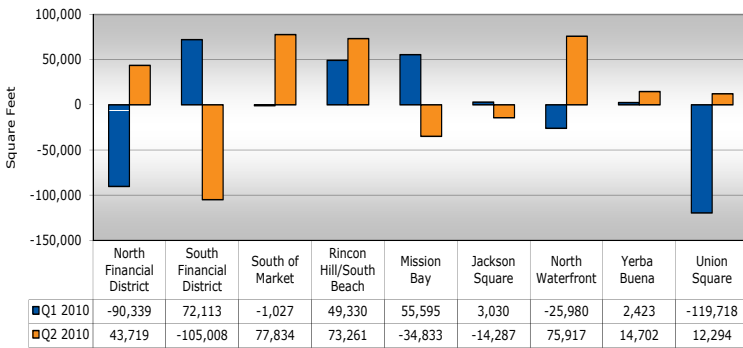


MARKET REPORT SAN FRANCISCO

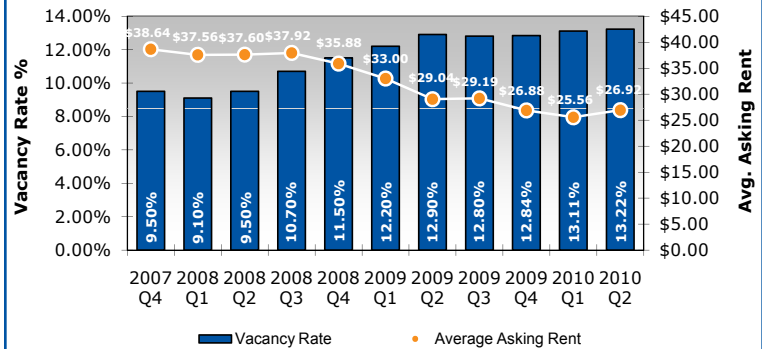
49 Stevenson Street, Suite 1025
San Francisco, CA 94105
(415) 543-9400 phone
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MARKET	# of Buildings	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		2nd Qtr Absorption		YTD Absorption	
			Q1 2010	Q2 2010	Q1 2010	Q2 2010	Q1 2010	Q2 2010	Q1 2010	Q2 2010	Gross	Net	Gross	Net
Financial District														
North Financial District	123	28,481,463	3,992,777	3,949,058	3,356,561	3,497,221	636,216	451,837	14.02%	13.87%	748,103	43,719	1,249,019	478
South Financial District	112	24,902,484	3,003,938	3,108,946	2,847,954	2,862,994	155,984	245,952	12.06%	12.48%	352,517	-105,008	730,729	-121,978
Totals for Financial District														
	235	53,383,947	6,996,715	7,058,004	6,204,515	6,360,215	792,200	697,789	13.11%	13.22%	1,100,620	-61,289	1,979,748	-121,500
Downtown South														
South of Market	111	6,789,050	1,322,505	1,244,671	1,292,383	1,239,018	30,122	5,653	19.48%	18.33%	66,019	77,834	159,967	52,161
Rincon Hill/South Beach	69	5,113,084	635,936	562,675	567,378	496,167	68,558	66,508	12.44%	11.00%	164,623	73,261	285,712	79,911
Mission Bay	15	2,558,348	714,840	749,673	714,840	749,673	0	0	27.94%	29.30%	32,190	-34,833	146,903	-37,099
Downtown North														
Jackson Square	62	2,232,202	269,461	283,748	266,461	273,014	3,000	10,734	12.07%	12.71%	49,525	-14,287	97,017	1,180
North Waterfront	57	3,691,438	409,801	333,884	368,682	286,636	41,119	47,248	11.10%	9.04%	96,686	75,917	163,026	57,372
Downtown West														
Yerba Buena	39	3,607,330	813,301	798,599	686,925	666,278	126,376	132,321	22.55%	22.14%	81,522	14,702	140,843	10,564
Union Square	84	4,730,832	568,800	556,506	549,440	550,773	19,360	5,733	12.02%	11.76%	92,896	12,294	201,544	47,706
Totals for SF Central Business District														
	657	82,106,231	11,731,359	11,587,760	10,650,624	10,621,774	1,080,735	965,986	14.29%	14.11%	1,684,081	143,599	3,174,760	90,295

San Francisco Net Absorption by Submarket
1st Quarter 2010 to 2nd Quarter 2010



Financial District - Class A & B
Vacancy and Rental Rates



	Address	Submarket	Tenant	Size (RSF)
Lease Transactions	One Market, The Landmark Buildings	South Financial	Salesforce.com (Renewal/expansion)	260,484
	425 Market Street	South Financial	Morrison & Foerster (Renewal/downsize)	220,000
	505 Montgomery Street	North Financial	Latham Wadkins LLP	120,000
	455 Mission Bay Blvd.	Mission Bay	Bayer Healthcare Pharmaceuticals	75,000
	100 First Street	South Financial	Internal Revenue Service, GSA	72,735
	555 California Street	North Financial	Goldman Sachs & Co. (Renewal/downsize)	72,730
	44 Montgomery Street	North Financial	Securities & Exchange Commission	60,000
	50 California Street	North Financial	Woodruff & Sawyer	56,000
	Ferry Building	Embarcadero	Conifer Securities	50,000
	625 3rd Street	SOMA	UbiSoft (Renewal)	42,000
	101 Montgomery Street	North Financial	Trust for Public Land	33,000
	116 New Montgomery Street	South Financial	Trulia.com	31,500
	1355 Sansome Street	North Waterfront	Hult International Business School	29,000
	75 Hawthorne	South Financial	Environmental Protection Agency (GSA)	300,000
	50 Fremont Street	South Financial	Deloitte	180,000
TIMs	Multiple Buildings	Potrero Hill	Zynga	150,000-300,000
	795 Folsom Street	South Financial	Twitter	100,000
	Potrero Square & SOMA	SOMA	Dolby	100,000-280,000
Sales	Address	Submarket	Buyer	Price PSF
	303 Second Street	South Financial	Kilroy Realty Corp.	\$ 326.00
	333 Market Street	South Financial	Korea Teachers Credit Union	\$ 333.00
	255 California Street	North Financial	Highridge Partners	\$ 250.00
351 California Street	North Financial	Polidev International	\$ 250.00	