



Downtown Sacramento continues to be one of the region's largest employment centers with an estimated downtown employment population of 92,336. As the capitol of the 8th largest economy in the world,* it is no surprise that nearly 50% of Downtown's workforce is made up of government employees. Downtown's office market represents about 37% of the city's total office space and approximately 60% of Class A office space. Overall, Downtown's office market remains strong with a vacancy rate of approximately 9.8%, compared to the national vacancy rate of 12.7%. Recently, an additional 487,942 square feet of new office space was added to the downtown landscape with the completion of the Bank of the West Tower and Raley's Landing Complex

*Center for the Continuing Study of the California Economy

Downtown Office Market Facts[§]

All Classes

• Office Inventory (sf)	20,138,763
• Occupied Office Space	90%
• Average Lease Rate per sf	\$2.37

Class A

• Office Inventory (sf)	9,068,301
• Occupied Office Space	90%
• Average Lease Rate per sf	\$2.85

§CoStar Group Q2 2009, zip code 95814

Proposed Construction

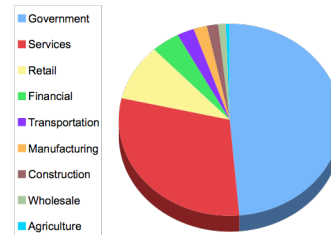
Project Name	Sq Ft
Docks Project	500,000
Crystal Ice Building	TBA
TOTAL	500,000

Downtown Workforce[§]

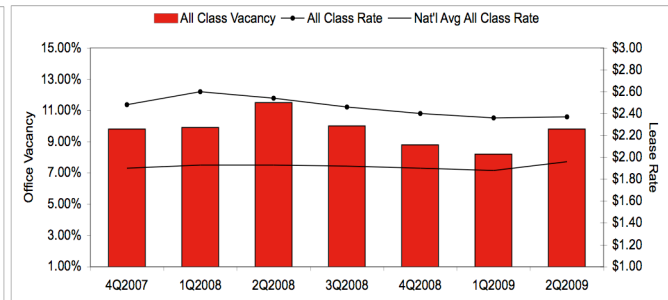
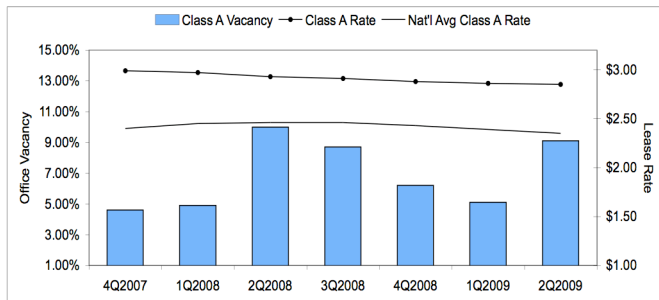
New Construction

Project Name	Sq Ft	Est. Completion
Ebner and Empire Hotel	5,000	TBD
Railyards	2,986,000	2022
TOTAL	2,991,500	

Downtown Workforce



Downtown Class A & All Class Vacancy vs Lease Rates[§]



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