

FOURTH QUARTER 2019

EAST BAY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
Alameda	4,159,780	10.2%	0	-34,660	\$33.79
Berkeley	6,355,163	3.5%	45,325	100,204	\$39.20
Emeryville	5,138,392	11.3%	0	142,677	\$46.21
Oakland CBD	19,030,022	10.9%	351,400	184,384	\$55.29
Oakland Jack London Square	1,796,020	7.7%	0	44,238	\$48.20
Oakland Airport	2,477,031	6.5%	0	-52,725	\$33.64
Richmond	2,708,129	3.8%	0	19,447	\$32.27

8.9%
VACANCY RATE

\$46.48
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Seller	Square Feet
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Notable Purchase Transactions Q4 2019

Harbor Bay Parkway Portfolio	Alameda	SRM Ernst	Ascentris, LLC	385,000
2150 Webster	Oakland CBD	BART	Lane Partners	244,287
1400 65th Street	Emeryville	The Blackstone Group	Clarion Partners	228,000
140-160 Franklin Street	Jack London Square	Teg Investments	Market Street Real Estate Partners	43,033
1600-1650 Harbor Bay Parkway	Alameda	Paceline Investors	Worthington Family Trust	120,000

403,565
ABSORPTION YTD
(in sq. ft)

Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q4 2019

5300 Chiron Way	Emeryville	Zymergen	285,000
1440 Stanford Avenue	Emeryville	Zymergen	57,000
2910 7th Street	Berkeley	Pivot Bio	45,389
1999 Harrison	Oakland CBD	Simpson Gumpertz & Heger	20,776
1545 Park Ave	Emeryville	Perfect Day, Inc.	25,000
1999 Harrison	Oakland CBD	Launch Darkly	13,166
1212 Broadway	Oakland CBD	Eko Devices	11,704
555 12th Street	Oakland CBD	Roux Associates	11,547
1611 Telegraph Avenue	Oakland CBD	Gravitational	8,237

396,725
UNDER CONSTRUCTION
(in sq. ft)

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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