

SECOND QUARTER  
2014

# EAST BAY OFFICE MARKET REPORT

## SECOND QUARTER AT A GLANCE



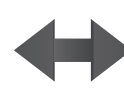
OVERALL VACANCY RATE  
DOWN TO 15.68%



AVERAGE ASKING RATE  
UP TO \$28.08



NET ABSORPTION  
581 SQ. FT.



UNDER CONSTRUCTION  
0 SQ. FT.



6401 Hollis Street  
Lawrence Berkeley  
National Lab  
30,770 SF

## SAN FRANCISCO LEASING ACTIVITY

| Submarket                     | Inventory<br>Total SF | Vacancy<br>Rate | Under<br>Construct. | Absorption | Average<br>Asking<br>Rate (PSF) |
|-------------------------------|-----------------------|-----------------|---------------------|------------|---------------------------------|
| Alameda North                 | 1,820,532             | 26.4%           | 0                   | (69,290)   | \$25.88                         |
| Alameda South                 | 1,666,436             | 19.7%           | 0                   | (6,203)    | \$25.88                         |
| Berkeley                      | 2,900,212             | 5.5%            | 0                   | 19,885     | \$29.88                         |
| Emeryville                    | 4,714,101             | 11.1%           | 0                   | (42,628)   | \$36.12                         |
| Oakland CBD                   | 10,612,060            | 12.1%           | 0                   | 62,091     | \$37.68                         |
| Oakland Jack<br>London Square | 1,199,573             | 8.9%            | 0                   | (12,635)   | \$34.32                         |
| Oakland Airport               | 2,124,225             | 27.9%           | 0                   | (12,176)   | \$22.92                         |
| Richmond                      | 1,202,594             | 26.6%           | 0                   | 51,252     | \$23.76                         |
| San Leandro                   | 662,118               | 3.0%            | 0                   | 10,285     | \$16.32                         |

## FIRST QUARTER'S MAJOR LEASE TRANSACTIONS

| Building           | Tenant                            | Submarket  | Square Feet |
|--------------------|-----------------------------------|------------|-------------|
| 6401 Hollis Street | Lawrence Berkeley<br>National Lab | Emeryville | 30,770      |
| 155 Grand Avenue   | CH2M Hill                         | Oakland    | 29,321      |
| 1485 Park Avenue   | Plum                              | Emeryville | 23,115      |
| 1480 64th St       | Epic Care                         | Alameda    | 20,276      |
| 426 17th Street    | SfunCube                          | Alameda    | 14,707      |

# 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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