

CM Realty, Inc.

I-880 4th Quarter 2007

Office Market Report

Where Challenges Meet Solutions

I-880 Q4-2007 LEASE TRANSACTIONS	Tenant	Address	City	Size (SF)
	Penumbra	1351 Harbor Bay Parkway	Alameda	72,788
	S&C Electric	1135 Atlantic Avenue	Alameda	28,063
	Singulex	1650 Harbor Bay Parkway	Alameda	27,276
	Aerotek	2490 Mariners Square Loop	Alameda	12,497
	Mobile Candy Dish	1851 Harbor Bay Parkway	Alameda	7,878
	Line4, Inc.	1600 Harbor Bay Parkway	Alameda	5,460
	BMC Diagnostics	1201 Marina Village Parkway	Alameda	5,400
	Princeton Review	2505 Channing Way	Berkeley	7,398
	Amyris	5885 Hollis Street	Emeryville	20,000
	UPEK	5900 Christie Avenue	Emeryville	14,544
	LV Sensors	1400 65th Street	Emeryville	14,000
	Animation Mentor	1400 65th Street	Emeryville	13,915
	Tavistock	2000 Powell Street	Emeryville	5,475
	County of Alameda Department of Health	1000 Broadway	Oakland	62,816
	GT Nexus	300 Lakeside Drive	Oakland	26,732
	Morgan Stanley	1 Kaiser Plaza	Oakland	19,652
	RBC Dain Raschur	1999 Harrison Street	Oakland	7,403
Alameda Health Consortium	101 Callan Avenue	San Leandro	14,851	

SALE TRANSACTIONS	Address RSF	Seller	Buyer	Total Price Price/RSF
	1600 Harbor Bay Parkway 61,500 RSF	G-REIT Bay View Plaza LP Triple Net Properties, LLC	Ellis Partners	\$9,717,000 \$158
	1420 Harbor Bay Parkway 121,216 RSF	Brookwood Financial Partners	Titan Real Estate Investment Group Inc.	\$2,250,000 \$185



1351 Harbor Bay Parkway, Alameda



1000 Broadway, Oakland

CM Realty Index

MARKET	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		4th Qtr Absorption		YTD Absorption	
			3rd	4th	3rd	4th	3rd	4th	3rd	4th	Gross	Net	Gross	Net
Alameda														
	85	3,710,238	1,008,739	948,651	941,571	870,459	67,168	78,192	27.22%	25.57%	75,048	60,088	298,614	36,731
Berkeley														
	126	3,266,401	292,535	310,942	265,082	269,313	27,453	41,629	8.96%	9.52%	24,041	-18,407	217,795	-56,416
Emeryville														
	41	4,402,678	791,505	828,856	721,659	727,428	69,846	101,428	17.98%	18.83%	41,579	-37,351	344,354	-4,372
Richmond														
	78	3,141,659	398,970	407,169	391,192	394,916	7,778	12,253	12.70%	12.96%	19,057	-8,199	423,109	197,498
Oakland CBD														
	134	15,107,127	2,160,678	2,067,376	1,980,885	1,926,894	179,793	140,482	14.30%	13.68%	217,167	93,302	1,258,568	475,768
Oakland Airport														
	19	1,580,847	328,147	321,909	323,497	317,259	4,650	4,650	20.76%	20.36%	12,025	6,238	136,750	68,050
Oakland JLS														
	22	908,543	80,815	68,893	80,815	68,893	0	0	8.90%	7.58%	11,922	11,922	53,172	34,065
CM Realty Index for SF 880 Corridor														
Totals	505	32,117,493	5,061,389	4,953,796	4,704,701	4,575,162	356,688	378,634	15.76%	15.42%	400,839	107,593	2,732,362	751,324

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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