Marino Raymond Victor II Form 4 November 21, 2008

## FORM 4

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

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF

**SECURITIES** 

**OMB APPROVAL** 

**OMB** 3235-0287 Number: January 31, Expires:

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Check this box if no longer subject to Section 16.

Form 4 or Form 5 obligations may continue.

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

See Instruction 1(b).

(Print or Type Responses)

| 1. Name and Address of Reporting Person  Marino Raymond Victor II |  |              | 2. Issuer Name and Ticker or Trading Symbol MISSION WEST PROPERTIES INC [MSW] |                                 |     |                                       |       |            | S. Relationship of Reporting Person(s) to<br>Issuer  (Check all applicable)  |  |   |  |
|---|--|--------------|---|---------------------------------|-----|---------------------------------------|-------|------------|--|--|---|--|
| (Last) 51 EL CER  | (First) ( RITO AVENUE                  | Middle)      | 3. Date of (Month/D) 11/21/20   | ay/Year                         |     | ansaction                             |       |            | _X_ Director<br>_X_ Officer (give<br>below)  |  | Owner<br>er (specify  |  |
| SAN MATI  | (Street) EO, CA 94402                  |              | 4. If Amer<br>Filed(Mon   | Ť                               |     | Č                                     |       |            | •  | •  | rson  |  |
| (City)  | (State)                                | (Zip)        | Table   | e I - No                        | n-D | erivative S                           | ecuri | ties Acq   | Person uired, Disposed of  | f, or Beneficial   | ly Owned  |  |
| 1.Title of<br>Security<br>(Instr. 3)                              | 2. Transaction Dat<br>(Month/Day/Year) | Executio any | med<br>on Date, if<br>Day/Year)   | 3.<br>Transa<br>Code<br>(Instr. |     | 4. Securiti n(A) or Dis (Instr. 3, 4) | posed | of (D)     | 5. Amount of<br>Securities<br>Beneficially<br>Owned<br>Following<br>Reported<br>Transaction(s)<br>(Instr. 3 and 4) | 6. Ownership<br>Form: Direct<br>(D) or<br>Indirect (I)<br>(Instr. 4) | 7. Nature of<br>Indirect<br>Beneficial<br>Ownership<br>(Instr. 4) |  |
| Common<br>Stock   | 11/21/2008                             | 11/21/2      | 2008  | P                               |     | 10,000                                | A     | \$<br>5.98 | 70,000   | D  |   |  |
| Common<br>Stock   |  |              |   |                                 |     |                                       |       |            | 899  | I  | See footnote (1   |  |

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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# Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

| 1. Title of | 2.          | 3. Transaction Date |                    | 4.         | 5.         | 6. Date Exer        |                 | 7. Title a |        | 8. Price of | 9. Nu   |
|-------------|-------------|---------------------|--------------------|------------|------------|---------------------|-----------------|------------|--------|-------------|---------|
| Derivative  | Conversion  | (Month/Day/Year)    | Execution Date, if |            | onNumber   | Expiration D        |                 | Amount     |        | Derivative  | Deriv   |
| Security    | or Exercise |                     | any                | Code       | of         | (Month/Day/         | Year)           | Underly    | _      | Security    | Secui   |
| (Instr. 3)  | Price of    |                     | (Month/Day/Year)   | (Instr. 8) | Derivative | e                   |                 | Securitie  | es     | (Instr. 5)  | Bene    |
|             | Derivative  |                     |                    |            | Securities | S                   |                 | (Instr. 3  | and 4) |             | Own     |
|             | Security    |                     |                    |            | Acquired   |                     |                 |            |        |             | Follo   |
|             | ,           |                     |                    |            | (A) or     |                     |                 |            |        |             | Repo    |
|             |             |                     |                    |            | Disposed   |                     |                 |            |        |             | Trans   |
|             |             |                     |                    |            | of (D)     |                     |                 |            |        |             | (Instr  |
|             |             |                     |                    |            | (Instr. 3, |                     |                 |            |        |             | (IIISti |
|             |             |                     |                    |            | 4, and 5)  |                     |                 |            |        |             |         |
|             |             |                     |                    |            | 4, and 3)  |                     |                 |            |        |             |         |
|             |             |                     |                    |            |            |                     |                 | A          | mount  |             |         |
|             |             |                     |                    |            |            | D.                  | E               | 01         | r      |             |         |
|             |             |                     |                    |            |            | Date<br>Exercisable | Expiration Date | Title N    | umber  |             |         |
|             |             |                     |                    |            |            |                     |                 | of         |        |             |         |
|             |             |                     |                    | Code V     | (A) (D)    |                     |                 |            | hares  |             |         |

## **Reporting Owners**

| Reporting Owner Name / Address                | Relationships |           |                 |       |  |  |  |
|---|---------------|-----------|-----------------|-------|--|--|--|
| 1 8   | Director      | 10% Owner | Officer         | Other |  |  |  |
| Marino Raymond Victor II 51 EL CERRITO AVENUE | X             |           | President & COO |       |  |  |  |
| SAN MATEO CA 9/1/02                           | Λ             |           | riesident & COO |       |  |  |  |

## **Signatures**

Reporting Person

Raymond V.
Marino II

\*\*Signature of Date

## **Explanation of Responses:**

- \* If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Minor children purchased common stock from custodial account under parental control.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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