

SECOND QUARTER 2017

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	29,156,907	8.2%	447,000	-360,186	\$63.20
S. Financial District	26,537,990	5.6%	3,834,357	-351,114	\$67.15
West & East SOMA	8,141,316	5.9%	422,180	-67,092	\$68.99
N. Waterfront / Jackson Sq.	5,850,290	4.8%	0	-25,115	\$61.50
Mid-Market / Civic Center	8,379,929	3.0%	0	186,065	\$59.47
Mission Bay	3,341,870	4.3%	1,763,164	-75,217	\$63.76
Union Square	4,616,628	5.6%	0	-33,134	\$72.73
Van Ness	1,762,671	10.7%	234,000	22,214	\$56.48

6.2%
VACANCY RATE

\$67
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
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Notable Purchase Transactions Q2 2017

44 Montgomery	Financial District	Beacon Capital Partners	688,891 SF
45 Fremont St.	South Financial	Blackstone	596,000 SF
1 Post St.	Financial District	Brookfield Partners	421,311 SF

(703,619)
YTD ABSORPTION
(in sq. ft)

Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q2 2017

1 Front St.	South Financial	First Bank Republic	179,000 SF
Salesforce Tower	SOMA	Salesforce	148,910 SF
Pier 70	Mission Bay	OTTO	125,594 SF
901 Market	South Financial	Door Dash	58,812 SF
760 Market	South Financial	Flexport	39,407 SF

6.7 M
UNDER CONSTRUCTION
(in sq. ft)

The information contained in this document has been obtained from CoStar. 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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