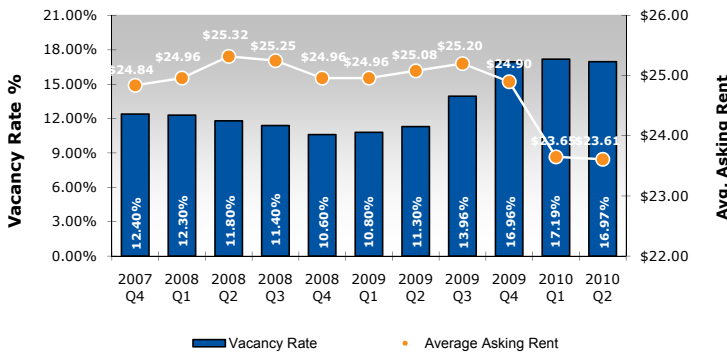


# MARKET REPORT I-880 CORRIDOR

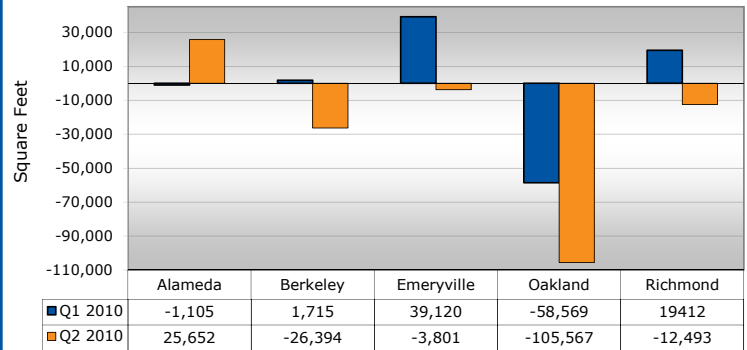
49 Stevenson Street, Suite 1025  
San Francisco, CA 94105  
(415) 543-9400 phone  
www.cmrealty.com

	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		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
<b>Alameda</b>														
Office Class B	29	1,560,198	467,405	330,493	460,155	330,493	7,250	0	29.96%	21.18%	74,541	7,882	173,344	24,899
Office/Flex	20	608,601	282,940	411,333	188,406	326,799	94,534	84,534	46.49%	67.59%	17,770	17,770	41,072	33,311
	<b>49</b>	<b>2,168,799</b>	<b>750,345</b>	<b>741,826</b>	<b>648,561</b>	<b>657,292</b>	<b>101,784</b>	<b>84,534</b>	<b>34.60%</b>	<b>34.20%</b>	<b>92,311</b>	<b>25,652</b>	<b>214,416</b>	<b>58,210</b>
<b>Berkeley</b>														
Office Class B	115	2,412,450	188,282	202,849	183,929	198,496	4,353	4,353	7.80%	8.41%	26,615	-28,626	67,529	337
Office/Flex	11	510,712	217,157	332,326	157,095	282,326	60,062	50,000	42.52%	65.07%	2,232	2,232	97,277	56,432
	<b>126</b>	<b>2,923,162</b>	<b>405,439</b>	<b>535,175</b>	<b>341,024</b>	<b>480,822</b>	<b>64,415</b>	<b>54,353</b>	<b>13.87%</b>	<b>18.31%</b>	<b>28,847</b>	<b>-26,394</b>	<b>164,806</b>	<b>56,769</b>
<b>Emeryville</b>														
Office Class A	6	1,519,503	283,977	341,748	144,571	213,075	139,406	128,673	18.69%	22.49%	42,793	2,680	47,177	-30,061
Office Class B	28	2,077,174	409,498	468,205	357,593	420,151	51,905	48,054	19.71%	22.54%	43,164	-4,281	80,432	1,760
Office/Flex	11	446,622	149,182	170,471	149,182	168,463	0	2,008	33.40%	38.17%	0	-2,200	10,121	-20,571
	<b>45</b>	<b>4,043,299</b>	<b>842,657</b>	<b>980,424</b>	<b>651,346</b>	<b>801,689</b>	<b>191,311</b>	<b>178,735</b>	<b>20.84%</b>	<b>24.25%</b>	<b>85,957</b>	<b>-3,801</b>	<b>137,730</b>	<b>-48,872</b>
<b>Oakland</b>														
Office Class A	28	8,706,532	1,055,574	1,055,574	1,683,200	881,987	167,303	173,587	12.12%	12.12%	66,427	-68,822	240,748	2,555
Office Class B	153	9,244,375	1,751,121	1,751,121	1,649,318	1,589,170	156,870	161,951	18.94%	18.94%	140,312	-35,435	233,429	-115,597
Office/Flex	12	475,642	62,288	62,288	19,200	19,200	43,088	43,088	13.10%	13.10%	3,690	-1,310	3,690	-7,128
	<b>193</b>	<b>18,426,549</b>	<b>2,868,983</b>	<b>2,868,983</b>	<b>3,351,718</b>	<b>2,490,357</b>	<b>367,261</b>	<b>378,626</b>	<b>15.57%</b>	<b>15.57%</b>	<b>210,429</b>	<b>-105,567</b>	<b>477,867</b>	<b>-120,170</b>
<b>Richmond</b>														
Office Class B	51	1,461,171	191,780	191,396	191,780	190,504	0	892	13.13%	13.10%	2,900	776	15,400	12,876
Office/Flex	24	1,527,728	677,140	639,666	664,883	639,666	12,257	0	44.32%	41.87%	7,923	-13,269	150,537	111,150
	<b>75</b>	<b>2,988,899</b>	<b>868,920</b>	<b>831,062</b>	<b>856,663</b>	<b>830,170</b>	<b>12,257</b>	<b>892</b>	<b>29.07%</b>	<b>27.80%</b>	<b>10,823</b>	<b>-12,493</b>	<b>165,937</b>	<b>124,026</b>
<b>CM Commercial I-880 Office &amp; Office/Flex Totals</b>														
	<b>488</b>	<b>30,550,708</b>	<b>5,736,344</b>	<b>5,957,470</b>	<b>5,849,312</b>	<b>5,260,330</b>	<b>737,028</b>	<b>697,140</b>	<b>18.78%</b>	<b>19.50%</b>	<b>297,374</b>	<b>-230,280</b>	<b>874,649</b>	<b>69,963</b>

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



**I-880 Net Absorption by Submarket 2nd Quarter 2010**



	Tenant		Address		City		Size (SF)	
	Address/RSF	Seller	Buyer	Total Price & Price/RSF				
Lease Transactions	Kaiser Permanente	1451 Harbor Bay Parkway	Alameda	64,931				
	Burnham Brown	1901 Harrison Street	Oakland	39,321				
	Kazan, McClain, Lyons, et al.	55 Harrison Street	Oakland	25,724				
	Boornazian, Jensen & Garthe LLP	555 12th Street	Oakland	24,161				
	Solar Millenium	1111 Broadway	Oakland	22,310				
	Bois Schiller & Flexner LLP	300 Lakeside Drive	Oakland	20,166				
	SAIC	1000 Broadway	Oakland	19,639				
	Lewis Feinberg Lee et al.	476 9th Street	Oakland	12,885				
	Web Marketing 123, Inc.	1485 Park Street	Emeryville	12,275				
	Erickson Arbutnot Kilduff, et al.	155 Grand Avenue	Oakland	9,636				
	Movement Strategy Group	436 14th Street	Oakland	8,223				
	BAYCES	1720 Broadway	Oakland	6,900				
	Blymyer Engineering	1101 Marina Village Parkway	Alameda	6,029				
	Bersin & Associates	180 Grand Avenue	Oakland	5,918				
	Sales	1600 Harbor Bay Pkwy, Alameda/ 62,000 RSF	Ellis Partners LLC	Worthington Investments, Inc.	\$10,200,000/ \$165 RSF			
		7700 Edgewater Drive, Oakland/ 204,616 RSF	Tiburon Capital	Polidev International	\$12,000,000/ \$59 RSF			
2148 Broadway, Oakland/ 36,548 RSF		Shaw Plaza LLC	Dudley Franklin LLC	\$2,100,000/ \$57 RSF				
City Center, Oakland/ 1.5 mm RSF		Shorenstein Properties LLC/ State Teachers Retirement Svsstem of Ohio	CBRE Strategic Partners U.S. Value 5 Fund	\$360,000,000/ \$240 RSF				
1440 Broadway, Oakland/ 83,000 RSF		N/A	Orton Development	\$4,300,000/ \$52 RSF				
901 Grayson Street, Berkeley/ 20,000 RSF		901 Grayson St Associates	Ecole Bilingue College	\$5,000,000/ \$250 RSF				
720 2nd Street, Oakland/ 80,000 RSF	365 Main, Inc.	Digital Realty Trust	\$788 RSF (Portfolio Sale)					