

MARKET TRENDS

EAST BAY OFFICE



VACANCY



ABSORPTION



RENTAL
RATES



CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
EmeryTech Centre	Emeryville	224,160	\$55,500,000	\$247.59	Cannae Partners	Perform Properties
Berkeley Crossing	Berkeley	115,526	\$12,000,000	\$103.87	TMG Partners B3 Investors	University of California, Berkeley
The Promenade	Berkeley	78,489	\$10,000,000	\$127.41	Frontline Realty Capital	Graham Street Realty

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Landlord	Tenant
1000-1180 Page Ave	Fremont	51,000	August 2026	Peninsula Land & Capital	Amprius
4215 Foothill Blvd	Airport	18,000	September 2026	Singa Development, LLC	Alameda County of Education
2001-2015 Broadway	Downtown	10,000	September 2026	I-Magnin, LLC	Vigilent

MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Direct Vacancy Rate	14.7%	14.6%	13.1%	160 bps
Availability Rate	18.8%	17.9%	17.0%	180 bps
Direct Asking Leasing Rents /SF/Mo	\$3.41	\$3.41	\$3.92	-13.0%
Under Construction (SF)	0	0	56,176	N/A
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	0	0	56,176	N/A
Leased SF	203,294	918,441	1,396,333	-34.2%
Sold SF	646,148	1,102,495	2,894,871	-61.9%
Total Net Absorption (SF)	-84,429	-311,712	7,392	N/A

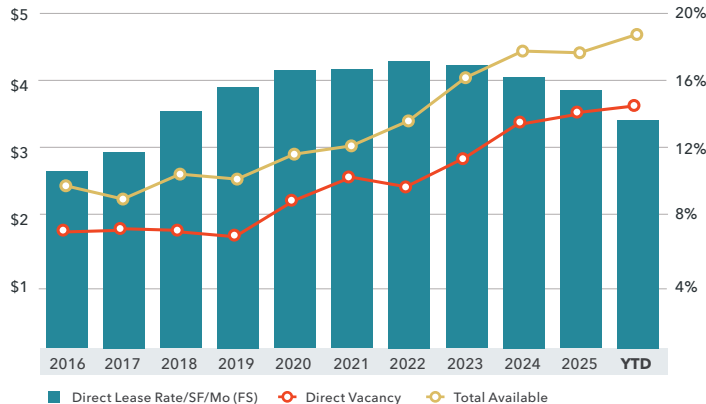
SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	Total Availability Rate	3Q26 Total Net Absorption	YTD Total Net Absorption	3Q26 Leasing Activity	YTD Leasing Activity	Direct Rental Rate
Oakland Downtown	20,706,447	20.7%	21.9%	25.0%	-32,145	-28,703	61,830	381,589	\$3.70
Oakland - Jack London Square	1,375,071	19.1%	19.1%	19.1%	-9,249	-43,322	6,946	16,110	\$3.10
Oakland CBD Total	22,081,518	20.6%	21.7%	24.6%	-41,394	-72,025	68,776	397,699	\$3.66
Alameda	4,224,869	8.7%	11.1%	17.7%	-14,616	-133,695	0	129,522	\$3.01
Albany	163,813	3.4%	3.4%	3.3%	-272	2,289	1,014	6,417	\$2.72
Berkeley	5,860,277	12.1%	15.0%	15.9%	-18,385	-74,845	64,579	126,935	\$3.28
Castro Valley	530,056	2.4%	2.4%	2.1%	-291	-4,517	1,293	2,433	\$3.33
El Cerrito	184,724	5.2%	5.2%	5.2%	9,392	6,892	4,640	4,640	\$3.65
Emeryville	5,550,604	19.1%	22.4%	23.4%	-20,764	-25,326	25,538	83,988	\$4.48
Hayward	2,787,884	4.8%	4.9%	10.6%	-4,684	9,530	2,298	17,622	\$2.15
Oakland	30,274,152	17.6%	18.6%	21.2%	-11,630	-77,545	101,606	530,035	\$3.58
Richmond	1,907,457	11.0%	11.0%	10.5%	-28,354	-22,696	0	4,325	\$2.27
San Leandro	2,162,470	7.0%	7.0%	13.9%	6,089	40,536	2,326	12,524	\$2.63
San Lorenzo	20,453	0.0%	0.0%	0.0%	0	0	0	0	N/A
San Pablo	271,580	1.2%	1.2%	1.2%	-914	-614	0	0	\$2.00
Union City	538,708	3.3%	6.3%	6.3%	0	-31,721	0	0	\$2.50
East Bay Total	54,477,047	14.7%	16.1%	18.8%	-84,429	-311,712	203,294	918,441	\$3.41
Class A	13,058,690	26.0%	28.8%	30.8%	-255,397	-403,303	45,034	225,705	\$4.21
Class B	28,448,996	13.4%	14.5%	18.3%	149,122	138,271	109,665	540,282	\$2.92
Class C	12,969,361	6.2%	6.9%	7.9%	21,846	-46,680	48,595	152,454	\$2.87

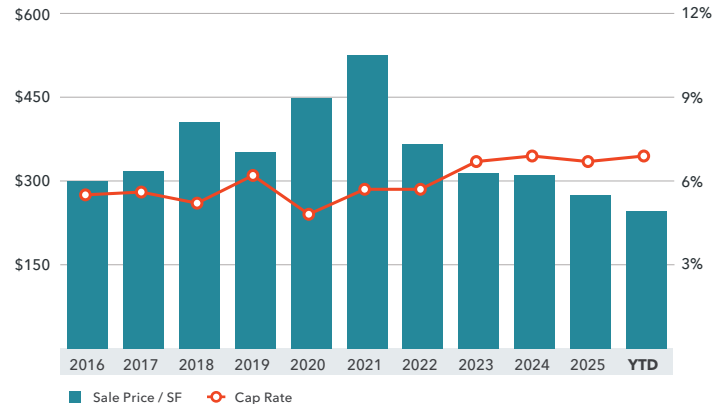
BIGGEST SALE OF THE QUARTER

EmeryTech Centre, Emeryville

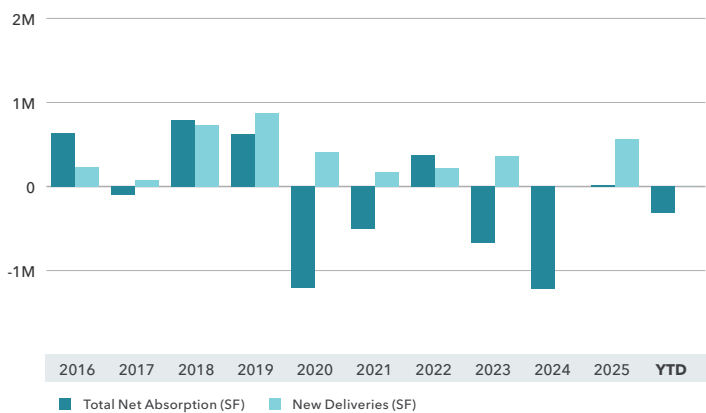
LEASE RATE, VACANCY & AVAILABILITY



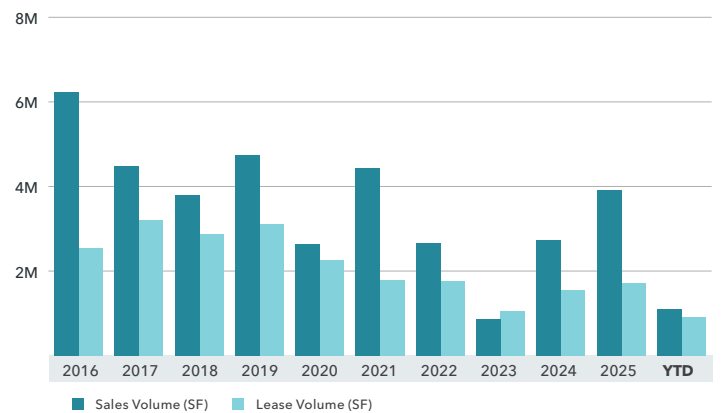
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS