

MARKET REPORT TRI-VALLEY

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

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

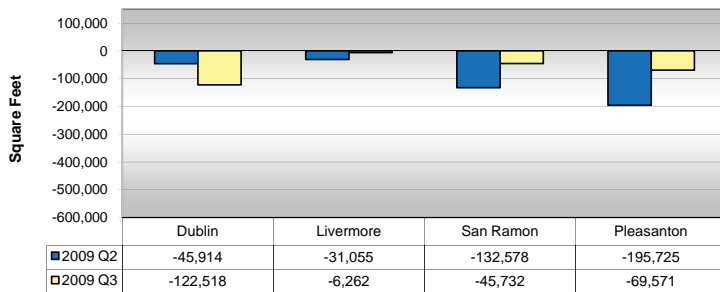
www.cmrealty.com
info@cmrealty.com

	# 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	Gross	Net	Gross	Net
Dublin														
Office Class A	8	1,021,280	332,113	454,390	319,982	442,259	12,131	12,131	32.52%	44.49%	2,246	-122,277	47,369	-122,848
Office Class B	5	116,938	39,992	41,192	39,992	41,192	0	0	34.20%	35.23%	0	-1,200	18,016	14,136
Office Class C	21	590,493	125,314	114,529	125,314	114,529	0	0	21.22%	19.40%	13,409	10,785	49,217	-74,279
Office/Flex	17	686,476	86,632	96,458	53,345	63,171	33,287	33,287	12.62%	14.05%	0	-9,826	18,003	-35,467
	51	2,415,187	584,051	706,569	538,633	661,151	45,418	45,418	24.18%	29.26%	15,655	-122,518	132,605	-218,458
Livermore														
Office Class A	2	97,848	28,258	28,258	16,249	16,249	12,009	12,009	28.88%	28.88%	0	0	0	-3,668
Office Class B	7	296,407	96,933	79,789	90,410	78,192	6,523	1,597	32.70%	26.92%	18,741	17,144	31,793	8,886
Office Class C	1	78,750	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office/Flex	35	1,452,282	509,148	532,554	467,111	502,779	42,037	29,775	35.06%	36.67%	22,977	-23,406	63,045	-51,863
	45	1,925,287	634,339	640,601	573,770	597,220	60,569	43,381	32.95%	33.27%	41,718	-6,262	94,838	-46,645
Pleasanton														
Office Class A	39	4,252,686	1,454,806	1,445,348	1,211,023	1,235,145	243,783	210,203	34.21%	33.99%	115,453	9,458	288,994	-429,489
Office Class B	46	1,790,739	416,516	467,035	361,404	428,511	55,112	38,524	23.26%	26.08%	33,735	-50,519	109,963	-68,891
Office Class C	10	160,409	44,847	40,880	22,436	18,469	22,411	22,411	27.96%	25.48%	10,321	3,967	18,052	-21,962
Office/Flex	68	2,780,244	679,227	711,704	640,761	673,238	38,466	38,466	24.43%	25.60%	38,894	-32,477	127,521	-228,839
	163	8,984,078	2,595,396	2,664,967	2,235,624	2,355,363	359,772	309,604	28.89%	29.66%	198,403	-69,571	544,530	-749,181
San Ramon														
Office Class A	37	5,108,025	934,347	981,631	695,953	748,052	238,394	233,579	18.29%	19.22%	27,079	-47,284	116,326	-146,031
Office Class B	18	635,895	172,688	171,136	167,974	167,627	4,714	3,509	27.16%	26.91%	18,306	1,552	47,957	-13,392
Office Class C	1	115,000	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office/Flex	3	246,875	36,401	36,401	36,401	36,401	0	0	14.74%	14.74%	0	0	10,333	0
	59	6,105,795	1,143,436	1,189,168	900,328	952,080	243,108	237,088	18.73%	19.48%	45,385	-45,732	174,616	-159,423

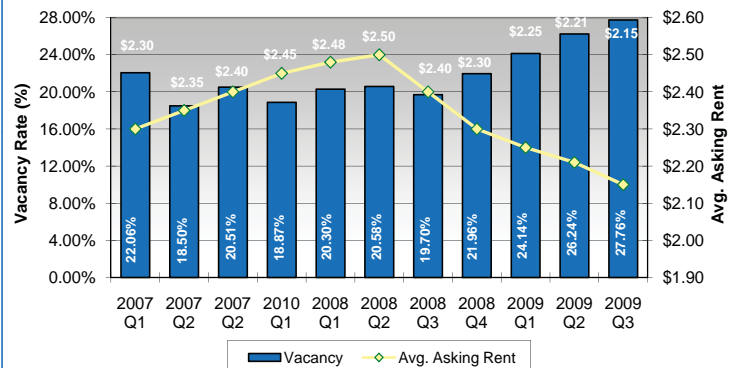
CM Commercial Tri-Valley Office & Office/Flex Index														
Totals	318	19,430,347	4,957,222	5,201,305	4,248,355	4,565,814	708,867	635,491	25.51%	26.77%	301,161	-244,083	946,589	-1,173,707

Tri-Valley Office & Office/Flex Including Owner/Users														
Totals	365	26,373,918	4,957,222	5,201,305	4,248,355	4,565,814	708,867	635,491	18.80%	19.72%	301,161	-244,083	946,589	-1,173,707

Tri-Valley Net Absorption by Submarket
2nd Quarter 2009 to 3rd Quarter 2009



Tri Valley Office Class A
Vacancy and Rental Rates



Q3 2009 Lease Transactions	Address	Submarket	Tenant	Size (SF)
	4155 Hopyard Road	Pleasanton	RHI, Inc.	28,000
	6130 Stoneridge Mall Road	Pleasanton	Commerce West Insurance	18,500
	6920 Koll Center Blvd	Pleasanton	Spring BioScience	16,000
	4457 Willow Road	Pleasanton	Bivio Networks, Inc.	14,400
	2 Annabel Lane	San Ramon	Old Republic Home Protection	40,000
	2000 Crow Canyon Place	San Ramon	The Helsing Group	7,600
	3160 Crow Canyon Place	San Ramon	Butler Muni	2,000

Sales	Address	Submarket	Buyer	Price	Size (SF)
	400 Longfellow Court	Livermore	E & E Company	\$21,000,000	610,000

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

