

FIRST QUARTER
2016

NORTH 680/TRI-VALLEY OFFICE MARKET REPORT

FIRST QUARTER AT A GLANCE



OVERALL VACANCY RATE
DOWN TO 10.05%



AVERAGE ASKING
RATE UP TO \$30.42



NET ABSORPTION
157,770 SQ. FT.



4450 ROSEWOOD DRIVE, PLEASANTON
62,560 SF
SERVICEMAX

RIGHT PLACE. RIGHT TEAM.

NORTH 680/TRI-VALLEY LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Absorption	Average Asking Rate (FSG)
Concord	5,510,219	15.1%	33,177	\$2.25
Dublin	2,559,732	6.5%	(5,001)	\$2.45
Lafayette/Moraga/ Orinda	1,105,658	6.8%	9,850	\$2.85
Livermore	3,180,716	5.3%	30,507	\$1.85
Pleasant Hill	1,099,044	7.2%	9,278	\$2.20
Pleasant Hill BART	1,944,431	9.4%	11,010	\$3.45
Pleasanton	11,067,734	8.2%	13,019	\$2.60
San Ramon	8,386,781	11.4%	833	\$2.55
Walnut Creek Shadelands	2,675,502	22.0%	23,657	\$1.80
Walnut Creek Downtown/BART	4,694,792	8.6%	31,440	\$3.35

FIRST QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
4450 Rosewood Drive	Pleasanton	ServiceMax	62,560
4155 Hopyard Road	Pleasanton	Roche	35,910
161 South Vasco Road	Livermore	NuprodX	27,760
6681-6683 Owens Drive	Pleasanton	D.R. Horton	20,905

FIRST QUARTER'S MAJOR SALE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
13555 Willow Way	Concord	Graham Street Realty	82,465
6000 Stoneridge Mall Road	Pleasanton	Workday, Inc.	58,170
5130 Commercial Circle	Concord	Balco Properties	66,310
7033 Village Parkway	Dublin	Corespace LP	19,800

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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