



Real value in a changing world

# Office Statistics

## Northern California . Q2 2012

	Inventory (sf)	Total net absorption (sf)	YTD total net absorption (sf)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)	YTD Completions
<b>NorCal CBD</b>										
Class A	56,166,227	187,899	376,352	6,463,739	11.5%	6,847,828	12.2%	\$43.79	770,100	70,484
Class B	19,986,400	-19,484	-151,484	3,094,603	15.5%	3,282,444	16.4%	\$29.72	0	0
<b>Totals</b>	<b>76,152,627</b>	<b>168,415</b>	<b>224,868</b>	<b>9,558,342</b>	<b>12.6%</b>	<b>10,130,272</b>	<b>13.3%</b>	<b>\$39.31</b>	<b>770,100</b>	<b>70,484</b>
<b>NorCal Suburbs</b>										
Class A	83,327,005	2,198,314	3,245,172	15,534,057	18.6%	16,687,615	20.0%	\$34.52	1,023,280	1,014,900
Class B	88,511,503	-214,356	-696,849	15,178,297	17.1%	15,844,928	17.9%	\$26.05	54,000	0
<b>Totals</b>	<b>171,838,508</b>	<b>1,983,958</b>	<b>2,548,323</b>	<b>30,712,354</b>	<b>17.9%</b>	<b>32,532,543</b>	<b>18.9%</b>	<b>\$31.28</b>	<b>1,077,280</b>	<b>1,014,900</b>
<b>NorCal Total</b>										
Class A	139,493,232	2,386,213	3,621,524	21,997,796	15.8%	23,535,443	16.9%	\$37.24	1,793,380	1,085,384
Class B	108,497,903	-233,840	-848,333	18,272,900	16.8%	19,127,372	17.6%	\$26.67	54,000	0
<b>Totals</b>	<b>247,991,135</b>	<b>2,152,373</b>	<b>2,773,191</b>	<b>40,270,696</b>	<b>16.2%</b>	<b>42,662,815</b>	<b>17.2%</b>	<b>\$33.18</b>	<b>1,847,380</b>	<b>1,085,384</b>

Inventory includes all Class A & B office properties or office campuses > 30,000 square feet. Owner-occupied, medical, and government-owned buildings are excluded.



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**CBD**

	Inventory (sf)	Total net absorption (sf)	YTD total net absorption (sf)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)	YTD Completions
<b>San Francisco CBD</b>										
Class A	40,136,089	391,551	460,044	3,777,386	9.4%	4,024,737	10.0%	\$51.74	770,100	70,484
Class B	8,499,451	-10,410	11,493	1,165,710	13.7%	1,243,903	14.6%	\$42.27	0	0
<b>Totals</b>	<b>48,635,540</b>	<b>381,141</b>	<b>471,537</b>	<b>4,943,096</b>	<b>10.2%</b>	<b>5,268,640</b>	<b>10.8%</b>	<b>\$49.51</b>	<b>770,100</b>	<b>70,484</b>
<b>Oakland CBD</b>										
Class A	6,840,512	-218,519	-218,131	956,491	14.0%	987,711	14.4%	\$31.00	0	0
Class B	4,245,726	28,526	77,422	534,300	12.6%	558,916	13.2%	\$22.87	0	0
<b>Totals</b>	<b>11,086,238</b>	<b>-189,993</b>	<b>-140,709</b>	<b>1,490,791</b>	<b>13.4%</b>	<b>1,546,627</b>	<b>14.0%</b>	<b>\$28.09</b>	<b>0</b>	<b>0</b>
<b>Silicon Valley CBD</b>										
Class A	3,541,200	29,488	97,859	1,026,825	29.0%	1,079,269	30.5%	\$33.98	0	0
Class B	5,099,788	30,195	-193,389	972,135	19.1%	1,052,200	20.6%	\$21.75	0	0
<b>Totals</b>	<b>8,640,988</b>	<b>59,683</b>	<b>-95,530</b>	<b>1,998,960</b>	<b>23.1%</b>	<b>2,131,469</b>	<b>24.7%</b>	<b>\$28.23</b>	<b>0</b>	<b>0</b>
<b>Sacramento CBD</b>										
Class A	5,648,426	-14,621	36,580	703,037	12.4%	756,111	13.4%	\$32.76	0	0
Class B	2,141,435	-67,795	-47,010	422,458	19.7%	427,425	20.0%	\$22.11	0	0
<b>Totals</b>	<b>7,789,861</b>	<b>-82,416</b>	<b>-10,430</b>	<b>1,125,495</b>	<b>14.4%</b>	<b>1,183,536</b>	<b>15.2%</b>	<b>\$29.07</b>	<b>0</b>	<b>0</b>

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## Suburbs

	Inventory (sf)	Total net absorption (sf)	YTD total net absorption (sf)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)	YTD Completions
<b>San Francisco Non-CBD</b>										
Class A	10,304,711	349,929	570,031	2,412,608	23.4%	2,522,186	24.5%	\$50.44	0	708,000
Class B	12,963,329	-767	-109,329	1,981,866	15.3%	2,047,870	15.8%	\$43.57	54,000	0
<b>Totals</b>	<b>23,268,040</b>	<b>349,162</b>	<b>460,702</b>	<b>4,394,474</b>	<b>18.9%</b>	<b>4,570,056</b>	<b>19.6%</b>	<b>\$47.34</b>	<b>54,000</b>	<b>708,000</b>
<b>San Francisco Peninsula</b>										
Class A	19,812,445	78,706	119,976	2,970,164	15.0%	3,350,017	16.9%	\$42.84	0	0
Class B	8,380,093	-92,362	-252,780	1,237,943	14.8%	1,318,664	15.7%	\$31.47	0	0
<b>Totals</b>	<b>28,192,538</b>	<b>-13,656</b>	<b>-132,804</b>	<b>4,208,107</b>	<b>14.9%</b>	<b>4,668,681</b>	<b>16.6%</b>	<b>\$39.79</b>	<b>0</b>	<b>0</b>
<b>Oakland Suburbs</b>										
Class A	2,621,834	8,750	29,838	267,876	10.2%	306,459	11.7%	\$31.42	0	0
Class B	7,726,242	-22,468	-216,604	1,398,851	18.1%	1,456,978	18.9%	\$24.65	0	0
<b>Totals</b>	<b>10,348,076</b>	<b>-13,718</b>	<b>-186,766</b>	<b>1,666,727</b>	<b>16.1%</b>	<b>1,763,437</b>	<b>17.0%</b>	<b>\$25.74</b>	<b>0</b>	<b>0</b>

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**Suburbs, cont.**

	Inventory (sf)	Total net absorption (sf)	YTD total net absorption (sf)	Direct vacancy (sf)	Direct vacancy (%)	Total vacancy (sf)	Total vacancy (%)	Average asking rent (\$ psf)	Under construction / renovation (sf)	YTD Completions
<b>East Bay Suburbs</b>										
Class A	10,773,193	240,651	299,612	1,613,165	15.0%	1,639,715	15.2%	\$27.72	0	0
Class B	13,518,895	31,940	111,176	2,295,650	17.0%	2,385,371	17.6%	\$23.38	0	0
<b>Totals</b>	<b>24,292,088</b>	<b>272,591</b>	<b>410,788</b>	<b>3,908,815</b>	<b>16.1%</b>	<b>4,025,086</b>	<b>16.6%</b>	<b>\$25.17</b>	<b>0</b>	<b>0</b>
<b>Silicon Valley Suburbs</b>										
Class A	25,895,087	1,461,141	2,071,087	4,384,811	16.9%	4,916,898	19.0%	\$33.65	823,280	306,900
Class B	24,530,517	-112,198	-165,495	3,563,424	14.5%	3,860,803	15.7%	\$25.80	0	0
<b>Totals</b>	<b>50,425,604</b>	<b>1,348,943</b>	<b>1,905,592</b>	<b>7,948,235</b>	<b>15.8%</b>	<b>8,777,701</b>	<b>17.4%</b>	<b>\$33.65</b>	<b>823,280</b>	<b>306,900</b>
<b>Sacramento Suburbs</b>										
Class A	13,919,735	59,137	154,628	3,885,433	27.9%	3,952,340	28.4%	\$22.31	200,000	0
Class B	21,392,427	-18,501	-63,817	4,700,563	22.0%	4,775,242	22.3%	\$19.15	0	0
<b>Totals</b>	<b>35,312,162</b>	<b>40,636</b>	<b>90,811</b>	<b>8,585,996</b>	<b>24.3%</b>	<b>8,727,582</b>	<b>24.7%</b>	<b>\$20.54</b>	<b>200,000</b>	<b>0</b>

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