



PRESS CENTER

Aegis' commercial real estate brokers often publish summaries of recently completed deals, as well as market reports and analysis which is disseminated to other brokers, current clients and prospective clients. Log onto our website frequently for all the latest news from Aegis.

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Oakland Market

REED SMITH TO SUBLEASE THREE FULL FLOORS (61,158 SQUARE FEET) AT 1999 HARRISON STREET....

Posted June 1, 2009 at 10:00 AM

APL WORKING ON SUBLEASE TRANSACTIONS TO BACK-FILL 1111 BROADWAY SPACE....

Posted July 5, 2009 at 2:50 PM

Emeryville Market

3 FULL FLOORS HAVE COME AVAILABLE FOR SUBLEASE AT 2100 POWELL STREET...

Posted June 17, 2009 at 12:35 PM

STATE FARM CONSIDERING SEVERAL ALTERNATIVES FOR EMERYVILLE REGIONAL OFFICES...

Posted June 5, 2009 at 9:28 AM

CAROL H. WILLIAMS SIGNS LEASE AT EMERYTECH FOR 15,000 SQUARE FEET....

Posted June 3, 2009 at 8:55 AM

5650 HOLLIS SELLS FOR \$300/ SQFT.....

Posted May 27, 2009 at 4:26 PM

CISION CHOOSES EMERYSTATION NORTH FOR EAST BAY OFFICES....

Posted May 21, 2009 at 11:17 AM

LYRIS LEASES EMERYVILLE OFFICE SPACE

Posted June 23, 2009 at 3:33 PM

Alameda Market

KAISER PERMANENTE CONSIDERING ALTERNATIVES FOR ALAMEDA FACILITY...

Posted July 10, 2009 at 1:55 PM

Please visit us at <http://www.aegisrealty.com/news/> for full post and more details.

2Q Deal Profile



TENANT: Lyris, Inc.
SUBLANDLORD: Leapfrog Enterprises
LOCATION: 6401 Hollis Street
 Emeryville, CA
SQUARE FEET: 34,393 sqft
TERM: 6 Years

Comments: Lyris worked with Aegis on their corporate headquarters relocation of 35,000 square feet. After an extensive look at the market, Lyris was able to secure a sublease from Leapfrog Enterprises in the heart of Emeryville. This transaction included furniture, fixtures and was fully wired. Lyris will move in later this year.

MAJOR OFFICE LEASES COMPLETED

Tenant	Landlord/ Sub-landlord	Address	City	Square Feet
Cognex	Legacy Partners	2060 Challenger	Alameda	30,000
Lyris	LeapFrog/ Simeon	6401 Hollis	Emeryville	35,000
Wiss Janney Elsner Associates	Hines	2000 Powell	Emeryville	12,640
Embarcadero Systems	Alameda Waterfront Investors	1701 Harbor Bay	Alameda	39,105
Carol Williams	Ellis Partners	1400 65th	Emeryville	15,849
Cision	Wareham	5980 Horton	Emeryville	15,000
iTron	Shorenstein	1111 Broadway	Oakland	24,134

SALE ACTIVITY

Property	Square Feet	City	Buyer	Purchase Price	\$/ sq. ft.	Status	Use
5650 Hollis	56,425	Emeryville	Irving Rabin	\$17,000,000	\$301	Closed	Office
315 Washington	7,200	Oakland	n/a	\$1,315,000	\$182	Available	Office
Design Centro	26,829	Emeryville	n/a	\$4,500,000	\$158	Available	Office/retail
1980 N. Loop Ctr.	30,000	Alameda	Semifreddies	TBD	TBD	In Contract	Office
1920 North Loop	7,238	Alameda	USTA	TBD	TBD	In Contract	Office
Golden Bear Center 1995 University	171,000	Berkeley	Regents University of California	\$53,000,000	\$310	Closed	Office
2850 Telegraph	77,855	Berkeley	Regents University of California	\$18,300,000	\$235	Closed	Office

2ND QUARTER SUMMARY

AEGIS Recent Transactions



RavenFlow leased 3,000 square feet, located at 1900 Powell Street in Emeryville.

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Berkeley Economic Consulting leased 2,000 square feet, located at 2531 9th Street in Berkeley.

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Navia Systems leased 2,000 square feet, located at 2030 Addison Street in Berkeley.

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Aurora Biofuels subleased 15,000 square feet located at 1301 Harbor Bay in Alameda.

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bioNovo subleased 36,740 square feet located at 5858 Horton Street in Emeryville.

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OSKR leased 6,317 square feet located at 2000 Powell Street in Emeryville.

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SEIU Sold 444 Hegenberger Road in Oakland.

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Aegis Realty Partners leased 14,500 square feet on behalf of BRE Properties at 5801 Christie in Emeryville.

AEGIS REALTY PARTNERS



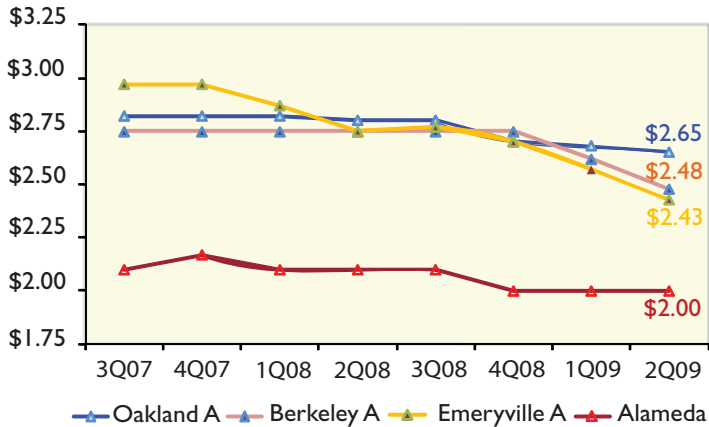
Aegis Realty Partners leased 47,000 square feet on behalf of Archstone Smith at 5710-5780 Hollis in Emeryville.

AEGIS REALTY PARTNERS

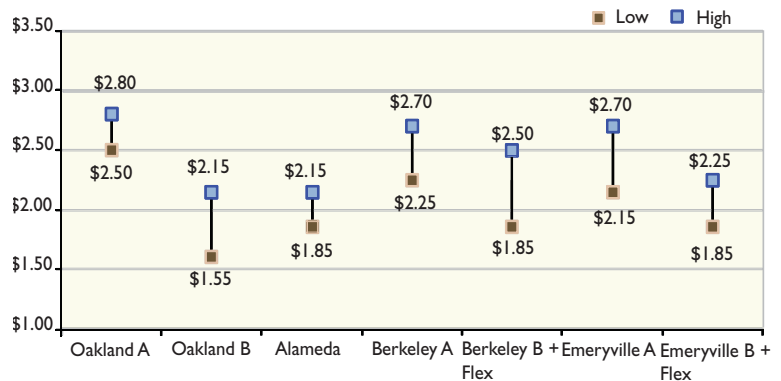
AVAILABLE EAST BAY OFFICE SPACE SUMMARY

SUB-MARKETS	TOTAL BUILDINGS	SQUARE FEET	DIRECT AVAILABILITY	SUBLEASE AVAILABLE	TOTAL AVAILABLE	% VACANT
OAKLAND						
Class A	22	7,041,780	824,836	217,508	1,042,398	14.80%
Class B + Flex	103	5,299,089	1,079,224	36,244	1,115,468	21.05%
Sub-Total	125	12,340,869	1,904,060	253,752	2,157,866	17.49%
EMERYVILLE						
Class A	12	2,489,747	131,826	371,866	520,663	14.94%
Class B + Flex	39	1,685,877	26,124	169,341	195,465	11.59%
Sub-Total	51	4,175,624	541,207	157,950	716,128	17.15%
ALAMEDA						
Class A	--	--	--	--	--	--
Class B + Flex	74	3,167,773	674,862	76,225	751,087	23.71%
Sub-Total	74	3,167,773	674,862	76,225	751,087	23.71%
BERKELEY						
Class A	4	694,043	65,279	70,688	106,734	15.38%
Class B + Flex	80	2,362,689	10,401	362,921	370,422	15.68%
Sub-Total	84	3,056,732	433,609	75,680	477,156	15.61%
EAST BAY TOTALS	334	22,740,998	3,553,738	563,607	4,102,237	18.04%

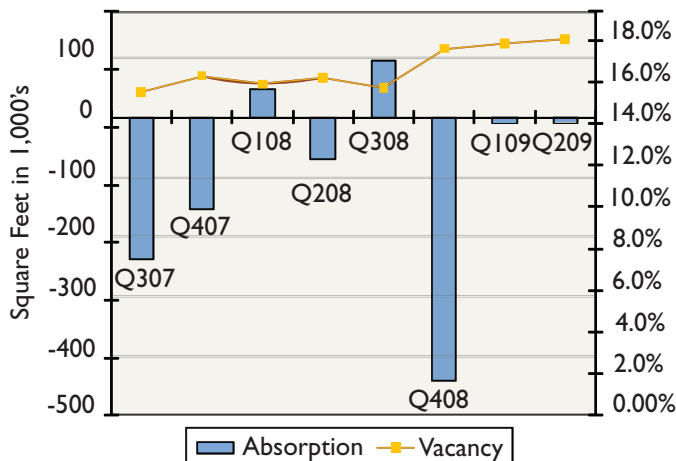
Historical Market Rates



2Q09 Market Rates



Historical Absorption and Vacancy East Bay



Market Rates and Vacancy

