

DECEMBER 2018

Peninsula Current Market Conditions



CURRENT MARKET CONDITIONS AS OF DECEMBER 1ST, 2018

OFFICE (OFFICE RATES ARE FULL SERVICE)	ASKING LEASE RATES			TOTAL VACANT SPACE (SF)	VACANCY RATE RATE
	CLASS A	CLASS B/C	AVERAGE		
MENLO PARK	\$9.81	\$8.53	\$9.40	203,193	3.08%
REDWOOD CITY	\$4.49	\$5.63	\$5.30	121,604	2.19%
BELMONT/SAN CARLOS	\$6.13	\$4.85	\$6.09	74,456	4.19%
REDWOOD SHORES	\$5.10	\$4.15	\$5.05	483,192	8.40%
SAN MATEO	\$4.61	\$4.76	\$4.71	815,822	9.03%
FOSTER CITY	\$5.36	\$4.80	\$5.33	514,856	13.31%
BURLINGAME	\$4.72	\$3.47	\$4.39	328,383	8.84%
SAN BRUNO/MILLBRAE	\$3.00	\$3.71	\$3.58	11,820	0.65%
DALY CITY	\$3.96	\$3.03	\$3.89	98,083	10.21%
SOUTH SAN FRANCISCO	\$5.00	\$4.06	\$4.95	216,136	5.06%
BRISBANE	\$3.95	\$2.89	\$3.13	49,116	6.03%
PALO ALTO	\$8.02	\$6.52	\$7.25	719,963	6.04%
MOUNTAIN VIEW/LOS ALTOS	\$7.37	\$5.61	\$7.19	259,059	3.37%
INDUSTRIAL/WAREHOUSE (INDUSTRIAL/WAREHOUSE RATES ARE NNN)	ASKING LEASE RATES			TOTAL VACANT SPACE (SF)	VACANCY RATE RATE
	LOW	HIGH	AVERAGE		
MENLO PARK	\$1.58	\$4.75	\$3.56	44,779	1.85%
REDWOOD CITY	\$1.70	\$2.75	\$2.28	41,493	0.99%
BELMONT/SAN CARLOS	\$0.65	\$2.80	\$1.66	128,625	2.10%
SAN MATEO/FOSTER CITY	\$1.53	\$2.50	\$2.19	31,505	2.26%
BURLINGAME	\$1.00	\$2.25	\$1.43	39,070	0.98%
SAN BRUNO/MILLBRAE	\$1.50	\$1.50	\$1.50	11,102	1.61%
BRISBANE/DALY CITY	\$1.10	\$1.10	\$1.10	71,207	1.35%
SOUTH SAN FRANCISCO	\$0.78	\$3.08	\$1.39	327,455	2.14%
R&D (R&D RATES ARE NNN)	ASKING LEASE RATES			TOTAL VACANT SPACE (SF)	VACANCY RATE RATE
	LOW	HIGH	AVERAGE		
MENLO PARK	\$2.50	\$5.00	\$4.37	136,953	3.19%
REDWOOD CITY	\$1.65	\$3.85	\$3.29	45,823	1.85%
BELMONT/SAN CARLOS	\$2.00	\$4.50	\$3.22	25,221	1.48%
SAN MATEO/FOSTER CITY	N/A	N/A	\$0.00	0	0.00%
SAN BRUNO/MILLBRAE/BURLINGAME	\$1.50	\$1.55	\$1.57	11,771	1.40%
SOUTH SAN FRANCISCO/BRISBANE	\$1.15	\$5.50	\$5.20	514,371	6.79%
PALO ALTO	\$2.60	\$7.85	\$6.81	109,071	2.13%
MOUNTAIN VIEW	\$1.95	\$6.26	\$4.27	549,365	3.91%

*Insufficient entries to compute reliable "average" asking rent. Note: Asking Rental Rates and Averages are based upon the current available supply, completed transactions within the past 60 days, and expert broker opinion where current market data is insufficient. Comparable information can be obtained by contacting Colliers International. R&D-Space primarily intended for R&D (electronics) use with an approximate 4/1000 parking ratio; Office-Space appropriate for office use only; Industrial-Space primarily intended for mfg/distribution use with an approximate parking ratio of 2/1000; Warehouse-Space intended primarily for warehouse and storage use. Vacant Space - vacant space available for lease and/or sale; Vacant Rate - percentage of vacant space to the total existing base; Asking Lease Rents - Asking price per square foot per month on direct space only (no sublease space). NNN: Where the rental rate is net to the property owner and the tenant pays taxes, insurance, maintenance and other operating expenses of the property; Full Service: Where the rental rate includes all base year operating expenses, including taxes, insurance, maintenance and utilities. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Colliers International, Inc. has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.