

SECOND QUARTER 2016

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	25,853,335	10.2%	425,000	(386,245)	\$70.40
S. Financial District	25,195,350	5.9%	2,568,398	466,525	\$70.99
West & East SOMA	5,690,485	5.1%	153,117	411,910	\$58.35
N. Waterfront/Jackson Sq.	4,667,200	4.1%	-	18,650	\$54.32
Mid-Market / Civic Center	3,159,670	2.6%	-	(27,545)	\$50.60
Mission Bay	1,056,735	0.0%	680,000	-	N/A
Yerba Buena	3,108,385	8.5%	-	(49,390)	\$72.40
Union Square	3,173,995	7.2%	-	(80,145)	\$66.35
Van Ness	785,950	2.4%	-	(1,410)	\$56.82

^ 5.1%
VACANCY RATE

^ \$56
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Tenant	Square Feet
199 Fremont Street	S. Financial District	FitBit	125,070
185 Berry Street	East SOMA	Lyft	110,655
185 Berry Street	East SOMA	Stripe	102,390
499 Illinois Street	Mission Bay	UCSF	97,700
85 Second Street	S. Financial District	Chartboost	41,700
631 Howard Street	S. Financial District	Campaign Montior	20,070
201 Mission Street	S. Financial District	The Brattle Group	16,685

✓ 352,350
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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