Exchange.  
 Pursuant to 17 CFR 240.12d2-2(c), the Issuer has complied with the rules  
of the Exchange and the requirements of 17 CFR 240.12d2-2(c) governing  
the voluntary withdrawal of the class of securities from listing and  
registration on the Exchange.

Pursuant to the requirements of the Securities Exchange Act of 1934, Mission  
West Properties, Inc. certifies that it has reasonable grounds to believe that  
it meets all of the requirements for filing the Form 25 and has caused this  
notification to be signed on its behalf by the undersigned duly authorized  
person.

Mission West Properties, Inc.

December 28, 2006

By: /s/ Raymond V. Marino

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Raymond V. Marino  
President and Chief Operating Officer