

# THE TRITON SIXTY

AVERAGE ASKING RENTS  
SECOND QUARTER 2004

Lowrise Availability and Asking Rents					Highrise Availability and Asking Rents					
Building	Stories	Lower Half Avg. Rates	Square Feet	Gross \$	Upper Half Avg. Rates	Square Feet	Gross \$	Total \$	Total SF	Blended Avg. Rates
<b>North Financial District</b>										
One Bush	18	\$32.00	9,887	\$316,384	-	-	-	\$316,384	9,887	\$32.00
333 Bush	43	\$32.00	35,062	\$1,121,984	\$35.00	17,912	\$626,920	\$1,748,904	52,974	\$33.01
One California	32	\$28.00	11,216	\$314,048	\$35.62	17,355	\$618,252	\$932,300	28,571	\$32.63
50 California	36	\$28.05	44,521	\$1,248,654	\$38.25	33,790	\$1,292,500	\$2,541,154	78,311	\$32.45
101 California	48	\$31.55	87,712	\$2,767,166	\$40.00	22,769	\$910,760	\$3,677,926	110,481	\$33.29
345 California	48	\$28.50	4,505	\$128,393	\$29.72	55,184	\$1,640,157	\$1,768,550	59,689	\$29.63
350 California	22	-	-	-	\$32.00	5,314	\$170,048	\$170,048	5,314	\$32.00
425 California	26	\$23.12	5,624	\$130,036	\$35.00	7,276	\$254,660	\$384,696	12,900	\$29.82
550 California	13	\$25.00	21,142	\$528,550	-	-	-	\$528,550	21,142	\$25.00
555 California	52	\$40.92	41,379	\$1,693,286	\$48.37	56,806	\$2,747,880	\$4,441,166	98,185	\$45.23
580 California	23	\$24.50	56,422	\$1,382,329	\$30.48	44,479	\$1,355,523	\$2,737,852	100,901	\$27.13
600 California	20	\$31.00	67,116	\$2,080,596	\$35.00	42,691	\$1,494,185	\$3,574,781	109,807	\$32.56
601 California	22	\$26.38	45,055	\$1,188,432	\$32.05	40,434	\$1,295,901	\$2,484,333	85,489	\$29.06
650 California	34	\$25.00	11,099	\$277,475	\$34.00	15,539	\$528,326	\$805,801	26,638	\$30.25
Embarcadero West	33	\$30.61	72,456	\$2,218,180	-	-	-	\$2,218,180	72,456	\$30.61
One Embarcadero Ctr.	44	\$35.91	27,601	\$991,020	-	-	-	\$991,020	27,601	\$35.91
Two Embarcadero Ctr.	34	\$36.24	49,208	\$1,783,106	\$39.00	19,726	\$769,314	\$2,552,420	68,934	\$37.03
Three Embarcadero Ctr.	34	\$36.89	78,469	\$2,894,898	\$39.39	25,295	\$996,266	\$3,891,164	103,764	\$37.50
Four Embarcadero Ctr.	44	\$38.83	25,989	\$1,009,092	\$44.00	5,608	\$246,752	\$1,255,844	31,597	\$39.75
One Front	38	\$28.49	47,773	\$1,360,920	\$34.08	94,634	\$3,224,698	\$4,585,618	142,407	\$32.20
88 Kearny	21	\$24.50	41,112	\$1,007,244	\$27.00	4,942	\$133,434	\$1,140,678	46,054	\$24.77
One Maritime Plaza	25	-	-	-	-	-	-	-	-	-
One Market Plaza	42	\$31.11	149,484	\$4,649,944	\$37.70	45,140	\$1,701,900	\$6,351,844	194,624	\$32.64
333 Market	33	\$27.09	103,890	\$2,813,992	\$39.50	37,812	\$1,493,574	\$4,307,566	141,702	\$30.40
388 Market	26	\$28.00	29,520	\$826,560	-	-	-	\$826,560	29,520	\$28.00
425 Market	38	\$28.00	2,597	\$72,716	-	-	-	\$72,716	2,597	\$28.00
455 Market	23	\$27.37	17,446	\$477,557	\$28.86	19,040	\$549,515	\$1,027,072	36,486	\$28.15
525 Market	39	\$31.27	169,064	\$5,286,813	\$34.78	73,312	\$2,550,048	\$7,836,861	242,376	\$32.33
595 Market	30	\$26.00	63,883	\$1,660,958	\$26.50	28,860	\$764,769	\$2,425,727	92,743	\$26.16
One Montgomery	38	-	-	-	\$33.40	98,164	\$3,278,671	\$3,278,671	98,164	\$33.40
44 Montgomery	42	\$27.24	41,237	\$1,123,108	\$35.00	3,548	\$124,180	\$1,247,288	44,785	\$27.85
180 Montgomery	25	\$20.00	13,942	\$278,840	\$27.00	24,215	\$653,805	\$932,645	38,157	\$24.44
456 Montgomery	24	\$27.85	18,101	\$504,087	-	-	-	\$504,087	18,101	\$27.85
505 Montgomery	24	\$30.00	30,120	\$903,600	-	-	-	\$903,600	30,120	\$30.00
555 Montgomery	17	\$26.00	14,452	\$375,736	\$29.39	6,085	\$178,838	\$554,574	20,537	\$27.00
600 Montgomery	48	-	-	-	\$48.00	1,870	\$89,760	\$89,760	1,870	\$48.00
601 Montgomery	20	\$25.38	22,882	\$580,667	-	-	-	\$580,667	22,882	\$25.38
655 Montgomery	25	\$25.70	9,145	\$235,062	\$22.00	1,035	\$22,770	\$257,832	10,180	\$25.33
100 Pine	33	\$25.35	38,206	\$968,436	\$27.81	45,849	\$1,275,202	\$2,243,638	84,055	\$26.69
235 Pine	25	\$28.41	10,272	\$291,810	\$32.00	7,747	\$247,904	\$539,714	18,019	\$29.95
One Post	37	\$25.00	14,100	\$352,500	\$30.87	16,436	\$507,442	\$859,942	30,536	\$28.16
353 Sacramento	23	\$28.00	20,995	\$587,860	-	-	-	\$587,860	20,995	\$28.00
One Sansome	41	\$30.50	27,322	\$833,321	-	-	-	\$833,321	27,322	\$30.50
343 Sansome	16	\$25.25	23,149	\$584,528	\$25.88	33,629	\$870,357	\$1,454,885	56,778	\$25.62
475 Sansome	21	\$24.00	13,443	\$322,632	\$26.72	22,826	\$609,920	\$932,552	36,269	\$25.71
505 Sansome	20	\$25.00	11,870	\$296,750	\$27.25	21,903	\$596,907	\$893,657	33,773	\$26.46
<b>South Financial District</b>										
50 Beale Street	23	-	-	-	-	-	-	-	-	-
100 First	27	\$27.56	38,905	\$1,072,318	\$28.00	90,178	\$2,524,984	\$3,597,302	129,083	\$27.87
45 Fremont	34	\$30.00	35,796	\$1,073,880	-	-	-	\$1,073,880	35,796	\$30.00
50 Fremont	42	\$30.00	20,022	\$600,660	\$38.12	55,136	\$2,102,005	\$2,702,665	75,158	\$35.96
301 Howard	23	\$24.35	23,025	\$560,701	\$28.69	38,872	\$1,115,368	\$1,676,069	61,897	\$27.08
135 Main	22	\$26.00	5,944	\$154,544	-	-	-	\$154,544	5,944	\$26.00
221 Main	16	\$22.44	26,035	\$584,153	\$26.32	14,506	\$381,790	\$965,943	40,541	\$23.83
201 Mission	30	\$24.88	91,222	\$2,269,969	\$27.11	108,383	\$2,937,959	\$5,207,928	199,605	\$26.09
33 New Montgomery	20	\$27.00	7,872	\$212,544	\$27.00	4,878	\$131,706	\$344,250	12,750	\$27.00
100 Spear	22	\$28.72	20,842	\$598,630	\$34.23	17,813	\$609,766	\$1,208,396	38,655	\$31.26
101 Spear	6	\$27.00	8,626	\$232,902	-	-	-	\$232,902	8,626	\$27.00
150 Spear	18	\$28.00	30,232	\$846,496	\$32.17	8,406	\$270,428	\$1,116,924	38,638	\$28.91
160 Spear	19	\$27.00	15,820	\$427,140	-	-	-	\$427,140	15,820	\$27.00
201 Spear	18	\$25.83	19,938	\$515,042	\$36.86	34,024	\$1,254,009	\$1,769,051	53,962	\$32.78
71 Stevenson	23	-	-	-	\$28.32	72,460	\$2,052,420	\$2,052,420	72,460	\$28.32
<b>TOTAL:</b>			<b>1,972,747</b>	<b>\$57,618,248</b>		<b>1,441,881</b>	<b>\$47,201,573</b>	<b>\$104,819,820</b>	<b>3,414,628</b>	
<b>AVG. = \$ / SF</b>	<b>AVG. LOWRISE RATE:</b>		<b>\$29.21</b>	<b>AVG. HIGHRISE RATE:</b>		<b>\$32.74</b>	<b>AVG. BLENDED RATE:</b>		<b>\$30.70</b>	