

THIRD QUARTER 2017

EAST BAY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
Alameda	2,456,264	11.0%	0	-53,553	\$27.14
Berkeley	3,133,827	2.9%	367,000	17,912	\$37.73
Emeryville	3,916,469	8.1 %	265,000	-34,776	\$33.74
Oakland CBD	12,100,894	7.5%	596,767	-483,122	\$52.75
Oakland Jack London Square	1,059,596	12.8 %	8,237	-3,677	\$40.69
Oakland Airport	1,703,497	7.2 %	0	66,784	\$22.49
Richmond	1,601,151	5.0%	0	15,616	\$28.95

7.7%
VACANCY RATE

\$46.49
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
Notable Purchase Transactions Q3 2017			
1300 Clay Street	Oakland	KBS REIT	367,000 SF
360 17th Street	Oakland	Brickman Reality	114,000 SF
405 14th Street	Oakland	Highbridge	87,000 SF
Building	Submarket	Tenant	Square Feet

(500,967)
YTD ABSORPTION
(in sq. ft)

Notable Lease Transactions Q3 2017			
1650 65th Street	Emeryville	Zymergen	126,509 SF
1333 Broadway	Oakland	Delta Dental	82,000 SF
2430-50 Mariners Sq.	Alameda	Sila NanoTechnologies	63,786 SF
55 Harrison Street	Jack London	Oakland A's	39,639 SF
2470 Mariners Sq.	Alameda	Wested	25,131 SF
2200 Powell St.	Emeryville	IEDA	21,825 SF
1200 Clay Street	Oakland	Kaiser Foundation	16,068 SF

1.2M
UNDER CONSTRUCTION
(in sq. ft)

The information contained in this document has been obtained from CoStar. 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.

220 Montgomery Street
Suite 650
San Francisco, CA 94104
P: 415.543.9400

3569 Mt. Diablo Blvd.
Suite 200
Lafayette, CA 94105
P: 925.283.6576

CM COMMERCIAL
REAL ESTATE