

Tri-Valley Office Market Statistics 4th Quarter 2009

EXISTING PROPERTIES											ABSORPTION			CONSTRUCTION		RENT
Class	Bldgs	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate	Sublease Vacant SF	Sublease Vacancy Rate	Total Vacant SF	Total Vacancy Rate	Vacancy Rate Prior Qtr	Current Occupied Space SF	Net Absorption Current Qtr SF	Net Absorption YTD SF	Gross Absorption YTD SF	Under Construction	Construction Completed SF	Avg Asking Rate (Full Service)
SUB MARKETS																
DUBLIN																
A	9	1,464,228	229,085	15.6%	-	0.0%	229,085	15.6%	21.6%	1,235,143	87,303	97,428	123,293	-	-	\$ 1.80
B	15	407,460	151,314	37.1%	-	0.0%	151,314	37.1%	40.9%	256,146	15,219	(37,147)	84,388	-	-	\$ 1.55
FLEX	24	869,188	44,809	5.2%	23,799	2.7%	68,608	7.9%	8.2%	800,580	2,872	(12,348)	27,729	-	-	\$ 1.60
TOTAL	48	2,740,876	425,208	15.5%	23,799	0.9%	449,007	16.4%	20.2%	2,291,869	105,394	47,933	235,410	-	-	\$ 1.70
LIVERMORE																
B	20	707,086	159,262	22.5%	20,451	2.9%	179,713	25.4%	23.2%	527,373	(15,665)	(16,055)	48,289	-	-	\$ 1.50
FLEX	68	1,891,051	654,530	34.6%	-	0.0%	654,530	34.6%	37.4%	1,236,521	52,521	(224,828)	84,643	-	-	\$ 1.25
TOTAL	88	2,598,137	813,792	31.3%	20,451	0.8%	834,243	32.1%	33.5%	1,763,894	36,856	(240,883)	132,932	-	-	\$ 1.32
PLEASANTON																
A	54	6,498,608	1,192,467	18.3%	99,987	1.5%	1,292,454	19.9%	17.6%	5,206,154	(150,281)	(157,316)	363,580	-	-	\$ 1.75
B	60	2,514,192	789,584	31.4%	27,601	1.1%	817,185	32.5%	31.6%	1,697,007	(21,596)	(113,367)	112,338	-	-	\$ 1.55
FLEX	92	3,397,212	687,143	20.2%	51,398	1.5%	738,541	21.7%	18.5%	2,658,671	(108,879)	(77,469)	112,887	-	-	\$ 1.65
TOTAL	206	12,410,012	2,669,194	21.5%	178,986	1.4%	2,848,180	23.0%	20.7%	9,561,832	(280,756)	(348,152)	588,805	-	-	\$ 1.68
SAN RAMON																
A	33	7,627,803	709,864	9.3%	78,000	1.0%	787,864	10.3%	9.9%	6,839,939	(29,254)	(1,577)	357,827	-	-	\$ 1.85
B	28	1,006,262	139,319	13.8%	-	0.0%	139,319	13.8%	10.3%	866,943	(36,099)	(85,956)	35,274	-	-	\$ 1.60
FLEX	9	705,668	106,925	15.2%	-	0.0%	106,925	15.2%	18.6%	598,743	24,510	37,012	21,755	-	-	\$ 1.70
TOTAL	70	9,339,733	956,108	10.2%	78,000	0.8%	1,034,108	11.1%	10.6%	8,305,625	(40,843)	(50,521)	414,856	-	-	\$ 1.81
MARKET TOTAL																
A	96	15,590,639	2,131,416	13.7%	177,987	1.1%	2,309,403	14.8%	14.2%	13,281,236	(92,232)	(61,465)	844,700	-	-	\$ 1.80
B	123	4,635,000	1,239,479	26.7%	48,052	1.0%	1,287,531	27.8%	26.5%	3,347,469	(58,141)	(252,525)	280,289	-	-	\$ 1.55
FLEX	193	6,863,119	1,493,407	21.8%	75,197	1.1%	1,568,604	22.9%	22.4%	5,294,515	(28,976)	(277,633)	247,014	-	-	\$ 1.54
TOTAL	412	27,088,758	4,864,302	18.0%	301,236	1.1%	5,165,538	19.1%	18.4%	21,923,220	(179,349)	(591,623)	1,372,003	-	-	\$ 1.69
QUARTERLY COMPARISON AND TOTALS																
Q4-09	412	27,088,758	4,864,302	18.0%	301,236	1.1%	5,165,538	19.1%	18.4%	21,923,220	(179,349)	(591,623)	1,372,003	-	-	\$ 1.69
Q3-09	408	27,088,758	4,658,304	17.2%	327,885	1.2%	4,986,189	18.4%	17.8%	22,102,569	(7,270)	(412,274)	1,064,871	-	185,702	\$ 1.72
Q2-09	407	26,903,056	4,420,326	16.4%	372,891	1.4%	4,793,217	17.8%	16.5%	22,109,839	(304,177)	(405,004)	695,531	185,702	70,610	\$ 1.82
Q1-09	404	26,832,446	3,993,307	14.9%	425,123	1.6%	4,418,430	16.5%	16.5%	22,414,016	(100,827)	(100,827)	257,956	256,312	-	\$ 1.88
Q4-08	377	25,551,284	3,772,533	14.8%	431,972	1.7%	4,204,505	16.5%	13.3%	21,346,779	(684,923)	(825,146)	1,785,900	256,312	125,383	\$ 1.95
Q3-08	380	25,425,901	3,033,729	11.9%	360,470	1.4%	3,394,199	13.3%	14.3%	22,031,702	238,888	(140,223)	1,454,257	279,695	-	\$ 2.00
Q2-08	379	25,420,735	3,161,713	12.4%	471,374	1.9%	3,633,087	14.3%	14.4%	21,787,648	37,260	(379,111)	1,030,367	381,695	-	\$ 2.11
Q1-08	379	25,420,735	3,325,060	13.1%	345,287	1.4%	3,670,347	14.4%	12.6%	21,750,388	(416,371)	(416,371)	432,307	125,383	10,050	\$ 2.11