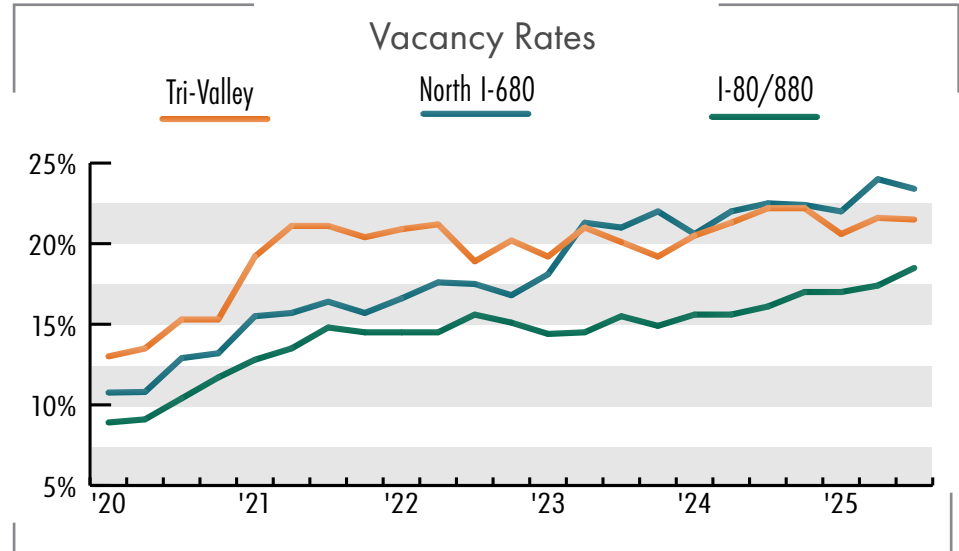


EAST BAY OFFICE

- The office market remains mostly stagnant with persistent vacancies which increased across East Bay with slight shifts in rental rates.
- N I-680 rental rates ticked up slightly, Year-to-date net absorption remains negative at -302,000 SF and has been negative for five years. The 2025 Trend of increasing Vacancy of space continued at 20.6%, compared to 19.2% in 2024 and 18% in 2023 which came in at 2.5 million negative square feet absorption.
- Renewals and tenants shrinking their office footprint, made up a notable number of transactions, confirming the trend of the consolidation of employers in the office sector and the migration of FIRE tenants out of the area. FM Global celebrated a renewal of 37,364 SF in Downtown Walnut Creek.
- Frenzied AI-company leasing activity across the San Francisco Bay did not appear to have generated much

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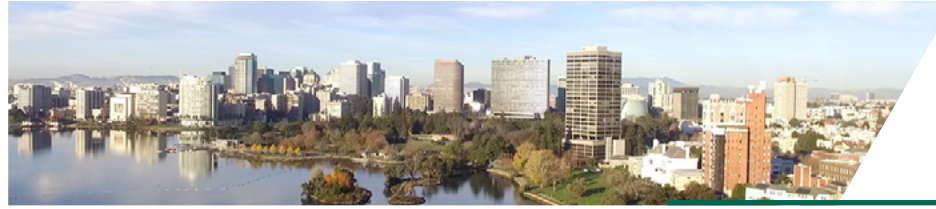


EAST BAY SIGNPOST FIGURES

		TRENDING
YTD Net Absorption	-627,000	✓
Class A Vacancy Rate	30.9%	^
Sublease % (All Classes)	2.6%	^
Under Construction	0 SF	✓

FOCUSED FIGURES

Walnut Creek Vacancy	23.9%
Oakland Vacancy	24.6%



spillover to the East Bay. South Bay has a vacancy rate of 15.9%, the standout region of the Bay Area. Submarkets in East Bay all saw vacancies exceeding 20%.

- One exception to the lack of tenants trend, relocating from San Francisco was Software company Everlaw, which signed a 74,000 SF of space in Downtown Oakland at 2101 Webster.
- AccesseHR Insurance Services purchased 610 Court Street in Martinez at \$219/SF. 2001 Broadway in Downtown Oakland sold for just \$88/SF. The trend of tenants taking smaller footprints is increasing Class A downtown buildings vacancies. Several buildings were foreclosed including Mt. Diablo Plaza in Walnut Creek.
- Wells Fargo renewed their Concord office space (257,000 SF), although they massively downsized their San Francisco presence, and the renewal occurs just a few years from a major reduction in Concord in 2020.

