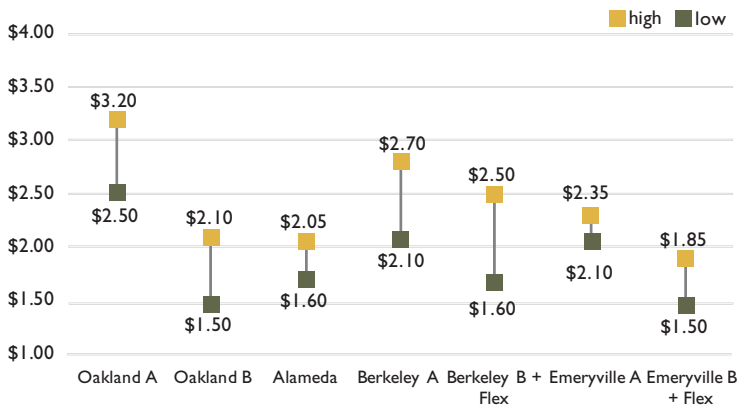




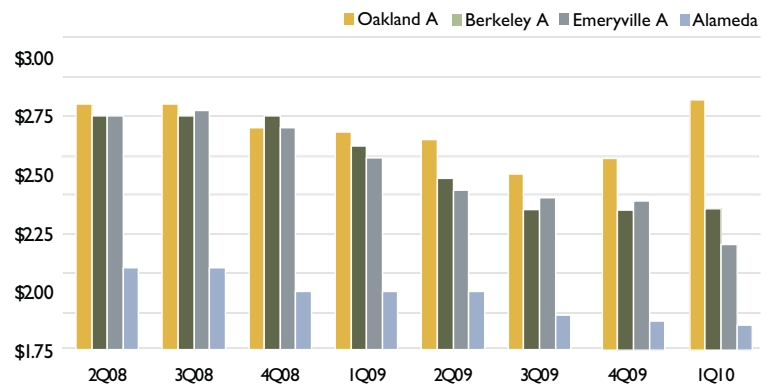
OFFICE MARKET REPORT | East Bay

IQ10

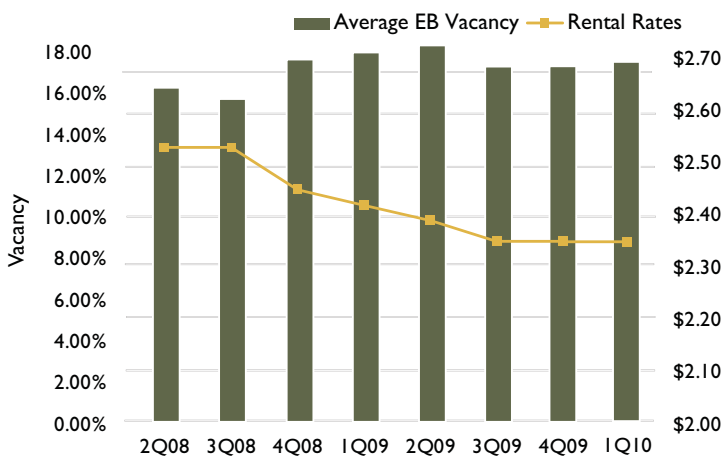
IQ10 Market Rates



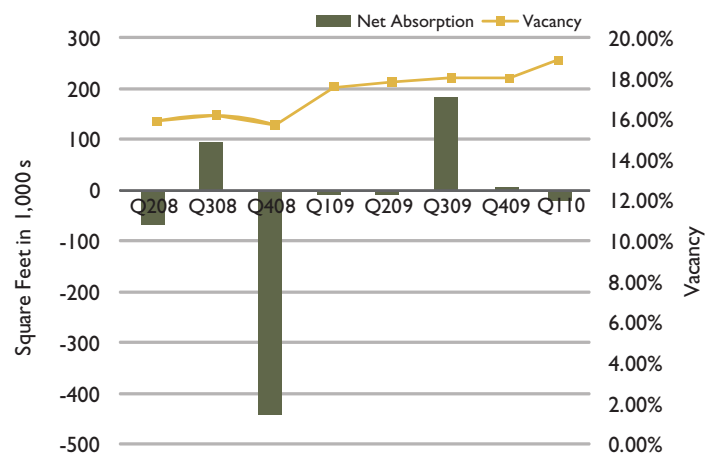
Historical Market Rates



Market Rates and Vacancy



Historical Absorption and Vacancy East Bay



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IQ Deal Profile



TENANT: Goldfarb & Lipman LLP
LANDLORD: Shorenstein
LOCATION: 1300 Clay Street
 Oakland, CA

SQUARE FEET: 15,900
TERM: 7 Years

Comments: AEGIS worked with Goldfarb Lipman in securing a full-floor expansion and lease extension transaction. We were successful in securing tenant improvements for an extensive build-out as well as re-negotiate 18 months in advance of the existing lease.

MAJOR OFFICE LEASES COMPLETED

Tenant	Landlord/ Sub-landlord	Address	City	Square Feet
U.S. General Services Administration	Shorenstein	1300 Clay Street	Oakland	38,077
Proteus Biomedical Inc.	HCP, Inc.	3952-3960 Point Eden Way	Hayward	22,900
Sungevity	Ellis Partners	66 Franklin Street	Oakland	20,000
Goldfarb & Lipman LLP	Shorenstein	1300 Clay Street	Oakland	15,900
DeVry University	Shorenstein	505 14th Street	Oakland	15,768
Ben C. Gerwick, Inc.	Shorenstein	1300 Clay Street	Oakland	14,996
City National Bank	Legacy Partners	1105 Atlantic Avenue	Alameda	13,102

SALE ACTIVITY

Property	City	Square Feet	Buyer	Purchase Price	\$/ sq. ft.	Status	Use
1013 University Avenue	Berkeley	32,183	Premier Cru	\$4,100,000	\$43.50	Sold	Office
80 Swan Way	Oakland	52,466	Equistone	\$1,500,000	\$28.59	Sold	Office
360 22nd Street	Oakland	120,061	Pending	TBD	TBD	Pending	Office
1608 4th Street	Oakland	128,541	TBD	TBD	TBD	On-Market	Office

1ST QUARTER 2010 SUMMARY - AEGIS Recent Transactions



Has leased 15,900 square feet located at 1300 Clay Street in Oakland.

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Has subleased 2,300 square feet located at 918 Parker Street in Berkeley.

AEGIS REALTY PARTNERS



Has leased 1,500 square feet located at 5801 Christie Street in Emeryville.

AEGIS REALTY PARTNERS



Hired Aegis to negotiate several leases in remote locations.

AEGIS REALTY PARTNERS

EAST BAY OFFICE SPACE SUMMARY

SUB-MARKETS	TOTAL BUILDINGS	SQUARE FEET	DIRECT AVAILABILITY	SUBLEASE AVAILABLE	TOTAL AVAILABLE	% VACANT
OAKLAND						
Class A	22	7,041,780	837,569	206,042	1,043,611	15%
Class B + Flex	97	5,035,223	946,566	48,835	995,402	20%
Sub-Total	119	12,077,003	1,784,135	254,877	2,039,012	17%
EMERYVILLE						
Class A	12	2,489,747	351,743	183,773	535,516	22%
Class B + Flex	38	1,678,653	193,895	25,474	219,369	13%
Sub-Total	50	4,168,400	545,638	209,247	754,885	18%
ALAMEDA						
Class B + Flex	74	3,167,773	684,254	107,065	791,319	25%
Sub-Total	74	3,167,773	684,254	107,065	791,319	25%
BERKELEY						
Class A	4	677,584	111,804	2,603	114,407	17%
Class B + Flex	80	2,350,981	333,269	23,393	356,662	15%
Sub-Total	84	3,028,565	445,073	25,996	471,069	16%
EAST BAY TOTALS	327	22,441,741	3,459,100	597,185	4,056,285	18%

**BIOTECH & LIFE SCIENCE
LARGE BLOCKS OF AVAILABLE SPACE**

ADDRESS	CITY	TYPICAL FLOOR SIZE/ SQ.FT.	SMALLEST DIVISIBLE	TOTAL AVAILABLE	\$/ SQ.FT.
965 Atlantic Ave	Alameda	24,385	5,042	18,869	\$1.25 NNN
1010 Atlantic Ave	Alameda	44,000	5,000	31,697	\$1.75 NNN
1020 Atlantic Ave	Alameda	25,616	25,616	25,616	\$1.50 NNN
1145 Atlantic Ave	Alameda	33,665	39,420	39,420	\$1.75 NNN
2020 Challenger Dr	Alameda	20,254	3,300	20,254	\$0.80 NNN
1301 Harbor Bay Pkwy	Alameda	33,714	2,600	25,100	\$1.75 NNN
1501 Harbor Bay Pkwy	Alameda	16,000	598	14,804	Negotiable
717 Potter St	Berkeley	48,000	12,000	36,000	Negotiable
5858 Horton St	Emeryville	52,855	3,226	9,361	\$2.75 NNN
5885 Hollis St	Emeryville	61,250	3,669	57,628	\$2.91 NNN
5980 Horton St	Emeryville	28,333	1,020	45,996	\$2.75 NNN