

## San Francisco Office Space (1Q10)

Office Space	Net Rentable area	Total Vacancy %	Total Availability %	Avg Class A Direct Asking Rate	Q4 Net Absorption	YTD Net Absorption
SF County 4th Quarter 2009						
NOMA Financial District	27,091,008	15.2%	18.3%	\$34.25	(17,049)	(17,049)
SOMA Financial District	21,165,368	11.9%	15.4%	\$33.75	(252,221)	(252,221)
<b>CBD Total</b>	<b>48,256,376</b>			<b>\$34.00</b>	<b>(269,270)</b>	<b>(269,270)</b>
Jackson Square/North Waterfront	4,837,695	17.5%	19.6%	\$30.00	(45,350)	(45,350)
South Beach/Rincon Hill	2,721,511	11.5%	18.5%	\$34.40	(40,478)	(40,478)
San Francisco South of Market	2,729,010	40.1%	41.7%	\$28.00	17,988	17,988
Yerba Buena	3,316,424	21.9%	36.4%	\$31.00	9,779	9,779
Union Square	3,800,690	15.5%	16.8%	\$31.00	(97,224)	(97,224)
Potrero Hill/Inner Mission	2,088,242	14.2%	18.0%	\$28.00	16,408	16,408
Multimedia Gulch (E of I-80)	3,406,757	26.0%	29.6%	\$33.00	15,773	15,773
Mission Bay	2,261,508	24.7%	25.4%	\$34.00	102,153	102,153
Van Ness Corridor	3,156,141	12.1%	30.7%	\$27.00	(25,610)	(25,610)
<b>San Francisco Total</b>	<b>76,574,354</b>	<b>16.2%</b>	<b>20.4%</b>	<b>\$31.31</b>	<b>(315,831)</b>	<b>(315,831)</b>