

# East Bay - Oakland

Office market snapshot

Q3 2024

The East Bay office market continues to struggle in Q3 2024, with asking rates hitting new post-pandemic lows and availability rising for the seventh consecutive quarter. Tenant demand remains weak, with leasing activity at its lowest since the start of the pandemic and negative absorption worsening. Suburban markets like Berkeley and Pleasanton are recovering faster than Oakland, and the high supply and struggling market in San Francisco is likely to prolong the urban East Bay recovery despite easing interest rates.

## \$4.23 FS

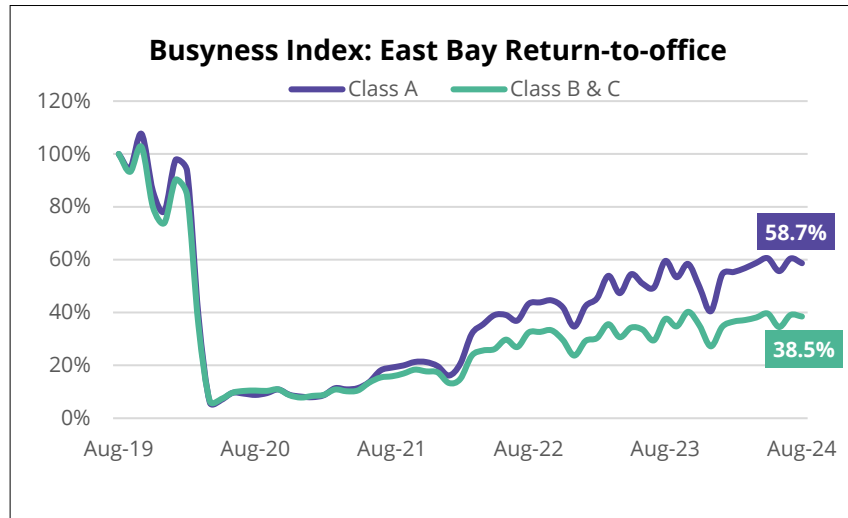
East Bay office **asking rates fall** again for the third consecutive quarter, reaching a new post-pandemic low.

## 25.4%

East Bay **availability rates rise** for the seventh quarter in a row, as tenant activity falls to its lowest point in years.

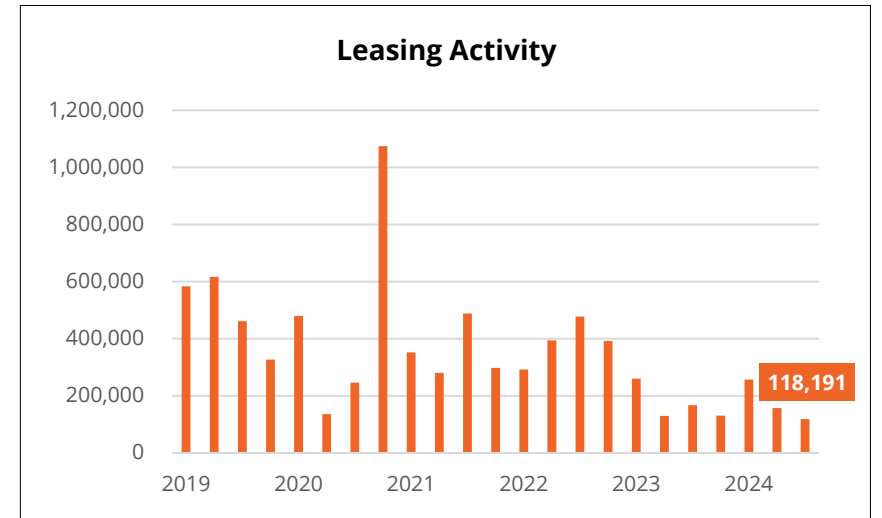
## -249K sf

Q3 2024 marks the fifth consecutive quarter of **negative absorption**, worsening even more over the previous quarter.



Avison Young's Busyness Index, tracking mobility data across various properties in the East Bay and comparing to Q3 2019 as baseline, has shown that a bifurcation in the recovery of suburban and urban markets have occurred. Suburban offices in submarkets like Berkeley, Pleasanton and Walnut Creek have recovered 56% of pre-pandemic activity compared to just 42% to urban offices in Oakland.

Source: AVANT by Avison Young, CoStar

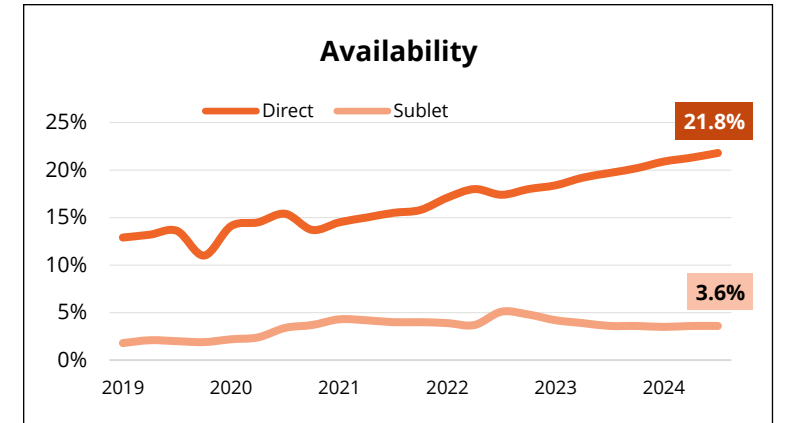
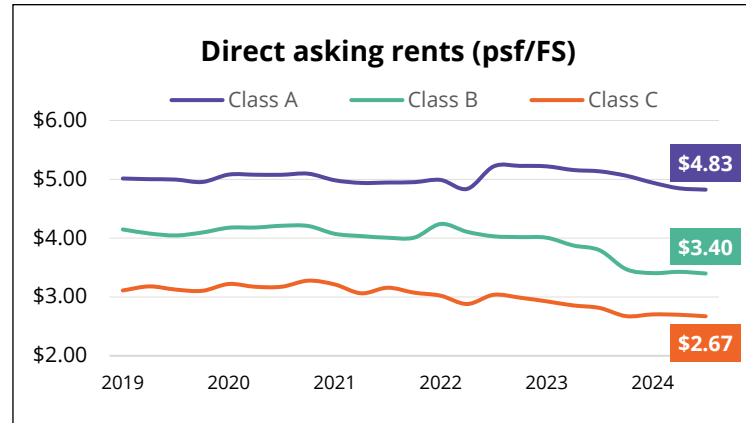
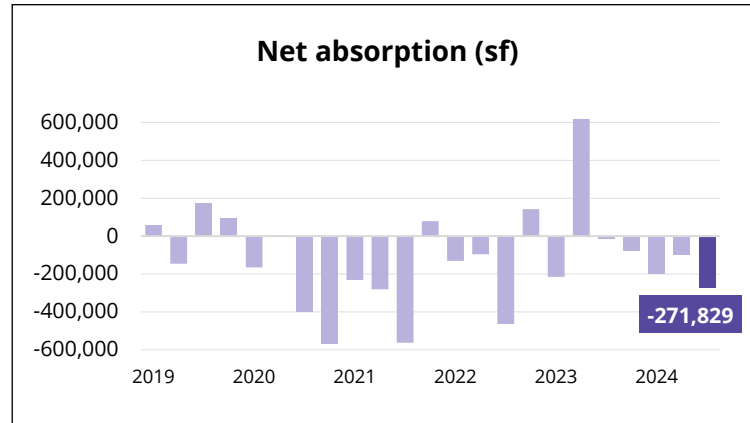


East Bay's Q3 leasing activity has hit its lowest level since the start of the COVID-19 pandemic. Tenant demand remains weak as economic uncertainty and shifting preferences for remote and hybrid work persist, hindering the region's office market recovery.



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## Recent leasing activity

Tenant	Address	Size (sf)	Lease Type	Sign Date
Premier Workspaces	1999 Harrison St, Oakland	20,977	Direct/Renewal	Aug-24
The Norton Law Firm	300 Frank H Ogawa Plz, Oakland	10,035	Direct/New	Aug-24
Asian Pacific Environmental Network	1212 Broadway, Oakland	8,450	Direct/New	Sep-24

## Recent sales activity

Buyer	Address	Sales Price	Total RSF	Seller
Behring Companies	1950 Franklin St, Oakland	\$14,350,000	445,914	Kaiser Permanente
BART	2000-2044 Broadway, Oakland	\$25,500,000	86,000	Kaiser Permanente
Felton Institute	401-411 Grand Ave, Oakland	\$6,875,000	37,567	Amarok Capital



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## Get in touch

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	Inventory			Availability					Absorption		Direct Asking Rent (FS)		
	Existing inventory	Deliveries	Under development	Direct %	Sublet %	Total %	Class A %	Class B %	QTD Net absorption sf	YTD Net absorption sf	Class A	Class B	Total
Oakland – Downtown	6,749,381	0	0	34.7%	4.7%	39.3%	41.8%	43.1%	-8,480	-155,445	\$4.84	\$4.06	\$4.57
Oakland – Uptown /Lake Merritt	7,503,674	0	0	20.8%	3.9%	24.7%	28.0%	26.4%	-197,742	-275,132	\$5.04	\$3.28	\$4.40
Oakland – Jack London Square	1,224,216	0	0	15.9%	1.9%	17.8%	13.2%	26.3%	22,319	3,477	-	\$3.54	\$3.01
<b>CBD Total</b>	<b>15,477,271</b>	<b>0</b>	<b>0</b>	<b>26.5%</b>	<b>4.1%</b>	<b>30.5%</b>	<b>34.6%</b>	<b>31.9%</b>	<b>-183,903</b>	<b>-427,100</b>	<b>\$4.91</b>	<b>\$3.63</b>	<b>\$4.44</b>
Alameda	1,316,132	0	0	12.7%	1.3%	14.0%	28.5%	21.2%	-16,604	-61,377	-	\$3.44	\$3.44
Berkeley	2,967,486	0	0	8.9%	3.5%	12.4%	19.7%	12.8%	31,031	-17,178	\$3.67	\$3.16	\$3.32
Emeryville	2,266,108	0	0	33.6%	8.2%	41.8%	44.7%	57.4%	-40,856	-77,249	\$4.53	-	\$4.53
Oakland - Airport	2,457,743	0	0	10.3%	0.1%	10.4%	-	6.6%	37,932	42,825	-	\$2.39	\$2.04
Richmond	1,087,381	0	0	11.8%	0.9%	12.7%	-	19.4%	-37,649	-36,334	-	\$2.43	\$2.43
San Leandro	927,060	0	0	12.3%	0.0%	12.3%	7.2%	10.0%	-39,282	-40,349	\$4.99	\$2.65	\$3.04
<b>Non-CBD Total</b>	<b>11,021,910</b>	<b>0</b>	<b>0</b>	<b>15.3%</b>	<b>2.9%</b>	<b>18.2%</b>	<b>31.4%</b>	<b>18.9%</b>	<b>-65,428</b>	<b>-189,622</b>	<b>\$4.41</b>	<b>\$2.80</b>	<b>\$3.49</b>
<b>Overall</b>	<b>26,499,181</b>	<b>0</b>	<b>0</b>	<b>21.8%</b>	<b>3.6%</b>	<b>25.4%</b>	<b>33.8%</b>	<b>25.4%</b>	<b>-249,331</b>	<b>-616,722</b>	<b>\$4.83</b>	<b>\$3.40</b>	<b>\$4.23</b>

Note: Overall market statistics in this report consists of offices 20,000 sf and greater in these listed submarkets. Life science and medical use offices are not included.  
Source: AVANT by Avison Young