

# SAN FRANCISCO SOUTH FIDI CLASS B & C PROPERTIES

The San Francisco office market continues to be significantly impacted by economic headwinds, record high vacancies, hybrid work models, notable tech companies downsizing their footprint and looming loan maturities in the near term.

## COMPETITIVE BUILDING SET

**13**  
TOTAL BUILDINGS

**1.2**  
MILLION SF TOTAL INVENTORY

**45.2%**  
TOTAL VACANCY RATE

**\$49.80**  
AVG ASKING LEASE RATE

## ENTIRE SUBMARKET

**93**  
TOTAL BUILDINGS

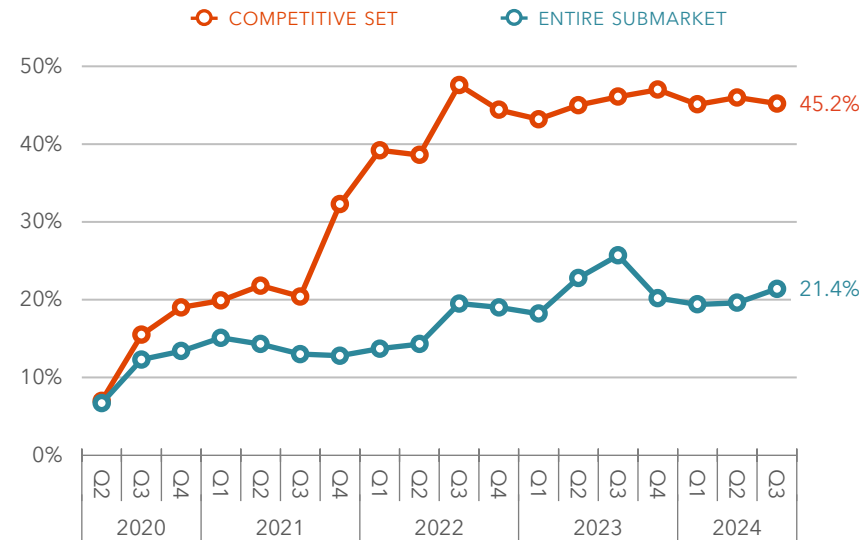
**4.9**  
MILLION SF TOTAL INVENTORY

**21.4%**  
TOTAL VACANCY RATE

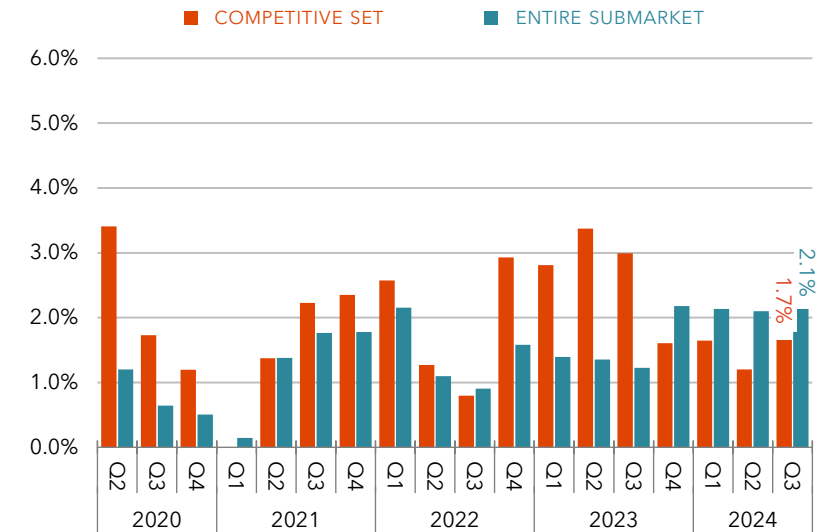
**\$31.79**  
AVG ASKING LEASE RATE



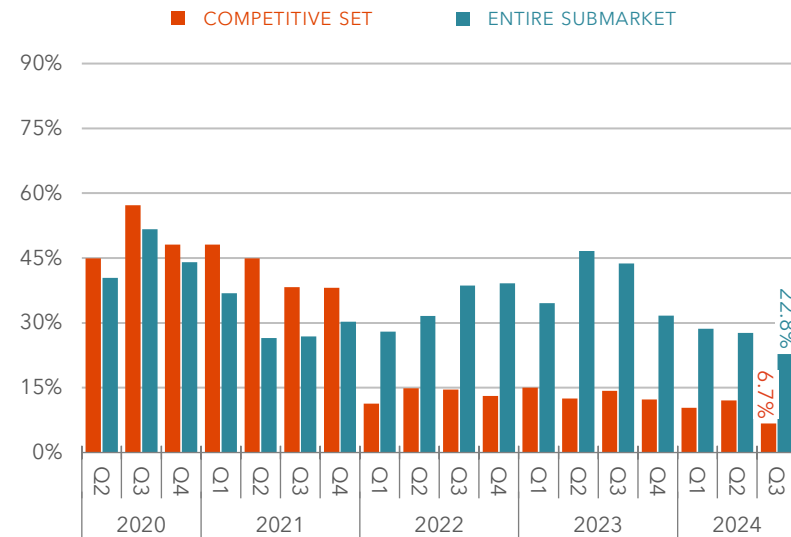
## TOTAL VACANCY RATE



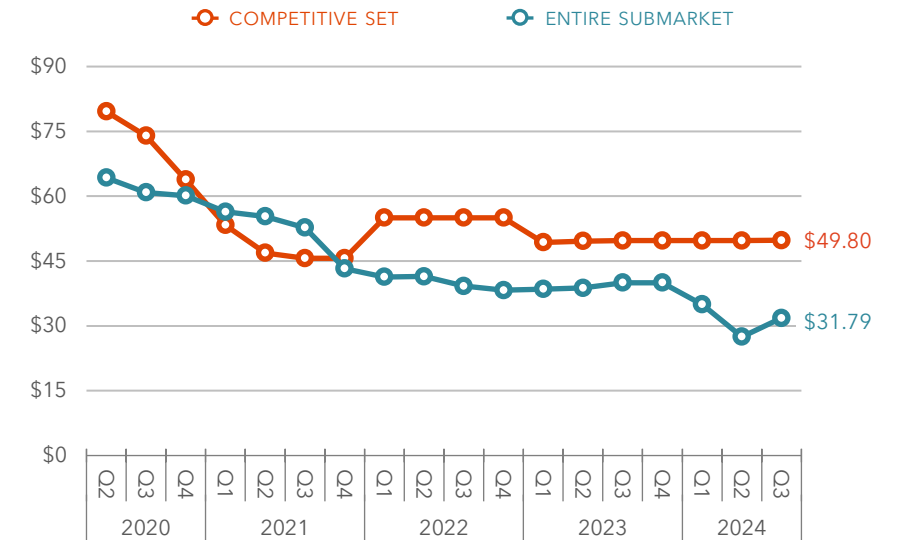
## TOTAL LEASING ACTIVITY (AS % OF TOTAL INVENTORY)

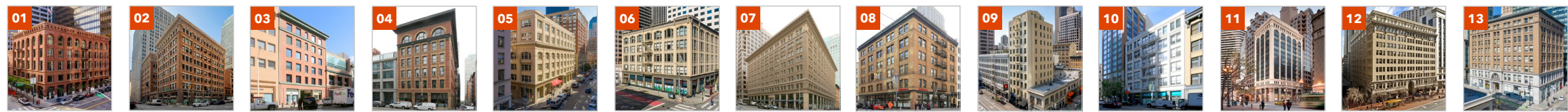
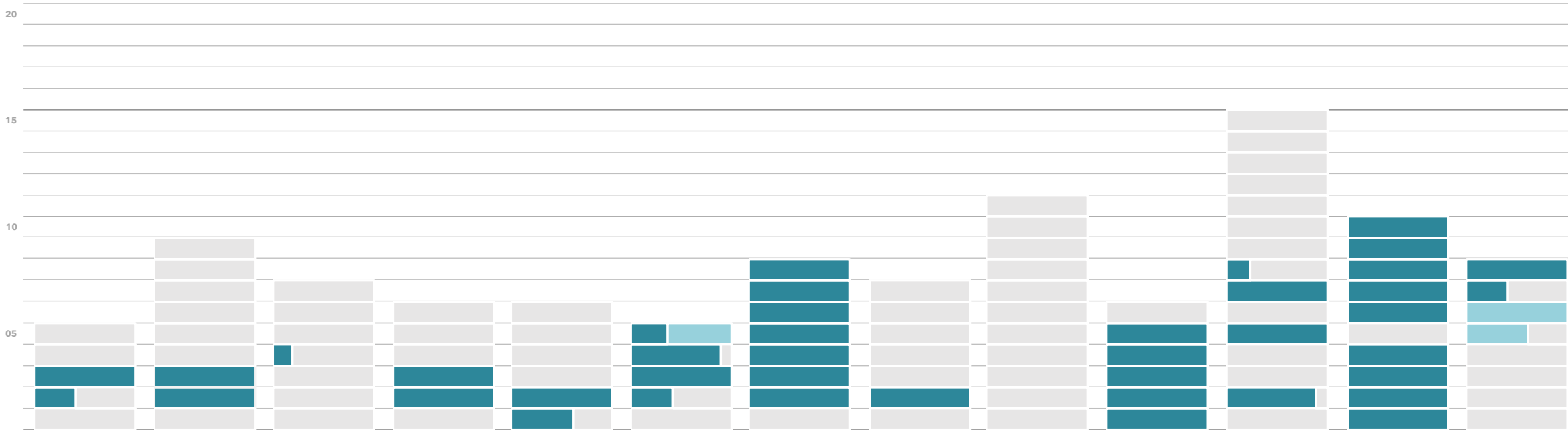


## SUBLEASE AVAILABLE (AS % OF TOTAL AVAILABLE)



## AVERAGE ASKING LEASE RATE

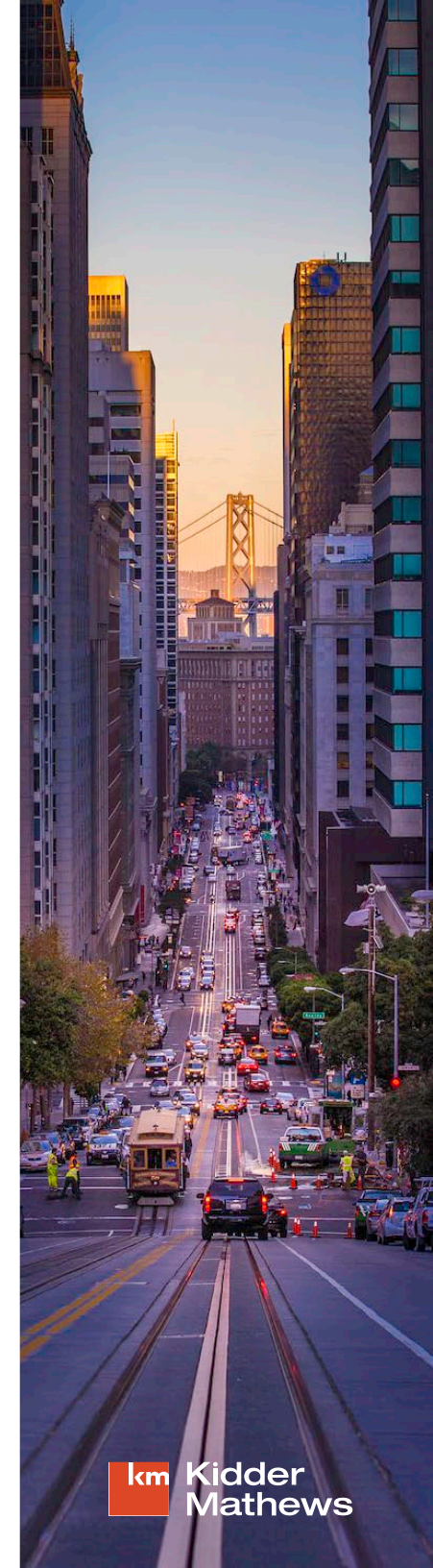




<b>01</b> <b>FOLGER COFFEE BLDG</b> 101 Howard St. University of SF	<b>02</b> <b>RIALTO</b> 116 New Montgomery St. Jamestown, LP	<b>03</b> <b>STEUART PLAZA</b> 131-141 Steuart St. JCF	<b>04</b> <b>THE PELTON BLDG</b> 132-142 2nd St. The Kivelstadt Group	<b>05</b> <b>149 NEW MONTGOMERY</b> 149 New Montgomery St. Monahan Parker	<b>06</b> <b>TERMINAL PLAZA</b> 440-450- Mission St. Salesforce	<b>07</b> <b>55 NEW MONTGOMERY</b> 55 New Montgomery St. Swift Real Estate Partners	<b>08</b> <b>601 MISSION</b> 601-609 Mission St. Metrovotion Brokerage	<b>09</b> <b>ATLAS BLDG</b> 604 Mission St. Toy Real Estate Investment	<b>10</b> <b>612 HOWARD</b> 606-612 Howard St. Lightner Property Group	<b>11</b> <b>ONE NEW MONTGOMERY</b> 625 Market St. Sun Life Financial	<b>12</b> <b>MONADNOCK BLDG</b> 685 Market St. Brookfield Properties	<b>13</b> <b>85 SECOND</b> 85 2nd St. Conner Properties
Year Built: 1904 Stories: 5 Size: 90,150 Available: 25,665	Year Built: 1902 Stories: 9 Size: 141,145 Available: 50,464	Year Built: 1907 Stories: 6 Size: 37,089 Available: 2,111	Year Built: 1907 Stories: 6 Size: 37,089 Available: 11,572	Year Built: 1907 Stories: 6 Size: 84,500 Available: 65,990	Year Built: 1920 Stories: 5 Size: 75,800 Available: 54,067	Year Built: 1912 Stories: 8 Size: 97,344 Available: 73,751	Year Built: 1907 Stories: 7 Size: 49,518 Available: 15,820	Year Built: 1906 Stories: 10 Size: 26,796 Available: 0	Year Built: 1907 Stories: 6 Size: 70,074 Available: 56,683	Year Built: 1907 Stories: 15 Size: 70,491 Available: 37,638	Year Built: 1906 Stories: 10 Size: 207,177 Available: 172,907	Year Built: 1899 Stories: 8 Size: 132,500 Available: 49,246

SOURCE: COSTAR, KM RESEARCH

■ Direct Available   
 ■ Sublease Available   
 ■ Leased



# SAN FRANCISCO | SOUTH FIDI

## CLASS B & C PROPERTIES



- COMPETITIVE BUILDING SET**
- 01 The Folger Coffee Building
  - 02 Rialto
  - 03 Steuart Plaza
  - 04 The Pelton Building
  - 05 149 New Montgomery
  - 06 Terminal Plaza
  - 07 55 New Montgomery
  - 08 601 Mission
  - 09 Atlas Building
  - 10 612 Howard
  - 11 One New Montgomery
  - 12 Monadnock Building
  - 13 85 Second

