February 6, 2013													
			3-YEAR	3-YEAR RENT +	ESTIMATED TENANT	FIXTURES /			ACCESS TO				
		3-YEAR	OCCUPANCY	OCCUPANCY	IMPROVEMENT	-	TOTAL	PARKING	PUBLIC	NEAREST	GENERATOR	UNEMPLOY.	
LOCATION	SQ. FT.	RENT	EXPENSES 1	EXPENSES	COSTS	COSTS	COSTS	(/1,000 sf)	TRANSPORTATION	EHSD FACILITY	/ UPS <sup>2</sup>	RATE 3	COMMENTS
1450 MARINA WAY SO., RICHMOND	23,665	\$837,741	\$561,762	\$1,399,503	\$0	\$528,575	\$1,928,078	8.4	Approx. 7/10 mi. fr. I- 580; Bus stop 1/8th mi; Approx. 1.8 mi. fr. Rich BART.	Site is 2 blocks from EHSD facility at 1275A Hall Avenue in Richmond.	UPS available	13.30%	Space is vacant; 3-Year Rent includes 8 mos. free rent (\$227,184) (reflected in 3-yr Rent); Landlord proposes paying for \$280,000 in tenant imps (reflected in Est. Tenant Imps.), and a \$50,000 Move-in Allowance paid to County; Opportunity for expansion; Previously occupied by Chevron; Minimal demolition of interior walls for more cubicles; Minimal construction needed; Security to building is 24 hours/360 days a year; 1 large break room.
2500 BATES AVE., CONCORD	37,209	\$2,250,400	\$334,881	\$2,585,281	\$267,905	\$230,695	\$3,083,881	9	1 mi. fr. Hwy 4; Approx. 2 mi. fr. No. Concord BART; Bus stop 1 blk.	Site is 2 blocks from EHSD facility at 4071 Port Chicago Highway in Concord.	On-site UPS and Generator	8.90%	Space is vacant; Previously occupied by Comcast as a Call Center; Possibly in "move-in" condition; 398 cubicles in place for County's use, which is twice as many as needed; 1 large conf. room; 8 small conf. rooms; 10 private offices; Security cameras on building; Cat 5 wiring in place, and would be sufficient; Space cannot be divided.
4041 LONE TREE WAY, ANTIOCH	21,924	\$2,339,858	\$68,640	\$2,408,498	\$157,850	\$135,930	\$2,702,278	4.5	Approx. 1.5 mi fr. Hwy 4; Bus stop 1 blk; Approx. 9.7 mi. fr. Pitts. BART.	Site is 2.4 miles from EHSD facility at 1650 Cavallo Rd. in Antioch and approx. 6.6 miles from the EHSD facility at 4545 Delta Fair Blvd. in Antioch	On-site UPS	9.30%	Space is on the 2nd floor and is vacant; Previously occupied by Wells Fargo Bank (WFB) as a Call Center; Possibly in "move-in" condition; Space is still under lease to WFB, which may complicate subleasing this space; Rent is fully serviced; An additional 5,550 sf of space is available on the first floor, and has been included in this analysis; 185 cubicles in place for County's use; 2 training rooms; 2 medium size conference rooms; 2 small conference rooms; 1 large break room.
5065 DEER VALLEY RD., ANTIOCH		\$1,391,740	\$139,174	\$1,530,914	\$250,150		\$1,936,164		Approx. 2.5 mi fr. Hwy 4; Bus stop 1 blk; Approx. 11.7 mi fr. Pitts. BART.	Site is 6 miles from the EHSD facility at 151 Sand Creek Rd. in Brentwood.	On-site Generator	9.30%	Building is vacant; Rent is fully serviced; Previously used as Long's Drug admin; 170 cubicles in place for County's use; 2 large rooms to convert to conf. rooms; 6 private offices; 1 large room to convert to 2 private offices; Possibly in "move-in" condition.
1 = Occupancy Expenses com 2 = Uninterrupted Power Sou	•		·	oairs, utilities, ja	nitorial costs, taxe	s, and insuran	ice, among ot	her items.					
3 = The source of this unemp				Employment D	levelonment Dena	rtmont (EDD)	for Docombo	r 2012					