

MARKET TRENDS

EAST BAY OFFICE



Year-Over-Year Change

TOP SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
The Leamington	Downtown	146,435	\$14,400,000	\$98.34	Leamington, LLC	First Citizens Bank
Airport Business Park	Airport	23,665	\$2,400,000	\$101.42	Herbert Gin	Mark A & Lisa B. Moss Trust
2914 Domingo Ave	Berkeley	6,448	\$959,500	\$148.81	Steven And Jennifer Banker Trust	Chestnut Domingo, LLC

TOP LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Landlord	Tenant
The Landing	Airport	10,000	March 2026	Landing, LLC	SEIU Local 2015
3776-3780 Bonde Way	Fremont	10,000	January 2026	Rancho Utica, LLC	Together, Inc.
1625 Clay St	Downtown	7,000	February 2026	FH1 Investments, Inc.	Tyba

MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Direct Vacancy Rate	13.6%	13.9%	12.5%	110 bps
Availability Rate	17.4%	17.0%	16.4%	100 bps
Direct Asking Leasing Rents /SF/Mo	\$3.63	\$3.79	\$3.89	-6.7%
Under Construction (SF)	0	0	56,176	N/A
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	0	0	56,176	N/A
Leased SF	165,815	266,519	609,362	-72.8%
Sold SF	181,541	1,027,508	305,338	-40.5%
Total Net Absorption (SF)	95,362	22,444	-58,155	N/A

SUBMARKET STATISTICS

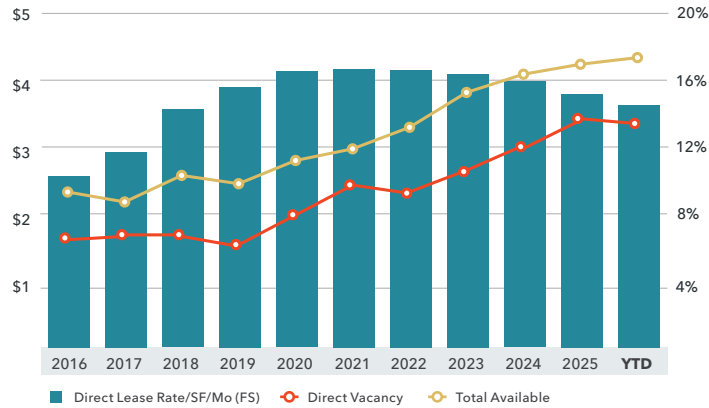
Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	Total Availability Rate	1Q26 Total Net Absorption	2025 Total Net Absorption	1Q26 Leasing Activity	2025 Leasing Activity	Direct Rental Rate
Oakland Downtown	20,861,638	19.0%	20.5%	22.0%	233,735	-54,153	80,251	663,371	\$3.95
Oakland - Jack London Square	1,359,096	15.2%	15.5%	18.4%	35,845	-54,169	0	35,791	\$3.17
Oakland CBD Total	22,220,734	18.7%	20.1%	21.8%	269,580	-108,322	80,251	699,162	\$3.78
Alameda	3,981,938	6.4%	7.8%	18.0%	-95,981	4,959	11,762	235,601	\$3.10
Albany	163,813	6.5%	6.5%	4.3%	-397	14,625	4,550	3,273	\$2.62
Berkeley	5,552,553	11.5%	14.9%	16.8%	-108,434	-233,641	24,749	102,245	\$3.38
Castro Valley	530,056	2.9%	2.9%	3.3%	-6,324	5,729	0	3,685	\$3.35
El Cerrito	168,945	8.4%	8.4%	8.8%	2,400	-11,392	0	2,600	\$3.55
Emeryville	4,383,988	18.5%	20.3%	23.9%	50,194	-100,155	0	223,240	\$4.49
Hayward	2,537,584	5.3%	5.5%	7.6%	7,544	27,256	11,263	24,240	\$2.00
Oakland	30,706,575	16.2%	17.2%	18.9%	269,587	-148,544	97,075	830,952	\$3.65
Richmond	1,909,178	9.3%	9.3%	8.6%	9,229	-28,928	0	22,173	\$2.25
San Leandro	2,021,348	6.4%	6.5%	11.4%	-735	-22,182	16,416	46,932	\$3.91
San Lorenzo	20,453	0.0%	0.0%	0.0%	0	0	0	0	N/A
San Pablo	271,580	0.9%	0.9%	0.9%	0	-2,548	0	0	\$1.67
Union City	538,708	3.3%	6.3%	6.3%	-31,721	118	0	1,913	\$2.55
East Bay Total	52,786,719	13.6%	14.9%	17.4%	95,362	-494,703	165,815	1,496,854	\$3.63
Class A	12,098,401	22.4%	25.3%	29.0%	-20,188	-162,147	10,277	578,447	\$4.51
Class B	27,936,210	13.0%	13.8%	16.4%	193,480	-149,345	124,535	821,697	\$3.00
Class C	12,752,108	6.6%	7.2%	8.4%	-77,930	-183,211	31,003	96,710	\$2.87



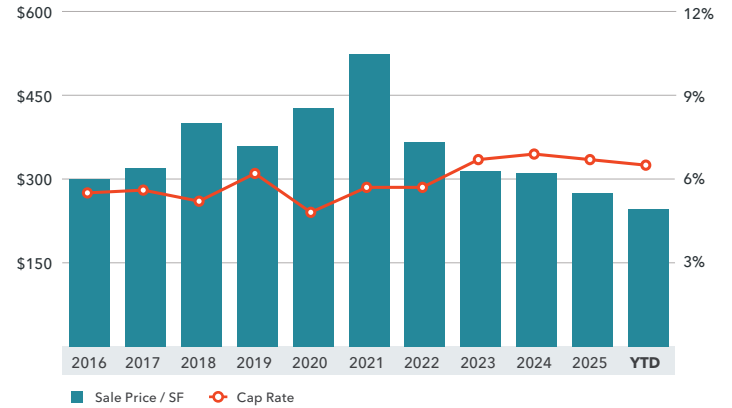
BIGGEST SALE OF THE QUARTER

The Leamington, Oakland

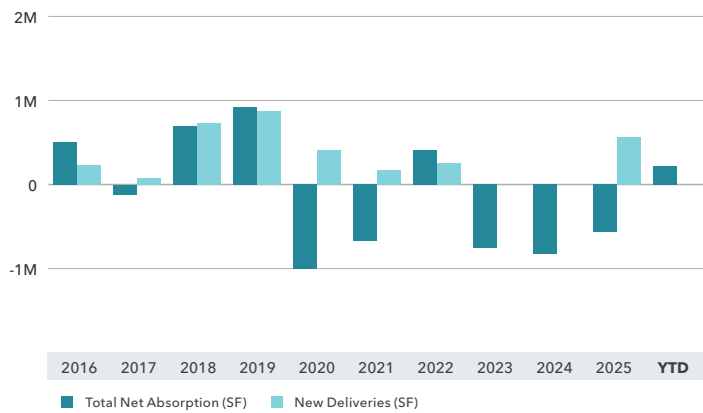
LEASE RATE, VACANCY & AVAILABILITY



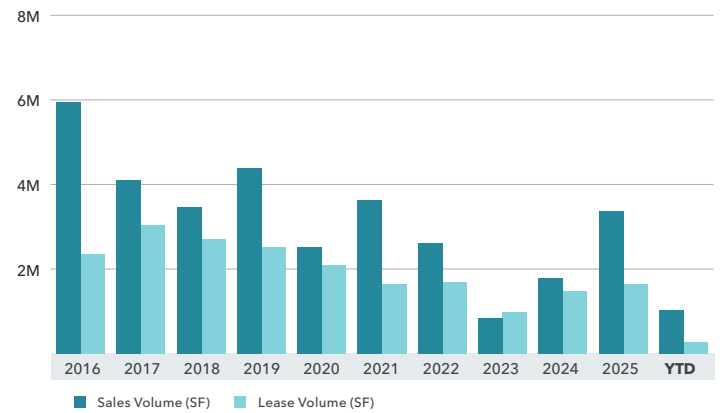
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS