

FOURTH QUARTER
2015

NORTH 680/TRI-VALLEY OFFICE MARKET REPORT

FOURTH QUARTER AT A GLANCE



OVERALL VACANCY RATE
DOWN TO 10.23%



AVERAGE ASKING
RATE UP TO \$24.81



NET ABSORPTION
309,692 SQ. FT.



HILL PHYSICIANS
2409 CAMINO RAMON, SAN RAMON
91,000 SF

RIGHT PLACE. RIGHT TEAM.

NORTH 680/TRI-VALLEY LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Absorption	Average Asking Rate (FSG)
Concord	5,510,225	15.5%	64,661	\$2.15
Dublin	2,559,710	5.7%	(1,152)	\$2.40
Lafayette/Moraga/ Orinda	1,105,655	7.4%	16,523	\$2.90
Livermore	3,180,730	5.5%	16,298	\$1.80
Pleasant Hill	1,099,100	8.7%	5,378	\$2.05
Pleasant Hill BART	1,944,405	9.1%	12,206	\$3.40
Pleasanton	11,067,720	8.8%	98,164	\$2.60
San Ramon	8,386,790	11.1%	9,883	\$2.60
Walnut Creek Shadelands	2,675,500	22.9%	15,891	\$1.75
Walnut Creek Downtown/BART	4,694,785	7.6%	71,840	\$3.30

FOURTH QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
2409 Camino Ramon	San Ramon	Hill Physicians	91,000
6230 Stoneridge Mall Road	Pleasanton	WorkDay	82,180

FOURTH QUARTER'S MAJOR SALE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
7901 Stoneridge Drive	Pleasanton	Bay East Association Of Realtors	17,160
600 San Ramon Valley Boulevard	San Ramon	Johnson Himsl LLC	14,855
7021 Koll Center Parkway	Pleasanton	DW Morgan	17,160
11828 Dublin Boulevard	Dublin	Silke Tower Properties LLC	18,785
2246 Camino Ramon	San Ramon	Allen R. Howes	9,940

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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