

SF Vacancy Report

Submarket	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Bayview/Hunters Point 21 existing properties representing 559,967 SF</i>	Direct	85,111	15.2%	85,111	15.2%	88,611	15.8%	\$18.58/fs	14,840	14,840	(23,677)	(23,677)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	85,111	15.2%	85,111	15.2%	88,611	15.8%	\$18.58/fs	14,840	14,840	(23,677)	(23,677)
<i>Chinatown/Nob Hill 40 existing properties representing 574,459 SF</i>	Direct	41,441	7.2%	41,441	7.2%	41,441	7.2%	\$14.21/fs	0	0	0	0
	Sublet	2,800	0.5%	2,800	0.5%	2,800	0.5%	-	0	0	0	0
	Total	44,241	7.7%	44,241	7.7%	44,241	7.7%	\$14.21/fs	0	0	0	0
<i>Civic Center 84 existing properties representing 3,444,647 SF</i>	Direct	384,801	11.2%	116,349	3.4%	124,936	3.6%	\$21.17/fs	271,150	271,150	(3,650)	(3,650)
	Sublet	7,700	0.2%	7,700	0.2%	11,720	0.3%	\$21.00/fs	0	0	0	0
	Total	392,501	11.4%	124,049	3.6%	136,656	4.0%	\$21.16/fs	271,150	271,150	(3,650)	(3,650)
<i>Financial District 180 existing properties representing 29,139,411 SF</i>	Direct	3,833,338	13.2%	3,298,880	11.3%	4,261,874	14.6%	\$27.46/fs	486,732	486,732	(121,581)	(121,581)
	Sublet	697,498	2.4%	671,071	2.3%	932,992	3.2%	\$21.56/fs	29,865	29,865	90,486	90,486
	Total	4,530,836	15.5%	3,969,951	13.6%	5,164,620	17.7%	\$25.73/fs	516,597	516,597	(31,095)	(31,095)
<i>India Basin 3 existing properties representing 59,200 SF</i>	Direct	32,000	54.1%	32,000	54.1%	32,000	54.1%	\$12.00/fs	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	32,000	54.1%	32,000	54.1%	32,000	54.1%	\$12.00/fs	0	0	0	0
<i>Jackson Square 116 existing properties representing 2,638,319 SF</i>	Direct	423,857	16.1%	371,648	14.1%	387,829	14.7%	\$24.65/fs	25,609	25,609	(12,391)	(12,391)
	Sublet	31,867	1.2%	23,467	0.9%	35,127	1.3%	\$17.04/fs	0	0	6,496	6,496
	Total	455,724	17.3%	395,115	15.0%	422,956	16.0%	\$22.90/fs	25,609	25,609	(5,895)	(5,895)
<i>Lower South of Market 51 existing properties representing 1,866,262 SF</i>	Direct	156,282	8.4%	137,143	7.3%	193,400	10.4%	\$16.12/fs	7,326	7,326	70,544	70,544
	Sublet	85,048	4.6%	85,048	4.6%	98,955	5.3%	\$16.27/fs	0	0	0	0
	Total	241,330	12.9%	222,191	11.9%	292,355	15.7%	\$16.17/fs	7,326	7,326	70,544	70,544
<i>Mission Bay/China Basin 16 existing properties representing 1,484,802 SF</i>	Direct	440,907	29.7%	440,907	29.7%	443,607	29.9%	\$10.82/fs	11,530	11,530	4,702	4,702
	Sublet	11,666	0.8%	11,666	0.8%	11,666	0.8%	\$18.00/fs	0	0	0	0
	Total	452,573	30.5%	452,573	30.5%	455,273	30.7%	\$15.64/fs	11,530	11,530	4,702	4,702
<i>Potrero East of 101 Fwy 18 existing properties representing 275,311 SF</i>	Direct	46,982	17.1%	39,500	14.3%	39,500	14.3%	\$15.00/fs	0	0	4,668	4,668
	Sublet	0	0.0%	0	0.0%	3,000	1.1%	\$12.00/fs	0	0	0	0
	Total	46,982	17.1%	39,500	14.3%	42,500	15.4%	\$14.67/fs	0	0	4,668	4,668
<i>Potrero West of 101 Fwy 41 existing properties representing 1,252,731 SF</i>	Direct	90,517	7.2%	59,866	4.8%	76,369	6.1%	\$19.29/fs	30,651	30,651	25,778	25,778
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	90,517	7.2%	59,866	4.8%	76,369	6.1%	\$19.29/fs	30,651	30,651	25,778	25,778

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Rincon/South Beach</i> 92 existing properties representing 5,508,621 SF	Direct	877,119	15.9%	670,803	12.2%	871,901	15.8%	\$19.63/fs	46,276	46,276	(8,621)	(8,621)
	Sublet	48,691	0.9%	46,191	0.8%	52,691	1.0%	\$26.00/fs	2,500	2,500	34,051	34,051
	Total	925,810	16.8%	716,994	13.0%	924,592	16.8%	\$19.76/fs	48,776	48,776	25,430	25,430
<i>Showplace Square</i> 32 existing properties representing 2,839,229 SF	Direct	838,357	29.5%	626,834	22.1%	646,490	22.8%	\$19.59/fs	3,400	3,400	(183,122)	(183,122)
	Sublet	229,565	8.1%	229,565	8.1%	229,565	8.1%	\$9.59/fs	0	0	0	0
	Total	1,067,922	37.6%	856,399	30.2%	870,399	30.7%	\$17.26/fs	3,400	3,400	(183,122)	(183,122)
<i>South Financial District</i> 173 existing properties representing 25,614,049 SF	Direct	3,336,068	13.0%	3,066,434	12.0%	3,594,007	14.0%	\$27.90/fs	113,993	113,993	(193,343)	(193,343)
	Sublet	438,572	1.7%	370,193	1.4%	589,575	2.3%	\$20.98/fs	3,426	3,426	31,040	31,040
	Total	3,774,640	14.7%	3,436,627	13.4%	4,129,023	16.1%	\$26.42/fs	117,419	117,419	(162,303)	(162,303)
<i>South of Market</i> 132 existing properties representing 5,075,854 SF	Direct	561,914	11.1%	561,914	11.1%	637,986	12.6%	\$14.17/fs	1,055	1,055	(29,795)	(29,795)
	Sublet	46,135	0.9%	46,135	0.9%	46,135	0.9%	\$18.27/fs	0	0	0	0
	Total	608,049	12.0%	608,049	12.0%	684,121	13.5%	\$14.79/fs	1,055	1,055	(29,795)	(29,795)
<i>Southern City</i> 120 existing properties representing 1,118,805 SF	Direct	53,475	4.8%	51,475	4.6%	51,475	4.6%	\$24.64/fs	5,135	5,135	(2,963)	(2,963)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	53,475	4.8%	51,475	4.6%	51,475	4.6%	\$24.64/fs	5,135	5,135	(2,963)	(2,963)
<i>Union Square</i> 143 existing properties representing 6,039,313 SF	Direct	684,209	11.3%	650,880	10.8%	702,622	11.6%	\$22.37/fs	75,372	75,372	(46,541)	(46,541)
	Sublet	54,014	0.9%	54,014	0.9%	56,514	0.9%	\$28.73/fs	0	0	9,620	9,620
	Total	738,223	12.2%	704,894	11.7%	759,136	12.6%	\$22.57/fs	75,372	75,372	(36,921)	(36,921)
<i>Van Ness Corridor</i> 113 existing properties representing 2,673,686 SF	Direct	144,574	5.4%	142,217	5.3%	168,103	6.3%	\$20.94/fs	2,757	2,757	(12,892)	(12,892)
	Sublet	500	0.0%	500	0.0%	7,565	0.3%	\$28.02/fs	0	0	7,491	7,491
	Total	145,074	5.4%	142,717	5.3%	175,668	6.6%	\$21.12/fs	2,757	2,757	(5,401)	(5,401)
<i>Waterfront/North Beach</i> 121 existing properties representing 5,021,912 SF	Direct	435,757	8.7%	407,050	8.1%	493,008	9.8%	\$24.18/fs	42,355	42,355	78,689	78,689
	Sublet	132,201	2.6%	132,201	2.6%	137,713	2.7%	\$20.46/fs	0	0	1,550	1,550
	Total	567,958	11.3%	539,251	10.7%	630,721	12.6%	\$23.92/fs	42,355	42,355	80,239	80,239
<i>West of Van Ness</i> 272 existing properties representing 3,481,803 SF	Direct	316,496	9.1%	233,918	6.7%	245,318	7.0%	\$26.09/fs	14,220	14,220	(42,940)	(42,940)
	Sublet	0	0.0%	0	0.0%	3,000	0.1%	\$21.00/fs	0	0	0	0
	Total	316,496	9.1%	233,918	6.7%	248,318	7.1%	\$25.83/fs	14,220	14,220	(42,940)	(42,940)
<i>Yerba Buena</i> 65 existing properties representing 3,682,083 SF	Direct	441,315	12.0%	399,786	10.9%	429,429	11.7%	\$16.94/fs	41,128	41,128	(3,994)	(3,994)
	Sublet	41,711	1.1%	41,711	1.1%	83,350	2.3%	\$15.08/fs	0	0	14,673	14,673
	Total	483,026	13.1%	441,497	12.0%	504,787	13.7%	\$16.55/fs	41,128	41,128	10,679	10,679

SF Vacancy Report

Grand Totals

	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>1833 existing properties representing 102,350,464 SF</i>	Direct	13,224,520	12.9%	11,434,156	11.2%	13,529,906	13.2%	\$23.21/fs	1,193,529	1,193,529	(501,129)	(501,129)
	Sublet	1,827,968	1.8%	1,722,262	1.7%	2,302,368	2.2%	\$19.19/fs	35,791	35,791	195,407	195,407
	Total	15,052,488	14.7%	13,156,418	12.9%	15,733,821	15.4%	\$22.43/fs	1,229,320	1,229,320	(305,722)	(305,722)