

THIRD QUARTER 2016

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	25,908,335	10.5%	370,000	36,715	\$69.95
S. Financial District	25,724,590	6.4%	2,568,400	373,535	\$70.75
West & East SOMA	5,690,490	5.5%	14,125	153,125	\$63.58
N. Waterfront/Jackson Sq.	4,667,115	4.5%	-	545	\$53.15
Mid-Market / Civic Center	3,159,665	9.5%	-	(167,785)	\$75.00
Mission Bay	1,056,735	0.0%	680,000	-	N/A
Yerba Buena	3,108,385	5.2%	-	78,795	\$68.60
Union Square	3,174,000	5.5%	-	(18,335)	\$66.45
Van Ness	785,960	2.5%	-	(305)	\$60.25

5.5%
VACANCY RATE

\$59
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Tenant	Square Feet
350 Bush Street	N. Financial District	Twitch	178,000
650 Townsend Street	Showplace Square	iRhythm Technologies	60,865
505 Howard Street	S. Financial District	Silicon Valley Bank	54,700
1 Embarcadero	N. Financial District	Manatt, Phelps & Phillips	35,910
3180 18th Street	Potrero Hill	OpenAL	34,000
525 Market Street	S. Financial District	Medivation	28,705
731 Market Street	Yerba Buena	Practice Fusion	27,570

184,595
YTD ABSORPTION
(in sq. ft)

3.8M
UNDER CONSTRUCTION
(in sq. ft)

The information contained in this document has been obtained from sources deemed reliable. While CM Commercial Real Estate, Inc. does not doubt its accuracy, We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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