

FOURTH QUARTER 2016

SAN FRANCISCO

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Under Construct.	Absorption YTD	Average Asking Rate (PSF)
N. Financial District	25,908,335	10.5%	370,000	(105,235)	\$70.60
S. Financial District	25,724,590	7.5%	2,568,400	(252,065)	\$70.55
West & East SOMA	5,690,485	5.8%	(22,095)	153,125	\$64.60
N. Waterfront/Jackson Sq.	4,667,115	4.9%	-	(31,085)	\$56.10
Mid-Market / Civic Center	3,159,670	4.8%	-	-	\$73.25
Mission Bay	1,056,735	0.0%	680,000	-	N/A
Yerba Buena	3,108,380	4.5%	-	17,160	\$67.20
Union Square	3,173,985	5.7%	-	(4,355)	\$67.30
Van Ness	785,960	2.5%	-	-	\$58.75



5.2%
VACANCY RATE



\$59
AVG. ASKING RATE
(per sq. ft)

Building	Submarket	Tenant	Square Feet
211 Main Street	S. Financial District	Charles Schwab Corp.	435,000
100 Hooper Street	Showplace Square	Adobe	209,000
350 Bush Street	N. Financial District	Twitch.tv	177,830
101 California Street	N. Financial District	Bank of America Merrill Lynch	121,990
One Tenth Street	Civic Center	NerdWallet	105,000
71 Stevenson Street	S. Financial District	Gymboree	80,000
1355 Market Street	Civic Center	Thumbtack, Inc.	79,000
50 Fremont Street	S. Financial District	BNY Mellon	59,815
680 Folsom Street	S. Financial District	Macys.com	56,480
500 Pine Street	N. Financial District	Blend Labs	47,350



222,455
YTD ABSORPTION
(in sq. ft)



3.6M
UNDER CONSTRUCTION
(in sq. ft)

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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