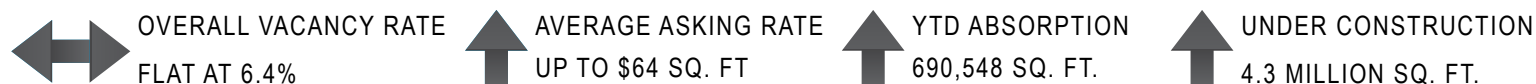


SECOND QUARTER
2015

SAN FRANCISCO OFFICE MARKET REPORT

SECOND QUARTER AT A GLANCE



SAN FRANCISCO LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	25,853,335	7.3%	425,000	(27,303)	\$66.89
S. Financial District	24,301,147	7.4%	2,711,107	349,064	\$65.22
SOMA	5,158,642	3.6%	531,845	93,955	\$50.89
North Waterfront/ Jackson Square	4,667,114	6.0%	0	63,177	\$53.48
Mid-Market / Civic Center	3,159,668	3.7%	0	294,929	\$48.85
Mission Bay	1,056,735	0.0%	680,000	0	N/A
Yerba Buena	3,108,383	6.1%	0	(99,010)	\$58.30
Union Square	3,173,989	1.9%	0	15,227	\$53.55
Van Ness	785,956	3.0%	0	509	\$48.51

199 FREMONT STREET
163,630 SF
FITBIT



SECOND QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Tenant	Submarket	Square Feet
510 Townsend Street	Stripe	Showplace Square/ Potrero Hill	269,000
199 Fremont Street	Fitbit	SOMA	163,630
595 Market Street	Lending Club	S. Financial District	112,385
50 Beale Street	Instacart	S. Financial District	57,935
100 California Street	NRG	N. Financial District	51,530
155 Fifth Street	Slack	Yerba Buena	48,810

RIGHT PLACE. RIGHT TEAM.

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
F: 415.543.9410

3575 MT. DIABLO BLVD.
SUITE 212
LAFAYETTE, CA 94105
P: 925.283.6576
F: 925.963.1250

CM COMMERCIAL
REAL ESTATE