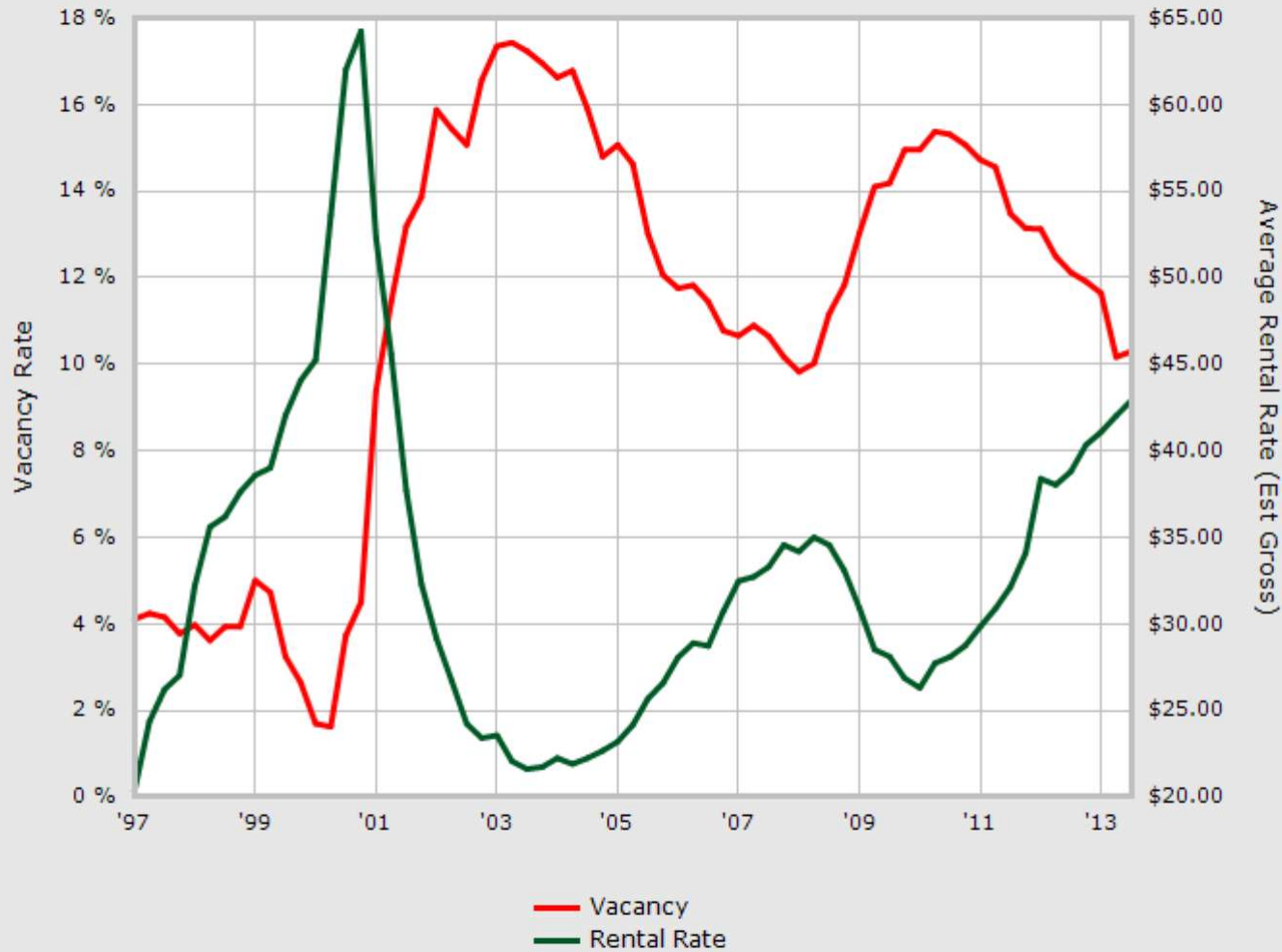


San Francisco Historical Vacancy & Rental Rates

Vacancy & Rental Rates



occupancy			
Existing Bldgs:	821		
# Spaces:	1502		
Existing RBA:	93,031,396		
Vacant:	<9,574,828>	10%	
Occupied:	83,456,568	90%	
Leased:	86,584,731	93%	

availability			
Vacant Avail:	6,790,057	7%	
Total Avail:	12,372,836	13%	
Direct Avail:	11,139,325	12%	
Sublet Avail:	1,233,511	1%	
Average Time:	25.5 Months		

leasing activity			
Leasing YTD:	4,685,841	5%	
Net Absorp YTD:	1,504,634	2%	

Direct Gross Rent			
Office range:	\$14.19-\$80.00/yr		
Office Avg:	\$43.56/yr		