

FOURTH QUARTER
2014

SAN FRANCISCO OFFICE MARKET REPORT

FOURTH QUARTER AT A GLANCE



555 CALIFORNIA
KIRKLAND & ELLIS
121,580 SF



RIGHT PLACE. RIGHT TEAM.

SAN FRANCISCO LEASING ACTIVITY

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	25,853,335	7.8%	0	301,467	\$61.82
S. Financial District	24,301,147	7.2%	2,711,107	1,146,811	\$64.20
SOMA	5,158,642	4.0%	475,000	91,614	\$63.21
North Waterfront/ Jackson Square	4,667,114	7.3%	0	18,723	\$52.27
Mid-Market / Civic Center	3,159,669	13.1%	0	268,903	\$50.03
Mission Bay	1,056,735	0.0%	680,000	33,689	\$72.00
Yerba Buena	3,108,383	3.1%	0	498,406	\$52.20
Union Square	3,173,989	2.3%	0	54,080	\$51.81
Van Ness	785,956	3.0%	0	3,124	\$45.00

FOURTH QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Tenant	Submarket	Square Feet
555 California Street	Kirkland & Ellis LLP	N. Financial District	121,580
425 Market Street	Sephora	S. Financial District	105,000
55 Hawthorne Street	Yelp	S. Financial District	102,324
651 Brannan Street	Pinterest	SOMA	98,129
535 Mission Street	WeWork	S. Financial District	91,500
201 Third Street	Capital One	S. Financial District	89,000

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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