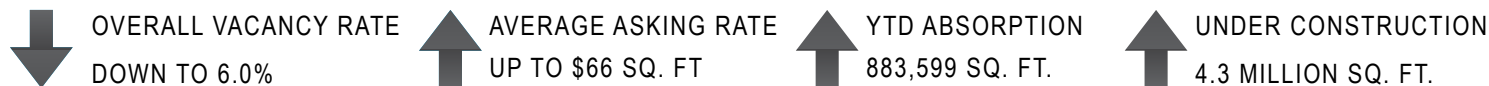


THIRD QUARTER
2015

SAN FRANCISCO OFFICE MARKET REPORT

THIRD 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	7.1%	425,000	(3,549)	\$68.00
S. Financial District	24,301,147	7.3%	2,711,107	375,637	\$68.69
West & East SOMA	5,158,642	4.3%	531,845	(18,096)	\$69.00
North Waterfront/ Jackson Square	4,667,114	4.2%	0	162,632	\$56.45
Mid-Market / Civic Center	3,159,668	3.7%	0	296,639	\$48.65
Mission Bay	1,056,735	0.0%	680,000	0	N/A
Yerba Buena	3,108,383	4.2%	0	(40,025)	\$61.16
Union Square	3,173,989	1.7%	0	14,764	\$59.76
Van Ness	785,956	0.7%	0	18,322	\$60.00

560 MISSION STREET
200,000 SF
JP MORGAN CHASE



THIRD QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Tenant	Submarket	Square Feet
560 Mission Street	JP Morgan Chase	S. Financial District	200,000
501-505 Brannan Street	Pinterest	SOMA	137,450
1400 Sixth Street	Invitae	SOMA	103,680
505 Howard Street	IBM	S. Financial District	83,550
235 Second Street	Apple	S. Financial District	76,520

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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