

AVAILABILITY AND VACANCY ANALYSIS

09/15/2003

Submarket	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
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Bayview/Hunters Point (4 Bldgs)	321,800	54,722	17.00%	64,792	20.13%	54,722	54,722	0	18,300	\$18.50
Chinatown/Nob Hill (2 Bldgs)	17,030	3,800	22.31%	6,600	38.76%	6,600	3,800	2,800	2,800	\$18.00
Civic Center (13 Bldgs)	533,395	138,055	25.88%	174,613	32.74%	184,742	148,184	36,558	38,300	\$19.64
Financial District (110 Bldgs)	26,318,058	3,637,228	13.82%	5,119,886	19.45%	5,929,428	4,112,285	1,817,143	146,013	\$21.04
India Basin (1 Bldg)	32,000	32,000	100.00%	32,000	100.00%	32,000	32,000	0	32,000	\$12.00
Jackson Square (31 Bldgs)	1,406,146	397,892	28.30%	503,156	35.78%	598,990	410,391	188,599	50,083	\$20.13
Lower South of Market (21 Bldgs)	929,650	247,045	26.57%	388,004	41.74%	525,816	384,857	140,959	56,875	\$15.12
Menlo Park-Atherton (2 Bldgs)	20,000	15,000	75.00%	15,000	75.00%	15,000	15,000	0	10,000	\$30.00
Mission Bay/China Basin (9 Bldgs)	1,067,897	452,035	42.33%	455,106	42.62%	1,066,544	1,063,473	3,071	258,538	\$12.37
Potrero East of 101 Fwy (3 Bldgs)	110,172	64,043	58.13%	64,043	58.13%	60,987	60,987	0	43,999	\$17.70
Potrero West of 101 Fwy (8 Bldgs)	625,812	231,115	36.93%	243,618	38.93%	527,030	514,527	12,503	280,000	\$15.88
Rincon/South Beach (34 Bldgs)	2,857,586	693,842	24.28%	865,620	30.29%	1,024,212	836,473	187,739	61,554	\$16.68
Showplace Square (19 Bldgs)	2,289,523	766,305	33.47%	1,202,471	52.52%	1,294,992	858,826	436,166	275,550	\$16.54
South Financial District (92 Bldgs)	18,306,139	3,354,194	18.32%	4,469,740	24.42%	5,358,615	4,164,108	1,194,507	559,000	\$20.08
South of Market (26 Bldgs)	2,198,704	519,329	23.62%	540,983	24.60%	578,832	557,178	21,654	101,406	\$15.57
Southern City (7 Bldgs)	121,970	21,813	17.88%	22,341	18.32%	22,996	22,468	528	7,000	\$17.91
Union Square (53 Bldgs)	2,818,134	575,954	20.44%	616,449	21.87%	660,648	582,365	78,283	39,987	\$21.15
Van Ness Corridor (25 Bldgs)	952,843	137,374	14.42%	142,925	15.00%	173,317	160,275	13,042	14,946	\$21.39
Waterfront/North Beach (32 Bldgs)	1,666,539	298,249	17.90%	329,769	19.79%	468,455	411,603	56,852	91,500	\$22.74
West of Van Ness (41 Bldgs)	713,926	349,727	48.99%	349,727	48.99%	349,727	349,727	0	60,000	\$25.35
Yerba Buena (25 Bldgs)	1,991,297	496,780	24.95%	602,427	30.25%	683,318	499,077	184,241	37,108	\$18.44
Grand Totals (558 Bldgs)	65,298,621	12,486,502	19.12%	16,209,270	24.82%	19,616,971	15,242,326	4,374,645	559,000	\$19.86

Vacancy is the total vacant direct space divided by the total rentable square feet for all existing buildings
 Vacancy with Sublet is the total vacant direct and vacant sublet space divided by the total rentable square feet for all existing buildings