

MARKET REPORT NORTH I-680

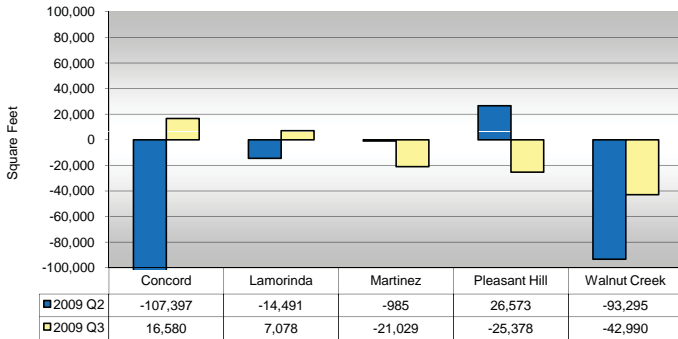
2033 North Main Street, Suite 310
Walnut Creek, CA 94596

(925) 627-4300 phone
(925) 934-7418 fax

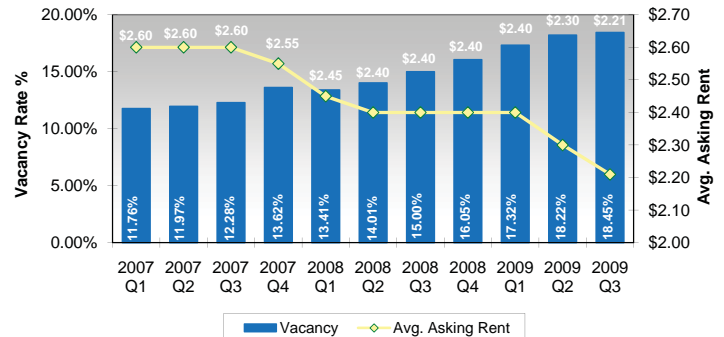
www.cmrealty.com
info@cmrealty.com

	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		3rd Qtr Absorption		YTD Absorption		
			2nd Qtr '09	3rd Qtr '09	2nd Qtr '09	3rd Qtr '09	2nd Qtr '09	3rd Qtr '09	2nd Qtr '09	3rd Qtr '09	2nd Qtr '09	3rd Qtr '09	Gross	Net	Gross
Concord															
Office Class A	14	2,392,788	615,511	571,602	530,459	491,897	85,052	79,705	25.72%	23.89%	104,619	43,909	232,892	-92,230	
Office Class B	24	921,657	177,482	204,236	151,180	198,883	26,302	5,353	19.26%	22.16%	22,048	-26,754	43,091	-75,486	
Office Class C	31	488,697	101,280	96,548	97,280	93,459	4,000	3,089	20.72%	19.76%	6,583	4,732	30,237	1,820	
Office/Flex	56	1,564,693	212,413	217,720	184,885	190,192	27,528	27,528	13.58%	13.91%	16,768	-5,307	48,381	-98,476	
Totals	125	5,367,835	1,106,686	1,090,106	963,804	974,431	142,882	115,675	20.62%	20.31%	150,018	16,580	354,601	-264,372	
Lafayette															
Office Class A	1	48,000	3,045	3,045	0	0	3,045	3,045	6.34%	6.34%	0	0	0	-3,045	
Office Class B	11	323,718	46,473	31,304	44,103	28,934	2,370	2,370	14.36%	9.67%	24,189	15,169	47,552	1,221	
Office Class C	6	67,957	10,022	6,520	10,022	6,520	0	0	14.75%	9.59%	4,107	3,502	6,146	-6,155	
Totals	18	439,675	59,540	40,869	54,125	35,454	5,415	5,415	13.54%	9.30%	28,296	18,671	53,698	-7,979	
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	14,255	31,957	14,255	31,957	0	0	4.08%	9.14%	0	-17,702	22,094	-2,900	
Office Class C	2	49,956	2,308	5,635	2,308	5,635	0	0	4.62%	11.28%	0	-3,327	15,937	-3,680	
Office/Flex	3	151,304	87,616	87,616	87,616	87,616	0	0	57.91%	57.91%	0	0	0	-4,000	
Totals	23	850,077	104,179	125,208	104,179	125,208	0	0	12.26%	14.73%	0	-21,029	38,031	-10,580	
Orinda															
Office Class A	7	149,655	0	11,593	0	11,593	0	0	0.00%	7.75%	0	-11,593	3,023	-10,137	
Totals	7	149,655	0	11,593	0	11,593	0	0	0.00%	7.75%	0	-11,593	3,023	-10,137	
Pleasant Hill															
Office Class A	1	130,000	3,592	3,592	0	0	3,592	3,592	2.76%	2.76%	1,553	0	1,553	0	
Office Class B	17	639,459	60,046	85,424	54,671	85,424	5,375	0	9.39%	13.36%	15,469	-25,378	59,950	-6,832	
Office Class C	6	73,079	1,325	1,325	1,325	1,325	0	0	1.81%	1.81%	4,025	0	4,025	-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	64,963	90,341	55,996	86,749	8,967	3,592	7.33%	10.19%	21,047	-25,378	65,528	-10,136	
Walnut Creek															
Office Class A	31	4,231,093	924,048	925,435	840,437	810,823	83,611	114,612	21.84%	21.87%	162,833	-1,387	390,375	-119,175	
Office Class B	74	2,552,091	446,805	491,124	417,187	426,878	29,618	64,246	17.51%	19.24%	56,841	-44,319	139,224	-57,547	
Office Class C	28	660,179	85,940	83,224	79,324	74,591	6,616	8,633	13.02%	12.61%	14,368	2,716	30,480	-25,486	
Office/Flex	3	351,253	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0	
Totals	136	7,794,616	1,456,793	1,499,783	1,336,948	1,312,292	119,845	187,491	18.69%	19.24%	234,042	-42,990	560,079	-202,208	
CM Commercial North 680 Office & Office/Flex Index															
Totals	336	15,488,322	2,792,161	2,857,900	2,515,052	2,545,727	277,109	312,173	18.03%	18.45%	433,403	-65,739	1,074,960	-505,412	

**N680 Net Absorption by Submarket
2nd Quarter 2009 to 3rd Quarter 2009**



**N-680 Office
Vacancy and Rental Rates**



Q3 2009 Lease Transactions	Address	Submarket	Tenant	Size (SF)	
	1646 North California Boulevard	Walnut Creek	BKF Engineers	7,228	
	2700 Ygnacio Valley Road	Walnut Creek	Silver Line	5,800	
	1255 Treat Boulevard	Walnut Creek	Lawroom.com	5,500	
	1981 N Broadway	Walnut Creek	Muir/Diablo Occupational Medicine LLC	4,000	
	1390 Willow Pass Road	Concord	Eichleay Engineers Inc of California	22,800	
	1390 Willow Pass Road	Concord	Union General	4,472	
	1401 Willow Pass Road	Concord	Merchant Services	4,100	
Sales	Address	Submarket	Buyer	Price	Size (SF)
	334 Civic Drive	Pleasant Hill	Johnston, Gremaux & Rossi, LLP	\$2,900,001	10,501

***** Tenant represented by CM Commercial. Please call for more details *****