

I-680/TRI-VALLEY OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate (%)	Q2 Absorption	Average Asking Rate (PSF)	Asking Rate Range (Annual PSF)
Concord - Class A & B	2,942,501	22%	(17,000)	\$24	\$19 - \$25
Dublin - Class A & B	1,568,764	23%	(54,000)	\$23	\$20 - \$23
Lamorinda - Class B only	243,483	10%	(8,110)	\$32	\$32
Livermore - Class B only	805,733	8%	6,000	\$14	\$14
Pleasant Hill - Class A & B	652,180	11%	(18,000)	\$28	\$27 - \$29
Pleasanton North - Class A & B	5,335,931	29%	44,000	\$20	\$20 - \$21
Pleasanton South - Class B only	1,001,753	23%	(1,000)	\$20	\$20
San Ramon - Class A & B	5,687,688	9%	(11,000)	\$24	\$23 - \$26
Walnut Creek, Shadelands - Class B only	1,122,067	33%	5,000	\$23	\$23
Walnut Creek, BART - Class A & B	5,183,692	21%	38,000	\$32	\$31 - \$32
Totals	24,543,792	19%	(16,110)	\$24	

Address	Submarket	Tenant	Size (RSF)
2300 Clayton Road	Concord	Jacobs Engineering	8,000
2300 Clayton Road	Concord	Towill	16,000
2300 Clayton Road	Concord	Sutter Health	25,000
1855 Gateway Blvd	Concord	Kyocera	32,000
1401 Willow Pass Road	Concord	BevMo	35,000
7041 Koll Center Parkway	Pleasanton	Title 21 Software	2,500
7031 Koll Center Parkway	Pleasanton	World Financial Group	4,400
5700 Stoneridge Mall Road	Pleasanton	Psinapse	5,000
5700 Stoneridge Drive	Pleasanton	PureRed	24,000
3150 Crow Canyon Place	San Ramon	TYS LLP	4,500
2010 Crow Canyon Place	San Ramon	CenCal	12,000
100 Pringle Avenue	Walnut Creek DT	John Hancock Insurance	2,000
1440 Maria Lane	Walnut Creek DT	Marble Bridge	3,000
201 N. Civic Drive	Walnut Creek DT	Algentis	6,900
2175 N. California Blvd.	Walnut Creek DT	Stubbs & Leone	7,200
201 N. Civic Drive	Walnut Creek DT	Allied Container	10,000
1600 S. Main Street	Walnut Creek DT	Van De Poel, Levy, Allen	13,000
1600 Riviera Avenue	Walnut Creek DT	Valent	21,820
2001 N. Main Street	Walnut Creek DT	Burr, Pilger & Mayer	25,000
3000 Oak Road	Walnut Creek PH BART	Mark Thomas & CO	8,100
3000 Oak Road	Walnut Creek PH BART	Union Bank	19,000

Lease Transactions



1401 Willow Pass Road
BEV MO
±35,000 RSF

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.