

# Oakland Office Snapshot

▲ 21.8%  
Vacancy

▼ (185.1K)  
Net Absorption Sq. Ft.

► 0  
Deliveries YTD Sq. Ft.

► 0  
Under Construction Sq. Ft.

▲ \$4.34  
Average FSG Asking Sq. Ft.

Figure 1: Market Statistics

Submarket	Net Rentable Area	Total Vacancy %	Total Vacant SF	Total Availability %	Total Direct Available	Total Sublease Available	Average Asking Rate (\$/SF)	Current Gross Absorption	Current Net Absorption	YTD Net Absorption
<b>Alameda</b>	3,644,952	7.3%	265,460	8.9%	319,555	4,741	\$4.41	71,741	37,788	(46,542)
Class A	1,201,693	8.7%	104,734	12.0%	144,273	0	\$4.49	47,832	15,296	(40,017)
Class B	1,429,200	11.2%	160,726	12.6%	175,282	4,741	\$4.39	23,909	22,492	(6,525)
Class C	1,014,059	0.0%	0	0.0%	0	0	\$0.00	0	0	0
<b>Berkeley</b>	3,298,625	11.3%	373,100	15.3%	337,605	167,952	\$3.89	5,895	(25,851)	(51,109)
Class A	483,877	14.9%	72,049	28.3%	73,420	63,737	\$4.37	0	(11,834)	(12,569)
Class B	1,453,444	8.6%	124,603	12.3%	103,208	75,917	\$4.05	4,778	(2,069)	(6,175)
Class C	1,361,304	13.0%	176,448	13.9%	160,977	28,298	\$3.52	1,117	(11,948)	(32,365)
<b>Emeryville</b>	4,437,581	27.7%	1,230,952	34.8%	1,000,077	543,880	\$5.28	48,671	(28,044)	(96,748)
Class A	2,714,982	28.7%	778,444	37.8%	676,856	348,483	\$4.81	48,082	13,552	(55,152)
Class B	1,175,698	32.6%	383,822	33.5%	282,416	111,993	\$6.84	0	(24,000)	(24,000)
Class C	546,901	12.6%	68,686	22.7%	40,805	83,404	\$6.00	589	(17,596)	(17,596)
<b>Oakland CBD</b>	11,925,097	31.8%	3,789,187	35.4%	3,562,744	664,347	\$4.35	290,295	(161,287)	(186,531)
Class A	7,528,406	30.8%	2,321,335	35.6%	2,212,647	468,166	\$4.59	205,168	(85,168)	(98,662)
Class B	3,512,622	37.9%	1,329,681	40.0%	1,220,714	185,951	\$4.04	76,741	(47,149)	(57,155)
Class C	884,069	15.6%	138,171	15.8%	129,383	10,230	\$2.64	8,386	(28,970)	(30,714)
<b>Oakland General</b>	1,632,114	16.9%	276,383	17.3%	217,036	65,778	\$2.68	8,558	(210)	(5,397)
Class A	0	0.0%	0	0.0%	0	0	\$0.00	0	0	0
Class B	1,515,261	17.2%	261,126	17.5%	198,979	65,778	\$2.64	8,558	(210)	(6,340)
Class C	116,853	13.1%	15,257	15.5%	18,057	0	\$3.16	0	0	943
<b>Oakland JLS</b>	933,946	13.1%	122,464	17.7%	141,808	23,274	\$3.32	2,102	(16,421)	(10,517)
Class A	283,008	7.2%	20,398	10.3%	20,398	8,859	\$0.00	0	(14,736)	(14,736)
Class B	553,262	18.4%	102,066	24.5%	121,410	14,415	\$3.32	2,102	(1,685)	4,219
Class C	97,676	0.0%	0	0.0%	0	0	\$0.00	0	0	0
<b>Oakland Airport</b>	1,794,625	9.5%	170,643	10.0%	178,950	0	\$2.46	2,650	950	5,041
Class A	265,000	2.4%	6,235	4.7%	12,410	0	\$2.97	0	0	0
Class B	1,177,606	13.9%	163,254	14.0%	165,386	0	\$2.42	2,650	950	5,041
Class C	352,019	0.3%	1,154	0.3%	1,154	0	\$0.00	0	0	0
<b>Richmond</b>	667,853	15.0%	100,141	15.0%	100,141	0	\$2.30	8,477	1,208	(6,159)
Class A	170,736	45.8%	78,240	45.8%	78,240	0	\$2.39	8,477	1,950	(5,417)
Class B	351,131	2.0%	7,117	2.0%	7,117	0	\$1.95	0	0	0
Class C	145,986	10.1%	14,784	10.1%	14,784	0	\$2.02	0	(742)	(742)
<b>San Leandro</b>	927,748	6.0%	55,730	7.3%	67,441	0	\$3.04	7,697	6,752	6,061
Class A	320,032	12.2%	39,124	12.2%	39,124	0	\$3.50	0	0	0
Class B	306,841	3.2%	9,726	7.0%	21,437	0	\$2.59	417	102	(2,114)
Class C	300,875	2.3%	6,880	2.3%	6,880	0	\$3.15	7,280	6,650	8,175
<b>Oakland Office Market</b>	29,262,541	21.8%	6,384,060	25.3%	5,925,357	1,469,972	\$4.34	446,086	(185,115)	(391,901)
Class A	12,967,734	26.4%	3,420,559	32.0%	3,257,368	889,245	\$4.54	309,559	(80,940)	(226,553)
Class B	11,475,065	22.2%	2,542,121	24.0%	2,295,949	458,795	\$4.18	119,155	(51,569)	(93,049)
Class C	4,819,742	8.7%	421,380	10.2%	372,040	121,932	\$3.82	17,372	(52,606)	(72,299)

Figure 2: Significant Lease Transactions of the Quarter

Lessee	Address	City	Total SF	Class	Lease Type
Federal Bureau of Investigation	2101 Webster St	Oakland	76,737	Class A	Renewal
EVERLAW	2101 Webster St	Oakland	48,687	Class A	Renewal/Contraction
e.l.f. Cosmetics	601 12th St	Oakland	27,831	Class A	New Lease
Telecare Corp.	1080 Marina Village Pkwy	Alameda	26,142	Class A	Renewal
Regus	1500 1530 Broadway	Oakland	24,417	Class B	New Lease
Kaiser Foundation Health Plan	1438 Webster St	Oakland	23,978	Class B	Renewal
Powerside	1320 Harbor Bay Pkwy	Alameda	22,030	Class B	New Lease
Silverado Contractors	2200 Powell St	Emeryville	20,242	Class A	New Lease
Wiss, Janney, Elstner Associates, Inc.	2000 Powell St	Emeryville	17,378	Class A	Renewal

Figure 3: Significant Sale Transactions of the Quarter

Buyer	Address	City	Total SF	Price	Class	Sale Type
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No notable sale transactions occurred during the quarter.

Figure 4: Average Asking Rates

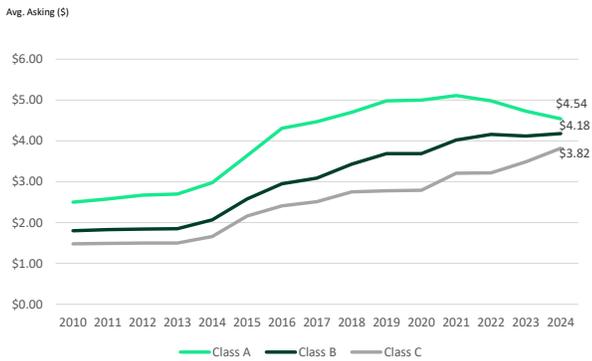


Figure 5: Net Absorption & Vacancy



Figure 6: Regional Map



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**DEFINITIONS**

Average Asking Rate Direct Monthly Lease Rates, Full Service Gross (office) and Net Net Net (R&D). Availability All existing space being marketed for lease. Total Vacancy Rate Direct Vacancy+Sublease Vacancy.

**SURVEY CRITERIA**

CBRE’s market report analyzes existing single- and multi-tenant office and R&D buildings that total 10,000+ sq. ft., excluding owner-occupied buildings in most markets (included for Silicon Valley). CBRE assembles all information through web and phone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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