

MARKET REPORT

I-880 CORRIDOR

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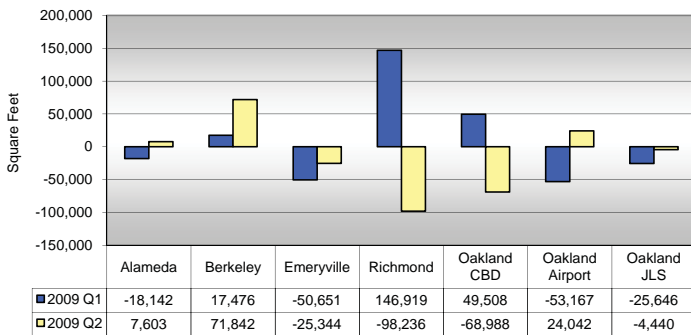
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MARKET	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		2nd Qtr Absorption		YTD Absorption	
			1st	2nd	1st	2nd	1st	2nd	1st	2nd	Gross	Net	Gross	Net
Alameda	84	3,529,993	371,571	363,968	371,571	347,585	0	16,383	10.53%	10.31%	123,813	7,603	176,509	-10,539
Berkeley	132	3,367,265	360,346	288,504	259,246	185,901	101,100	102,603	10.86%	8.57%	110,781	71,842	246,949	89,318
Emeryville	46	4,587,417	619,334	644,678	571,600	603,053	47,734	41,625	13.50%	14.05%	54,294	-25,344	106,067	-75,995
Richmond	78	3,504,433	474,159	572,395	474,159	570,149	0	2,246	13.53%	16.33%	25,994	-98,236	191,108	48,683
Oakland CBD	131	14,979,016	1,544,190	1,613,178	1,408,775	1,492,541	135,415	120,637	10.31%	10.77%	132,313	-68,988	385,647	-19,480
Oakland Airport	20	1,601,923	340,016	315,974	330,022	305,980	9,994	9,994	21.23%	19.72%	47,603	24,042	55,967	-29,125
Oakland JLS	27	1,054,537	276,631	281,071	100,831	271,601	5,800	9,470	26.23%	26.65%	12,488	-4,440	18,228	-30,086
CM Realty Index for SF 880 Corridor														
Totals	518	32,624,584	3,986,247	4,079,768	3,516,204	3,776,810	300,043	302,958	12.22%	12.51%	507,286	-93,521	1,180,475	-27,224

**I-880 Net Absorption by Submarket
1st Quarter 2009 to 2nd Quarter 2009**



**I-880 - Office Class A & B
Vacancy and Rental Rates**



I-880 Q2-2009 LEASE TRANSACTIONS

Tenant	Address	City	Size (SF)
SunPrint	870 Harbour Way South	Richmond	32,500
Ports America Corporation	1701 Harbor Bay Parkway	Alameda	39,104
Matthews Packaging Graphics	1851 Harbor Bay Parkway	Alameda	20,357
Golden State Overnight	1201 Marina Village Parkway	Alameda	15,481
LFR, Inc.	1900 Powell Street	Emeryville	35,312
Lyris Technologies	6401 Hollis Street	Emeryville	30,770
Kinemed	5980 Horton Street	Emeryville	17,000
Carol Williams	1400 65th Street	Emeryville	15,849
Wulfsburg Reese & Colbig	300 Lakeside Drive	Oakland	24,000
National Council on Crime Delinquency	1970 Broadway	Oakland	15,656
California State University East Bay	1000 Broadway	Oakland	11,314
East Bay Express	301 Jefferson Street	Oakland	5,773