

MARKET REPORT I-880 CORRIDOR

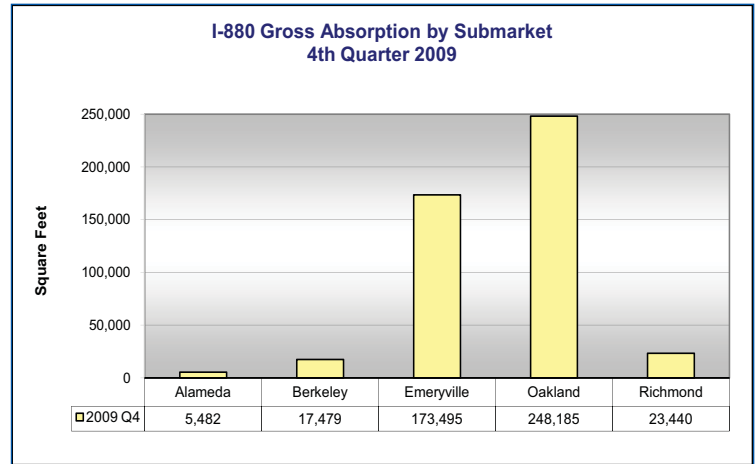
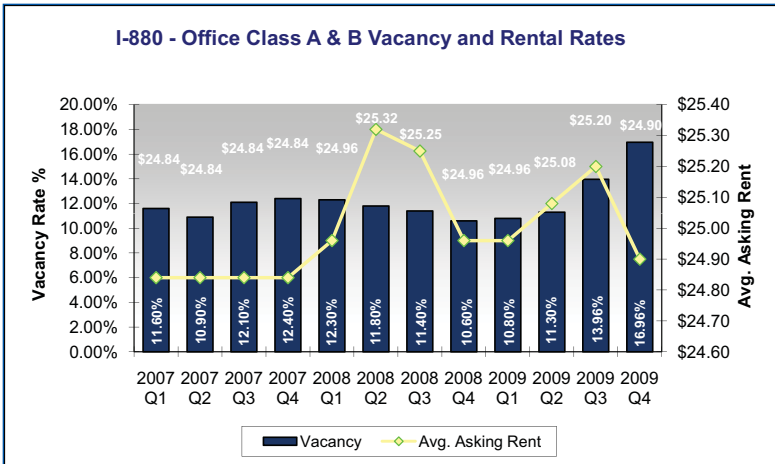
49 Stevenson Street, Suite 1025
San Francisco, CA 94105

(415) 543-9400 phone
(415) 543-9410 fax

www.cmrealty.com
info@cmrealty.com

	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		4th Qtr Absorption		YTD Absorption	
			3rd Qtr '09	4th Qtr '09	3rd Qtr '09	4th Qtr '09	3rd Qtr '09	4th Qtr '09	3rd Qtr '09	4th Qtr '09	Gross	Net	Gross	Net
Alameda														
Office Class B	28	1,624,732	414,604	460,445	406,490	453,195	8,114	7,250	25.52%	28.34%	3,568	-48,140	195,123	3,518
Office/Flex	30	1,087,658	297,184	308,164	206,629	202,172	90,555	105,992	27.32%	28.33%	1,914	-3,128	72,708	-52,600
	58	2,712,390	711,788	768,609	613,119	655,367	98,669	113,242	26.24%	28.34%	5,482	-51,268	267,831	-49,082
Berkeley														
Office Class B	116	2,361,233	153,346	198,319	150,743	181,664	2,603	16,655	6.49%	8.40%	17,479	-22,162	189,156	90,580
Office/Flex	14	627,307	201,452	222,356	151,452	162,294	50,000	60,062	18.44%	35.45%	0	-7,842	98,736	12,364
	130	2,988,540	354,798	420,675	302,195	343,958	52,603	76,717	11.87%	14.08%	17,479	-30,004	287,892	102,944
Emeryville														
Office Class A	6	1,519,503	337,866	315,356	165,309	173,849	172,557	141,507	22.24%	20.75%	41,690	151,259	61,359	-65,070
Office Class B	27	2,050,836	378,204	424,692	371,400	372,271	6,804	52,421	18.44%	20.71%	129,345	27,717	231,578	-4,373
Office/Flex	12	983,990	128,403	133,103	128,403	133,103	0	0	13.05%	13.53%	2,460	-11,040	49,888	-14,067
	45	4,554,329	844,473	873,151	665,112	679,223	179,361	193,928	18.54%	19.17%	173,495	167,936	342,825	-83,510
Oakland														
Office Class A	28	8,286,260	832,743	832,743	784,589	745,655	160,257	87,088	10.05%	10.05%	161,804	-58,569	454,722	-35,223
Office Class B	149	9,510,500	1,806,188	1,806,188	1,646,575	1,649,318	754,856	156,870	18.99%	18.99%	86,381	15,203	396,783	-105,851
Office/Flex	12	515,642	38,088	38,088	21,836	18,888	19,200	19,200	7.39%	7.39%	0	-742	31,352	-19,408
	189	18,312,402	2,677,019	2,677,019	2,453,000	2,413,861	934,313	263,158	14.62%	14.62%	248,185	-44,108	882,857	-160,482
Richmond														
Office Class B	37	1,085,717	74,001	89,776	74,001	89,776	0	0	6.82%	8.27%	0	-4,875	30,306	-10,645
Office/Flex	43	2,458,851	625,626	615,464	623,380	613,218	2,246	2,246	25.44%	25.03%	23,440	10,162	227,555	-116,517
	80	3,544,568	699,627	705,240	697,381	702,994	2,246	2,246	19.74%	19.90%	23,440	5,287	257,861	-127,162
CM Commercial I-880 Office & Office/Flex Index														
Totals	502	32,112,229	5,287,705	5,444,694	4,730,807	4,795,403	1,267,192	649,291	16.47%	16.96%	284,159	-117,926	1,620,923	-317,292

CM Commercial changed our database in Q2. The change in base inventory is reflected in this report. Please call with any questions.



LEASE TRANSACTIONS	Tenant	Address	City	Size (SF)
	State Farm Insurance	1400 64th Street	Emeryville	42,340
	Sitzmann Morris & Lavis	1 Ordway	Oakland	29,321
	Bechtel	1111 Broadway	Oakland	24,184
	MetroPCS	1080 Marina Village Parkway	Alameda	20,655
	Smith Barney	1995 University Avenue	Berkeley	17,000
	Oaksterdam University	1600 Broadway	Oakland	16,000
	CH2M Hill	155 Grand Avenue	Oakland	15,331
	Ben C. Gerwick	505 14th Street	Oakland	14,996
SALE TRANSACTIONS	Address/RSF	Seller	Buyer	Total Price & Price/RSF
	1980 North Loop Road, Alameda 33,091 RSF	SRM Associates	Semifreddi's Bakery	\$4,798,195/\$145 RSF
	1920 North Loop Road, Alameda 7,176 RSF	SRM Associates	U.S. Tennis Association	\$1,496,000/\$208 RSF
	1650 Harbor Bay Parkway, Alameda 64,000 RSF	Cawley Partners	Cal Worthington	\$8,000,000/\$126 RSF
222 Arnold Way, Berkeley 35,000 RSF	Judah Magnes Museum	Tibetan Meditation Center	\$6,000,000/\$171 RSF	