CBRE

Bay Area Office Snapshot

24.5% Vacancy

(2.0M) Net Absorption Sq. Ft.

1.9M Deliveries YTD Sq. Ft.

5.6M Under Construction Sq. Ft.

$5.32 Average Asking Full Service Gross /Month/Sq. Ft.

Figure 1: Market Statistics Office

Market	Net Rentable Area	Total Vacancy %	Total Vacant Sq. Ft.	Total Availability %	Total Direct Available	Total Sublease Available	Average Asking Rate ($)*	Current Net Absorption	YTD Net Absorption
San Francisco	**88,857,207**	**35.6**	**31,617,305**	**38.5**	**24,976,706**	**9,265,313**	**5.77**	**(1,245,819)**	**(6,496,641)**
Class A	61,912,462	34.2	21,193,755	37.8	16,346,932	7,065,541	6.35	(739,681)	(5,533,016)
Class B	21,581,015	41.0	8,839,890	42.8	7,182,718	2,048,288	4.82	(414,166)	(846,380)
SF Peninsula [1]	**33,338,740**	**21.6**	**7,192,923**	**24.1**	**5,098,562**	**2,935,842**	**6.83**	**(961,309)**	**(2,942,470)**
Class A	20,558,277	24.2	4,982,162	27.5	2,993,034	2,652,737	7.98	(833,161)	(2,356,348)
Class B	8,786,669	18.3	1,611,553	19.9	1,483,988	263,051	5.54	(38,125)	(487,997)
Silicon Valley [2]	**105,050,841**	**18.6**	**19,519,499**	**21.1**	**16,059,806**	**6,073,100**	**5.47**	**498,597**	**(3,846,375)**
Class A	73,337,821	19.8	14,541,108	22.9	11,142,907	5,650,619	5.84	564,619	(3,105,667)
Class B	23,395,516	18.9	4,425,802	20.9	4,362,127	370,295	5.02	(177,873)	(615,754)
Oakland [3]	**28,948,415**	**20.6**	**5,973,885**	**23.8**	**5,412,374**	**1,481,807**	**4.41**	**(188,205)**	**(921,163)**
Class A	12,965,303	24.9	3,229,321	30.0	2,926,418	969,357	4.73	(49,317)	(383,269)
Class B	11,294,292	21.1	2,388,613	23.1	2,147,429	464,398	4.12	(131,194)	(486,538)
I-680 Corridor	**35,574,718**	**20.4**	**7,262,394**	**23.5**	**8,357,261**	**1,256,996**	**3.03**	**(121,045)**	**(1,369,230)**
Class A	22,448,613	25.7	5,771,679	23.5	6,647,833	1,065,650	3.18	(90,510)	(1,298,366)
Class B	12,108,315	11.4	1,384,056	13.2	1,408,773	190,331	2.44	(10,042)	(38,795)
Total Bay Area Market	**291,769,921**	**24.5**	**71,566,006**	**27.7**	**59,904,709**	**21,013,058**	**5.32**	**(2,017,781)**	**(15,575,879)**
Class A	**191,222,476**	**26.0**	**49,718,025**	**30.0**	**40,057,124**	**17,403,904**	**5.89**	**(1,148,050)**	**(12,676,666)**
Class B	**77,165,807**	**24.2**	**18,649,914**	**25.8**	**16,585,035**	**3,336,363**	**4.74**	**(771,400)**	**(2,475,464)**

Source: CBRE Research

[1] Excludes Palo Alto
[2] Includes Fremont/Newark and Palo Alto
[3] Excludes Fremont/Newark

* Direct Monthly Lease Rates, Full Service Gross (FSG)

Figure 2: Average Asking Rates FSG

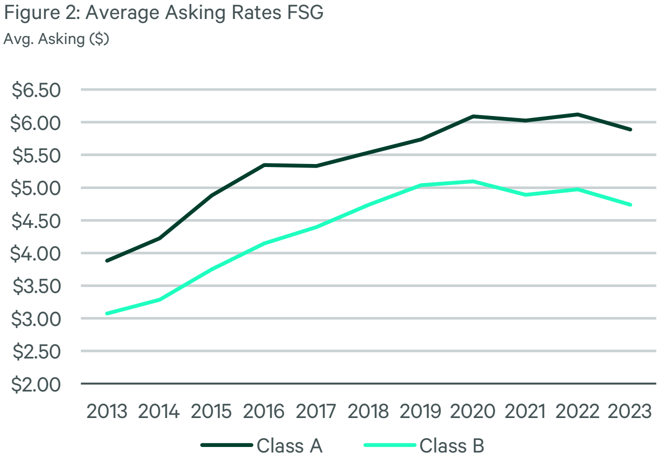
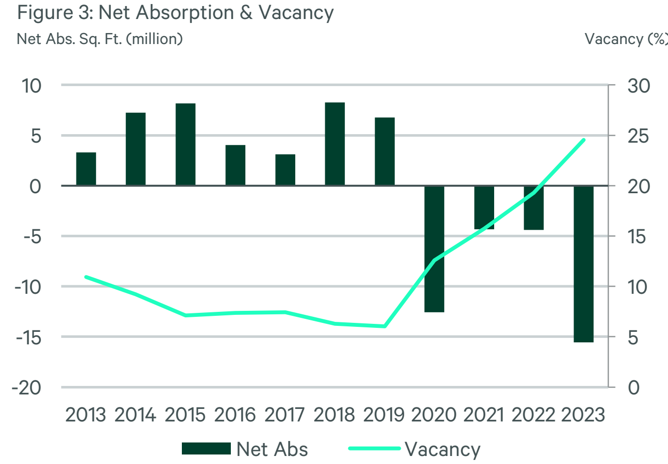


Figure 3: Net Absorption & Vacancy



Bay Area R&D Snapshot

11.1% Vacancy

(565K) Net Absorption Sq. Ft.

665K Deliveries YTD Sq. Ft.

6.0M Under Construction Sq. Ft.

$3.58 Average Asking Net Net Net /Month/Sq. Ft.

Figure 4: Market Statistics R&D

Market	Net Rentable Area	Total Vacancy %	Total Vacant Sq. Ft.	Total Availability %	Total Direct Available	Total Sublease Available	Average Asking Rate ($)*	Current Net Absorption	YTD Net Absorption
SF Peninsula [1]	25,461,182	13.6	3,458,281	15.8	2,927,338	1,088,045	6.74	(41,940)	(1,045,805)
Silicon Valley [2]	144,586,479	10.7	15,505,745	12.6	13,278,900	4,887,422	2.94	(373,617)	(2,424,844)
Oakland [3]	20,127,667	9.8	1,970,673	11.4	1,862,135	434,812	3.90	(130,752)	(434,476)
I-680 Corridor	6,781,487	13.5	916,651	16.4	819,361	291,646	1.80	(18,840)	(474,496)
Total Bay Area Market	**196,956,815**	**11.1**	**21,851,350**	**13.0**	**18,887,734**	**6,701,925**	**3.58**	**(565,149)**	**(4,379,621)**

Source: CBRE Research

[1] Excludes Palo Alto
[2] Includes Fremont/Newark and Palo Alto
[3] Excludes Fremont/Newark

* Direct Monthly Lease Rates, Net Net Net (NNN)

Figure 5: Average Asking Rates NNN

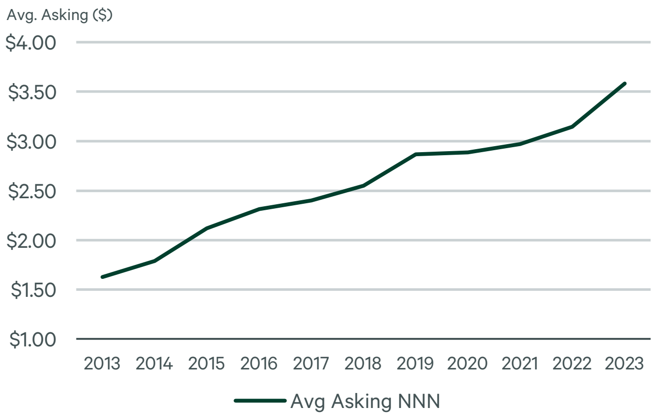


Figure 6: Net Absorption & Vacancy

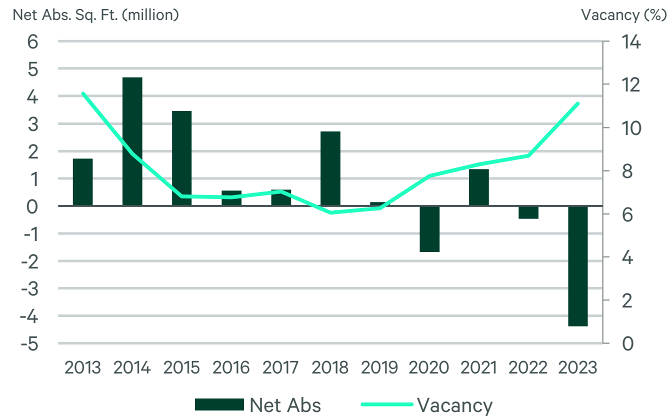


Figure 7: Combined Office / R&D Historical Deliveries

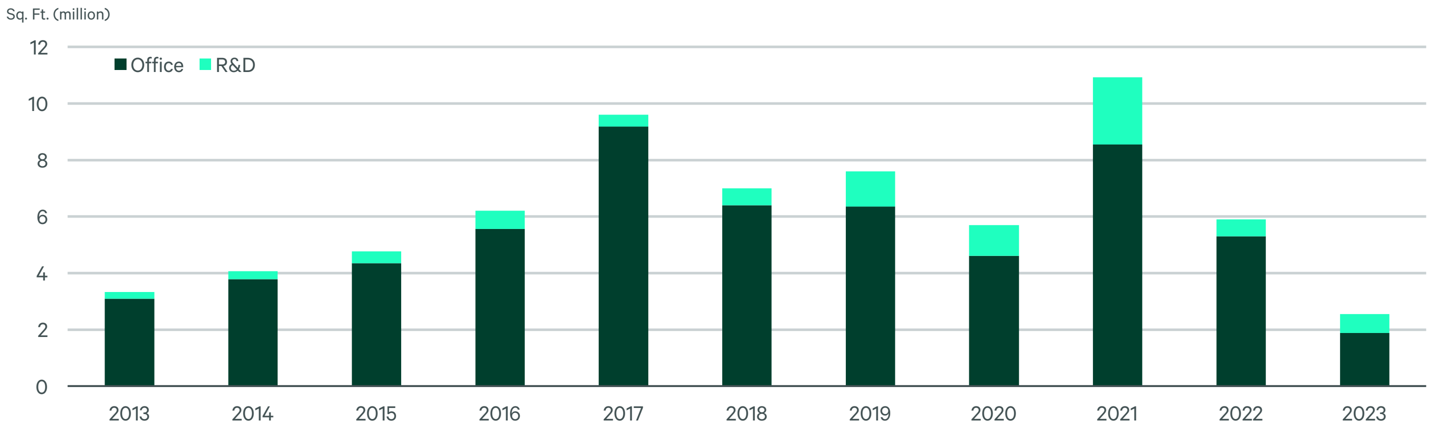


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Figure 8: Significant Lease Transactions of the Quarter

Lessee	Address	Market	Total SF	Property Type	Lease Type
Walmart	Moffett Green	Silicon Valley	719,037	Office	Sublease
OpenAI	1455-1515 3rd St	San Francisco	486,600	Office	New Lease
Anthropic	500 Howard St	San Francisco	233,633	Office	Sublease
SamTrans	100 Garden Ln	SF Peninsula	156,812	Office	New Lease
Confidential	3475 Deer Creek Rd	SF Peninsula	108,588	R&D	New Lease
Cargo Therapeutics	825-835 Industrial Rd	SF Peninsula	99,557	R&D	New Lease
Finesse Solutions	3301-3311 Leonard Ct	Silicon Valley	90,095	R&D	Renewal
Intevac	3550 Bassett St	Silicon Valley	75,376	R&D	Renewal
Pillsbury Winthrop	4 Embarcadero Ctr	San Francisco	74,000	Office	Renewal
Robert Half	2600 Camino Ramon	680 Corridor	73,067	Office	New Lease

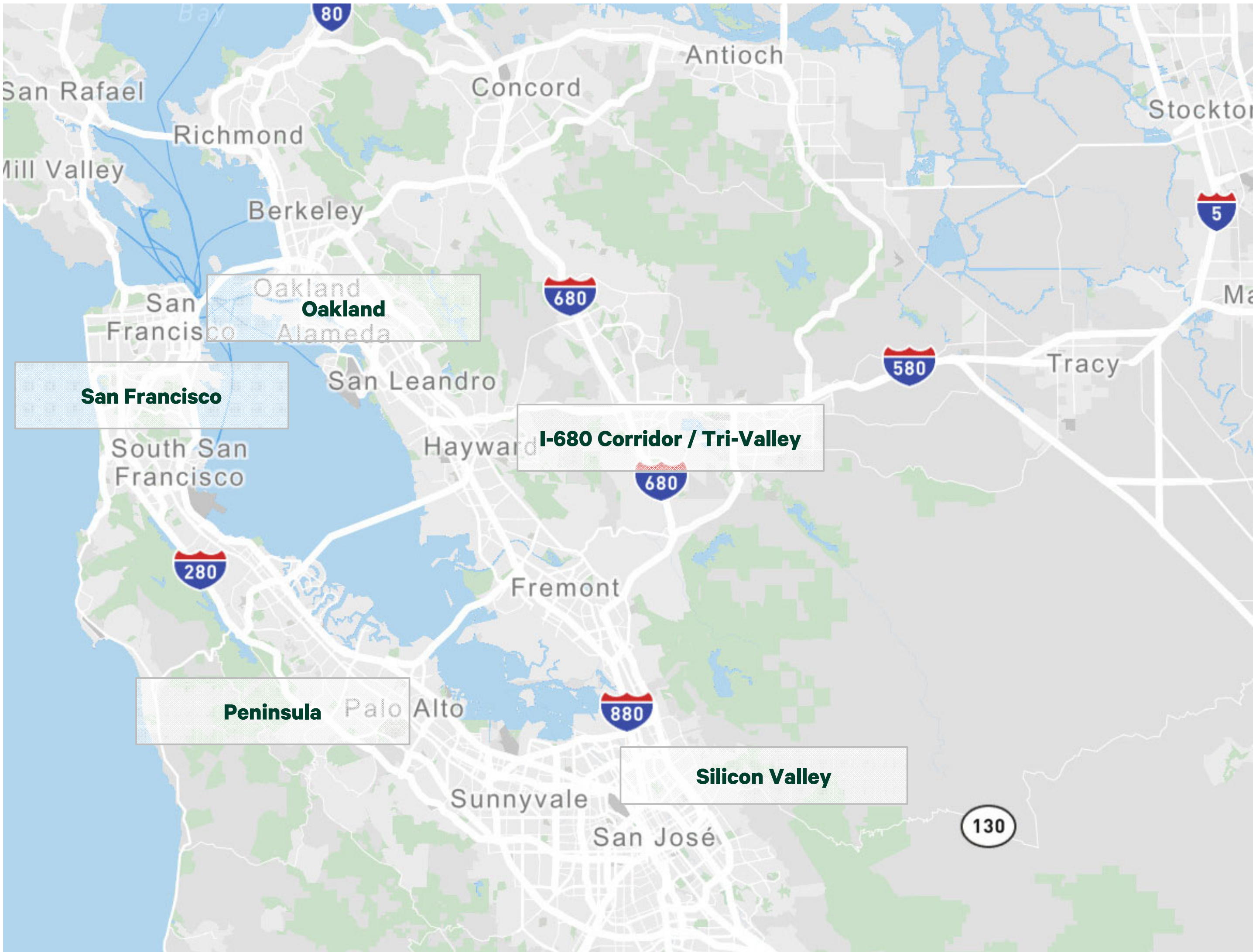
Figure 9: Significant Sale Transactions of the Quarter

Buyer	Address	Market	Total SF	Price	Property Type	Buyer Type
Sierra Pacific Properties	1320&1390 Willow Pass Rd	680 Corridor	347,000	$20.0M	Office	Investor
Intuitive Surgical	3655 & 3689 Kifer Rd	Silicon Valley	344,538	$157.0M	Office	User
GAW Capital Advisors	North Park Campus	San Francisco	294,000	$82.0M	Office	Investor
Ridge Capital Investors	180 Howard St	San Francisco	243,418	$54.0M	Office	Investor
Trumark Companies	2481 Deerwood Dr	680 Corridor	192,971	$11.5M	Office	Developer
Steerpoint Capital	303 Almaden Blvd	Silicon Valley	166,361	$25.0M	Office	Investor
Hines	48603-48633 Warm Springs	Silicon Valley	141,472	$40.4M	R&D	Investor
Rubicon Point Partners	123 Townsend St	San Francisco	137,624	$72.0M	Office	Investor
Vanbarton Group	115 Sansome St	San Francisco	125,400	$34.0M	Office	Investor
BKM	1914-1918 Junction Ave	Silicon Valley	119,388	$31.0M	R&D	Investor

Figure 10: Significant Construction Projects

Project	Address	Market	Total SF	Product Type	% Preleased	Est. Comp
Caribbean Campus	200 W. Caribbean Dr	Silicon Valley	1,042,075	Office	100%	2024
Kilroy Oyster Pt. II, D & F	377 Oyster Point	SF Peninsula	600,000	Office/Life Science	0%	2024
CityLine Sunnyvale	200/250 W Washington	Silicon Valley	595,162	Office	0%	2024
The Landing	Bayshore Hwy & Malcom Rd	SF Peninsula	503,500	Life Science	0%	2025
Elco Yards	Main St & Cedar St	SF Peninsula	464,000	Office/Life Science	0%	2025
Broadway Plaza	1401 Broadway	SF Peninsula	420,000	Office	0%	2025
Genesis Marina	3000 & 3500 Marina Blvd	SF Peninsula	396,000	Life Science	35%	2024
SPUR - 580 - Dubuque	580 Dubuque	SF Peninsula	355,000	Life Science	0%	2025
Southline - Phase I - Bldg 1	240 Dollar Ave	SF Peninsula	345,000	Life Science	0%	2025
Gateway of Pacific - Phase V	475 Eccles Ave	SF Peninsula	330,000	Life Science	0%	2024

Figure 11: Regional Map



DEFINITIONS

Average Asking Rate Direct Monthly Lease Rates, full service gross (office) and Net Net Net (R&D). Availability All existing space being marketed for lease. Total Vacancy Rate Direct Vacancy+Sublease Vacancy.

SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant office and R&D buildings that total 10,000+ sq. ft., excluding owner-occupied buildings in most markets (included for Silicon Valley). CBRE assembles all information through web and phone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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