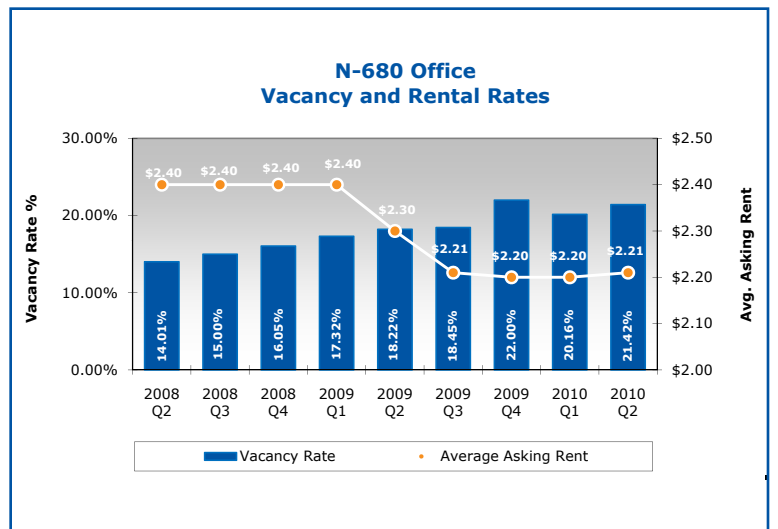
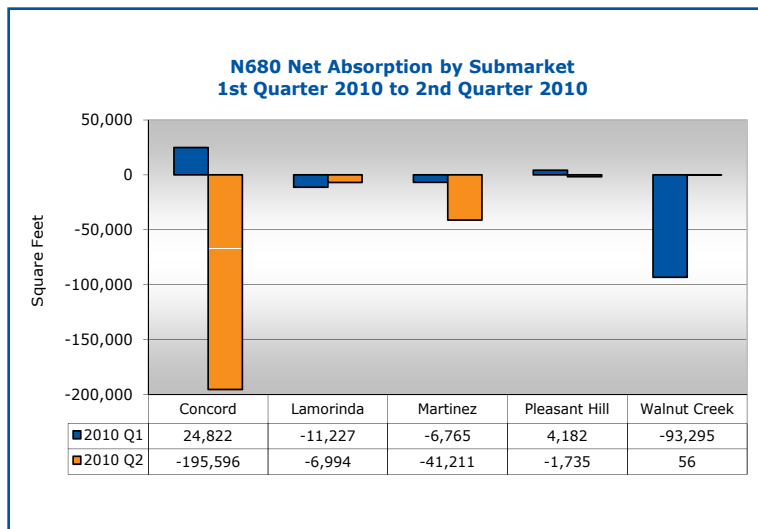


MARKET REPORT NORTH I-680

3575 Mt. Diablo Blvd, Suite 212
Lafayette, CA 94549
(925) 283-6076 phone
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	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		2nd Qtr Absorption		YTD Absorption	
			Q1 2010	Q2 2010	Q1 2010	Q2 2010	Q1 2010	Q2 2010	Q1 2010	Q2 2010	Gross	Net	Gross	Net
Concord														
Office Class A	8	1,848,640	563,292	642,595	502,388	588,881	60,904	53,714	30.47%	34.76%	62,747	-79,303	100,847	-79,303
Office Class B	36	970,432	276,083	307,571	276,083	304,730	0	2,841	28.45%	31.69%	5,151	-31,488	46,977	-5,226
Office Class C	31	371,928	107,742	113,267	99,052	112,241	8,690	1,026	28.97%	30.45%	2,906	-5,525	10,233	-18,213
Office/Flex	23	842,175	366,837	446,117	366,837	389,117	0	57,000	43.56%	52.97%	5,713	-79,280	21,869	-68,032
Totals	98	4,033,175	1,313,954	1,509,550	1,244,360	1,394,969	69,594	114,581	32.58%	37.43%	76,517	-195,596	179,926	-170,774
Lafayette														
Office Class A	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office Class B	35	565,641	123,348	126,740	114,363	113,799	8,985	12,941	21.81%	22.41%	25,235	-3,392	38,650	-6,528
Office Class C	14	134,511	28,544	32,146	28,544	32,146	0	0	21.22%	23.90%	2,139	-3,602	2,139	-100
Totals	49	700,152	151,892	158,886	142,907	145,945	8,985	12,941	21.69%	22.69%	27,374	-6,994	40,789	-6,628
Martinez														
Office Class A	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	0
Office Class B	10	203,312	55,768	63,547	49,768	46,400	6,000	17,147	27.43%	31.26%	5,107	-7,779	10,214	-12,969
Office Class C	14	116,035	30,080	56,676	30,080	56,676	0	0	25.92%	48.84%	1,874	-26,596	3,748	-28,171
Office/Flex	11	344,098	224,433	231,269	211,943	218,779	12,490	12,490	65.22%	67.21%	7,525	-6,836	15,050	-6,836
Totals	35	663,445	310,281	351,492	291,791	321,855	18,490	29,637	46.77%	52.98%	14,506	-41,211	29,012	-47,976
Orinda														
Office Class A	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	-11,593
Totals	0	0	0	0	0	0	0	0	0.00%	0.00%	0	0	0	-11,593
Pleasant Hill														
Office Class A	1	130,000	3,592	3,592	3,592	3,592	0	0	2.76%	2.76%	0	0	0	-88
Office Class B	12	382,546	96,905	108,733	96,905	108,733	0	0	25.33%	28.42%	1,700	-11,828	5,562	-10,342
Office Class C	11	176,170	29,467	30,074	29,467	30,074	0	0	16.73%	17.07%	4,025	-607	4,025	12,877
Office/Flex	3	43,926	10,700	0	10,700	0	0	0	24.36%	0.00%	4,366	10,700	4,366	0
Totals	27	732,642	140,664	142,399	140,664	142,399	0	0	19.20%	19.44%	10,091	-1,735	13,953	2,447
Walnut Creek														
Office Class A	20	3,414,106	889,121	888,459	816,822	827,154	72,299	61,305	26.04%	26.02%	66,519	662	108,129	-42,658
Office Class B	89	3,092,731	1,146,597	1,151,689	1,023,782	1,023,782	133,577	127,907	37.07%	37.24%	74,690	-5,092	122,083	-49,356
Office Class C	30	435,182	132,087	127,601	126,928	125,347	5,159	2,254	30.35%	29.32%	4,451	4,486	16,822	14,614
Office/Flex	2	16,700	7,300	7,300	7,300	7,300	0	0	43.71%	43.71%	0	0	1,600	1,600
Totals	141	6,958,719	2,175,105	2,175,049	1,974,832	1,983,583	211,035	191,466	31.26%	31.26%	145,660	56	248,634	-75,800
Totals for North I-680														
Totals	350	13,088,133	4,091,896	4,337,376	3,794,554	3,988,751	308,104	348,625	31.26%	33.14%	274,148	-245,480	512,314	-310,324



Q2 Transactions	Tenant	Address	City	Size (SF)
	Franklin American Mortgage	1401 Willow Pass Road	Concord	12,430
	M & B Insurance Brokers	3470 Mt Diablo Blvd	Lafayette	4,421
	Bay Service	1661 Tice	Walnut Creek	3,570
	Capital Insurance	2121 N. California Blvd	Walnut Creek	2,781
	Macquire Insurance Agency	2300 Clayton Road	Concord	2,033
	Econoday	3730 Mt Diablo Blvd	Lafayette	1,742
	McKenzie Gray Builders	3575 Mt. Diablo Blvd	Lafayette	796