

FOURTH QUARTER 2016

EAST BAY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
Alameda North	1,640,550	7.5%	0	88,350	\$35.15
Alameda South	1,960,935	17.4%	0	67,765	\$28.55
Berkeley	2,157,500	1.5%	0	24,335	\$33.50
Emeryville	4,107,310	13.2%	260,000	(176,045)	\$38.60
Oakland CBD	11,952,525	7.2%	0	(172,530)	\$52.20
Oakland Jack London Square	1,650,450	8.2%	0	(88,035)	\$43.00
Oakland Airport	2,058,690	13.5%	0	110,145	\$19.90
Richmond	2,587,015	19%	0	(36,835)	\$27.35



9.7%
VACANCY RATE



\$31
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Tenant	Square Feet
2100 Powell Street	Emeryville	AVG Technologies	48,170
2100 Powell Street	Emeryville	NMI Holdings Inc.	47,820
5980 Horton Street	Emeryville	Zymergen	43,860
1480 64th Street	Emeryville	Survey Monkey	38,000
7677 Oakport Street	Oakland	Alameda Health System	23,745
2490 Mariner Square Loop	N. Alameda	Aerotek	16,795
6001 Shellmound Street	Emeryville	Coding Dojo	15,625
1711 Ocean Avenue	Emeryville	GRID Alternatives	13,000
6121 Hollis Street	Emeryville	Nexon	10,115
2201 Broadway	Oakland	ReadyTech	9,190



365,700
YTD ABSORPTION
(in sq. ft)



260,000
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.

220 Montgomery Street
Suite 650
San Francisco, CA 94104
P: 415.543.9400

3569 Mt. Diablo Blvd.
Suite 200
Lafayette, CA 94105
P: 925.283.6576

CM COMMERCIAL
REAL ESTATE