

I-880 1st Quarter 2009 Office Market Report



Where Challenges Meet Solutions

I-880 Q1-2009 LEASE TRANSACTIONS	Tenant	Address	City	Size (SF)
	ReadyTech	1801 Harbor Bay Parkway	Alameda	15,656
	Aurora Biofuels	1301 Harbor Bay Parkway	Alameda	14,000
	KEMA Energy	155 Grand Avenue	Oakland	35,000
	Itron	1111 Broadway	Oakland	24,182
	Compass Lexecon	1111 Broadway	Oakland	12,021
	V&A Engineering	155 Grand Avenue	Oakland	8,391
	Siegel & Yee	499 14th Street	Oakland	6,073
	Old Republic Title	555 12th Street	Oakland	5,282
	Transcept Pharmaceuticals	501 Canal Boulevard	Richmond	12,257
	Regional Center of the East Bay	500 Davis Street	San Leandro	67,186

SALE TRANSACTIONS	Address RSF	Seller	Buyer	Total Price Price/RSF
	1995 University Avenue, Berkeley 171,000 RSF	Equity Office Properties	UC Berkeley	\$53,000,000 \$310 RSF
	2850 Telegraph Avenue, Berkeley 68,049 RSF	Seagate Properties	UC Berkeley	\$21,700,000 \$318 RSF
	5 Building Portfolio (Including 4510 & 4560 Horton Street), Emeryville 160,000 RSF	Wareham Development	Novartis Vaccines & Diagnostics, Inc.	N/A
	444 Hegenberger Road, Oakland 64,842 RSF	Unity Health Care Workers Corp.	Lightkeepers Inc	\$8,300,000 \$128 RSF



CM Realty Index

MARKET	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		1st Qtr Absorption	
			4th	1st	4th	1st	4th	1st	4th	1st	Gross	Net
Alameda												
	83	3,276,716	330,422	348,564	330,422	348,564	0	0	10.08%	10.64%	52,696	-18,142
Berkeley												
	128	3,404,033	338,572	321,096	317,726	219,996	1,100	101,100	10.00%	9.43%	136,168	17,476
Emeryville												
	43	4,482,226	572,063	622,714	537,427	574,980	34,636	47,734	12.76%	13.89%	51,773	-50,651
Richmond												
	80	3,682,796	707,278	560,359	707,278	560,359	0	0	19.20%	15.22%	165,114	146,919
Oakland CBD												
	134	16,074,902	1,624,353	1,574,845	1,479,667	1,439,430	144,686	135,415	10.10%	9.80%	253,334	49,508
Oakland Airport												
	20	1,601,923	300,431	353,598	293,767	343,604	6,664	9,994	18.75%	22.07%	8,364	-53,167
Oakland JLS												
	27	878,519	80,985	106,631	75,185	100,831	5,800	5,800	9.22%	12.14%	5,740	-25,646
CM Realty Index for SF 880 Corridor												
Totals	515	33,401,115	3,954,104	3,887,807	3,741,472	3,587,764	192,886	300,043	11.84%	11.64%	673,189	66,297

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.