

Aggregate 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</i> 21 existing properties representing 565,186 SF	Direct	82,015	14.5%	82,015	14.5%	86,642	15.3%	\$18.97/fs	854	854	10,404	10,404
	Sublet	1,600	0.3%	1,600	0.3%	1,600	0.3%	\$21.00/fs	0	0	0	0
	Total	83,615	14.8%	83,615	14.8%	88,242	15.6%	\$19.01/fs	854	854	10,404	10,404
<i>Chinatown/Nob Hill</i> 55 existing properties representing 864,792 SF	Direct	51,558	6.0%	51,558	6.0%	51,558	6.0%	\$18.00/fs	0	0	0	0
	Sublet	1,189	0.1%	1,189	0.1%	1,189	0.1%	\$24.00/fs	0	0	0	0
	Total	52,747	6.1%	52,747	6.1%	52,747	6.1%	\$18.18/fs	0	0	0	0
<i>Civic Center</i> 79 existing properties representing 2,868,487 SF	Direct	110,133	3.8%	110,133	3.8%	116,018	4.0%	\$20.73/fs	0	0	(6,724)	(6,724)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	110,133	3.8%	110,133	3.8%	119,795	4.2%	\$20.73/fs	0	0	(6,724)	(6,724)
<i>Financial District</i> 172 existing properties representing 28,758,586 SF	Direct	3,091,716	10.8%	2,812,657	9.8%	3,969,329	13.8%	\$32.98/fs	129,155	129,155	(59,345)	(59,345)
	Sublet	809,991	2.8%	616,197	2.1%	845,265	2.9%	\$22.30/fs	83,009	83,009	(31,056)	(31,056)
	Total	3,901,707	13.6%	3,428,854	11.9%	4,814,594	16.7%	\$30.52/fs	212,164	212,164	(90,401)	(90,401)
<i>India Basin</i> 3 existing properties representing 59,200 SF	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</i> 116 existing properties representing 2,691,559 SF	Direct	365,890	13.6%	345,985	12.9%	347,383	12.9%	\$27.31/fs	21,405	21,405	(119,556)	(119,556)
	Sublet	18,125	0.7%	18,125	0.7%	30,208	1.1%	\$21.37/fs	0	0	700	700
	Total	384,015	14.3%	364,110	13.5%	378,780	14.1%	\$26.59/fs	21,405	21,405	(118,856)	(118,856)

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<i>Lower South of Market</i> 52 existing properties representing 1,912,874 SF	Direct	184,456	9.6%	171,821	9.0%	180,909	9.5%	\$19.10/fs	22,922	22,922	1,202	1,202
	Sublet	74,929	3.9%	74,929	3.9%	74,929	3.9%	\$20.00/fs	0	0	0	0
	Total	259,385	13.6%	246,750	12.9%	255,838	13.4%	\$19.15/fs	22,922	22,922	1,202	1,202
<i>Mission Bay/China Basin</i> 16 existing properties representing 1,463,790 SF	Direct	376,285	25.7%	61,886	4.2%	61,886	4.2%	\$32.33/fs	0	0	0	0
	Sublet	0	0.0%	0	0.0%	0	0.0%	\$18.00/fs	0	0	0	0
	Total	376,285	25.7%	61,886	4.2%	61,886	4.2%	\$29.54/fs	0	0	0	0
<i>Potrero East of 101 Fwy</i> 13 existing properties representing 216,898 SF	Direct	26,560	12.2%	20,376	9.4%	20,376	9.4%	\$15.00/fs	6,184	6,184	(458)	(458)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	26,560	12.2%	20,376	9.4%	20,376	9.4%	\$15.00/fs	6,184	6,184	(458)	(458)
<i>Potrero West of 101 Fwy</i> 38 existing properties representing 1,196,257 SF	Direct	65,650	5.5%	57,548	4.8%	57,548	4.8%	\$21.69/fs	8,102	8,102	(3,300)	(3,300)
	Sublet	14,667	1.2%	14,667	1.2%	14,667	1.2%	-	0	0	0	0
	Total	80,317	6.7%	72,215	6.0%	72,215	6.0%	\$21.69/fs	8,102	8,102	(3,300)	(3,300)
<i>Rincon/South Beach</i> 92 existing properties representing 5,248,547 SF	Direct	292,654	5.6%	256,375	4.9%	358,829	6.8%	\$22.52/fs	26,832	26,832	43,872	43,872
	Sublet	49,251	0.9%	33,479	0.6%	92,479	1.8%	\$29.16/fs	8,602	8,602	(316)	(316)
	Total	341,905	6.5%	289,854	5.5%	451,308	8.6%	\$23.07/fs	35,434	35,434	43,556	43,556
<i>Showplace Square</i> 33 existing properties representing 2,883,803 SF	Direct	599,486	20.8%	498,254	17.3%	570,181	19.8%	\$22.53/fs	9,683	9,683	6,097	6,097
	Sublet	94,142	3.3%	66,407	2.3%	66,407	2.3%	\$11.91/fs	0	0	27,318	27,318
	Total	693,628	24.1%	564,661	19.6%	636,588	22.1%	\$21.28/fs	9,683	9,683	33,415	33,415

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>South Financial District</i> 170 existing properties representing 25,774,936 SF	Direct	2,156,469	8.4%	1,839,859	7.1%	2,618,520	10.2%	\$35.07/fs	207,420	207,420	42,053	42,053
	Sublet	484,608	1.9%	429,779	1.7%	505,941	2.0%	\$24.33/fs	9,613	9,613	23,926	23,926
	Total	2,641,077	10.2%	2,269,638	8.8%	3,124,461	12.1%	\$32.54/fs	217,033	217,033	65,979	65,979
<i>South of Market</i> 133 existing properties representing 5,489,102 SF	Direct	741,294	13.5%	594,296	10.8%	626,781	11.4%	\$14.84/fs	8,634	8,634	14,190	14,190
	Sublet	27,859	0.5%	27,859	0.5%	27,859	0.5%	\$15.00/fs	0	0	39,013	39,013
	Total	769,153	14.0%	622,155	11.3%	654,640	11.9%	\$14.86/fs	8,634	8,634	53,203	53,203
<i>Southern City</i> 157 existing properties representing 1,545,371 SF	Direct	21,850	1.4%	21,850	1.4%	31,850	2.1%	\$24.46/fs	950	950	1,450	1,450
	Sublet	8,061	0.5%	8,061	0.5%	8,061	0.5%	-	0	0	(6,586)	(6,586)
	Total	29,911	1.9%	29,911	1.9%	39,911	2.6%	\$24.46/fs	950	950	(5,136)	(5,136)
<i>Union Square</i> 144 existing properties representing 6,086,750 SF	Direct	603,091	9.9%	585,897	9.6%	666,224	10.9%	\$24.65/fs	19,728	19,728	(20,941)	(20,941)
	Sublet	45,776	0.8%	29,888	0.5%	33,088	0.5%	\$22.40/fs	2,175	2,175	7,626	7,626
	Total	648,867	10.7%	615,785	10.1%	699,312	11.5%	\$24.48/fs	21,903	21,903	(13,315)	(13,315)
<i>Van Ness Corridor</i> 110 existing properties representing 2,625,421 SF	Direct	152,221	5.8%	123,948	4.7%	126,413	4.8%	\$19.73/fs	25,523	25,523	(5,390)	(5,390)
	Sublet	5,412	0.2%	5,412	0.2%	7,877	0.3%	\$21.24/fs	0	0	9,748	9,748
	Total	157,633	6.0%	129,360	4.9%	134,290	5.1%	\$19.91/fs	25,523	25,523	4,358	4,358
<i>Waterfront/North Beach</i> 117 existing properties representing 4,725,263 SF	Direct	340,288	7.2%	328,124	6.9%	335,165	7.1%	\$28.96/fs	9,525	9,525	54,230	54,230
	Sublet	90,754	1.9%	90,754	1.9%	92,754	2.0%	\$21.80/fs	0	0	(27,063)	(27,063)
	Total	431,042	9.1%	418,878	8.9%	429,694	9.1%	\$27.73/fs	9,525	9,525	27,167	27,167

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>West of Van Ness 282 existing properties representing 4,380,319 SF</i>	Direct	262,572	6.0%	238,583	5.4%	244,344	5.6%	\$26.37/fs	7,996	7,996	(15,603)	(15,603)
	Sublet	158,437	3.6%	158,437	3.6%	158,437	3.6%	\$19.36/fs	0	0	54	54
	Total	421,009	9.6%	397,020	9.1%	405,110	9.2%	\$26.15/fs	7,996	7,996	(15,549)	(15,549)

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>Yerba Buena 66 existing properties representing 3,712,813 SF</i>	Direct	281,515	7.6%	220,235	5.9%	338,382	9.1%	\$19.07/fs	45,985	45,985	9,028	9,028
	Sublet	18,998	0.5%	18,998	0.5%	21,998	0.6%	\$16.20/fs	0	0	(2,245)	(2,245)
	Total	300,513	8.1%	239,233	6.4%	360,380	9.7%	\$18.38/fs	45,985	45,985	6,783	6,783

Grand Totals

	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>1869 existing properties representing 103,069,954 SF</i>	Direct	9,837,703	9.5%	8,453,400	8.2%	10,840,338	10.5%	\$28.22/fs	550,898	550,898	(48,791)	(48,791)
	Sublet	1,903,799	1.8%	1,595,781	1.5%	1,982,759	1.9%	\$21.64/fs	103,399	103,399	41,119	41,119
	Total	11,741,502	11.4%	10,049,181	9.7%	12,832,167	12.4%	\$27.05/fs	654,297	654,297	(7,672)	(7,672)