

SAN FRANCISCO NORTH 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

12
TOTAL BUILDINGS

3.1
MILLION SF
TOTAL INVENTORY

40.8%
TOTAL VACANCY RATE

\$48.48
AVG ASKING LEASE RATE

ENTIRE SUBMARKET

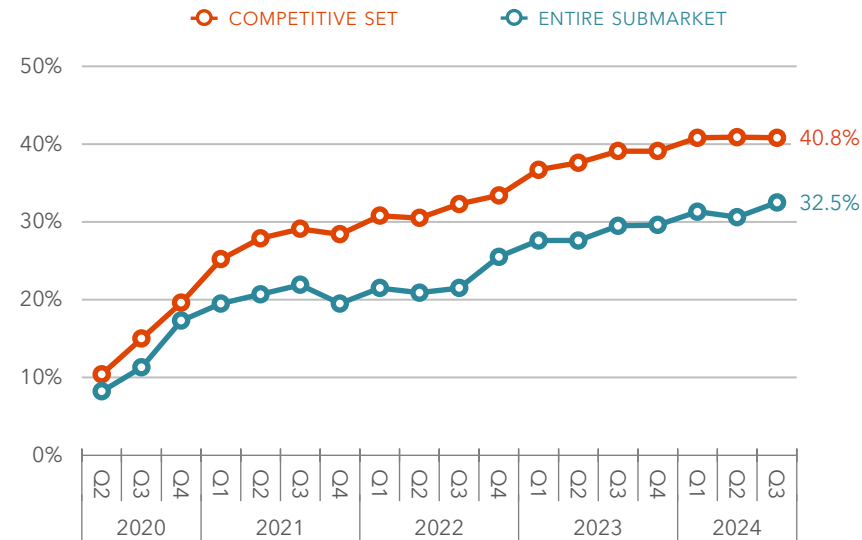
104
TOTAL BUILDINGS

7.6
MILLION SF
TOTAL INVENTORY

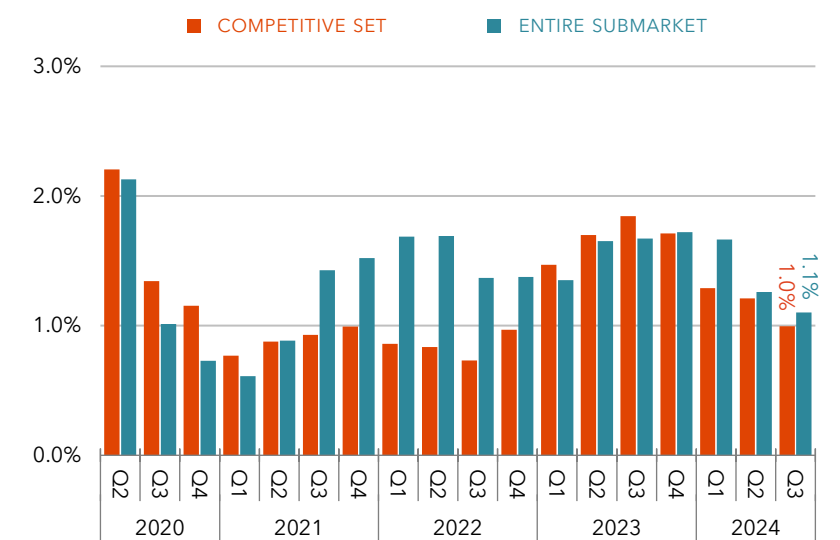
32.5%
TOTAL VACANCY RATE

\$46.15
AVG ASKING LEASE RATE

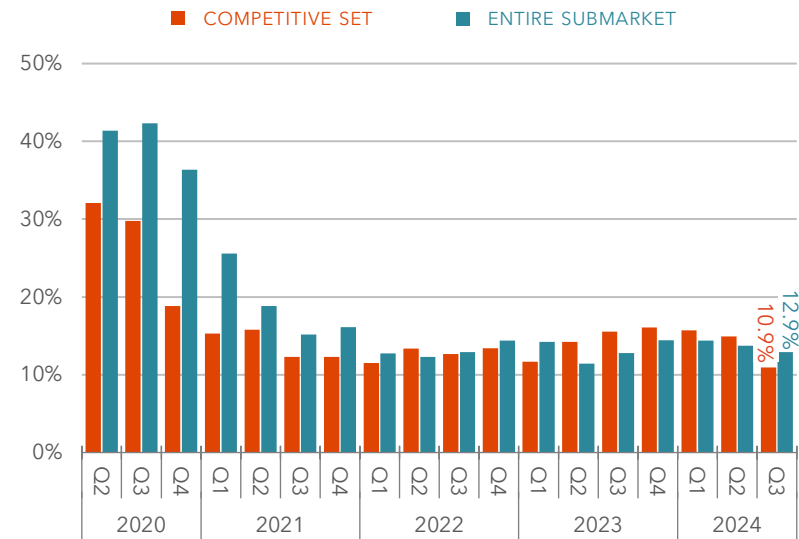
TOTAL VACANCY RATE



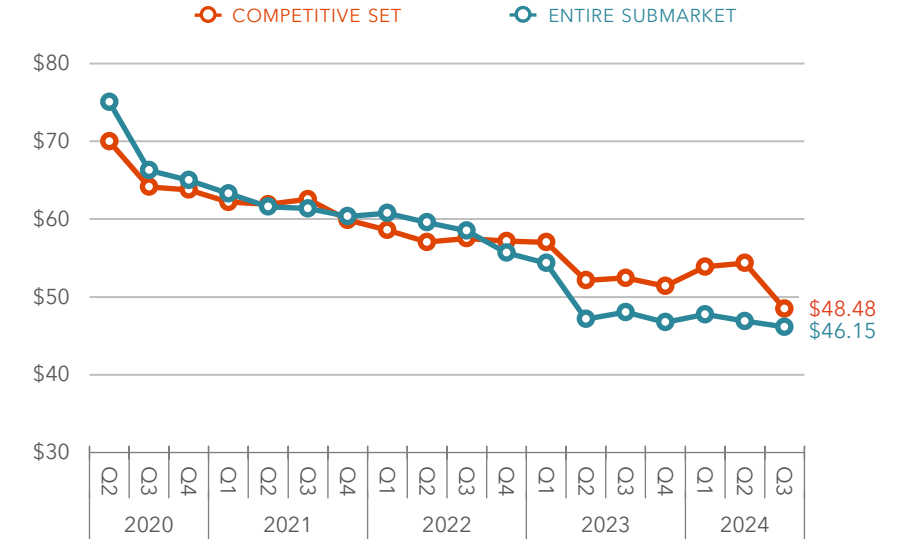
TOTAL LEASING ACTIVITY (AS % OF TOTAL INVENTORY)

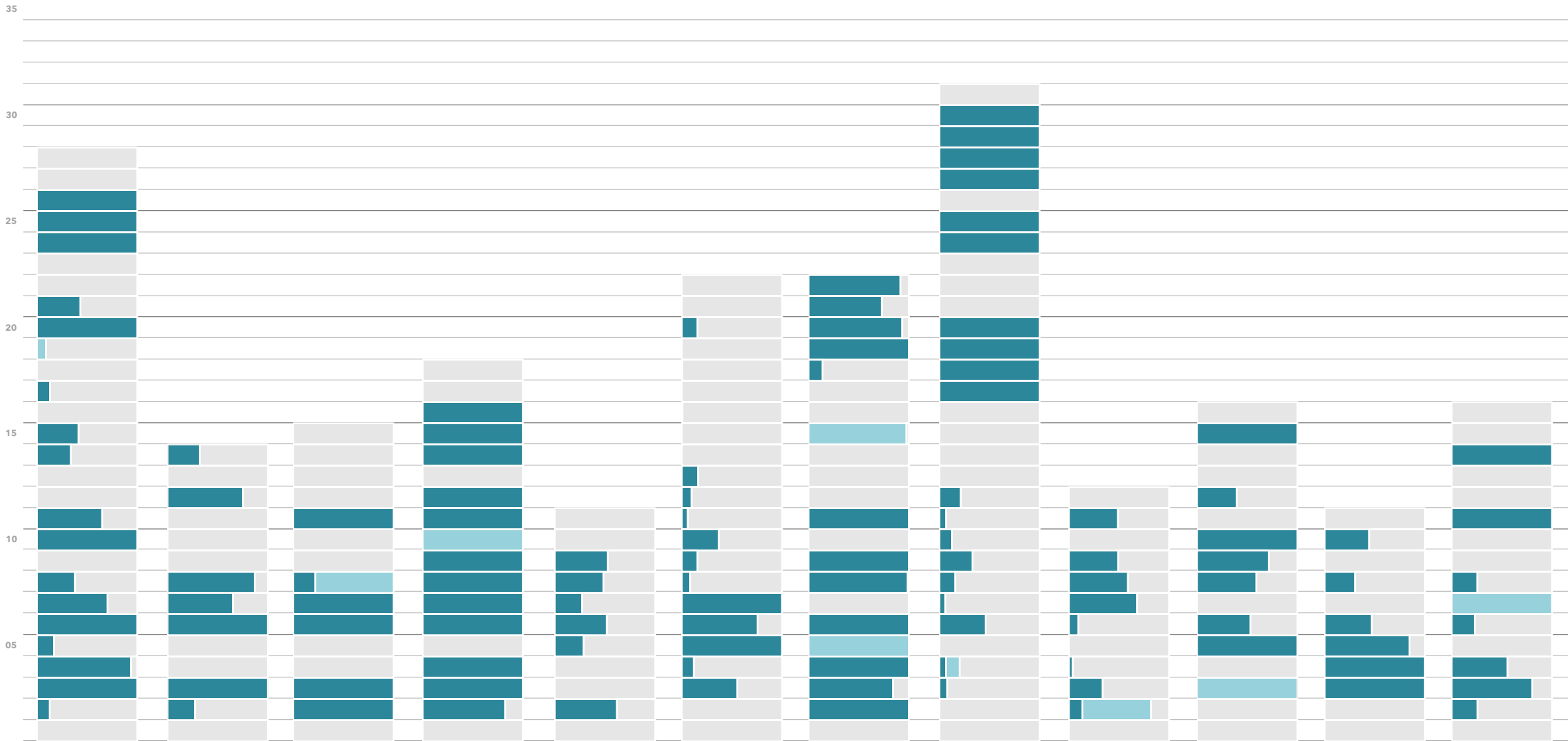


SUBLEASE AVAILABLE (AS % OF TOTAL AVAILABLE)



AVERAGE ASKING LEASE RATE





ID	Building Name	Address	Owner	Year Built	Stories	Size	Available
01	SHELL BLDG	100 Bush St.	Brothers International	1930	28	233,654	106,718
02	ADAM GRANT BLDG	114 Sansome St.	Deka Immobilien	1908	14	191,055	82,563
03	115 SANSOME	115 Sansome St.	Vanbarton Group	1913	15	128,838	61,499
04	HONK KONG BLDG	180 Sansome St.	Brothers International	1966	18	151,326	84,670
05	IMPERIAL BANK BLDG	18-22 Battery St.	22 Battery Street, LLC	1908	11	62,260	16,231
06	THE MILLS BLDG	220 Montgomery St.	The Swig Company	1892	22	469,617	215,520
07	225 BUSH	225 Bush St.	Genzon Investment Group	1921	22	666,021	350,330
08	THE RUSS BLDG	235 Montgomery St.	Shorenstein Properties	1926	31	530,000	193,071
09	300 MONTGOMERY	300 Montgomery St.	Downtown Prop. Holdings	1940	12	194,023	80,295
10	HAROLD DOLLAR BLDG	351 California St.	Tidewater Capital	1920	16	140,000	71,476
11	INSURANCE EXCHANGE	433 California St.	Cresleigh Homes	1913	11	108,925	50,124
12	MERCHANTS EXCHANGE	465 California St.	Clint Reilly Landmark Props.	1903	16	241,106	87,608

SOURCE: COSTAR, KM RESEARCH

■ Direct Available
 ■ Sublease Available
 ■ Leased



SAN FRANCISCO | NORTH FIDI

CLASS B & C PROPERTIES



- COMPETITIVE BUILDING SET**
- 01 Shell Building
 - 02 Adam Grant Building
 - 03 115 Sansome
 - 04 Hong Kong Bank Building
 - 05 Imperial Bank Building
 - 06 The Mills Building
 - 07 225 Bush
 - 08 The Russ Building
 - 09 300 Montgomery
 - 10 Harold Dollar Building
 - 11 Insurance Exchange
 - 12 Merchants Exchange

