

# SAN FRANCISCO OFFICE MARKET REPORT

| Submarket                            | Inventory<br>Total SF | Vacancy<br>Rate (%) | Q4<br>Absorption | Average Asking<br>Rate (PSF) | Asking Rate Range<br>(Annual PSF) |
|--------------------------------------|-----------------------|---------------------|------------------|------------------------------|-----------------------------------|
| 1. North Financial                   | 26,921,064            | 14%                 | 216,000          | \$45                         | \$28 - \$47                       |
| 2. South Financial                   | 22,539,842            | 10%                 | 281,000          | \$45                         | \$37 - \$46                       |
| 3. SOMA                              | 3,443,037             | 3%                  | 76,000           | \$43                         | \$32 - \$54                       |
| 4. Yerba Buena                       | 3,422,932             | 21%                 | 55,000           | \$39                         | \$25 - \$44                       |
| 5. Union Square                      | 3,192,390             | 11%                 | 5,000            | \$39                         | \$31 - \$48                       |
| 6. Jackson Square / North Waterfront | 4,901,185             | 12%                 | 39,000           | \$37                         | \$29 - \$45                       |
| 7. Mission Bay                       | 2,477,892             | 35%                 | 67,000           | \$57                         | \$57                              |
| 8: Civic Center                      | 3,463,538             | 43%                 | 12,000           | \$32                         | \$28 - \$33                       |
| <b>Totals</b>                        | <b>70,361,880</b>     | <b>19%</b>          | <b>751,000</b>   | <b>\$42</b>                  |                                   |

|                         | Address                | Submarket                   | Tenant                            | Size (RSF) |
|-------------------------|------------------------|-----------------------------|-----------------------------------|------------|
| Lease Transactions      | 301 Howard Street      | South Financial             | Reardon Commerce                  | 87,000     |
|                         | One Front Street       | North Financial             | First Republic Bank               | 64,506     |
|                         | One Montgomery Street  | North Financial             | LinkedIn                          | 57,120     |
|                         | 100 Montgomery         | North Financial             | SolutionSet                       | 50,874     |
|                         | One Bush Street        | North Financial             | HOK ®                             | 45,000     |
|                         | 123 Mission Street     | South Financial             | McKesson                          | 40,966     |
|                         | 1098 Harrison Street   | SOMA                        | Atlassian                         | 40,000     |
|                         | 185 Berry Street       | SOMA                        | Gree                              | 40,000     |
|                         | 220 Montgomery Street  | North Financial             | PocketGems                        | 39,407     |
|                         | One Front Street       | North Financial             | Skidmore, Owings & Merrill ®      | 36,116     |
|                         | 201 3rd Street         | South Financial             | On24                              | 35,486     |
|                         | 185 Berry Street       | SOMA                        | Western Union                     | 26,000     |
|                         | Three Embarcadero      | North Financial             | Hogan Lovells                     | 25,021     |
|                         | One Market Street      | South Financial             | Citadel ®                         | 21,547     |
|                         | One Market Street      | South Financial             | Autonomy Corp ®                   | 19,989     |
|                         | One Front Street       | North Financial             | Oracle ®                          | 18,058     |
|                         | 501 2nd Street         | SOMA                        | VMWare                            | 17,000     |
|                         | 201 Mission Street     | South Financial             | Clustrix                          | 16,320     |
|                         | 199 Fremont Street     | South Financial             | StubHub                           | 16,320     |
| Sale Transactions       | 75-95 Hawthorne Street | South Financial             | Manulife Real Estate              | 446,765    |
|                         | 795 Folsom Street      | SOMA                        | Cornerstone Real Estate Advisors  | 187,202    |
|                         | 500 Sansome Street     | North Financial             | 500 Sansome Street Investors, LLC | 147,000    |
|                         | 625 Second Street      | Rincon/South Beach          | Hudson Pacific Properties         | 136,906    |
|                         | 250 Brannan Street     | Multimedia Gulch            | Kilroy                            | 104,000    |
|                         | 101 Howard Street      | South Financial             | University of San Francisco       | 100,000    |
|                         | 1881 Post Street       | Pacific Heights             | MKD Investments                   | 80,000     |
|                         | 642 Harrison Street    | SOMA                        | PMI Properties                    | 59,169     |
| 275 Brannan Street      | Rincon/South Beach     | Hudson Pacific Properties   | 51,000                            |            |
| 874-880 Harrison Street | SOMA                   | San Francisco Harrison, LLC | 36,928                            |            |



**ONE FRONT STREET**  
**FIRST REPUBLIC BANK LEASE**  
**±64,506 RSF**

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be independently verified.