

# AVAILABILITY AND VACANCY ANALYSIS

08/18/2003

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%	64,792	54,722	10,070	18,300	\$18.13
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	145,732	27.32%	182,290	34.18%	185,937	149,379	36,558	38,300	\$19.86
Financial District (108 Bldgs)	25,860,619	3,678,411	14.22%	5,168,972	19.99%	5,913,595	4,098,354	1,815,241	110,876	\$20.27
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	383,481	27.27%	488,745	34.76%	589,788	401,189	188,599	50,083	\$20.32
Lower South of Market (20 Bldgs)	804,268	240,461	29.90%	381,420	47.42%	519,232	378,273	140,959	56,875	\$15.31
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 (8 Bldgs)	784,897	135,861	17.31%	138,932	17.70%	783,544	780,473	3,071	258,538	\$12.37
Potrero East of 101 Fwy (2 Bldgs)	104,172	61,055	58.61%	61,055	58.61%	61,055	61,055	0	47,055	\$15.00
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 (35 Bldgs)	3,399,157	640,685	18.85%	964,716	28.38%	1,100,222	806,073	294,149	117,000	\$15.98
Showplace Square (19 Bldgs)	2,289,523	779,899	34.06%	1,216,065	53.11%	1,297,392	861,226	436,166	275,550	\$16.54
South Financial District (93 Bldgs)	18,321,228	3,289,287	17.95%	4,459,029	24.34%	5,452,136	4,180,678	1,271,458	559,000	\$19.50
South of Market (24 Bldgs)	2,070,798	363,179	17.54%	412,692	19.93%	520,624	471,111	49,513	101,406	\$14.14
Southern City (5 Bldgs)	61,670	9,505	15.41%	10,033	16.27%	10,033	9,505	528	2,500	\$15.84
Union Square (53 Bldgs)	2,732,471	486,670	17.81%	527,165	19.29%	666,402	584,119	82,283	39,987	\$21.24
Van Ness Corridor (25 Bldgs)	943,060	141,985	15.06%	147,536	15.64%	167,157	161,606	5,551	14,946	\$21.22
Waterfront/North Beach (34 Bldgs)	1,842,453	307,298	16.68%	338,818	18.39%	492,644	409,912	82,732	91,500	\$23.53
West of Van Ness (45 Bldgs)	729,575	354,785	48.63%	354,785	48.63%	364,325	364,325	0	60,000	\$26.12
Yerba Buena (26 Bldgs)	2,007,697	497,214	24.77%	601,703	29.97%	690,560	507,477	183,083	74,216	\$19.13
Grand Totals (558 Bldgs)	64,907,771	11,852,145	18.26%	15,815,966	24.37%	19,460,068	14,844,804	4,615,264	559,000	\$19.70

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