

THIRD QUARTER 2017

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	28,926,587	7.4 %	447,000	-235,660	\$71.15
S. Financial District	26,525,782	4.7%	3,833,500	-549,235	\$74.30
West & East SOMA	8,162,039	4.3 %	0	-21,060	\$72.00
N. Waterfront / Jackson Sq.	5,863,257	4.2 %	0	-143	\$61.70
Mid-Market / Civic Center	8,372,498	1.4 %	0	168,922	\$56.42
Union Square	4,596,830	6.7 %	0	-63,930	\$57.25
Van Ness	1,762,671	9.9 %	234,000	42,756	\$56.46

< > **6.9%**
VACANCY RATE

^ **\$69.00**
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
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Notable Purchase Transactions Q3 2017

222 Second St.	South Financial	Tishman Speyer	452,418 SF
150 Post	Union Square	Madison Capital	105,833 SF
901 Battery St.	N. Waterfront	Shorenstein	89,553 SF

^ **(481,642)**
YTD ABSORPTION
(in sq. ft)

Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q3 2017

181 Fremont	South Financial	Facebook	432,000 SF
650 Townsend St.	SOMA	Airbnb	287,000 SF
525 Market St.	SOMA	Amazon	176,000 SF
303 Second St.	SOMA	AppDynamics	150,494 SF
250 Brannan	SOMA	Dropbox	68,000 SF

∨ **5.1M**
UNDER CONSTRUCTION
(in sq. ft)

The information contained in this document has been obtained from CoStar. 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
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CM **COMMERCIAL**
REAL ESTATE

THIRD QUARTER 2017

EAST BAY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
Alameda	2,456,264	11.0%	0	-53,553	\$27.14
Berkeley	3,133,827	2.9%	367,000	17,912	\$37.73
Emeryville	3,916,469	8.1 %	265,000	-34,776	\$33.74
Oakland CBD	12,100,894	7.5%	596,767	-483,122	\$52.75
Oakland Jack London Square	1,059,596	12.8 %	8,237	-3,677	\$40.69
Oakland Airport	1,703,497	7.2 %	0	66,784	\$22.49
Richmond	1,601,151	5.0%	0	15,616	\$28.95

7.7%
VACANCY RATE

\$46.49
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
Notable Purchase Transactions Q3 2017			
1300 Clay Street	Oakland	KBS REIT	367,000 SF
360 17th Street	Oakland	Brickman Reality	114,000 SF
405 14th Street	Oakland	Highbridge	87,000 SF
Building	Submarket	Tenant	Square Feet

(500,967)
YTD ABSORPTION
(in sq. ft)

Notable Lease Transactions Q3 2017			
1650 65th Street	Emeryville	Zymergen	126,509 SF
1333 Broadway	Oakland	Delta Dental	82,000 SF
2430-50 Mariners Sq.	Alameda	Sila NanoTechnologies	63,786 SF
55 Harrison Street	Jack London	Oakland A's	39,639 SF
2470 Mariners Sq.	Alameda	Wested	25,131 SF
2200 Powell St.	Emeryville	IEDA	21,825 SF
1200 Clay Street	Oakland	Kaiser Foundation	16,068 SF

1.2M
UNDER CONSTRUCTION
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NORTH 680V TRI VALLEY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Absorption YTD	Average Asking Rate (FSG)
Concord	5,440,488	11.3 %	-309,031	\$32.19
Dublin	2,315,019	3.5%	77,206	\$37.28
Livermore	1,455,219	7.0 %	25,931	\$24.92
Pleasant Hill	995,674	10.5%	-58,444	\$24.54
Pleasanton	4,972,051	5.5 %	58,071	\$31.88
San Ramon	1,846,750	4.0 %	35,849	\$28.80
Walnut Creek Shadelands	1,672,507	15.3 %	156,847	\$23.20
Walnut Creek Downtown/BART	7,037,542	8.0 %	-23,022	\$38.24



9%
VACANCY RATE



\$34.12
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Buyer	Square Feet
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Notable Purchase Transactions Q3 2017

5627 Gibraltar Drive	Pleasanton	Crosspoint Church of Silicon Valley	34,975 SF
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Building	Submarket	Tenant	Square Feet
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Notable Lease Transactions Q3 2017

One Sybase Drive	Dublin	TriNet Group Inc.	72,930 SF
4120 Dublin Blvd	Dublin	SABA Software Inc.	19,430 SF
5700 Stoneridge Drive	Pleasanton	Sharp Business Systems	18,900 SF
5860 Owens Drive	Pleasanton	Clapp Moroney Bellagamba & Vucinich	13,714 SF
4301 Hacienda Drive	Pleasanton	Insurance Company of the West	13,266 SF



(449,202)
YTD ABSORPTION
(in sq. ft)

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