

MARKET REPORT NORTH I-680

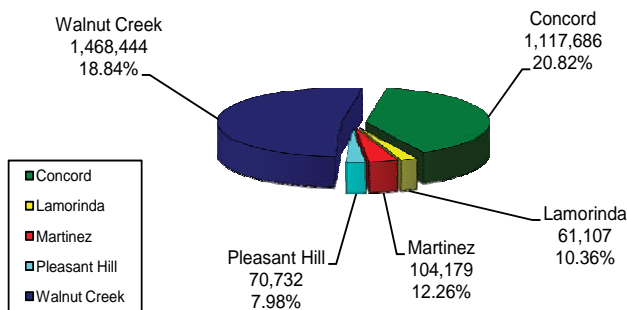
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	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		2nd Qtr Absorption		YTD Absorption	
			1st Qtr '09	2nd Qtr '09	1st Qtr '09	2nd Qtr '09	1st Qtr '09	2nd Qtr '09	1st Qtr '09	2nd Qtr '09	Gross	Net	Gross	Net
Concord														
Office Class A	11	2,250,006	517,902	571,479	419,796	492,427	98,106	79,052	23.02%	25.40%	64,272	-53,577	125,532	-106,139
Office Class B	20	818,764	131,064	177,482	124,225	151,180	6,839	26,302	16.01%	21.68%	19,427	-46,418	21,043	-48,732
Office Class C	31	488,697	107,708	101,280	103,708	97,280	4,000	4,000	22.04%	20.72%	17,163	6,428	23,654	-2,912
Office/Flex	33	902,566	124,474	137,886	124,474	110,358	0	27,528	13.79%	15.28%	21,379	-13,412	25,379	-45,600
Totals	95	4,460,033	881,148	988,127	772,203	851,245	108,945	136,882	19.76%	22.16%	122,241	-106,979	195,608	-203,383
North Concord														
Office Class A	3	142,782	44032	44032	38032	38032	6000	6000	30.84%	30.84%	2,741	0	2,741	-30,000
Office Class B	4	102,893	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office/Flex	23	662,127	85,109	85,527	85,109	85,527	0	0	12.85%	12.92%	1,726	-418	6,234	-47,569
Totals	30	907,802	129,141	129,559	123,141	123,559	6,000	6,000	14.23%	14.27%	4,467	-418	8,975	-77,569
Totals Concord	125	5,367,835	1,010,289	1,117,686	895,344	974,804	114,945	142,882	18.82%	20.82%	126,708	-107,397	204,583	-280,952
Lafayette														
Office Class A	1	48,000	0	3,045	0	0	0	3,045	0.00%	6.34%	0	-3,045	0	-3,045
Office Class B	11	323,718	43,954	46,473	41,584	44,103	2,370	2,370	13.58%	14.36%	15,596	-2,519	23,363	-13,948
Office Class C	6	67,957	1,095	10,022	1,095	10,022	0	0	1.61%	14.75%	1,714	-8,927	2,039	-9,657
Totals	18	439,675	45,049	59,540	42,679	54,125	2,370	5,415	10.25%	13.54%	17,310	-14,491	25,402	-26,650
Martinez														
Office Class A	4	299,286	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office Class B	14	349,531	17,425	14,255	17,425	14,255	0	0	4.99%	4.08%	6,136	3,170	22,094	14,802
Office Class C	2	49,956	2,153	2,308	2,153	2,308	0	0	4.31%	4.62%	15,552	-155	15,937	-353
Office/Flex	3	151,304	83,616	87,616	54,346	87,616	29,270	0	55.26%	57.91%	0	-4,000	0	-4,000
Totals	23	850,077	103,194	104,179	73,924	104,179	29,270	0	12.14%	12.26%	21,688	-985	38,031	10,449
Orinda														
Office Class A	7	149,655	1,567	1,567	0	0	1,567	1,567	1.05%	1.05%	0	0	3,023	1,456
Totals	7	149,655	1,567	1,567	0	0	1,567	1,567	1.05%	1.05%	0	0	3,023	1,456
Pleasant Hill														
Office Class A	1	130,000	3,592	3,592	0	0	3,592	3,592	2.76%	2.76%	0	0	0	0
Office Class B	17	639,459	86,619	60,046	81,063	54,671	5,556	5,375	13.55%	9.39%	35,610	26,573	44,481	18,546
Office Class C	6	73,079	7,094	7,094	7,094	7,094	0	0	9.71%	9.71%	0	0	0	-3,304
Office/Flex	3	43,926	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Totals	27	886,464	97,305	70,732	88,157	61,765	9,148	8,967	10.98%	7.98%	35,610	26,573	44,481	15,242
Walnut Creek (Downtown)														
Office Class A	21	2,766,702	451,038	484,968	373,580	419,716	77,458	65,252	16.30%	17.53%	83,842	-33,930	176,186	-69,396
Office Class B	36	1,026,356	153,738	166,055	131,239	143,556	22,499	22,499	14.98%	16.18%	20,570	-12,317	44,228	-18,880
Office Class C	19	459,876	54,301	66,820	52,716	62,604	1,585	4,216	11.81%	14.53%	4,991	-12,519	14,160	-16,799
Office/Flex	2	26,225	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Totals	78	4,279,159	659,077	717,843	557,535	625,876	101,542	91,967	15.40%	16.78%	109,403	-58,766	234,574	-105,075
Walnut Creek (Pleasant Hill BART)														
Office Class A	8	1,293,173	353,861	383,795	333,383	365,436	20,478	18,359	27.36%	29.68%	35,299	-29,934	47,340	-29,836
Office Class B	3	128,850	13,170	20,706	13,170	20,706	0	0	10.22%	16.07%	0	-7,536	4,767	-2,769
Office Class C	1	17,500	0	8,409	8,409	8,409	0	0	0.00%	48.05%	0	-8,409	1,952	-6,457
Totals	12	1,439,523	367,031	412,910	346,553	394,551	20,478	18,359	25.50%	28.68%	35,299	-45,879	54,059	-39,062
Walnut Creek (Shadelands)														
Office Class A	2	171,218	56,672	55,285	56,672	55,285	0	0	33.10%	32.29%	2,397	1,387	4,016	-18,556
Office Class B	35	1,396,885	279,426	269,463	262,888	252,925	16,538	16,538	20.00%	19.29%	23,135	9,963	33,388	8,421
Office Class C	8	182,803	12,943	12,943	9,401	10,543	3,542	2,400	7.08%	7.08%	0	0	0	-4,946
Office/Flex	1	325,028	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Totals	46	2,075,934	349,041	337,691	328,961	318,753	20,080	18,938	16.81%	16.27%	25,532	11,350	37,404	-15,081
Totals Walnut Creek	136	7,794,616	1,375,149	1,468,444	1,233,049	1,339,180	142,100	129,264	17.64%	18.84%	170,234	-93,295	326,037	-159,218
CM Realty North 680 Office & Office/Flex Index														
Totals	336	15,488,322	2,632,553	2,822,148	2,333,153	2,534,053	299,400	288,095	17.00%	18.22%	371,550	-189,595	641,557	-439,673

Total Available Square Feet and Vacancy Rates (%)



Net Absorption by Submarket

