

FIRST QUARTER 2020

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Net Absorption Q1	Average Asking Rate (PSF)
North Financial District	30,482,260	6.9%	-195,656	\$88.19
South Financial District	30,471,651	6.1%	-284,181	\$91.35
N. Waterfront/Jackson Square	7,717,324	6.9%	-61,005	\$82.79
SOMA	18,969,385	6.6%	-403,311	\$83.88
The Presidio	1,595,218	2.9%	24,139	\$95.00
Union Square	5,047,166	9.6%	-32,344	\$79.04
Van Ness Corridor	3,289,894	8.5%	15,211	\$68.26
Mission Bay	4,153,681	1.4%	-42,834	\$100.00
Mid-Market	7,040,078	5.2%	-93,403	\$79.55



6.4%
VACANCY RATE

Building	Submarket	Buyer	Square Feet
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Notable Purchase Transactions Q1 2020

525 Market Street (49% Interest)	N.FiDi	DWS Group	1,034,329
301 Battery Street	N.FiDi	RFR Realty LLC	208,686
1045 Sansome Street	N.Waterfront/Jackson Square	Goldman Sachs/LPC	90,000



\$85.34
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q1 2020

555 Mission Street	S.FiDi	Deloitte	217,624
1 Market Street	S.FiDi	Autodesk	94,151
301 Brannan Street	SOMA	Knotel	82,830
505 Howard Street	S.FiDi	Skillz	51,684



-1,073,384
NET ABSORPTION Q1
(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.

220 Montgomery Street
Suite 650
San Francisco, CA 94104
P: 415.543.9400

3569 Mt. Diablo Blvd.
Suite 200
Lafayette, CA 94105
P: 925.283.6576

CM COMMERCIAL
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