

I-880 Corridor INDUSTRIAL MARKET REPORT

4th Quarter 2013



The 4th Quarter of 2013 was a strong quarter for the industrial market along the 880 corridor, with many large lease and sales transactions closing in the final weeks of the year.

These transactions helped lower the vacancy rates in virtually every market along the 880 Corridor which will continue to put upward pressure on lease rates throughout 2014.

From an owners perspective this is great news as the pendulum swings more in their favor on lease renewals and future lease rates. From a tenants view this will make renewals more difficult, and searching for new spaces more competitive. During these times more than ever tenants and building owners alike need a broker that can provide the market expertise so they can achieve all of their real estate goals.

We have also seen a continued acceleration in owner user sales and owner user sale prices along the 880 Corridor. We have seen some small buildings (under 10,000± square feet) sell for over \$130 per square foot, numbers not seen for over 5 years. Additionally, investors continue to scour the market in search of industrial properties in the highly sought after East Bay Market. More and more we are seeing sales as result of investors making unsolicited offers on value add real estate such as the \$11,000,000 sale of 31300 Hayman Street (214,000± square foot metal warehouse on ±13.5 acres) in December 2013 to KTR Capital Partners for a future redevelopment. The deal was not on the market, but due to the superior market knowledge of Jesse Lucas, Drew Fischer, and Craig Hagglund of Lee & Associates, KTR was able to secure this rare development site for KTR Capital Partners, and secure a highly coveted location in the Crocker South Industrial Park of Hayward.

We appreciate your business and invite you to contact us with any questions or comments you may have regarding commercial properties along the 880 Corridor. Let us know how we can help you!

- Craig Hagglund, Managing Principal, Lee & Associates - Oakland

MARKET SNAPSHOT

North I-880 Industrial Inventory:	59,351,811
North I-880 Industrial Availability:	4,198,945
North I-880 Industrial Availability Rate:	7.07%
I-880 Industrial Inventory:	83,733,966
I-880 Industrial Availability:	5,061,362
I-880 Industrial Availability Rate:	6.04%
Fremont/Newark Industrial Inventory:	53,900,000
Fremont/Newark Industrial Availability:	5,215,703
Fremont/Newark Industrial Availability Rate:	9.68%

KEY TERMS & DEFINITIONS

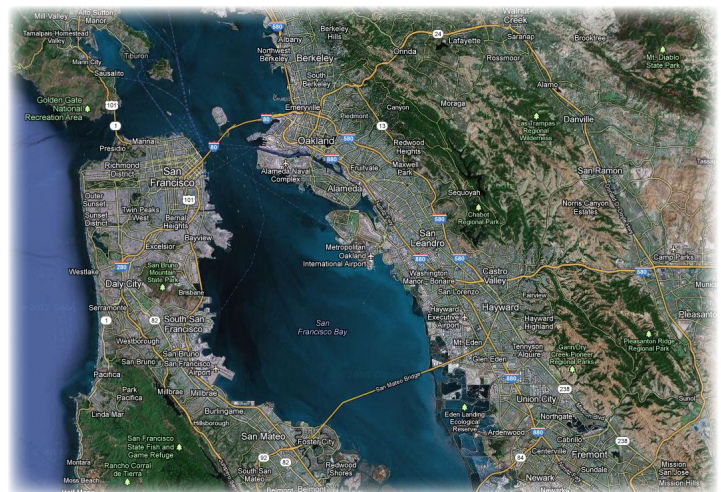
Availability: Square footage that is marketed for lease which is available within 90 days. This also includes sublease space.

Industrial buildings are defined as buildings with a ceiling clearance of less than 22 feet with drive in truck doors; some may have dock doors. These buildings can be used by a wide variety of users. Parking is usually limited. This is the most prevalent type of industrial building.

Multi-tenant/incubator is defined as an industrial building that divides into units of less than 5,000± SF with drive in truck doors and a ceiling clearance of less than 18 feet. These buildings are ideal for expanding small businesses.

Warehouse and distribution buildings have a ceiling clearance of 22 feet or greater, dock high doors, limited parking and an adequate apron for truck deliveries.

Office/Flex/R&D buildings are characterized by having a parking ratio of at least 3/1000 SF of building. They usually have a lower clearance height and can be one or two stories. The parking enables these buildings to be flexible in the type of user they can accommodate. Any user from pure office to research & development can take advantage of the flexibility of this type of building.



QUARTER IN REVIEW

4th Quarter 2013

NORTH I-880 MARKET STATISTICS - 4 th Quarter 2013								
MARKET		INVENTORY		AVAILABILITY			AVAILABILITY RATE	
		Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
BERKELEY	INDUSTRIAL	278	5,506,556	82,276	73,618	155,894	1.49%	2.83%
	MULTI TENANT/INCUBATOR	6	71,189	0	0	0	0.00%	0.00%
	FLEX/R&D	53	2,261,891	360,915	0	360,915	15.96%	15.96%
	WAREHOUSE/DIST	4	72,849	0	0	0	0.00%	0.00%
	TOTAL	341	7,912,485	443,191	73,618	516,809	5.60%	6.53%
EMERYVILLE	INDUSTRIAL	130	3,503,070	105,053	19,346	124,399	3.00%	3.55%
	MULTI TENANT/INCUBATOR	4	99,936	16,448	0	16,448	16.46%	16.46%
	FLEX/R&D	18	1,139,206	7,237	0	7,237	0.64%	0.64%
	WAREHOUSE/DIST	8	346,573	0	0	0	0.00%	0.00%
	TOTAL	160	5,088,785	128,738	19,346	148,084	2.53%	2.91%
OAKLAND	INDUSTRIAL	1,213	21,451,849	1,433,440	87,305	1,520,745	6.68%	7.09%
	MULTI TENANT/INCUBATOR	41	290,046	10,986	1,360	12,346	3.79%	4.26%
	FLEX/R&D	117	2,088,993	49,728	0	49,728	2.38%	2.38%
	WAREHOUSE/DIST	90	6,789,481	262,487	0	262,487	3.87%	3.87%
	TOTAL	1,461	30,620,369	1,756,641	88,665	1,845,306	5.74%	6.03%
RICHMOND	INDUSTRIAL	282	8,320,820	953,894	110,592	1,064,486	11.46%	12.79%
	MULTI TENANT/INCUBATOR	28	1,842,885	144,717	0	144,717	7.85%	7.85%
	FLEX/R&D	29	1,027,331	86,005	4,166	90,171	8.37%	8.78%
	WAREHOUSE/DIST	39	4,539,136	356,540	32,832	389,372	7.85%	8.58%
	TOTAL	378	15,730,172	1,541,156	147,590	1,688,746	9.80%	10.74%
MARKET TOTAL		2,340	59,351,811	3,869,726	329,219	4,198,945	6.52%	7.07%

I-880 MARKET STATISTICS - 4 th Quarter 2013								
MARKET		INVENTORY		AVAILABILITY			AVAILABILITY RATE	
		Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
HAYWARD	INDUSTRIAL	859	15,794,145	541,497	11,340	544,837	3.43%	3.45%
	MULTI TENANT/INCUBATOR	164	2,498,050	130,034	0	130,034	5.21%	5.21%
	FLEX/R&D	98	4,435,536	444,261	0	444,261	10.02%	10.02%
	WAREHOUSE/DIST	230	22,739,477	1,079,728	736,308	1,816,036	4.75%	7.99%
	TOTAL	1,351	45,467,208	2,195,520	747,648	2,935,168	4.83%	6.46%
SAN LEANDRO	INDUSTRIAL	406	12,802,521	530,341	47,035	577,376	4.14%	4.51%
	MULTI TENANT/INCUBATOR	31	686,295	42,449	0	42,449	6.19%	6.19%
	FLEX/R&D	44	2,105,958	67,802	4,988	72,790	3.22%	3.46%
	WAREHOUSE/DIST	93	7,609,257	547,267	120,487	667,754	7.19%	8.78%
	TOTAL	574	23,204,031	1,187,859	172,510	1,360,369	5.12%	5.86%
UNION CITY	INDUSTRIAL	111	3,148,923	170,797	0	170,797	5.42%	5.42%
	MULTI TENANT/INCUBATOR	15	402,063	74,614	0	74,614	18.56%	18.56%
	FLEX/R&D	19	652,702	133,027	4,316	137,343	20.38%	21.04%
	WAREHOUSE/DIST	106	10,859,039	322,138	60,933	383,071	2.97%	3.53%
	TOTAL	251	15,062,727	700,576	65,249	765,825	4.65%	5.08%
MARKET TOTAL		2,176	83,733,966	4,083,955	985,407	5,061,362	4.88%	6.04%

FREMONT/NEWARK MARKET STATISTICS - 4 th Quarter 2013								
MARKET		INVENTORY		AVAILABILITY			AVAILABILITY RATE	
		Total SF	Direct SF	Sublease SF	Available SF	Direct	Total	
FREMONT/NEWARK	INDUSTRIAL/WAREHOUSE	30500000	3,305,151	265,394	3,570,545	10.84%	11.71%	
	FLEX/R&D	23400000	3,152,661	384,967	3,537,628	13.47%	15.12%	
	MARKET TOTAL	53,900,000	6,457,812	650,361	7,108,173	11.98%	13.19%	

QUARTER IN REVIEW

HAYWARD INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



LEASE RATE



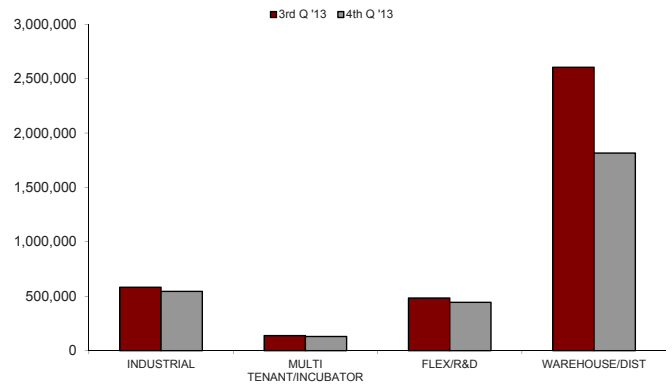
The Hayward market consists of roughly 45 million square feet of warehouse, industrial, multi-tenant, and R&D space. The Hayward industrial market had a productive 4th Quarter adding over 70 lease and sale transactions during this period of time. Market supply is getting tight and we are seeing both sale and lease values increase as a result.

Some of the notable lease transactions include the 330,000± square foot warehouse lease with Nor Cal Moving on Corporate Place, 150,000± square foot warehouse lease with Airport Appliance on Arden Road, 102,000± square foot warehouse lease renewal with Purcell Murray on West Winton Avenue, and the 85,000± square foot warehouse lease with Induspac on Forbes Avenue.

Some of the more notable sale transactions include the 51,000± square foot industrial leased investment sale on Hayman Street, 47,000± square foot industrial building sale to Argo Group on Corporate Avenue, & 214,000± square foot industrial sale on Hayman to KTR Capital Partners. All sales mentioned here were handled by Lee & Associates.

-Craig Hagglund

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



SAN LEANDRO INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



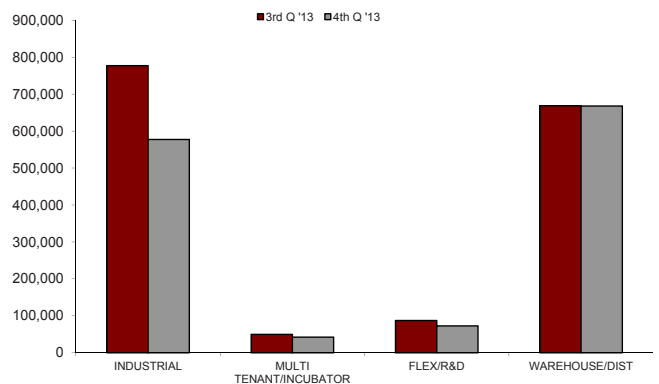
LEASE RATE



The San Leandro market encompasses roughly 23 million square feet of warehouse, industrial, multi-tenant, and R&D space. Market surveys show the overall vacancy at just under 6% - an improvement of almost a full percentage point from the 3rd Quarter of 2013. All four sectors saw positive absorption from the previous quarter, but the industrial sector lead the way with a 200,000± square foot drop in availability. Three large lease deals were signed in the 4th Quarter. Zinus, Inc. (94,275± square feet on Doolittle Drive), a mattress manufacturer; The Annex renewed their lease (76,840± square feet on Doolittle Drive); Sirio North America (71,489± square feet on Williams Street), an importer of outdoor furniture. The largest sale was the purchase of Fairway Business Center (524,716± square feet on Fairway/Miller) by KTR Capital Partners.

-Doug Pearson

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



UNION CITY INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



LEASE RATE

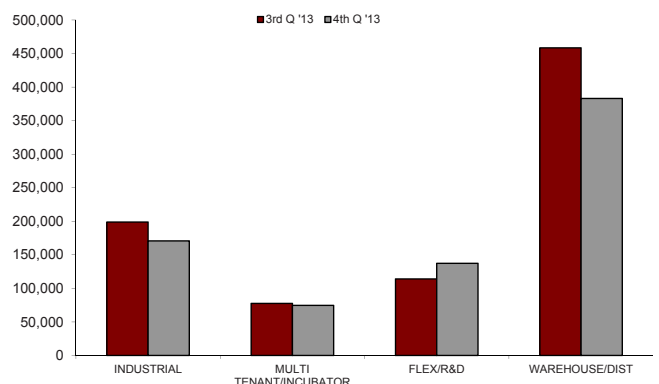


Union City consists of just under 16 million square feet of warehouse, industrial, multi-tenant, and R&D space. Vacancy rates continue their descent with direct vacancy dipping below 5% to 4.65%. Total vacancy is just north of 5% at 5.08%. More notably, direct warehouse/distribution vacancy is under 3% at 2.97%. The lack of available product has led to rising rental rates and sale prices. In the core Union City industrial market there is nothing existing over 100,000 square feet to lease and the only property for sale is in escrow and set to close early in the 1st Quarter of 2014.

Some notable leases transactions include a 47,000± square foot industrial lease on Atlantic Street to Maz Packaging, and a 26,000± square foot warehouse lease to Coremark. One noteworthy sale transaction includes the 37,000± square foot industrial sale to Dynatron on Western Avenue.

-Jesse Lucas

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



QUARTER IN REVIEW

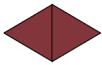
FREMONT/NEWARK INDUSTRIAL AVAILABILITY

AVAILABILITY



In the last 3 months of the year, the Fremont & Newark industrial market continued its trend toward stronger fundamentals. Lease rates for warehouse, manufacturing, and R&D are all poised to increase in 2014. Tenants renewing leases in existing buildings may see dramatic rate increases, compared to the rates they received in 2009 – 2010.

ABSORPTION



The purchase and sale market is picking up steam. It is slowly becoming a seller's market, due to a real lack of functional, quality buildings available. Unless more properties come available in 2014, there will be significant pent up demand from owner/user buyers trying to take advantage of interest rates while they remain low. Investors too are hungry for Class A and B buildings in the South 880 corridor. Many see upside in the next few years, showing that they are willing to consider 5% - 6% cap rates on in place rents. Most agree that we have officially re-entered the upswing in the market cycle in Fremont and Newark.

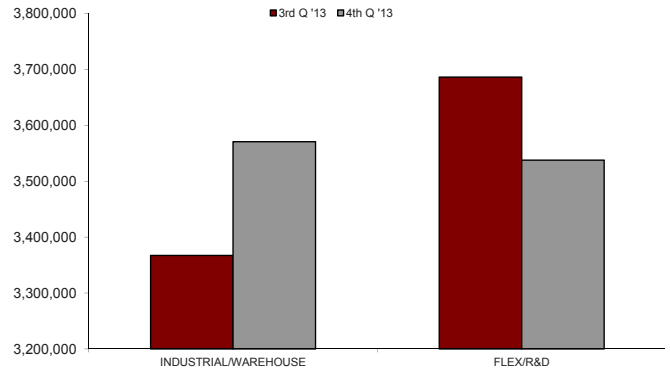
LEASE RATE



Notable Sales:

- Home Elegance purchased a 254,593 square foot warehouse building at 47550 Kato Road
- Dutra Enterprises purchased two manufacturing buildings, totaling 132,856 square feet, at 5020 – 5070 Brandin Court
- Synnex Corporation purchased a 65,332 square foot R&D building that they were previously leasing at 44217 Nobel Drive

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



Notable Leases:

- Sanmina renewed their lease in a 201,393 SF manufacturing building at 42701 Christy Street
- Innovated Packaging renewed their lease in a 101,133 SF warehouse at 38505 Cherry Street
- Celestica signed a new lease at 40949 Encyclopedia Circle, a 51,275 SF R&D building

-Victor DeBoer, Andrew Stoddard, & Neil Cowperthwaite

OAKLAND INDUSTRIAL AVAILABILITY

AVAILABILITY



The Oakland market encompasses roughly 30 million square feet of warehouse, industrial, multi-tenant, and R&D space. The Oakland industrial market finished the year with steady activity across all areas. The consensus across the board is that quality space is becoming very challenging to find both in the leasing and sales markets. There are a number of requirements in the market with little to no options to work with. Many of the deals of note in this quarter occurred in the Oakland Airport Industrial Park which is known as the nicest industrial sector in Oakland. These include the sale of 1 acre of industrial land at 7699 Edgewater Drive, the sale of a 11,000± square foot building on 1.04 acres at 7800 Edgewater Drive, and the sale of the former Lexus dealership located on the 880 Freeway at 7201 Oakport Street. We will have some larger top quality warehouse space come to the market in the 1st Quarter of 2014, such as the 48,000± square foot Class "A" warehouse space located at 650 85th Avenue (owned by ProLogis) which will be handled by Lee & Associates. It will be interesting to see the rates and terms that these buildings fetch given the extreme scarcity of Class A warehouse space in Oakland. Overall, a very productive year for Oakland industrial real estate and we anticipate this trend continues deep into 2014.

ABSORPTION

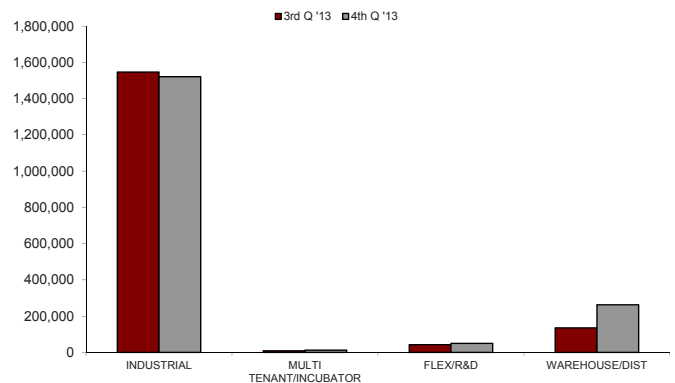


LEASE RATE



- Drew Fischer

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



QUARTER IN REVIEW

BERKELEY INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



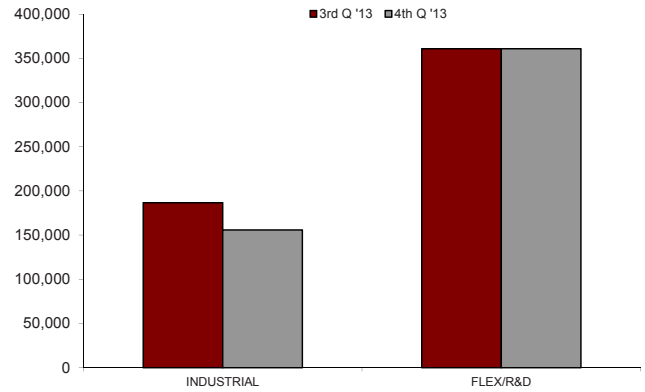
LEASE RATE



The Berkeley submarket consists of 7.5 million square feet of warehouse, industrial, multi-tenant, and R&D space. The Berkeley market continues to have a short supply of space for lease in addition to very small inventory of sale options. Some of the significant transactions this past quarter include the 30,890± square foot lease to Powis Parker, Inc. at 2929 5th Street, and the 6,750± square foot lease to Covenant Wines at 1102 6th Street. We anticipate Berkeley to have little inventory and lack product for sale for owner users and investors into the future.

-Brian Barden

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



EMERYVILLE INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



LEASE RATE



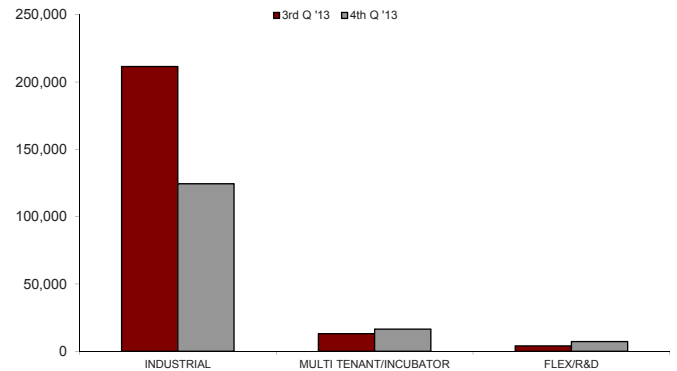
The Emeryville submarket consists of roughly 5 million square feet of warehouse, industrial, multi-tenant, and R&D space. In the 4th Quarter Emeryville continued its steady, active pace on the leasing side. Vacancy is limited to spaces under 10,000± square feet in this market and those spaces do not remain on the availability lists very long. There was one (1) lease deal in the 4th Quarter that was over 10,000 square feet. The lease was completed at 6315 Doyle Street for 11,000± square feet and will be occupied by Flowtoys, Inc.

There were no sales of industrial property in the 4th Quarter. Currently there are only four (4) properties on the market for sale and three (3) of the properties are re-development opportunities.

Emeryville will remain a very tight industrial market with high barriers of entry.

-Brian Barden

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES



RICHMOND INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



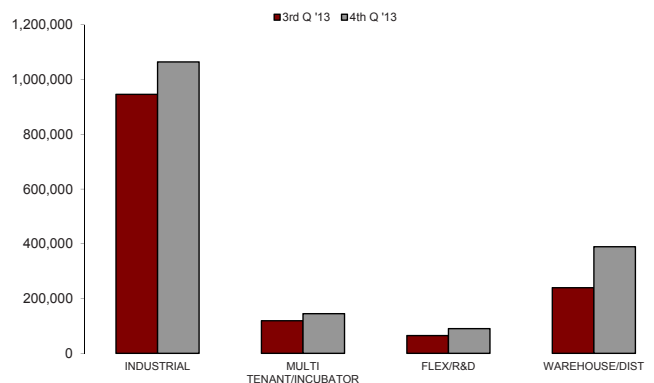
LEASE RATE



The Richmond market consists of roughly 14 million square feet of warehouse, industrial, multi-tenant, and R&D space. The Richmond market was very quiet in terms of completed transactions for 4th Quarter of 2013 in the industrial real estate market. There are a number of projects under contract and some other deals moving forward, but very little actually went on the books over the last 3 months. However, activity has been strong as the lack of available industrial space in Oakland and San Leandro continues to push some industrial business into the Richmond marketplace. The only deal of note for the quarter was a lease done at 3701 Collins Avenue for 11,397± square feet. We will continue to see the Richmond market trail in terms of highlights and headline deals in the heart of the 880 Industrial corridor but with some large deals in the hopper for 2014 we believe that Richmond is still in the upswing.

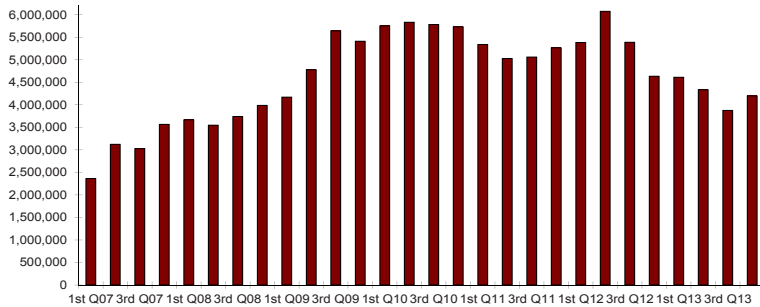
-Drew Fischer

3rd QUARTER '13 VS. 4th QUARTER '13 AVAILABILITIES

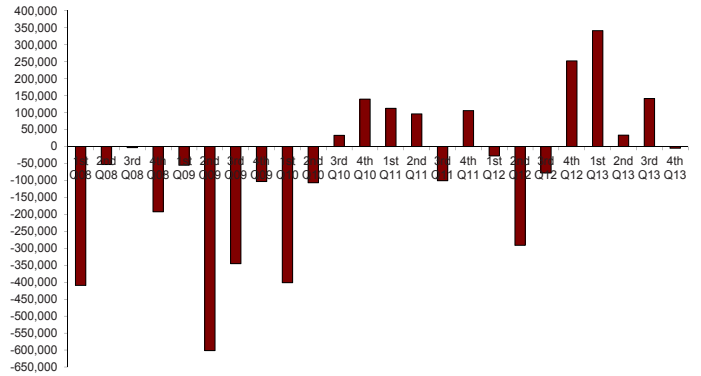


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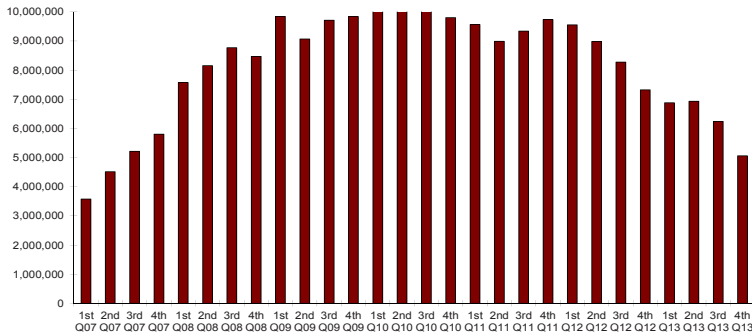
NORTH I-880 AVAILABILITY HISTORY



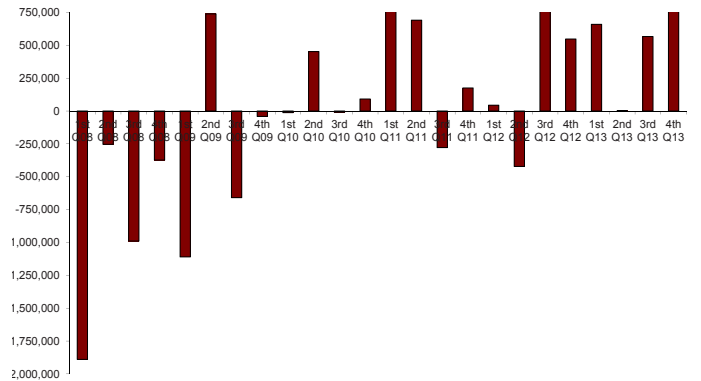
NORTH I-880 ABSORPTION HISTORY



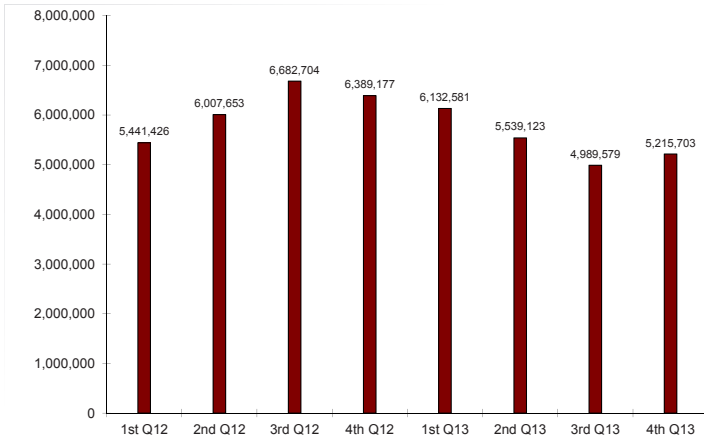
I-880 AVAILABILITY HISTORY



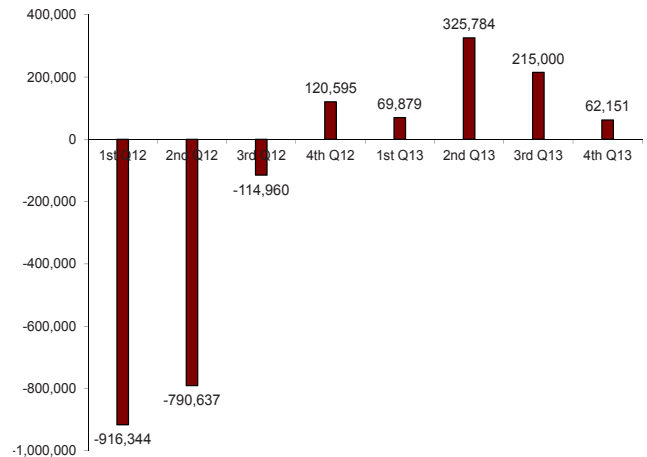
I-880 ABSORPTION HISTORY



FREMONT/NEWARK AVAILABILITY HISTORY

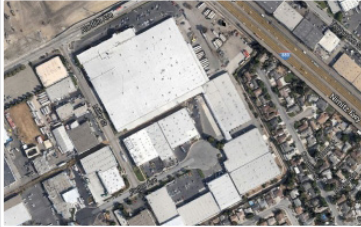


FREMONT/NEWARK ABSORPTION HISTORY



TRANSACTIONS

Industrial - 524,716± SF Sold
 Fairway Business Center, San Leandro
 KTR CAPITAL PARTNERS



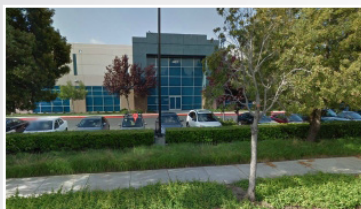
Industrial - 254,593± SF Sold
 47550 Kato Road, Fremont
 HOMELEGANCE



Industrial - 76,599± SF Sold
 5020 Brandin Court, Fremont
 DUTRA ENTERPRISES



Industrial - 65,332± SF Sold
 44217 Nobel Drive, Fremont
 SYNEX CORPORATION



Industrial - 50,300± SF Sold
 31500 Hayman Street, Hayward
 D.R. STEPHENS & CO.



Industrial - 47,637± SF Sold
 26587 Corporate Avenue, Hayward
 AGIO GROUP, INC.



Industrial - 333,302± SF Leased
 3129-3146 Corporate Place, Hayward
 NOR CAL MOVING SERVICES



Industrial - 151,389± SF Subleased
 3525 Arden Road, Hayward
 AIRPORT APPLIANCE



Industrial - 211,845± SF Sold
 31775 Hayman Street, Hayward
 KTR CAPITAL PARTNERS



Industrial - 94,275± SF Leased
 2350 Williams Drive, San Leandro
 ZINUS INCORPORATED



Industrial - 87,500± SF Leased
 21062 Forbes Avenue, Hayward
 INDUSPAC CALIFORNIA, INC.

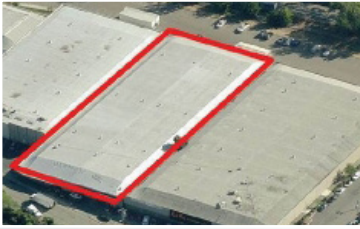


Industrial - 71,489± SF Leased
 2020-2040 Williams Street #E, San Leandro
 SIRIO NORTH AMERICA



LEE AVAILABLES

FOR LEASE
AVAILABLE SF: 46,092± SF
39 4th Street, OAKLAND



FOR SALE
AVAILABLE SF: 57,740± SF
4281 Technology Drive, FREMONT



FOR SALE
AVAILABLE SF: 53,253± SF
2671-2675 McCone Avenue, HAYWARD



FOR LEASE
AVAILABLE SF: 16,500± SF
3400-3430 Arden Road, HAYWARD



FOR LEASE OR SALE
AVAILABLE SF: 49,145± SF
34325 Ardenwood Blvd., FREMONT



FOR LEASE
AVAILABLE SF: 42,929± SF
2800 Miller Street, SAN LEANDRO



FOR LEASE
AVAILABLE SF: 48,658± SF
680 85th Avenue, OAKLAND



FOR LEASE
AVAILABLE SF: 18,200± SF
5555 San Leandro Street, OAKLAND



FOR LEASE
AVAILABLE SF: 51,100± SF
47835 Westinghouse Drive, FREMONT



FOR SALE
AVAILABLE SF: 68,835± SF
20551 & 20609 Corsair Blvd., HAYWARD



FOR LEASE
AVAILABLE SF: 25,000± SF
919 81st Avenue, OAKLAND



FOR LEASE
AVAILABLE SF: 27,582± SF
31023 Huntwood Avenue, HAYWARD



ABOUT LEE & ASSOCIATES

Lee & Associates, founded in 1979, is one of the largest regional commercial real estate providers in the United States.

Since 1979, our seasoned, motivated shareholders and professionals have been offering comprehensive quality service nationally and locally in a pro-active manner. We develop customized solutions for all of your real estates needs through our market-to-market knowledge in all property types. Our unique business model and extensive experience has helped us become one of the largest commercial real estate providers in the United States.

INDUSTRIAL SERVICES

Fair Market Value Analysis

- Valuation of Land
- Valuation of Buildings and Other Improvements

Building Optimization

- Size Analysis
- Pallet Optimization
- Efficiency Calculation
- Labor Analysis

Site Search

- Site Selection Criteria
- Development
- Analysis
- Selection
- Environmental and Wetland Guidance
- Due Diligence
- Acquisition
- Annexation and Zoning

Financial Analysis of Alternatives

- Comparing Alternative Proposals
- Purchase vs. Lease Analysis
- Existing Building Search

- Locally
- Nationally
- Internationally

Build-To-Suit

- For Lease
- For Sale
- Facility Specification
- Comprehensive Bidding and Design Build Construction
- Expansion Planning
- Future Marketability Analysis

Sale-Leaseback

- Institutional Investors
- Private Investors

Disposition of Existing Building

- Locally
- Nationally
- Internationally

Retrofit-Expansion-Division of Existing Building

- Inspection Services
- Specification Development
- Competitive Bidding of Required Work
- Construction and Improvement Supervision

YOUR TEAM



Mike Furay
Managing Broker
925-737-4140
mfuray@lee-associates.com



Brian Barden
Associate
510-903-7616
bbarden@lee-associates.com



Neil Cowperthwaite
Associate
510-903-7603
ncowperthwaite@lee-associates.com



Victor DeBoer
Associate
510-903-7615
vdeboer@lee-associates.com



Drew Fischer
Principal
510-903-7602
dfischer@lee-associates.com



Craig Hagglund
Principal
510-903-7611
chagglund@lee-associates.com



Ben Jones
Associate
510-903-7606
bjones@lee-associates.com



Jesse Lucas
Principal
510-903-7607
jlucas@lee-associates.com



Ryan Martens
Principal
510-903-7605
rmartens@lee-associates.com



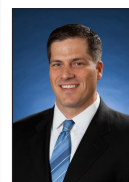
Dave McCarty
Associate
510-903-7601
dmccarty@lee-associates.com



Joe McGlynn
Associate
510-903-7612
jmcglynn@lee-associates.com



Doug Pearson
Principal
510-903-7610
dpearson@lee-associates.com



Chris Schofield
Principal
510-903-7608
cschofield@lee-associates.com



Michael Schofield
Principal
510-903-7604
mschofield@lee-associates.com



Andrew Stoddard
Associate
510-903-7618
astoddard@lee-associates.com



Guy Warren
Associate
510-903-7617
gwarren@lee-associates.com

When signing a new lease or extending or expanding a lease agreement consider the month in which the lease expires. Typically lease terms are 3, 5, 7 or 10 years. Consider a lease term that expires during the slowest time of the year for your business which may result in adding or reducing months to a standard 3, 5, 7 or 10 year lease. In addition, it is always wise to consult with a commercial real estate agent that specializes in leasing your type of facility as there are many ways to save money, reduce costs and include other helpful lease provisions.

LEASE TIP



COMMERCIAL REAL ESTATE SERVICES

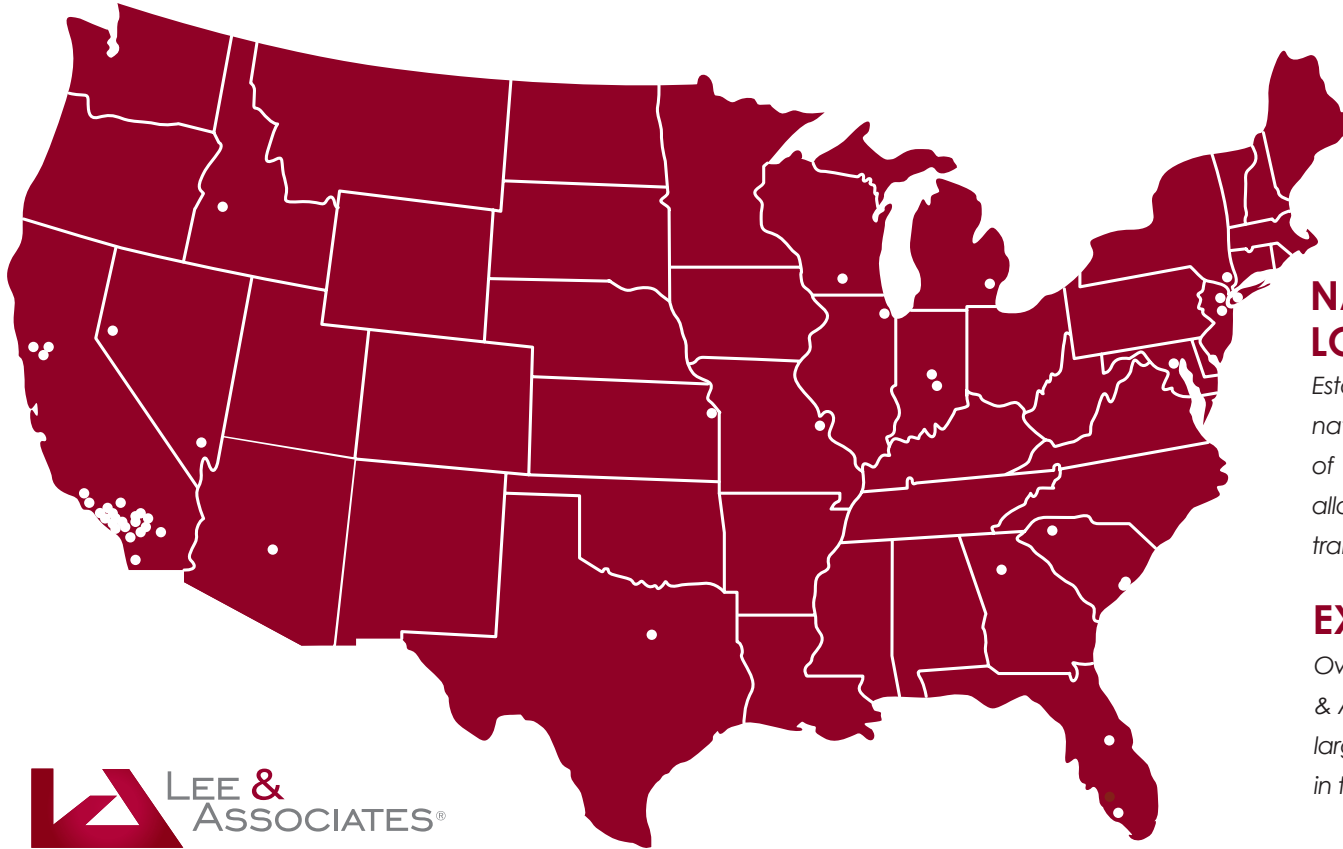
520 Third Street, Suite 105
Oakland, CA 94607
(510) 903-7600
www.lee-associates.com

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* CoStar sourced for portion of market data

NATIONAL PRESENCE

49

LOCATIONS STRONG



NATIONAL ORGANIZATION, LOCAL OWNERSHIP

Established in 1979 in Irvine, California, Lee & Associates has 49 nationwide offices that are individually owned by the shareholders of that office, thus encouraging an entrepreneurial spirit and allowing more freedom and creativity to make real estate transactions work

EXPLOSIVE GROWTH

Over the past 34 years, there has been an explosive growth of Lee & Associates offices throughout the country, making it one of the largest and fastest growing commercial real estate organizations in the United States.



COMMERCIAL REAL ESTATE SERVICES

- | | | | | |
|--------------------------------------|---|-----------------------------------|-----------------------------------|---------------------------------|
| 2013 - Long Island-Queens, NY | 2010 - Atlanta, GA | 2006 - Dallas, TX | 2004 - St. Louis, MO | 1991 - Phoenix, AZ |
| 2013 - Chesapeake Region, MD | 2010 - Greenwood, IN | 2006 - Madison, WI | 2002 - Chicago, IL | 1990 - Carlsbad, CA |
| 2013 - Charleston-Dwntrn, SC | 2010 - Indianapolis, IN | 2006 - Oakland, CA | 2001 - Victorville, CA | 1990 - Industry, CA |
| 2012 - Edison, NJ | 2009 - Long Beach, CA | 2006 - Reno, NV | 1999 - Temecula Valley, CA | 1989 - Los Angeles, CA |
| 2012 - Orlando, FL | 2009 - Elmwood Park, NJ | 2006 - San Diego - UTC, CA | 1996 - Central LA, CA | 1989 - Riverside, CA |
| 2012 - Charleston, SC | 2008 - Boise, ID | 2006 - Ventura, CA | 1994 - Sherman Oaks, CA | 1987 - Ontario, CA |
| 2011 - Fort Myers, FL | 2008 - Investment Services Group, LA, CA | 2006 - San Luis Obispo, CA | 1994 - West LA, CA | 1984 - Newport Beach, CA |
| 2011 - Kansas City, KS | 2008 - Palm Desert, CA | 2005 - Southfield, MI | 1993 - Pleasanton, CA | 1983 - Orange, CA |
| 2011 - Manhattan, NY | 2008 - Santa Barbara, CA | 2005 - Los Olivos, CA | 1993 - Stockton, CA | 1979 - Irvine, CA |
| 2011 - Greenville, SC | 2006 - Antelope Valley, CA | 2004 - Calabasas, CA | 1992 - Las Vegas, NV | |