



San Francisco Office Space (4Q10)

Office Space SF County 4th Quarter 2010	Net Rentable Area	Total Vacancy%	Total Availability %	Avg Class A Directly Asking Rate	YTD Net Absorption	YTD Net Absorption
NOMA Financial	25,995,252	12.5%	15.2%	\$39.31	(305,211)	(142,677)
SOMA Financial	23,162,801	8.8%	10.2%	\$38.58	(170,470)	(220,645)
CBD	49,158,053	10.8%	12.8%	\$38.58	(475,681)	(363,322)
Jackson Square	1,369,168	11.9%	12.2%	\$32.30	79,791	76,387
North Waterfront	2,695,401	15.3%	11.7%	\$29.70	(26,165)	(65,702)
South Beach/Rincon Hill	2,413,175	9.5%	12.1%	\$32.02	34,765	79,438
San Francisco South of Market	5,757,553	29.5%	30.3%	\$35.47	(278,364)	(187,834)
West of Keamy	703,735	5.4%	6.7%	\$26.09	16,489	14,081
The Presidio	995,955	18.6%	19.8%	N/A	(140,418)	33,769
Union Square	4,218,256	8.4%	8.8%	\$28.00	160,651	163,334
Van Ness Corridor	4,486,156	19.8%	19.8%	\$28.39	(574,523)	(574,523)
Potrero Hill/Inner Mission	1,893,398	17.1%	19.0%	\$23.73	7,484	(7,624)
Mission Bay	1,006,272	48.1%	48.1%	N/A	0	0
NON-CBD	25,539,069	18.7%	19.7%	\$28.61	(720,290)	(468,674)
SAN FRANCISCO TOTAL	74,697,122	13.5%	15.2%	\$37.92	(1,195,971)	(831,996)

Source: Cushman & Wakefield's