

FOURTH QUARTER 2019

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Net Absorption Q4	Average Asking Rate (PSF)
North Financial District	30,363,109	5.6%	0	294,465	\$87.91
South Financial District	30,457,819	5.0%	1,200,000	473,170	\$92.65
N. Waterfront/Jackson Square	7,717,324	4.5%	0	-93,439	\$84.13
SOMA	18,880,154	4.7%	2,000,000	-22,705	\$84.07
The Presidio	1,595,218	4.4%	0	2,826	\$95.00
Union Square	5,565,614	8.2%	0	51,842	\$78.93
Van Ness Corridor	2,418,654	10.5%	0	7,230	\$70.89
Mission Bay	4,153,681	0.4%	0	13,508	\$100.00
Mid-Market	6,997,513	3.8%	0	81,434	\$80.26

5.1%
VACANCY RATE

\$85.98
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
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Notable Purchase Transactions Q4 2019

555-575 Market St	S.Fidi	Paramont Group	761,500
199 Fremont St (49% Interest)	S.Fidi	DivcoWest	405,000
201 California St	N.FiDi	Columbia Property Trust	272,124
350 Rhode Island St	SOMA	PRP	127,074

808,331
NET ABSORPTION Q4
(in sq. ft)

Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q4 2019

1051 3rd St	Mission Bay	Visa	300,000
420 Taylor St	Union Square	Nextdoor	115,000
808 Brannan St	SOMA	Airbnb	60,860
345 California St	N.FiDi	EasyPost	51,156

3,200,000
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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