

THIRD QUARTER
2015

NORTH 680/TRI-VALLEY OFFICE MARKET REPORT

THIRD QUARTER AT A GLANCE



OVERALL VACANCY RATE

DOWN TO 10.86%



AVERAGE ASKING

RATE UP TO \$24.71



NET ABSORPTION

226,142 SQ. FT.



4440 ROSEWOOD DRIVE, PLEASANTON
181,495 SF

RIGHT PLACE. RIGHT TEAM.

NORTH 680/TRI-VALLEY LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Absorption	Average Asking Rate (FSG)
Concord	5,533,612	16%	8,181	\$2.11
Dublin	2,559,732	5.7%	78,808	\$2.39
Lafayette/Moraga/ Orinda	1,105,658	8.9%	11,561	\$2.83
Livermore	3,180,716	6%	(13,356)	\$1.94
Pleasant Hill	1,099,044	9.1%	249	\$2.05
Pleasant Hill BART	1,944,431	9.4%	13,271	\$3.23
Pleasanton	11,067,734	9.7%	91,935	\$2.57
San Ramon	8,386,781	11.2%	(13,356)	\$2.59
Walnut Creek Shadelands	2,675,502	23.5%	(12,487)	\$1.80
Walnut Creek Downtown/BART	4,694,792	9.1%	61,336	\$3.20

THIRD QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
2600 Camino Ramon	San Ramon	SAP	145,000
3875 Hopyard Road	Pleasanton	ServiceMax	62,560
4550 Norris Canyon Road	San Ramon	Adept Technologies Inc.	48,930

THIRD QUARTER'S MAJOR SALE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
4440 Rosewood Drive	Pleasanton	GAP	181,495
6200 Village Parkway	Dublin	6200 Village Parkway LLC	43,950
935 Detroit Avenue	Concord	United Association Local Union	24,490

The information contained in this document has been obtained from sources deemed reliable. While CM Commercial Real Estate, Inc. does not doubt its accuracy, We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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