

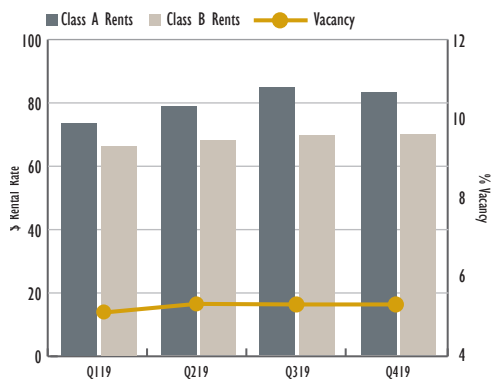
Market Overview

Rental rates remained stable and close to historic highs in the 4th quarter. Vacancy rates continued to be extremely low, consistent with the previous quarter.

Rents High, Vacancy Low, Both Stable

Fourth quarter vacancy rates dropped slightly from an adjusted 5.1% in the 3rd quarter to 5.0% in the 4th quarter. Gross leasing activity increased from 2,230,322 square feet in the 3rd quarter to 2,330,513 square feet in the 4th quarter. Net absorption was 743,407 square feet, higher than 3rd quarter absorption of 424,218 square feet.

SAN FRANCISCO FINANCIAL CORE



Average asking rental rates for Class A space dropped slightly to \$82.93 per square foot in the 4th quarter from \$84.58 in the 3rd quarter. Average rental rates for Class B financial core space was stable moving

from \$69.32 in the 3rd quarter to \$69.65 in the 4th quarter. Class B absorption was positive at 142,588 in the 4th quarter. This was a decrease in absorption from the 3rd quarter, which was of 585,008 square feet. South of Market (SOMA) vacancy rates were stable moving from 4.2% in the 3rd quarter to 4.3% in the 4th quarter.

Uber Vacating Space, Occupies New Headquarters

Uber is close to completion on their new Mission Bay headquarters at the Warriors/Chase Center and plan to move in this year. Uber has put over 730,000 square feet of space on the market for sublease. The space is divided between four buildings: 685 Market Street, 1455 Market Street, 555 Market Street and 71 Stevenson Street. The largest block

of space is at 1455 Market Street with 323,402 square feet available and a sublease term extending to February 28, 2025. 555 Market Street has 235,984 square feet available, with a term through August 31, 2023. The remaining subleases are at 685 Market Street and 71 Stevenson, 135,043 square feet and 42,558 respectively. Both subleases have roughly two years left. All the subleases can be delivered in the 4th quarter of this year. The spaces have the distinct



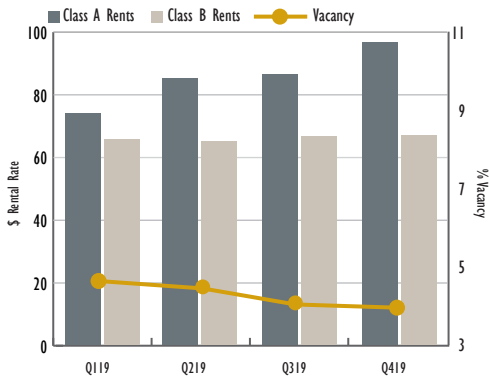
UBER'S NEW HQ

advantage of being plug and play, meaning the space is completely furnished and wired, allowing any tenant to simply walk in with a laptop computer and be ready to work. This saves any tenant significant amounts of infrastructure costs and most importantly time. To build a space from scratch can take six months or longer and entail thousands of questions and decisions regarding buildout, wiring and furniture. In addition, San Francisco construction costs are some of the most expensive in the country and finding a qualified contractor that will work with you is no easy task.

Boston Properties Large Project Approved

The City of San Francisco Planning Commission unanimously approved Boston Properties 4th and Harrison development "aka" 725 Harrison Street, located in the Central SOMA District. The project is 820,000 square feet, 770,000 square feet of Class A office, 36,000 of retail and 16,700 of public open space. Boston Properties will also contribute a 15,000 square foot portion on the site to the City of San Francisco for the future development of a 144-unit affordable housing project. Boston Properties has a significant portfolio of properties in the Bay Area totaling 7.5 million square feet and is the largest public held developer and owner of Class A office space in San Francisco and the United States.

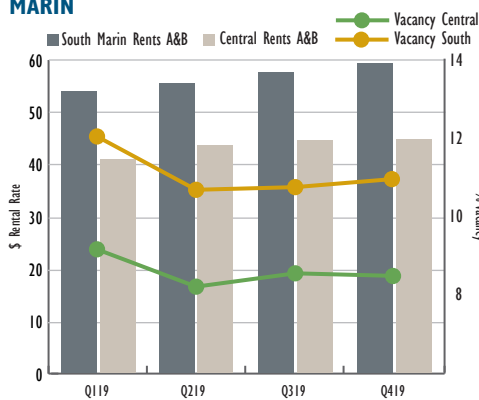
SAN FRANCISCO SOMA



Where's the Space?

Submarket	Direct SF	Vacancy (direct)	Sublet SF	Vacancy (sublet)	Total SF	Vacancy (Total)
Top 10 Build.	222,493	1.80%	49,696	.40%	270,189	2.20%
Fin. Dist. A	1,796,106	3.9%	534,407	1.20%	2,330,513	5.10%
Fin. Dist. B	564,247	4.40%	235,283	1.80%	799,530	6.20%
SOMA A	143,926	3.90%	37,757	1.00%	181,683	4.90%
SOMA B	306,590	3.10%	102,252	1.00%	408,842	4.10%

MARIN



Large Tenants in the Market

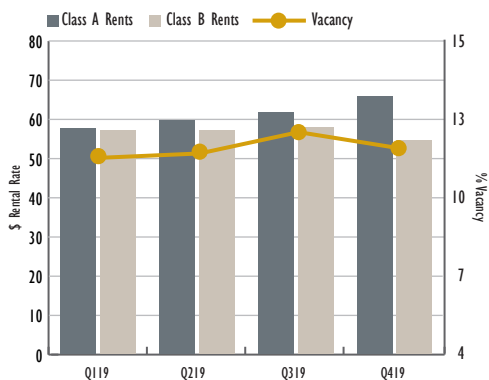
Tenant	Sq. Ft.
SalesForce	700,000+
Credit Karma	110,000
KeepTrucking	51,000
Skillz	45,000

Major Leases Completed in the Fourth Quarter

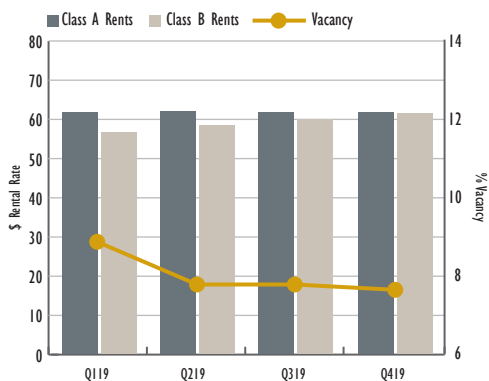
Tenant	Sq. Ft.	Address
Visa	300,000	1051 Third Street
Nextdoor	104,969	420 Taylor Street
Lyft*	86,000	185 Berry Street
Airbnb***	61,000	808 Brannan Street
EasyPost* ***	51,000	345 California Street
Databricks* ***	49,648	160 Spear Street
WeWork	44,431	475 Sansome Street
Lightshop	40,238	945 Battery Street

*Renewal **Sublease ***Expansion ***Oakland lease

OAKLAND CBD



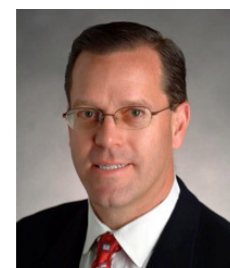
PENINSULA



The Axiant Group Can Help You

Do you want information about rents and space available in your building? Are you interested in subleasing or terminating your lease? Is your lease expiring in the next three years?

Contact The Axiant Group. We have handled transactions from 1,000 to 1,000,000 sq.ft. in the Bay Area and throughout the U.S. The average tenure of our brokers is over 20 years. We have handled assignments for clients including Chevron U.S.A., Coblenz, Patch, Duffy & Bass, Oracle Corporation, PG&E, Sutro & Company, Zurich Scudder Investments, Charles Schwab, Texas Pacific Group, Club One, Moss Adams, and many others.



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