

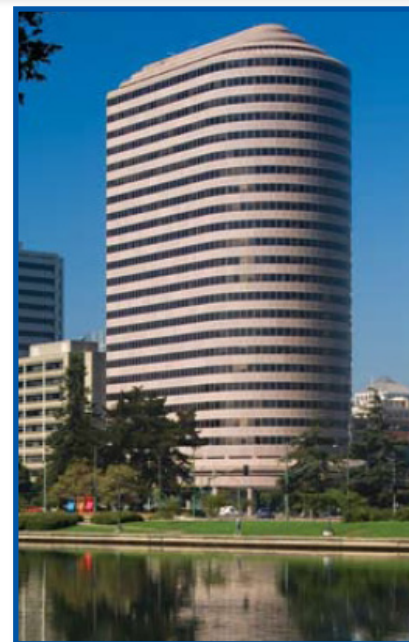
2011 | 4th Quarter

CM Commercial
REAL ESTATE INC.

I-880 / EAST BAY OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate (%)	Q4 Absorption	Average Asking Rate (PSF)
Alameda - Harbor Bay	1,249,835	9%	(23,000)	\$20
Alameda - Marina Village	915,321	24%	(25,000)	\$24
Berkeley	1,527,339	5%	44,000	\$28
Emeryville - Class A	2,362,042	14%	94,000	\$32
Emeryville - Class B	988,699	8%	(3,000)	\$21
Oakland - Jack London Square	783,420	29%	3,000	\$27
Oakland Airport	1,962,005	17%	12,000	\$18
Oakland CBD - Class A	6,819,452	12%	11,000	\$31
Oakland CBD - Class B	4,271,783	14%	(3,000)	\$23
Richmond	582,996	20%	(850)	\$25
Totals				
	21,462,892	15%	109,150	\$25

Address	Submarket	Tenant	Size (RSF)
1900 Powell Street	Emeryville	AAA Northern California Utah Nevada	73,000
66 Franklin Street	Oakland	Sungevity	68,000
500 12th Street	Oakland	Chevron Federal Credit Union	33,000
6401 Hollis Street	Emeryville	LBNL	30,700
2150 Shattuck Avenue	Berkeley	UC Berkeley	30,000
6425 Christie Avenue	Emeryville	Childrens Hospital of Oakland	23,200
2118 Milvia Street	Berkeley	City of Berkeley - Building Department	23,000
1901 Harrison Street	Oakland	Wells Fargo Bank	16,400
2200 Powell Street	Emeryville	Environ	15,200
505 14th Street	Oakland	Farmers Insurance	15,000
555 12th Street	Oakland	Cambridge Systematics	14,400
555 12th Street	Oakland	Wells Fargo Bank	9,300
1999 Harrison Street	Oakland	Brightsource	9,300
180 Grand Avenue	Oakland	GEI Consultants	7,100
1970 Broadway	Oakland	Legal Assistance for Seniors	7,000
7700 Edgewater Drive	Oakland	YEI Consultants	6,100



1999 Harrison Street, Oakland

BRIGHTSOURCE

±9,300 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.

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