

# SAN FRANCISCO | OFFICE

May 2018

Accelerating success.

As summer approaches, anticipation of the new transit center and park continues to grow – for the community and the companies that inhabit this space.

Erin Proto Senior Research Manager | San Francisco



Before Transbay Center delivers and signifies the official opening of the Transbay district, tech has come in and loudly secured all large blocks of available office space in the 2018 pipeline.

## Key Takeaways

- › There is a total of 159 tenants in the market with more than 5.3 million square feet of office requirements.
- › If 100% of tenants filled their needs, it would equate to a net absorption of approximately 3.0 million feet.
- › There are 17 tenants from “out of town” touring the San Francisco office market, representing 251,500 square feet of potential growth.
- › Technology companies are responsible for more than 54.2 percent of tenant requirements.

## Touring Tenants Requirement Timeline

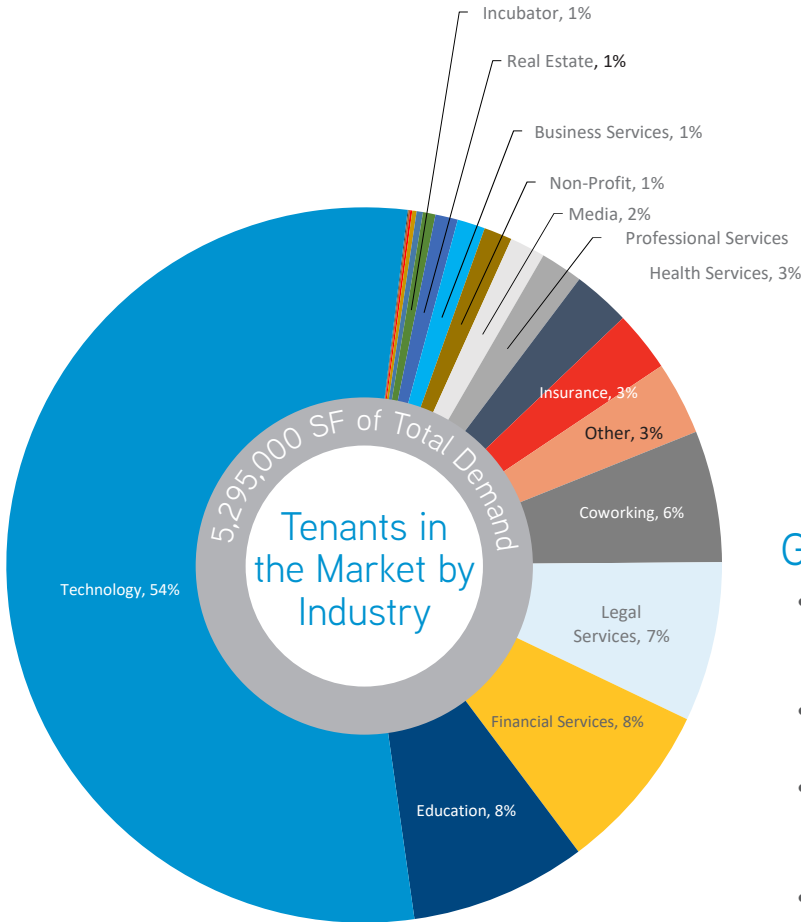
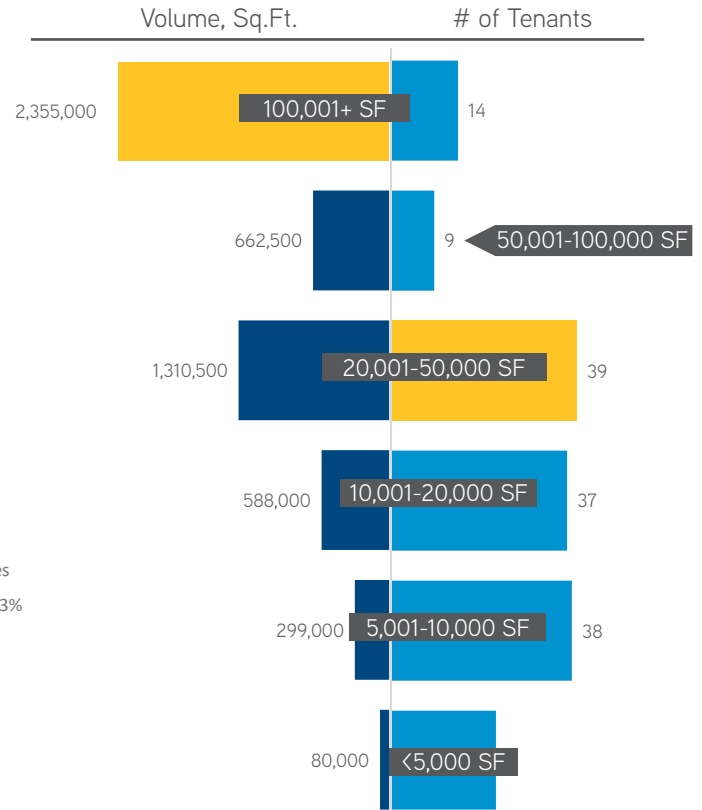


## In the News

- A new 44-story tower could go up in the city's Transbay district at 540 Howard Street calling for a mix of 149 housing units, 52,403 SF of office space, and 8,392 SF of retail space with an additional 89 parking units.
- Facebook has simultaneously taken all 755,900 square feet at Park Tower and signed the largest deal in San Francisco ever. With the combined deals at 181 Fremont and Park Tower, Facebook will occupy 1.16 million square feet in San Francisco, putting it behind only Salesforce and Uber in tech occupiers.

## Tenants by Size Range\*

\*Undisclosed tenants not included in the report



## Gainers and Movers

- Leanplum has leased 44,732 SF at 1098 Harrison Street for 8 years which will include a newly constructed 1,000 SF rooftop deck.
- Hustle has taken the 6th floor, 23,770 SF Airware sublease at 343 Sansome Street to occupy July 1st.
- Envoy has taken approximately 20,000 SF on the 4th floor at 410 Townsend Street with a newly signed 60-month lease.
- Method Home has renewed their lease and will stay in their 30,000 SF at 637 Commercial Street.

### FOR MORE INFORMATION

**Alan D. Collenette, MRICS**  
Executive Managing Director  
San Francisco  
+1 415 288 7850  
alan.collenette@colliers.com

**Erin Proto**  
Senior Research Manager  
San Francisco  
+1 415 288 7827  
erin.proto@colliers.com

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Colliers International | San Francisco  
101 Second Street  
11th Floor  
+1 415 788 3100  
colliers.com/sanfrancisco



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