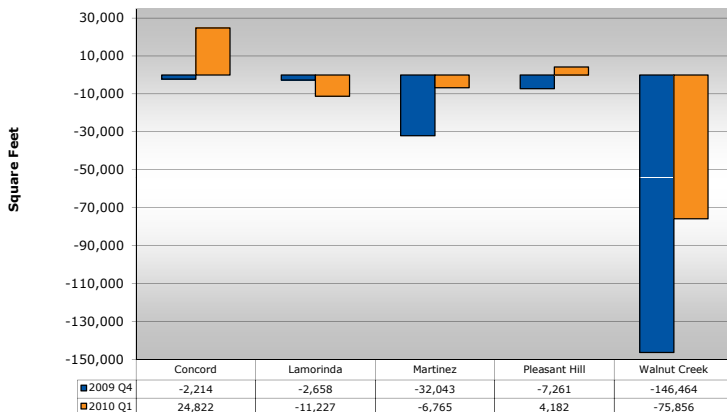


# MARKET REPORT NORTH I-680

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	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		1st Qtr Absorption		YTD Absorption	
			Q4 2009	Q1 2010	Q4 2009	Q1 2010	Q4 2009	Q1 2010	Q4 2009	Q1 2010	Gross	Net	Gross	Net
<b>Concord</b>														
Office Class A	10	2,162,462	701,758	701,758	670,062	676,527	25,231	25,231	32.45%	32.45%	38,100	0	38,100	0
Office Class B	36	948,592	176,200	149,938	167,937	143,938	8,263	6,000	18.57%	15.81%	41,826	26,262	41,826	26,262
Office Class C	27	359,277	52,716	65,404	51,890	64,578	826	826	14.67%	18.20%	7,327	-12,688	7,327	-12,688
Office/Flex	30	954,247	373,126	361,878	373,126	361,878	0	0	39.10%	37.92%	16,156	11,248	16,156	11,248
<b>Totals</b>	<b>103</b>	<b>4,424,578</b>	<b>1,303,800</b>	<b>1,278,978</b>	<b>1,263,015</b>	<b>1,246,921</b>	<b>34,320</b>	<b>32,057</b>	<b>29.47%</b>	<b>28.91%</b>	<b>103,409</b>	<b>24,822</b>	<b>103,409</b>	<b>24,822</b>
<b>Lafayette</b>														
Office Class A	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office Class B	23	434,799	58,983	62,119	53,568	51,039	5,415	11,080	13.57%	14.29%	13,415	-3,136	13,415	-3,136
Office Class C	6	67,957	10,022	6,520	10,022	6,520	0	0	14.75%	9.59%	0	3,502	0	3,502
<b>Totals</b>	<b>29</b>	<b>502,756</b>	<b>69,005</b>	<b>68,639</b>	<b>63,590</b>	<b>57,559</b>	<b>5,415</b>	<b>11,080</b>	<b>13.73%</b>	<b>13.65%</b>	<b>13,415</b>	<b>366</b>	<b>13,415</b>	<b>366</b>
<b>Martinez</b>														
Office Class A	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office Class B	5	87,679	22,414	27,604	22,414	27,604	0	0	25.56%	31.48%	0	-5,190	0	-5,190
Office Class C	5	38,831	13,594	15,169	13,594	15,169	0	0	35.01%	39.06%	0	-1,575	0	-1,575
Office/Flex	6	200,480	124,456	124,456	120,456	120,456	4,000	4,000	62.08%	62.08%	0	0	0	0
<b>Totals</b>	<b>16</b>	<b>326,990</b>	<b>160,464</b>	<b>167,229</b>	<b>156,464</b>	<b>163,229</b>	<b>4,000</b>	<b>4,000</b>	<b>49.07%</b>	<b>51.14%</b>	<b>0</b>	<b>-6,765</b>	<b>0</b>	<b>-6,765</b>
<b>Orinda</b>														
Office Class A	7	149,655	0	11,593	0	11,593	0	0	0.00%	7.75%	0	-11,593	0	-11,593
<b>Totals</b>	<b>7</b>	<b>149,655</b>	<b>0</b>	<b>11,593</b>	<b>0</b>	<b>11,593</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>7.75%</b>	<b>0</b>	<b>-11,593</b>	<b>0</b>	<b>-11,593</b>
<b>Pleasant Hill</b>														
Office Class A	1	130,000	3,504	3,592	0	0	3,592	3,592	2.70%	2.76%	0	-88	0	-88
Office Class B	11	375,953	85,790	84,304	85,790	84,304	0	0	22.82%	22.42%	3,862	1,486	3,862	1,486
Office Class C	6	73,079	14,809	1,325	14,809	1,325	0	0	20.26%	1.81%	0	13,484	0	13,484
Office/Flex	1	32,000	0	10,700	0	10,700	0	0	0.00%	33.44%	0	-10,700	0	-10,700
<b>Totals</b>	<b>19</b>	<b>611,032</b>	<b>104,103</b>	<b>99,921</b>	<b>100,599</b>	<b>96,329</b>	<b>3,592</b>	<b>3,592</b>	<b>17.04%</b>	<b>16.35%</b>	<b>3,862</b>	<b>4,182</b>	<b>3,862</b>	<b>4,182</b>
<b>Walnut Creek</b>														
Office Class A	21	3,506,421	738,558	781,878	675,483	713,034	63,075	68,844	21.06%	22.30%	41,610	-43,320	41,610	-43,320
Office Class B	95	3,161,058	860,946	905,210	731,171	771,842	129,775	133,368	27.24%	28.64%	47,393	-44,264	47,393	-44,264
Office Class C	32	489,784	118,824	108,696	113,272	104,537	5,552	4,159	24.26%	22.19%	12,371	10,128	12,371	10,128
Office/Flex	3	101,700	8,900	7,300	8,900	7,300	0	0	8.75%	7.18%	1,600	1,600	1,600	1,600
<b>Totals</b>	<b>151</b>	<b>7,258,963</b>	<b>1,727,228</b>	<b>1,803,084</b>	<b>1,528,826</b>	<b>1,596,713</b>	<b>198,402</b>	<b>206,371</b>	<b>23.79%</b>	<b>24.84%</b>	<b>102,974</b>	<b>-75,856</b>	<b>102,974</b>	<b>-75,856</b>
<b>Totals for North I-680</b>														
	<b>325</b>	<b>13,273,974</b>	<b>3,364,600</b>	<b>3,429,444</b>	<b>3,112,494</b>	<b>3,172,344</b>	<b>245,729</b>	<b>257,100</b>	<b>25.35%</b>	<b>25.84%</b>	<b>223,660</b>	<b>-64,844</b>	<b>223,660</b>	<b>-64,844</b>

N680 Net Absorption by Submarket  
4th Quarter 2009 to 1st Quarter 2010



N-680 Office  
Vacancy and Rental Rates

