

FOURTH QUARTER  
2015

# SAN FRANCISCO OFFICE MARKET REPORT

## FOURTH QUARTER AT A GLANCE



OVERALL VACANCY RATE  
DOWN TO 3.9%



AVERAGE ASKING RATE  
UP TO \$53 SQ. FT



YTD ABSORPTION  
846,250 SQ. FT



UNDER CONSTRUCTION  
4.3 MILLION SQ. FT.

## SAN FRANCISCO LEASING ACTIVITY

| Submarket                           | Inventory<br>Total SF | Vacancy<br>Rate | Under<br>Construct. | Absorption<br>YTD | Average<br>Asking<br>Rate (PSF) |
|-------------------------------------|-----------------------|-----------------|---------------------|-------------------|---------------------------------|
| N. Financial District               | 25,853,345            | 7.3%            | 425,000             | (71,945)          | \$70.50                         |
| S. Financial District               | 24,301,130            | 6.3%            | 2,711,107           | 591,051           | \$68.70                         |
| West & East SOMA                    | 5,158,650             | 4.1%            | 531,845             | (55,281)          | \$53.00                         |
| North Waterfront/<br>Jackson Square | 4,667,115             | 4.0%            | 0                   | 169,106           | \$54.91                         |
| Mid-Market /<br>Civic Center        | 3,159,675             | 3.5%            | 0                   | 301,404           | \$48.65                         |
| Mission Bay                         | 1,056,715             | 0.0%            | 680,000             | -                 | N/A                             |
| Yerba Buena                         | 3,108,395             | 6.1%            | 0                   | (98,140)          | \$59.70                         |
| Union Square                        | 3,173,990             | 2.2%            | 0                   | (501)             | \$61.45                         |
| Van Ness                            | 785,940               | 1.7%            | 0                   | 10,556            | \$60.10                         |

STITCH FIX  
ONE MONTGOMERY STREET  
95,520 SF



## FOURTH QUARTER'S MAJOR LEASE TRANSACTIONS

| Building            | Tenant             | Submarket             | Square Feet |
|---------------------|--------------------|-----------------------|-------------|
| 560 Mission Street  | Ernst & Young      | S. Financial District | 108,235     |
| 1 Market Street     | Capital Group      | S. Financial District | 101,710     |
| 1 Montgomery Street | Stitch Fix         | N. Financial District | 95,520      |
| 30 Third Street     | Unity Technologies | Yerba Buena           | 53,015      |
| 85 Bluxome Street   | Collective Health  | SOMA East             | 53,000      |

# 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.

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