

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	103,317	18.3%	83,419	14.8%	88,236	15.6%	\$18.64/fs	9,000	40,399	25,800	(40,083)
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	103,317	18.3%	83,419	14.8%	88,236	15.6%	\$18.64/fs	9,000	40,399	25,800	(40,083)
<i>Chinatown/Nob Hill</i> 55 existing properties representing 860,602 SF	Direct	56,383	6.6%	52,558	6.1%	52,558	6.1%	\$17.85/fs	3,825	15,972	0	105
	Sublet	1,189	0.1%	1,189	0.1%	1,189	0.1%	\$24.00/fs	0	2,800	0	1,611
	Total	57,572	6.7%	53,747	6.2%	53,747	6.2%	\$18.03/fs	3,825	18,772	0	1,716
<i>Civic Center</i> 79 existing properties representing 2,868,487 SF	Direct	109,023	3.8%	107,186	3.7%	111,896	3.9%	\$21.15/fs	10,783	23,668	4,183	16,428
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	4,200	11,720	8,220	7,700
	Total	109,023	3.8%	107,186	3.7%	115,673	4.0%	\$21.15/fs	14,983	35,388	12,403	24,128
<i>Financial District</i> 172 existing properties representing 28,818,136 SF	Direct	3,242,573	11.3%	2,797,877	9.7%	3,931,284	13.6%	\$31.11/fs	315,387	2,886,319	163,671	441,522
	Sublet	759,639	2.6%	620,664	2.2%	842,089	2.9%	\$22.61/fs	146,698	501,100	(23,161)	28,345
	Total	4,002,212	13.9%	3,418,541	11.9%	4,773,373	16.6%	\$28.92/fs	462,085	3,387,419	140,510	469,867
<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	23,600	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	23,600	0	0
<i>Jackson Square</i> 116 existing properties representing 2,702,254 SF	Direct	262,060	9.7%	246,099	9.1%	336,175	12.4%	\$27.36/fs	40,437	199,688	3,657	165,334
	Sublet	18,825	0.7%	18,825	0.7%	48,999	1.8%	\$18.91/fs	0	23,994	(1,800)	19,538
	Total	280,885	10.4%	264,924	9.8%	386,363	14.3%	\$26.14/fs	40,437	223,682	1,857	184,872

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<i>Lower South of Market</i> 51 existing properties representing 1,909,521 SF	Direct	196,858	10.3%	164,934	8.6%	192,306	10.1%	\$20.37/fs	46,308	173,350	31,964	123,001
	Sublet	74,929	3.9%	74,929	3.9%	74,929	3.9%	\$15.18/fs	0	15,336	(13,516)	0
	Total	271,787	14.2%	239,863	12.6%	267,235	14.0%	\$19.36/fs	46,308	188,686	18,448	123,001
<i>Mission Bay/China Basin</i> 16 existing properties representing 1,463,790 SF	Direct	404,916	27.7%	61,886	4.2%	61,886	4.2%	\$32.44/fs	43,030	119,221	16,578	39,365
	Sublet	0	0.0%	0	0.0%	0	0.0%	\$18.00/fs	0	2,335	32,000	11,666
	Total	404,916	27.7%	61,886	4.2%	61,886	4.2%	\$30.26/fs	43,030	121,556	48,578	51,031
<i>Potrero East of 101 Fwy</i> 13 existing properties representing 216,898 SF	Direct	26,102	12.0%	26,102	12.0%	26,102	12.0%	\$15.00/fs	10,000	20,066	6,872	22,079
	Sublet	0	0.0%	0	0.0%	0	0.0%	\$12.00/fs	0	0	0	0
	Total	26,102	12.0%	26,102	12.0%	26,102	12.0%	\$14.63/fs	10,000	20,066	6,872	22,079
<i>Potrero West of 101 Fwy</i> 39 existing properties representing 1,205,489 SF	Direct	58,833	4.9%	58,833	4.9%	61,752	5.1%	\$19.64/fs	1,590	68,223	9,544	131,369
	Sublet	14,667	1.2%	14,667	1.2%	14,667	1.2%	-	0	0	0	(14,667)
	Total	73,500	6.1%	73,500	6.1%	76,419	6.3%	\$19.64/fs	1,590	68,223	9,544	116,702
<i>Rincon/South Beach</i> 93 existing properties representing 5,259,448 SF	Direct	337,153	6.4%	281,115	5.3%	303,590	5.8%	\$19.26/fs	72,515	651,376	112,379	426,915
	Sublet	48,935	0.9%	36,935	0.7%	41,707	0.8%	\$14.00/fs	12,000	14,500	(21,935)	40,672
	Total	386,088	7.3%	318,050	6.0%	345,297	6.6%	\$18.95/fs	84,515	665,876	90,444	467,587
<i>Showplace Square</i> 34 existing properties representing 2,896,488 SF	Direct	591,832	20.4%	581,963	20.1%	654,825	22.6%	\$22.19/fs	32,054	96,777	46,019	60,541
	Sublet	121,460	4.2%	66,407	2.3%	66,407	2.3%	\$11.64/fs	27,735	68,113	55,788	108,105
	Total	713,292	24.6%	648,370	22.4%	721,232	24.9%	\$20.72/fs	59,789	164,890	101,807	168,646

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<i>South Financial District</i> 170 existing properties representing 25,776,936 SF	Direct	2,270,084	8.8%	1,981,103	7.7%	2,727,208	10.6%	\$34.12/fs	269,831	1,932,932	37,022	866,697
	Sublet	543,985	2.1%	471,475	1.8%	558,792	2.2%	\$23.07/fs	63,496	410,741	(171,686)	(99,077)
	Total	2,814,069	10.9%	2,452,578	9.5%	3,286,000	12.7%	\$31.35/fs	333,327	2,343,673	(134,664)	767,620
<i>South of Market</i> 132 existing properties representing 5,461,102 SF	Direct	779,434	14.3%	619,490	11.3%	651,975	11.9%	\$14.73/fs	34,442	361,746	111,725	(61,506)
	Sublet	66,872	1.2%	66,872	1.2%	66,872	1.2%	\$15.00/fs	0	0	0	(20,737)
	Total	846,306	15.5%	686,362	12.6%	718,847	13.2%	\$14.78/fs	34,442	361,746	111,725	(82,243)
<i>Southern City</i> 153 existing properties representing 1,529,165 SF	Direct	24,900	1.6%	21,900	1.4%	56,900	3.7%	\$28.32/fs	3,000	37,135	4,350	69,912
	Sublet	0	0.0%	0	0.0%	0	0.0%	-	0	0	0	0
	Total	24,900	1.6%	21,900	1.4%	56,900	3.7%	\$28.32/fs	3,000	37,135	4,350	69,912
<i>Union Square</i> 144 existing properties representing 6,086,750 SF	Direct	586,208	9.6%	559,749	9.2%	639,154	10.5%	\$22.35/fs	35,493	428,740	27,852	60,576
	Sublet	53,162	0.9%	46,939	0.8%	57,740	0.9%	\$21.56/fs	9,223	15,139	(1,033)	10,472
	Total	639,370	10.5%	606,688	10.0%	699,344	11.5%	\$22.28/fs	44,716	443,879	26,819	71,048
<i>Van Ness Corridor</i> 110 existing properties representing 2,625,421 SF	Direct	138,493	5.3%	138,493	5.3%	168,018	6.4%	\$21.09/fs	14,799	71,155	9,955	10,039
	Sublet	15,160	0.6%	15,160	0.6%	17,625	0.7%	\$21.24/fs	0	0	1,560	(7,169)
	Total	153,653	5.9%	153,653	5.9%	185,643	7.1%	\$21.10/fs	14,799	71,155	11,515	2,870
<i>Waterfront/North Beach</i> 118 existing properties representing 4,862,144 SF	Direct	347,814	7.2%	288,273	5.9%	300,589	6.2%	\$25.01/fs	37,505	306,589	41,943	139,130
	Sublet	85,802	1.8%	76,691	1.6%	100,687	2.1%	\$21.77/fs	9,111	58,654	60,264	47,949
	Total	433,616	8.9%	364,964	7.5%	401,276	8.3%	\$24.58/fs	46,616	365,243	102,207	187,079

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		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>West of Van Ness 280 existing properties representing 4,379,100 SF</i>	Direct	254,034	5.8%	226,217	5.2%	234,611	5.4%	\$27.38/fs	17,387	108,512	(16,368)	836,577
	Sublet	158,491	3.6%	158,491	3.6%	158,491	3.6%	\$19.36/fs	0	1,505	721	(158,491)
	Total	412,525	9.4%	384,708	8.8%	393,312	9.0%	\$27.16/fs	17,387	110,017	(15,647)	678,086

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<i>Yerba Buena 66 existing properties representing 3,712,813 SF</i>	Direct	313,067	8.4%	258,859	7.0%	346,599	9.3%	\$18.84/fs	42,049	285,268	89,165	133,054
	Sublet	16,753	0.5%	16,753	0.5%	19,753	0.5%	\$16.23/fs	0	0	0	39,631
	Total	329,820	8.9%	275,612	7.4%	366,352	9.9%	\$18.24/fs	42,049	285,268	89,165	172,685

Grand Totals

	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
<i>1865 existing properties representing 103,258,930 SF</i>	Direct	10,135,084	9.8%	8,588,056	8.3%	10,977,664	10.6%	\$26.57/fs	1,039,435	7,850,736	726,311	3,441,055
	Sublet	1,979,869	1.9%	1,685,997	1.6%	2,069,947	2.0%	\$20.65/fs	272,463	1,125,937	(74,578)	15,548
	Total	12,114,953	11.7%	10,274,053	9.9%	13,055,237	12.6%	\$25.44/fs	1,311,898	8,976,673	651,733	3,456,603