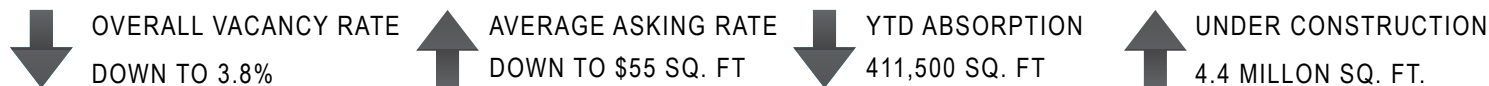


FIRST QUARTER
2016

SAN FRANCISCO OFFICE MARKET REPORT

FIRST 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	8.0%	425,000	(156,800)	\$69.50
S. Financial District	24,781,356	4.5%	2,790,130	612,495	\$68.20
West & East SOMA	5,158,642	3.5%	531,845	33,600	\$57.75
North Waterfront/ Jackson Square	4,667,115	3.8%	0	33,220	\$55.80
Mid-Market / Civic Center	3,159,668	2.2%	0	(27,544)	\$50.60
Mission Bay	1,056,735	0.0%	680,000	-	N/A
Yerba Buena	3,108,383	6.5%	0	(28,970)	\$70.65
Union Square	3,173,990	4.0%	0	(53,029)	\$66.80
Van Ness	785,956	2.0%	0	(975)	\$60.00



FIRST QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Tenant	Submarket	Square Feet
999 Brannan Street	Airbnb	SOMA	150,000
475 Sansome Street	Oracle	N. Financial District	100,000
795 Folsom Street	Quantcast	Yerba Buena	94,890
375 Beale Street	Twilio	S. Financial District	92,000
600 California Street	WeWork	N. Financial District	73,000
415 Mission Street	Bain & Company	S. Financial District	69,000
343 Sansome Street	Airware	N. Financial District	60,000

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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