



The Tri-Valley area includes the cities of Livermore, Dublin, and Pleasanton

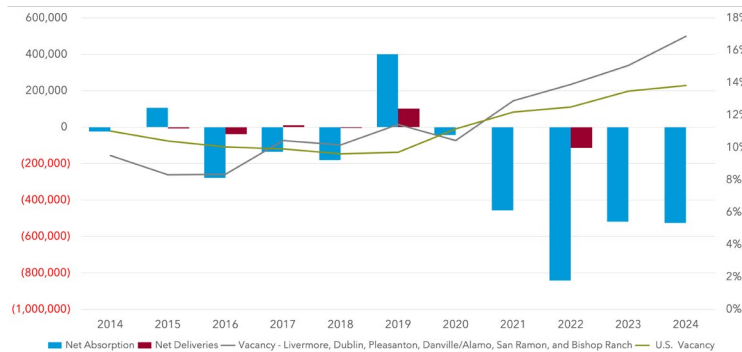
### OFFICE MARKET OVERVIEW

MARK RINKLE, *Principal*

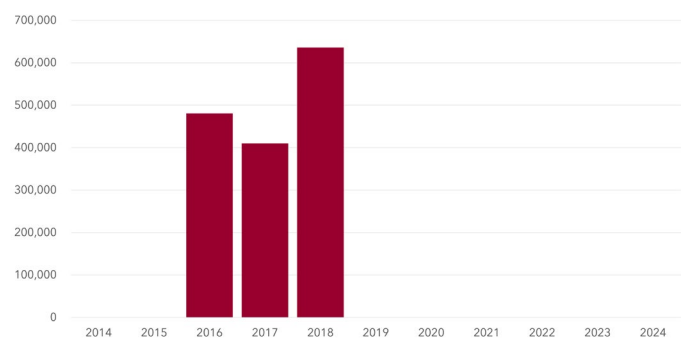
The final quarter of 2024 saw the Office market remain under pressure, with the vacancy rate increasing slightly to 16.9%. Market rent per square foot rose modestly to \$34.68, reflecting a slight stabilization compared to earlier quarters. Inventory remained consistent at 27,458,828 square feet, with no new construction activity. The 12-month net absorption, however, continued its negative trajectory, reaching -525,405 square feet, highlighting ongoing challenges in tenant retention and sluggish leasing activity. While there has been some optimism with rising interest in shorter-term leases, the market's fundamentals remain weak, and the Tri-Valley office sector faces continued uncertainty as hybrid work and cautious tenant behavior persist.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	(525,405)	(506,697)	(478,464)	(361,293)	(519,083)
▲ Vacancy Rate	16.9%	16.8%	16.6%	15.4%	15.1%
▲ Avg NNN Asking Rent PSF	\$34.68	\$34.60	\$34.66	\$34.76	\$34.67
▼ Sale Price PSF	\$252	\$253	\$256	\$261	\$266
◀▶ Cap Rate	7.9%	7.9%	7.8%	7.7%	7.5%
◀▶ Under Construction	-	-	-	-	-
◀▶ Inventory	27,458,828	27,458,828	27,458,828	27,458,828	27,458,828

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6200-6220 Stoneridge Mall Road* Pleasanton, CA	592,083 SF	\$151,800,000 \$256.38 PSF	Nome Capital Partners UBS Asset Management	Class A
3401 Crow Cyn & 12943-12959** Alcosta Blvd., San Ramon, CA	210,056 SF	\$50,500,000 \$240.41 PSF	Quarterra Kennedy Lewis Inv. Nearon	Class B&C
3252 Constitution Drive Livermore, CA	6,600 SF	\$2,905,000 \$440.15 PSF	Ascend Rehab Services UFCW	Class B

\*Part of a 4-Property Portfolio Sale; \*\*Part of a 2-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6111 Bollinger Canyon San Ramon, CA	13,636 SF	Sunset Development Company	Zinus, Inc.	Retailer
6200 Stoneridge Mall Road Pleasanton, CA	12,340 SF	Nome Capital Partners	Arctera	Technology
Lakeside-5001 Executive Parkway San Ramon, CA	10,499 SF	Sunset Development Company	PTC	Information

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