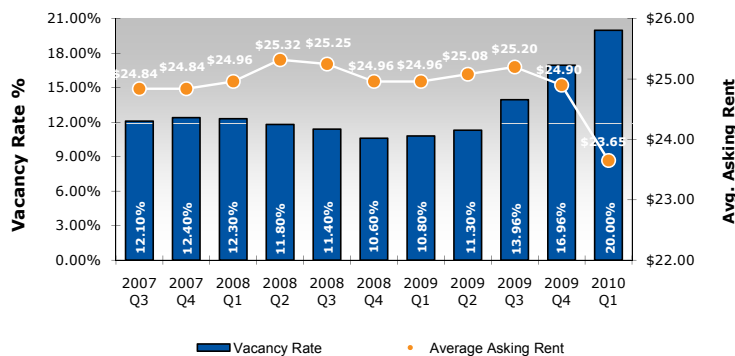


# MARKET REPORT I-880 CORRIDOR

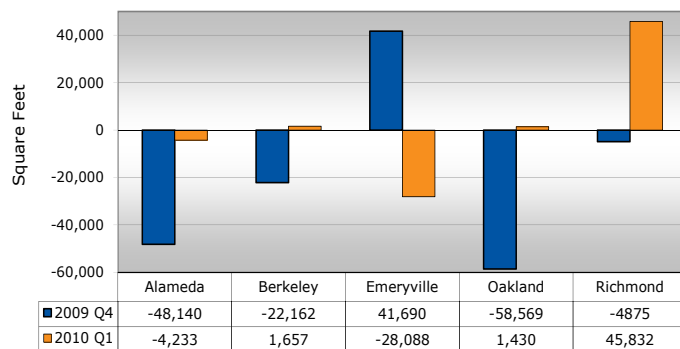
49 Stevenson Street, Suite 1025  
San Francisco, CA 94105  
(415) 543-9400 phone  
www.cmrealty.com

	# 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>Alameda</b>														
Office Class B	30	1,636,888	460,445	467,405	453,195	460,155	7,250	7,250	28.13%	28.55%	11,424	-1,105	98,803	17,017
Office/Flex	30	1,087,658	308,164	282,940	202,172	188,406	105,992	94,534	28.33%	26.01%	1,914	-3,128	23,302	15,541
	<b>60</b>	<b>2,724,546</b>	<b>768,609</b>	<b>750,345</b>	<b>655,367</b>	<b>648,561</b>	<b>113,242</b>	<b>101,784</b>	<b>28.21%</b>	<b>27.54%</b>	<b>13,338</b>	<b>-4,233</b>	<b>122,105</b>	<b>32,558</b>
<b>Berkeley</b>														
Office Class B	117	2,833,388	198,319	188,282	181,664	183,929	16,655	4,353	7.00%	6.65%	32,783	1,715	40,914	28,963
Office/Flex	14	627,307	222,356	217,157	162,294	157,995	60,062	60,062	35.45%	34.62%	6,658	-58	95,045	54,200
	<b>131</b>	<b>3,460,695</b>	<b>420,675</b>	<b>405,439</b>	<b>343,958</b>	<b>341,024</b>	<b>76,717</b>	<b>64,415</b>	<b>12.16%</b>	<b>11.72%</b>	<b>39,441</b>	<b>1,657</b>	<b>135,959</b>	<b>83,163</b>
<b>Emeryville</b>														
Office Class A	6	1,519,503	315,356	283,977	173,849	144,571	141,507	139,406	20.75%	18.69%	39,120	-37,116	4,384	-32,741
Office Class B	27	2,050,836	424,692	409,498	372,271	357,593	52,421	51,905	20.71%	19.97%	51,079	4,667	37,268	6,041
Office/Flex	11	983,990	133,103	149,182	133,103	149,182	0	0	13.53%	15.16%	11,161	4,361	10,121	-18,371
	<b>44</b>	<b>4,554,329</b>	<b>873,151</b>	<b>842,657</b>	<b>679,223</b>	<b>651,346</b>	<b>193,928</b>	<b>191,311</b>	<b>19.17%</b>	<b>18.50%</b>	<b>101,360</b>	<b>-28,088</b>	<b>51,773</b>	<b>-45,071</b>
<b>Oakland</b>														
Office Class A	28	8,286,260	1,850,503	1,850,503	745,655	1,683,200	87,088	167,303	22.33%	22.33%	161,804	-58,569	174,321	71,377
Office Class B	150	9,505,750	1,806,188	1,806,188	1,649,318	1,649,318	156,870	156,870	19.00%	19.00%	132,188	61,309	93,117	-80,162
Office/Flex	12	475,642	62,288	62,288	18,888	19,200	19,200	43,088	13.10%	13.10%	3,690	-1,310	0	-5,818
	<b>190</b>	<b>18,267,652</b>	<b>3,718,979</b>	<b>3,718,979</b>	<b>2,413,861</b>	<b>3,351,718</b>	<b>263,158</b>	<b>367,261</b>	<b>20.36%</b>	<b>20.36%</b>	<b>297,682</b>	<b>1,430</b>	<b>267,438</b>	<b>-14,603</b>
<b>Richmond</b>														
Office Class B	51	1,461,171	89,776	191,780	89,776	191,780	0	0	6.14%	13.13%	21,141	19,412	12,500	12,100
Office/Flex	43	2,458,851	615,464	677,140	613,218	664,883	2,246	12,257	25.03%	27.54%	34,536	26,420	142,614	124,419
	<b>94</b>	<b>3,920,022</b>	<b>705,240</b>	<b>868,920</b>	<b>702,994</b>	<b>856,663</b>	<b>2,246</b>	<b>12,257</b>	<b>17.99%</b>	<b>22.17%</b>	<b>55,677</b>	<b>45,832</b>	<b>155,114</b>	<b>136,519</b>
<b>CM Commercial I-880 Office &amp; Office/Flex Totals</b>														
	<b>519</b>	<b>32,927,244</b>	<b>6,486,654</b>	<b>6,586,340</b>	<b>4,795,403</b>	<b>5,849,312</b>	<b>649,291</b>	<b>737,028</b>	<b>19.70%</b>	<b>20.00%</b>	<b>437,218</b>	<b>-43,837</b>	<b>562,672</b>	<b>192,566</b>

**I-880 - Office Class A & B Vacancy and Rental Rates**



**I-880 Gross Absorption by Submarket 1st Quarter 2010**



	Tenant	Address	City	Size (SF)
Lease Transactions	City National Bank	1105 Atlantic Avenue	Alameda	13,102
	MPR Associates	2150 Shattuck Ave	Berkeley	5,279
	Graceno/Sony	2000 Powell Street	Emeryville	47,606
	Zoom Eyeworks	5858 Horton Street	Emeryville	7,272
	AllCells, Inc.	5858 Horton Street	Emeryville	17,500
	Ports America Group	2200 Powell Street	Emeryville	8,054
	California Nurses Association	2030 Franklin Street	Oakland	10,200
	Sungevity	66 Franklin Street	Oakland	19,326
	G.S.A. - U.S. Bankruptcy Courts	1300 Clay Street	Oakland	38,077
	U.C. Office of the President	1111 Broadway	Oakland	22,980
	G.S.A. - Social Security Office	2100 Broadway	Oakland	31,187
	DeVry University	505 14th Street	Oakland	15,768
	Newton Medical Group	180 Grand Avenue	Oakland	7,567
	Livescribe	7677 Oakport Road	Oakland	23,743
	Rumsey Engineering	427 13th Street	Oakland	17,174
	AIS	1 Kaiser Plaza - The Ordway	Oakland	5,461
		Address/RSF	Seller	Buyer
Sales	1007 University Avenue, Berkeley 32,183 RSF	1007 University LLC	Premier Cru	\$4,100,000/\$127 RSF
	80 Swan Way, Oakland 52,366 RSF	80 Swan Way LLP/Receiver	Undisclosed	\$1,580,000/\$30 RSF