

MARKET REPORT

CALIFORNIA - EAST BAY OFFICE

OFFICE - AVAILABLE SPACE

By Submarket	Inventory		Total Direct Vacancy (%)	Sublet	Sublet Vacancy	Total Available	Total Vacancy 4Q2010	Rental Rates
	Total SF	Direct						
Richmond *	2,154,606	511,096	23.72%	69,841	3.24%	580,937	26.96%	\$1.30 - \$ 1.85
Berkeley	2,562,972	280,636	10.95%	62,277	2.43%	342,913	13.38%	\$1.75 - \$2.60
Emeryville - Class A	2,575,250	358,052	13.90%	113,786	4.42%	471,838	18.32%	\$2.25 - \$2.90
Emeryville - Class B	1,327,362	146,586	11.04%	15,998	1.21%	162,584	12.25%	\$1.50 - \$1.75
Oakland - Class A	6,227,704	794,621	12.76%	182,473	2.93%	997,094	15.69%	\$2.35 - \$2.95
Oakland - Class B	2,972,722	728,956	24.52%	31,778	1.07%	760,734	25.59%	\$1.50 - \$2.15
Oakland Airport	2,190,450	683,550	31.21%	21,272	97.00%	704,822	32.18%	\$1.00 - \$1.85
Oakland - Jack London Squar	1,435,330	203,489	14.18%	0	0.00%	203,489	14.18%	\$1.50 - \$2.75
Alameda - Harbor Bay	1,838,490	299,738	16.30%	81,364	4.43%	381,102	20.73%	\$1.35 - \$1.85
Alameda - Marina Village	1,659,885	437,066	26.33%	61,628	3.71%	498,694	30.04%	\$1.50 - \$2.40
Totals	24,944,771	4,443,790	17.81%	640,417	117.20%	5,104,207	20.30%	

OFFICE - ABSORPTION

By Submarket	2nd Quarter				
	2011	YTD 2011	Year 2010	Year 2009	Year 2008
Richmond *	(81,392)	(88,651)	122,571	(85,675)	(85,099)
Berkeley	4,161	(14,774)	40,526	(4,841)	(70,908)
Emeryville - Class A	94,809	49,781	(53,881)	42,537	(48,752)
Emeryville - Class B	14,109	17,498	(108,204)	32,503	(33,859)
Oakland - Class A	41,591	42,462	(1,397)	(201,667)	(43,524)
Oakland - Class B	21,804	5,703	34,643	41,627	(36,539)
Oakland Airport	(6,765)	(63,945)	(113,228)	74,718	(176,031)
Oakland - Jack London Square	21,464	37,278	46,310	(40,212)	7,077
Alameda - Harbor Bay	(9,475)	(5,080)	(80,282)	47,940	(55,280)
Alameda - Marina Village	(58,716)	(56,260)	117,295	(100,800)	(133,081)
Totals	41,590	(75,988)	4,353	(193,870)	(675,996)

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be independently verified.

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