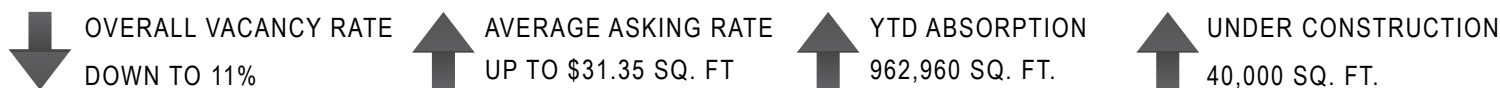


FOURTH QUARTER
2015

EAST BAY OFFICE MARKET REPORT

FOURTH QUARTER AT A GLANCE



EAST BAY LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
Alameda North	1,660,554	30.69%	0	56,248	\$28.20
Alameda South	1,843,804	26.80%	0	(5,743)	\$25.80
Berkeley	2,714,461	3.31%	40,000	92,312	\$31.44
Emeryville	4,205,009	9.14%	0	227,184	\$39.72
Oakland CBD	10,062,940	6.54%	0	387,381	\$41.16
Oakland Jack London Square	1,374,678	10.26%	0	(29,571)	\$26.52
Oakland Airport	2,127,895	14.74%	0	127,380	\$18.48
Richmond	2,526,292	12.26%	0	107,769	\$26.64

COST PLUS
1201 MARINA VILLAGE PARKWAY
107,000 SF



FOURTH QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Tenant	Submarket	Square Feet
1201 Marina Village Parkway	Cost Plus	Alameda North	107,000
6601 Shellmound Street	Ex'pression College for Digital Arts	Emeryville	63,000
1221 Broadway	Union Bank	Oakland	37,120
1999 Harrison Street	Dentons	Oakland	28,400
1751 Harbor Bay Parkway	MUFG Union Bank	Alameda South	25,750
2101 Webster Street	Kaiser Permanente	Oakland	24,210
2000 Powell Street	Scientific Certification Systems	Emeryville	23,410

RIGHT PLACE. RIGHT TEAM.

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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