



Integrity & Knowledge



NORTHERN CALIFORNIA REAL ESTATE
2009 MARKET SUMMARY

First Quarter 2009 Quarter • East Bay
EMERYVILLE AND OAKLAND OFFICES

5980 Horton Street, Suite 100 • Emeryville, CA 94608 • Tel: 510.923.6200 • Fax: 510.923.6260
10 Clay Street, Suite 250 • Oakland, CA 94607 • Tel: 510.268.4700 • Fax: 510.268.4723

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2009 MARKET SUMMARY

EAST BAY • FIRST QUARTER 2009

OFFICE – AVAILABLE SPACE

Area	Inventory Total SF	Direct	Total Direct Vacancy	Sublet	Sublet Vacancy	Total Available	Total Vacancy IQ 2009	Rental Rates
Richmond *	2,002,686	497,572	24.85%	32,450	1.62%	530,022	26.47%	\$1.65-\$1.95
Berkeley	2,394,615	343,410	14.34%	71,164	2.97%	414,574	17.31%	\$2.00-\$2.75
Emeryville	4,980,354	582,168	11.69%	139,384	2.80%	721,552	14.49%	\$2.25-\$2.75
Oakland - Class A	6,297,013	686,231	10.90%	28,137	0.45%	714,368	11.34%	\$2.35-\$2.75
Oakland - Class B	3,112,175	861,832	27.69%	10,800	0.35%	872,632	28.04%	\$1.50-\$2.25
Oakland Airport	1,958,629	537,555	27.45%	25,324	1.29%	562,879	28.74%	\$1.55-\$2.00
Jack London Square - Oakland	1,561,090	223,817	14.34%	5,800	0.37%	229,617	14.71%	\$1.50-\$2.10
Alameda - Harbor Bay	1,844,792	280,936	15.23%	67,482	3.66%	348,418	18.89%	\$1.65-\$2.00
Alameda - Marina Village	1,648,256	471,580	28.61%	50,252	3.05%	521,832	31.66%	\$1.75-\$1.95
METROPOLITAN TOTAL:	25,799,610	4,485,101	17.38%	430,793	1.67%	4,915,894	19.05%	

* (Includes R&D Space)

** (Rental Rates are Class "A" Fully Serviced, except Class "B" Oakland)

OFFICE – ABSORPTION

Area	1 st Quarter 2009	Year 2008	Year 2007	Year 2006
Richmond *	4,364	(85,099)	78,183	26,236
Berkeley	(27,635)	(70,908)	41,689	86,015
Emeryville	(120,328)	(82,611)	72,784	290,259
Oakland - Class A	52,869	(43,524)	275,349	94,152
Oakland - Class B	1,942	(36,539)	46,380	(140,050)
Oakland Airport	385	(176,031)	(51,405)	(16,002)
Jack London Square - Oakland	(34,837)	7,077	26,797	42,746
Alameda - Harbor Bay	13,644	(55,280)	122,545	158,325
Alameda - Marina Village	(62,903)	(133,081)	117,391	(58,745)
METROPOLITAN TOTAL:	(172,499)	(675,996)	345,382	482,936

* (Includes R&D Space)

THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED BY SOURCES WE DEEM RELIABLE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE OR SALE.



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EMERYVILLE OFFICE Tel: 510.923.6200 Fax: 510.923.6260		SAN FRANCISCO OFFICE Tel: 415.445.8888 Fax: 415.445.8889
HAYWARD OFFICE Tel: 510.300.0200 Fax: 510.300.0201	PLEASANTON OFFICE Tel: 925.467.0900 Fax: 925.467.0911	SAN MATEO OFFICE Tel: 650.341.5800 Fax: 650.341.7024
OAKLAND OFFICE Tel: 510.268.4700 Fax: 510.268.4723	ROSEVILLE OFFICE Tel: 916.367.7000 Fax: 916.367.6362	SANTA CLARA OFFICE Tel: 408.727.9600 Fax: 408.988.6340
PALO ALTO OFFICE Tel: 650.322.2600 Fax: 650.321.0719	SACRAMENTO OFFICE Tel: 916.920.4400 Fax: 916.920.0854	WALNUT CREEK OFFICE Tel: 925.974.0100 Fax: 925.974.0123

For a detailed report, contact: **Bill Nork • 510.923.6200 • bnork@ccarey.com**