

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 622,342 SF</i>	Direct	46,009	7.4%	46,009	7.4%	46,009	7.4%	\$20.66/fs	14,399	14,399	5,313	5,313
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	46,009	7.4%	46,009	7.4%	46,009	7.4%	\$20.66/fs	14,399	14,399	5,313	5,313
<i>Chinatown/Nob Hill 38 existing properties representing 553,619 SF</i>	Direct	14,576	2.6%	14,576	2.6%	14,576	2.6%	\$19.59/fs	0	0	(7,776)	(7,776)
	Sublet	2,800	0.5%	2,800	0.5%	2,800	0.5%	-	0	0	0	0
	Total	17,376	3.1%	17,376	3.1%	17,376	3.1%	\$19.59/fs	0	0	(7,776)	(7,776)
<i>Civic Center 81 existing properties representing 2,947,651 SF</i>	Direct	89,355	3.0%	89,355	3.0%	98,751	3.4%	\$20.37/fs	0	0	42,111	42,111
	Sublet	32,970	1.1%	32,970	1.1%	32,970	1.1%	\$20.04/fs	0	0	(6,000)	(6,000)
	Total	122,325	4.1%	122,325	4.1%	131,721	4.5%	\$20.29/fs	0	0	36,111	36,111
<i>Financial District 183 existing properties representing 29,082,567 SF</i>	Direct	3,460,595	11.9%	3,105,863	10.7%	4,426,795	15.2%	\$27.20/fs	689,506	689,506	159,705	159,705
	Sublet	1,229,612	4.2%	1,097,656	3.8%	1,302,391	4.5%	\$17.65/fs	111,546	111,546	186,569	186,569
	Total	4,690,207	16.1%	4,203,519	14.5%	5,729,186	19.7%	\$23.80/fs	801,052	801,052	346,274	346,274
<i>India Basin 3 existing properties representing 59,200 SF</i>	Direct	32,000	54.1%	32,000	54.1%	32,000	54.1%	\$18.72/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%	\$18.72/fs	0	0	0	0
<i>Jackson Square 116 existing properties representing 3,135,511 SF</i>	Direct	425,256	13.6%	400,044	12.8%	469,100	15.0%	\$23.98/fs	38,500	38,500	(21,790)	(21,790)
	Sublet	55,343	1.8%	46,930	1.5%	96,930	3.1%	\$16.11/fs	8,413	8,413	24,748	24,748
	Total	480,599	15.3%	446,974	14.3%	566,030	18.1%	\$21.95/fs	46,913	46,913	2,958	2,958
<i>Lower South of Market 51 existing properties representing 1,910,759 SF</i>	Direct	409,487	21.4%	263,102	13.8%	428,558	22.4%	\$17.23/fs	99,899	99,899	(42,141)	(42,141)
	Sublet	184,497	9.7%	184,497	9.7%	184,497	9.7%	\$19.20/fs	0	0	(1,500)	(1,500)
	Total	593,984	31.1%	447,599	23.4%	560,605	29.3%	\$18.04/fs	99,899	99,899	(43,641)	(43,641)
<i>Mission Bay/China Basin 17 existing properties representing 1,334,704 SF</i>	Direct	398,735	29.9%	378,045	28.3%	427,421	32.0%	\$11.76/fs	41,521	41,521	12,208	12,208
	Sublet	15,057	1.1%	11,666	0.9%	11,666	0.9%	-	3,391	3,391	(3,391)	(3,391)
	Total	413,792	31.0%	389,711	29.2%	439,087	32.9%	\$11.76/fs	44,912	44,912	8,817	8,817
<i>Potrero East of 101 Fwy 17 existing properties representing 265,201 SF</i>	Direct	43,328	16.3%	40,511	15.3%	45,130	16.4%	\$15.21/fs	2,817	2,817	6,926	6,926
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	43,328	16.3%	40,511	15.3%	45,130	16.4%	\$15.21/fs	2,817	2,817	6,926	6,926
<i>Potrero West of 101 Fwy 42 existing properties representing 1,537,692 SF</i>	Direct	141,966	9.2%	141,966	9.2%	429,860	28.0%	\$17.34/fs	3,745	3,745	26,631	26,631
	Sublet	12,503	0.8%	12,503	0.8%	12,503	0.8%	\$14.00/fs	0	0	0	0
	Total	154,469	10.0%	154,469	10.0%	442,363	28.8%	\$17.08/fs	3,745	3,745	26,631	26,631

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Rincon/South Beach</i> 89 existing properties representing 5,420,250 SF	Direct	1,194,873	22.0%	1,020,875	18.8%	1,160,689	21.4%	\$19.74/fs	119,172	119,172	(58,472)	(58,472)
	Sublet	153,204	2.8%	74,305	1.4%	85,611	1.6%	\$15.21/fs	6,790	6,790	(11,111)	(11,111)
	Total	1,348,077	24.9%	1,095,180	20.2%	1,246,300	23.0%	\$19.20/fs	125,962	125,962	(69,583)	(69,583)
<i>Showplace Square</i> 31 existing properties representing 2,825,663 SF	Direct	784,360	27.8%	575,484	20.4%	779,859	27.6%	\$19.24/fs	10,373	10,373	(24,287)	(24,287)
	Sublet	298,980	10.6%	298,980	10.6%	305,910	10.8%	\$16.22/fs	0	0	116,529	116,529
	Total	1,083,340	38.3%	874,464	30.9%	1,085,769	38.4%	\$19.07/fs	10,373	10,373	92,242	92,242
<i>South Financial District</i> 167 existing properties representing 25,154,853 SF	Direct	3,467,664	13.8%	3,060,573	12.2%	3,813,721	15.2%	\$27.18/fs	681,882	681,882	(473,516)	(473,516)
	Sublet	967,436	3.8%	732,917	2.9%	842,843	3.4%	\$16.66/fs	316,766	316,766	138,583	138,583
	Total	4,435,100	17.6%	3,793,490	15.1%	4,615,595	18.3%	\$24.30/fs	998,648	998,648	(334,933)	(334,933)
<i>South of Market</i> 131 existing properties representing 4,714,287 SF	Direct	479,883	10.2%	472,383	10.0%	529,895	11.2%	\$17.72/fs	5,056	5,056	2,537	2,537
	Sublet	18,276	0.4%	18,276	0.4%	18,276	0.4%	\$23.26/fs	0	0	1,798	1,798
	Total	498,159	10.6%	490,659	10.4%	548,171	11.6%	\$18.08/fs	5,056	5,056	4,335	4,335
<i>Southern City</i> 118 existing properties representing 1,141,531 SF	Direct	61,930	5.4%	61,930	5.4%	61,930	5.3%	\$22.11/fs	3,100	3,100	10,993	10,993
	Sublet	528	0.0%	528	0.0%	528	0.0%	-	0	0	0	0
	Total	62,458	5.5%	62,458	5.5%	62,458	5.4%	\$22.11/fs	3,100	3,100	10,993	10,993
<i>Union Square</i> 143 existing properties representing 6,044,323 SF	Direct	642,480	10.6%	594,824	9.8%	604,901	10.0%	\$22.77/fs	75,202	75,202	(29,987)	(29,987)
	Sublet	85,028	1.4%	69,537	1.2%	90,624	1.5%	\$23.49/fs	17,748	17,748	(19,173)	(19,173)
	Total	727,508	12.0%	664,361	11.0%	695,525	11.5%	\$22.91/fs	92,950	92,950	(49,160)	(49,160)
<i>Van Ness Corridor</i> 115 existing properties representing 3,160,982 SF	Direct	437,494	13.8%	419,222	13.3%	424,890	13.4%	\$23.20/fs	34,194	34,194	(6,006)	(6,006)
	Sublet	2,611	0.1%	2,611	0.1%	12,567	0.4%	\$19.59/fs	0	0	0	0
	Total	440,105	13.9%	421,833	13.3%	437,457	13.8%	\$23.08/fs	34,194	34,194	(6,006)	(6,006)
<i>Waterfront/North Beach</i> 120 existing properties representing 5,061,964 SF	Direct	463,468	9.2%	463,468	9.2%	537,647	10.6%	\$23.92/fs	30,280	30,280	53,175	53,175
	Sublet	117,776	2.3%	110,169	2.2%	119,969	2.4%	\$20.02/fs	10,684	10,684	(2,195)	(2,195)
	Total	581,244	11.5%	573,637	11.3%	657,616	13.0%	\$23.24/fs	40,964	40,964	50,980	50,980
<i>West of Van Ness</i> 265 existing properties representing 3,514,449 SF	Direct	437,880	12.5%	386,428	11.0%	407,798	9.3%	\$27.05/fs	73,726	73,726	41,959	41,959
	Sublet	3,700	0.1%	3,700	0.1%	3,700	0.1%	\$19.44/fs	0	0	0	0
	Total	441,580	12.6%	390,128	11.1%	411,498	9.4%	\$26.31/fs	73,726	73,726	41,959	41,959
<i>Yerba Buena</i> 67 existing properties representing 3,993,609 SF	Direct	703,091	17.6%	521,289	13.1%	535,335	13.4%	\$16.19/fs	23,606	23,606	(31,212)	(31,212)
	Sublet	117,179	2.9%	117,179	2.9%	161,537	4.0%	\$19.29/fs	0	0	0	0
	Total	820,270	20.5%	638,468	16.0%	696,872	17.4%	\$16.96/fs	23,606	23,606	(31,212)	(31,212)

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>1815 existing properties representing 102,481,157 SF</i>	Direct	13,734,430	13.4%	12,087,947	11.8%	15,274,865	14.8%	\$23.17/fs	1,946,978	1,946,978	(333,629)	(333,629)
	Sublet	3,297,500	3.2%	2,817,224	2.7%	3,285,322	3.2%	\$17.84/fs	475,338	475,338	424,857	424,857
	Total	17,031,930	16.6%	14,905,171	14.5%	18,466,768	17.9%	\$21.94/fs	2,422,316	2,422,316	91,228	91,228