
Financial District February Availability 8k Plus

2/1/2007

PREPARED BY:

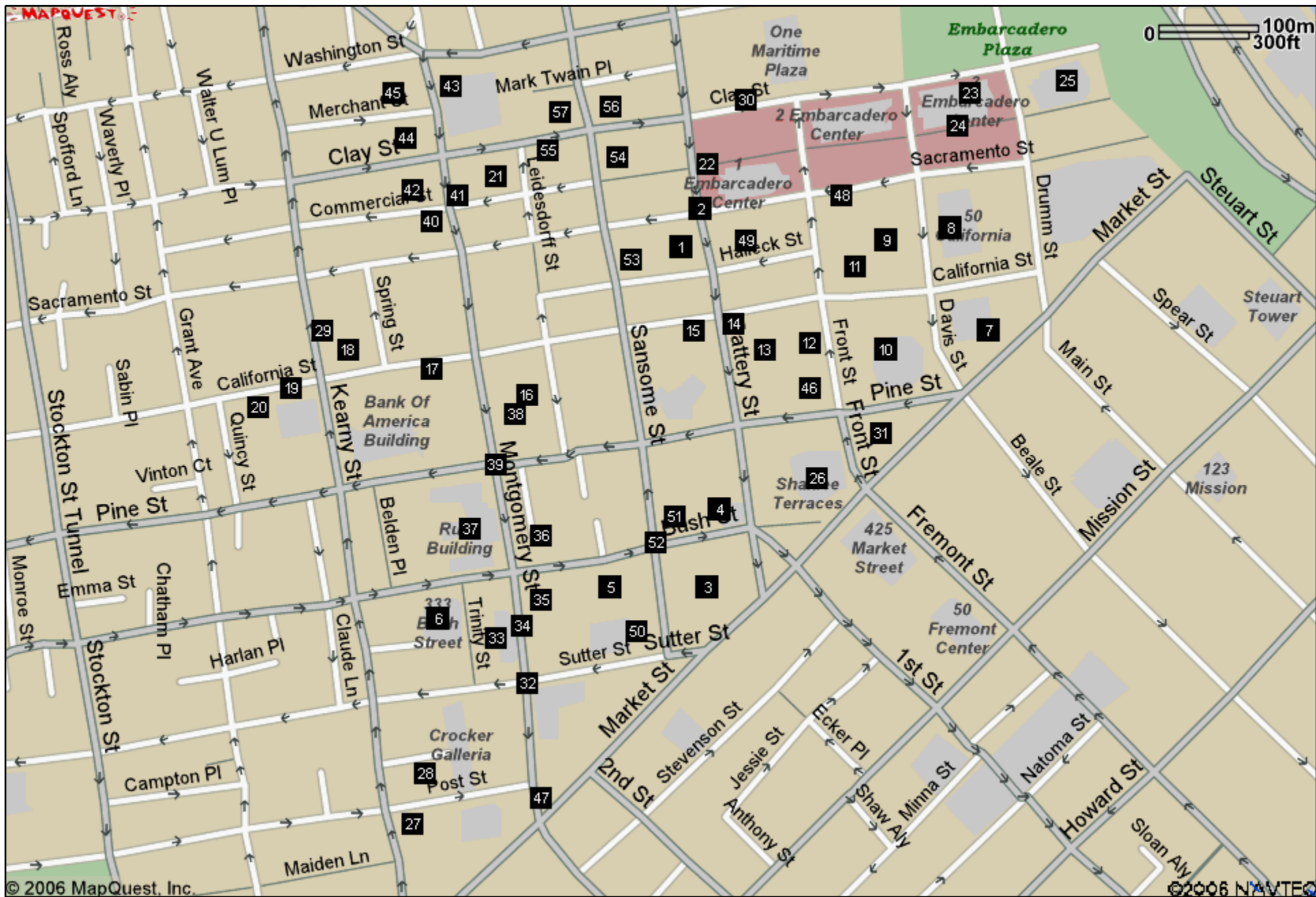


Starboard TCN Worldwide Real Estate




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Steven Newhauser

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>275 Battery St, San Francisco, CA 94111 Embarcadero Center, Embarcadero Center West Between California & Sacramento 472,261 SF Class A Office Building Built in 1989</p>											
E 2nd/ Suite 200	10,040-15,198	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	Negotiable	31 Mths	to 10,040
E 5th/ Suite 500	16,314	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	16,314 SF	16,314 SF	Negotiable	31 Mths	N
E 7th/ Suite 700	16,378	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	16,378 SF	16,378 SF	Negotiable	48 Mths	N
P 11th/ Suite 1150	5,097-8,556	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,556 SF	8,556 SF	Negotiable	29 Mths	to 5,097
P 14th/ Suite 1440	11,002	Negotiable	Negotiable	Vacant	Some Work	Office/N	11,002 SF	11,002 SF	Negotiable	11 Mths	N
 <p>301-325 Battery St, San Francisco, CA 94111 Old Federal Reserve Bldg 151,942 SF Class B Office Building Renovated in 1988 Built in 1924</p>											
E 2nd	22,621	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	42,323 SF	22,621 SF	\$84,828.75	41 Mths	N
P MEZZ	482	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	42,323 SF	482 SF	\$1,807.50	34 Mths	N
E 5th	19,220	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	42,323 SF	19,220 SF	\$72,075.00	41 Mths	N
 <p>1 Bush St, San Francisco, CA 94104 One Bush Plaza Market/Battery/Sansome 303,645 SF Class A Office Building Renovated in 1988 Built in 1959</p>											
P 14th	12,004	\$44.00/fs	5-10 yrs	Vacant	Some Work	Office/D	12,004 SF	12,004 SF	\$44,014.67	13 Days	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>100 Bush St, San Francisco, CA 94104 Shell Bldg 233,654 SF Class B Office Building Renovated in 1990 Built in 1930</p>											
E 3rd/ Suite 300	11,632	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	11,632 SF	11,632 SF	Negotiable	27 Days	N
P 27th	5,062	Negotiable	Thru Jul 2007	Vacant		Office/S	10,123 SF	5,062 SF	Negotiable	14 Mths	N
P 28th	5,061	Negotiable	Thru Jul 2007	Vacant		Office/S	10,123 SF	5,061 SF	Negotiable	14 Mths	N
 <p>225 Bush St, San Francisco, CA 94104 572,041 SF Class B Office Building Built in 1922</p>											
E 10th/ Suite 1000	25,656	Negotiable	Negotiable	Vacant	Some Work	Office/D	25,656 SF	25,656 SF	Negotiable	10 Mths	N
E 18th/ Suite 1800	10,000-25,801	Negotiable	TBD	Vacant	Some Work	Office/D	49,958 SF	25,801 SF	Negotiable	36 Mths	to 10,000
E 19th	24,157	Negotiable	Thru Mar 2010	Vacant	As-Is	Office/S	49,958 SF	24,157 SF	Negotiable	39 Mths	Y




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>333 Bush St, San Francisco, CA 94104 Between Montgomery & Kearny 531,665 SF Class A Office Building Built in 1986</p>											
E 14th/ Suite 1400	17,534	\$42.50/fs	3-10 yrs	Vacant	Some Work	Office/D	17,534 SF	17,534 SF	\$62,099.58	21 Mths	N
E 16th/ Suite 1600	17,531	\$42.50/fs	3-10 yrs	Vacant	Some Work	Office/D	35,062 SF	17,531 SF	\$62,088.96	46 Mths	N
E 17th/ Suite 1700	17,531	\$42.50/fs	3-10 yrs	Vacant	Some Work	Office/D	35,062 SF	17,531 SF	\$62,088.96	46 Mths	N
E 18th/ Suite 1800	17,531	\$42.50/fs	3-10 yrs	Vacant	Some Work	Office/D	17,531 SF	17,531 SF	\$62,088.96	21 Mths	N
E 19th/ Suite 1900	17,531	\$45.00/fs	3-10 yrs	Vacant	Some Work	Office/D	17,531 SF	17,531 SF	\$65,741.25	10 Mths	N
E 21st/ Suite 2100	17,906	\$45.00/fs	3-10 yrs	Vacant	Some Work	Office/D	17,906 SF	17,906 SF	\$67,147.50	10 Mths	N
E 22nd/ Suite 2200	17,906	\$18.00/fs	Thru Apr 2007	Vacant	As-Is	Office/S	17,906 SF	17,906 SF	\$26,859.00	12 Mths	N
P 22nd/ Suite 2250	8,198	\$45.00/fs	3-10 yrs	07/2007	Some Work	Office/D	8,198 SF	8,198 SF	\$30,742.50	3 Mths	N
E 24th/ Suite 2400	17,912	\$45.00/fs	5-10 yrs	Vacant	Some Work	Office/D	17,912 SF	17,912 SF	\$67,170.00	63 Mths	N
E 26th	17,866	Negotiable	5-6 yrs	Vacant		Office/S	17,866 SF	17,866 SF	Negotiable	16 Mths	N
 <p>1 California St, San Francisco, CA 94111 470,000 SF Class A Office Building Renovated in 1986 Built in 1969</p>											
E 14th	15,955	Negotiable	Negotiable	Vacant	Some Work	Office/D	31,910 SF	15,955 SF	Negotiable	34 Mths	N
E 15th	15,955	Negotiable	Negotiable	04/2007	NBI	Office/D	31,910 SF	15,955 SF	Negotiable	10 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>50 California St, San Francisco, CA 94111 655,173 SF Class A Office Building Built in 1972</p>											
E 24th	19,397	Negotiable	Negotiable	Vacant		Some Work Office/D	19,397 SF	19,397 SF	Negotiable	24 Mths	N
 <p>100 California St, San Francisco, CA 94111 274,000 SF Class A Office Building Renovated in 1999 Built in 1959</p>											
E 4th	20,173	Negotiable	5-10 yrs	04/2007		Some Work Office/D	20,173 SF	20,173 SF	Negotiable	10 Mths	N
E 9th	20,173	Negotiable	5-10 yrs	Vacant		Some Work Office/D	20,173 SF	20,173 SF	Negotiable	29 Mths	N
P 11th/ Suite 1100	3,500-11,516	Negotiable	5-10 yrs	Vacant		Some Work Office/N	11,516 SF	11,516 SF	Negotiable	48 Mths	to 3,500
 <p>101 California St, San Francisco, CA 94111 1,203,065 SF Class A Office Building Renovated in 2002 Built in 1982</p>											
E 22nd	25,660	Negotiable	3-5 yrs	Vacant		Some Work Office/D	25,660 SF	25,660 SF	Negotiable	13 Mths	N
P 42nd	12,500	Negotiable	Thru Feb 2010	Vacant		As-Is Office/S	12,500 SF	12,500 SF	Negotiable	6 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>150 California St, San Francisco, CA 94111 201,787 SF Class A Office Building Built in 2000</p>											
E 11th/ Suite 1100	9,827	Negotiable	3-7 yrs	Vacant	Some Work	Office/D	9,827 SF	9,827 SF	Negotiable	12 Mths	N
E 14th	10,090	Negotiable	Thru Jun 2010	Vacant	As-Is	Office/S	10,090 SF	10,090 SF	Negotiable	15 Days	N
 <p>201 California St, San Francisco, CA 94111 Hibernia Bank Bldg 240,546 SF Class A Office Building Built in 1980</p>											
E 6th/ Suite 600	13,148	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	42,513 SF	13,148 SF	Negotiable	9 Mths	N
E 7th/ Suite 700	14,815	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	42,513 SF	14,815 SF	Negotiable	9 Mths	N
E 8th/ Suite 800	14,550	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	42,513 SF	14,550 SF	Negotiable	9 Mths	N
 <p>255 California St, San Francisco, CA 94111 Between Front & Battery 175,204 SF Class A Office Building Renovated in 1973 Built in 1959</p>											
E 11th	12,435	\$37.00/fs	3-5 yrs	Vacant	Some Work	Office/D	12,435 SF	12,435 SF	\$38,341.25	68 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>300 California St, San Francisco, CA 94104 120,000 SF Class B Office Building Built in 1948</p>											
E 4th	15,326	Negotiable	3-10 yrs	Vacant		Office/D	15,326 SF	15,326 SF	Negotiable	11 Mths	N
E 5th	15,316	Negotiable	3-10 yrs	Vacant		Office/D	15,316 SF	15,316 SF	Negotiable	11 Mths	N
E 7th	15,305	Negotiable	3-10 yrs	Vacant		Office/D	15,305 SF	15,305 SF	Negotiable	11 Mths	N
E 8th	15,457	Negotiable	3-10 yrs	Vacant		Office/D	15,457 SF	15,457 SF	Negotiable	11 Mths	N
 <p>345 California St, San Francisco, CA 94104 The California Center, The California Center- Office Between Battery & Sansome 711,000 SF Class A Office Building Built in 1986</p>											
E 3rd	10,000-29,618	\$33.00-\$35.00/fs	Negotiable	Vacant		Office/D	29,618 SF	29,618 SF	\$86,385.83	8 Mths	to 10,000
P 4th	10,052	Negotiable	Thru Mar 2008	Vacant	As-Is	Office/S	10,052 SF	10,052 SF	Negotiable	20 Mths	N
E 13th	16,518	\$38.00-\$42.00/fs	Negotiable	Vacant	Some Work	Office/D	16,518 SF	16,518 SF	\$57,813.00	12 Mths	N
 <p>465 California St, San Francisco, CA 94104 Merchants Exchange Bldg 265,363 SF Class B Office Building Built in 1903</p>											
E 11th	15,295	Negotiable	Negotiable	05/2007		Office/D	15,295 SF	15,295 SF	Negotiable	2 Mths	N
E 14th	15,650	Negotiable	Negotiable	Vacant	Some Work	Office/D	15,650 SF	15,650 SF	Negotiable	6 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>555 California St, San Francisco, CA 94104 Bank of America Center, Bank of America Center 1,488,619 SF Class A Office Building Built in 1969</p>											
P 3rd	165-16,500	Negotiable	TBD	Vacant		Office/S	16,500 SF	16,500 SF	Negotiable	19 Mths	to 165
E 10th	29,072	Negotiable	Thru Dec 2010	Vacant		Office/S	29,072 SF	29,072 SF	Negotiable	3 Mths	N
E 16th	28,846	\$49.00/fs	Negotiable	05/2007	Some Work	Office/D	89,007 SF	28,846 SF	\$117,787.83	15 Mths	Y
E 17th	30,148	\$49.00/fs	Negotiable	Vacant	Some Work	Office/D	89,007 SF	30,148 SF	\$123,104.33	15 Mths	N
E 18th	30,013	\$49.00/fs	Negotiable	05/2007	Some Work	Office/D	89,007 SF	30,013 SF	\$122,553.08	24 Mths	N
 <p>580 California St, San Francisco, CA 94104 580 California Corner of California and Kearny 313,012 SF Class A Office Building Built in 1986</p>											
E 2nd/ Suite 200	11,125	\$23.25/fs	2-5 yrs	Vacant	Some Work	Office/D	25,229 SF	11,125 SF	\$21,554.69	16 Mths	N
E 4th/ Suite 400	14,104	\$23.25/fs	2-5 yrs	Vacant	Some Work	Office/D	25,229 SF	14,104 SF	\$27,326.50	47 Mths	N
E 9th/ Suite 900	14,111	Negotiable	3 yrs	Vacant	Some Work	Office/D	14,111 SF	14,111 SF	Negotiable	16 Days	N
E 22nd/ Suite 2200	13,934	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	27,018 SF	13,934 SF	Negotiable	7 Mths	N
E 23rd	13,084	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	27,018 SF	13,084 SF	Negotiable	7 Mths	N
 <p>601 California St, San Francisco, CA 94108 International Bldg 246,456 SF Class A Office Building Renovated in 1994 Built in 1962</p>											
P 9th/ Suite 900	5,825	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	8,208 SF	5,825 SF	Negotiable	52 Mths	N
P 10th	2,383	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	8,208 SF	2,383 SF	Negotiable	72 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>650 California St, San Francisco, CA 94108 492,131 SF Class A Office Building Built in 1964</p>											
E 23rd	15,539	Negotiable	5-10 yrs	Vacant		Office/D	15,539 SF	15,539 SF	Negotiable	12 Mths	N
P 24th	9,975	Negotiable	1-5 yrs	Vacant		Office/D	9,975 SF	9,975 SF	Negotiable	14 Mths	N
 <p>559-561 Clay St, San Francisco, CA 94111 Between Montgomery and Sansome 17,513 SF Class B Office Building Built in 1907</p>											
E 2nd	3,442	Negotiable	5-10 yrs	Vacant		Office/D	10,326 SF	3,442 SF	Negotiable	3 Mths	N
E 3rd	3,442	Negotiable	5-10 yrs	Vacant		Office/D	10,326 SF	3,442 SF	Negotiable	3 Mths	N
E 4th	3,442	Negotiable	5-10 yrs	Vacant		Office/D	10,326 SF	3,442 SF	Negotiable	3 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>1 Embarcadero Ctr, San Francisco, CA 94111 Embarcadero Center, One Embarcadero Center Between Battery & Front 818,711 SF Class A Office Building Built in 1971</p>											
E 3rd/ Suite 300	20,179	Negotiable	5-10 yrs	03/2007	Some Work	Office/D	20,179 SF	20,179 SF	Negotiable	11 Mths	N
E 6th/ Suite 600	20,178	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	20,178 SF	20,178 SF	Negotiable	13 Mths	N
P 15th	7,537	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	17,141 SF	17,141 SF	Negotiable	29 Mths	N
P 15th/ Suite 1500A	1,884	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	17,141 SF	17,141 SF	Negotiable	5 Mths	N
P 15th/ Suite 1500C	3,001	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	17,141 SF	17,141 SF	Negotiable	5 Mths	N
P 15th/ Suite 1500B	2,390	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	17,141 SF	17,141 SF	Negotiable	5 Mths	N
P 15th/ Suite 1500D	2,329	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	17,141 SF	17,141 SF	Negotiable	5 Mths	N
P 28th	1,996-12,733	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	12,733 SF	12,733 SF	Negotiable	5 Mths	to 1,996
P 39th/ Suite 3900	10,591	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	10,591 SF	10,591 SF	Negotiable	13 Mths	Y
 <p>2 Embarcadero Ctr, San Francisco, CA 94111 Embarcadero Center, Two Embarcadero Center Between Front & Davis 696,633 SF Class A Office Building Built in 1974</p>											
E 2nd/ Suite 200	24,901	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	24,901 SF	24,901 SF	Negotiable	62 Mths	N
P 6th	16,239	Negotiable	Thru Sep 2007	Vacant		Office/S	16,239 SF	16,239 SF	Negotiable	8 Mths	N
P 14th/ Suite 1450	12,740	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	12,740 SF	12,740 SF	Negotiable	31 Mths	N
P 25th/ Suite 2500	17,981	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	95,191 SF	17,981 SF	Negotiable	13 Mths	N
E 26th/ Suite 2600	25,734	Negotiable	5-10 yrs	03/2007	Some Work	Office/D	95,191 SF	25,734 SF	Negotiable	11 Mths	N
E 27th/ Suite 2700	25,738	Negotiable	5-10 yrs	03/2007	Some Work	Office/D	95,191 SF	25,738 SF	Negotiable	11 Mths	N
E 28th	25,738	Negotiable	5-10 yrs	05/2007	Some Work	Office/D	95,191 SF	25,738 SF	Negotiable	13 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>3 Embarcadero Ctr, San Francisco, CA 94111 Embarcadero Center, Three Embarcadero Center Between Davis & Drumm 762,732 SF Class A Office Building Built in 1975</p>											
P 4th/ Suite 400	14,485	Negotiable	5-10 yrs	Vacant		Some Work Office/D	14,485 SF	14,485 SF	Negotiable	49 Mths	N
P 5th/ Suite 560	9,625	Negotiable	5-10 yrs	Vacant		Some Work Office/D	9,625 SF	9,625 SF	Negotiable	68 Mths	N
P 11th/ Suite 1150	8,962	Negotiable	5-10 yrs	Vacant		Some Work Office/D	8,962 SF	8,962 SF	Negotiable	22 Mths	N
 <p>4 Embarcadero Ctr, San Francisco, CA 94111 Embarcadero Center, Four Embarcadero Center Between Drumm & The Embarcadero 934,764 SF Class A Office Building Built in 1982</p>											
E 2nd	22,000	Negotiable	Thru May 2007	Vacant		Office/S	22,000 SF	22,000 SF	Negotiable	15 Mths	N
E 2nd/ Suite 200	21,403	Negotiable	5-10 yrs	06/2007		Some Work Office/D	64,169 SF	21,403 SF	Negotiable	13 Mths	N
E 3rd/ Suite 300	21,383	Negotiable	5-10 yrs	06/2007		Some Work Office/D	64,169 SF	21,383 SF	Negotiable	13 Mths	N
E 4th/ Suite 400	21,383	Negotiable	5-10 yrs	06/2007		Some Work Office/D	64,169 SF	21,383 SF	Negotiable	13 Mths	N
P 11th	13,594	Negotiable	5-10 yrs	Vacant		Some Work Office/D	13,594 SF	13,594 SF	Negotiable	4 Mths	Y
E 12th	21,399	Negotiable	Thru Mar 2017	04/2007		As-Is Office/S	42,798 SF	21,399 SF	Negotiable	4 Wks	N
E 13th	21,399	Negotiable	Thru Mar 2017	04/2007		As-Is Office/S	42,798 SF	21,399 SF	Negotiable	4 Wks	N
P 14th/ Suite 1400	15,653	Negotiable	5-10 yrs	Vacant		Some Work Office/D	15,653 SF	15,653 SF	Negotiable	16 Mths	N
P 26th	12,000	\$58.00/mg	Thru May 2010	Vacant		Office/S	12,000 SF	12,000 SF	\$58,000.00	9 Wks	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>1 Front St, San Francisco, CA 94111 Between Front & Battery 623,352 SF Class A Office Building Built in 1979</p>											
E 2nd	18,471	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	18,471 SF	18,471 SF	\$55,413.00	96 Mths	N
P 6th/ Suite 650	2,497	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	39,587 SF	2,497 SF	\$7,491.00	35 Mths	N
E 7th	18,503	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	39,587 SF	18,503 SF	\$55,509.00	35 Mths	N
E 8th	18,587	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	39,587 SF	18,587 SF	\$55,761.00	35 Mths	N
E 27th	17,690	\$48.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	17,690 SF	\$70,760.00	96 Mths	N
E 28th	19,324	\$48.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	19,324 SF	\$77,296.00	96 Mths	N
E 30th	18,598	\$48.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	18,598 SF	\$74,392.00	96 Mths	N
E 31st	19,311	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	94,326 SF	19,311 SF	\$61,151.50	96 Mths	N
E 32nd	19,403	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	94,326 SF	19,403 SF	\$61,442.83	96 Mths	N
 <p>88 Kearny St, San Francisco, CA 94108 California Federal Savings SE Corner of Kearny and Post 228,359 SF Class A Office Building Built in 1986</p>											
E 16th	10,543	Negotiable	3-10 yrs	11/2007		Office/D	10,543 SF	10,543 SF	Negotiable	17 Days	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>120 Kearny St, San Francisco, CA 94108 One Montgomery Tower Corner of Kearny St and Post St 676,192 SF Class A Office Building Built in 1982</p>											
E 4th	18,590	Negotiable	Thru Dec 2011	30 Days	As-Is	Office/S	18,590 SF	18,590 SF	Negotiable	8 Wks	N
E 11th	18,590	Negotiable	Thru Dec 2010	30 Days	As-Is	Office/S	18,590 SF	18,590 SF	Negotiable	8 Wks	N
 <p>550 Kearny St, San Francisco, CA 94108 Corner of Kearny & Sacramento 181,630 SF Class B Office Building Renovated in 1981 Built in 1957</p>											
P GRND/ Suite 7 Spring	8,016	Negotiable	Negotiable	Vacant	Some Work	Office/D	8,016 SF	8,016 SF	Negotiable	8 Wks	N
P 3rd/ Suite 310	10,116	Negotiable	Negotiable	Vacant	Some Work	Office/D	37,974 SF	18,944 SF	Negotiable	5 Mths	N
P 3rd/ Suite 300	8,828	Negotiable	Negotiable	04/2007	Some Work	Office/D	37,974 SF	18,944 SF	Negotiable	5 Mths	N
E 4th/ Suite 400	19,030	Negotiable	Negotiable	04/2007	Some Work	Office/D	37,974 SF	19,030 SF	Negotiable	5 Mths	N
P 7th/ Suite 700	8,516	Negotiable	Negotiable	Vacant	Some Work	Office/D	27,158 SF	8,516 SF	Negotiable	5 Mths	N
E 8th/ Suite 800	18,642	Negotiable	Negotiable	Vacant	Some Work	Office/D	27,158 SF	18,642 SF	Negotiable	5 Mths	N
P 10th/ Suite 1000	12,707	Negotiable	Negotiable	Vacant	Some Work	Office/D	12,707 SF	12,707 SF	Negotiable	5 Mths	N
 <p>1 Maritime Plz, San Francisco, CA 94111 One Maritime Plaza 534,874 SF Class A Office Building Renovated in 1990 Built in 1967</p>											
E 24th/ Suite 2400	21,082	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	42,164 SF	21,082 SF	Negotiable	21 Mths	N
E 25th/ Suite 2500	21,082	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	42,164 SF	21,082 SF	Negotiable	21 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>388 Market St, San Francisco, CA 94111 Between Front & Davis 220,000 SF Class A Office Building Built in 1986</p>											
E 11th/ Suite 1150	13,791	Negotiable	Negotiable	Vacant	Some Work	Office/D	13,791 SF	13,791 SF	Negotiable	19 Mths	Y
E 12th	13,791	Negotiable	Negotiable	04/2007	Some Work	Office/D	13,791 SF	13,791 SF	Negotiable	7 Mths	Y
 <p>100-120 Montgomery St, San Francisco, CA 94104 420,310 SF Class B Office Building Renovated in 1972 Built in 1955</p>											
P 3rd/ Suite 300	10,958	Negotiable	1-2 yrs	Vacant	Some Work	Office/D	10,958 SF	10,958 SF	Negotiable	20 Mths	N
E 6th	19,972	Negotiable	1-5 yrs	Vacant		Office/D	19,972 SF	19,972 SF	Negotiable	4 Wks	N
P 13th	9,419	\$20.00/fs	Thru Dec 2008	04/2007	As-Is	Office/S	9,419 SF	9,419 SF	\$15,698.33	9 Wks	N
P 15th/ Suite 1500	13,998	Negotiable	1-2 yrs	Vacant	Some Work	Office/D	13,998 SF	13,998 SF	Negotiable	44 Mths	N
P 24th	11,771	Negotiable	1-5 yrs	Vacant		Office/D	11,771 SF	11,771 SF	Negotiable	4 Wks	N
 <p>101 Montgomery St, San Francisco, CA 94104 280,000 SF Class A Office Building Built in 1984</p>											
E 13th	4,500-10,323	\$34.00/fs	Negotiable	Vacant	Some Work	Office/D	10,323 SF	10,323 SF	\$29,248.50	27 Mths	to 4,500
E 24th	4,500-10,552	\$43.00/fs	Negotiable	Vacant	Some Work	Office/D	10,552 SF	10,552 SF	\$37,811.33	27 Mths	to 4,500




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>155 Montgomery St, San Francisco, CA 94104 Alexander Bldg Corner of Montgomery and Bush Sts 61,000 SF Class B Office Building Renovated in 1983 Built in 1921</p>											
E 7th	1,000-3,690	\$27.00/fs	Thru Apr 2010	Vacant	As-Is	Office/S	11,070 SF	3,690 SF	\$8,302.50	10 Mths	to 1,000
E 8th	1,000-3,690	\$27.00/fs	Thru Apr 2010	Vacant	As-Is	Office/S	11,070 SF	3,690 SF	\$8,302.50	10 Mths	to 1,000
E 9th	1,000-3,690	\$27.00/fs	Thru Apr 2010	Vacant	As-Is	Office/S	11,070 SF	3,690 SF	\$8,302.50	10 Mths	to 1,000
 <p>180 Montgomery St, San Francisco, CA 94104 Bank of the West Bldg @ Bush Street 299,351 SF Class A Office Building Built in 1979</p>											
P 17th/ Suite 1725	7,463-8,885	\$29.00/fs	Thru Mar 2009	Vacant	As-Is	Office/S	8,885 SF	8,885 SF	\$21,472.08	4 Mths	to 7,463
 <p>220 Montgomery St, San Francisco, CA 94104 The Mills Bldg 434,569 SF Class B Office Building Renovated in 1999 Built in 1892</p>											
E 5th	38,000	Negotiable	Negotiable	04/2007	As-Is	Office/D	38,000 SF	38,000 SF	Negotiable	8 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>235 Montgomery St, San Francisco, CA 94104 The Russ Building Between Pine & Bush 509,368 SF Class B Office Building Renovated in 1979 Built in 1927</p>											
E 14th	26,308	Negotiable	Negotiable	06/2007	Some Work	Office/D	78,864 SF	26,308 SF	Negotiable	7 Mths	N
E 15th	26,032	Negotiable	Negotiable	06/2007	Some Work	Office/D	78,864 SF	26,032 SF	Negotiable	7 Mths	N
E 16th	26,524	Negotiable	Negotiable	06/2007	Some Work	Office/D	78,864 SF	26,524 SF	Negotiable	7 Mths	N
 <p>300 Montgomery St, San Francisco, CA 94104 Between California & Pine 216,000 SF Class B Office Building Renovated in 1970 Built in 1940</p>											
P 4th/ Suite 450	9,333	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	9,333 SF	9,333 SF	Negotiable	72 Mths	N
 <p>315 Montgomery St, San Francisco, CA 94104 Bank of America Center, Bank of America Annex Bldg Between California & Pine 228,160 SF Class B Office Building Built in 1921</p>											
E 7th	13,173	\$25.00/fs	Thru Sep 2015	Vacant	As-Is	Office/S	13,173 SF	13,173 SF	\$27,443.75	9 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>505 Montgomery St, San Francisco, CA 94111 Between Sacramento & Clay 329,732 SF Class A Office Building Built in 1988</p>											
E 6th	14,639	\$20.00/negot	Thru Dec 2008	05/2007	As-Is	Office/S	14,639 SF	14,639 SF	\$24,398.33	6 Days	N
 <p>550 Montgomery St, San Francisco, CA 94111 First Bank & Trust 72,000 SF Class B Office Building Renovated in 1931 Built in 1908</p>											
E 8th	8,407	\$25.00-\$28.00/fs	3-5 yrs	Vacant	As-Is	Office/S	8,407 SF	8,407 SF	\$19,616.33	17 Mths	N
 <p>555 Montgomery St, San Francisco, CA 94111 United Commercial Bank Bldg Between Clay and Sacramento 212,500 SF Class A Office Building Built in 1984</p>											
E 16th/ Suite 1600	14,487	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,974 SF	14,487 SF	Negotiable	25 Mths	N
E 17th/ Suite 1700	14,487	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,974 SF	14,487 SF	Negotiable	20 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>600 Montgomery St, San Francisco, CA 94111 Transamerica Center, Transamerica Pyramid Between Washington & Clay 484,545 SF Class A Office Building Built in 1972</p>											
E 16th	14,880	Negotiable	Negotiable	Vacant	As-Is	Office/S	14,880 SF	14,880 SF	Negotiable	13 Mths	N
E 36th	5,468	\$77.00-\$80.00/fs	7-10 yrs	Vacant	NBI	Office/D	19,862 SF	5,468 SF	\$36,453.33	18 Mths	N
E 37th	5,124	Negotiable	Thru Dec 2010	Vacant		Office/S	19,862 SF	5,124 SF	Negotiable	11 Mths	N
E 38th	4,792	\$77.00-\$80.00/fs	Negotiable	Vacant	Some Work	Office/D	19,862 SF	4,792 SF	\$31,946.67	18 Mths	N
E 39th	4,478	\$77.00-\$80.00/fs	Negotiable	Vacant	Some Work	Office/D	19,862 SF	4,478 SF	\$29,853.33	6 Mths	N
 <p>601 Montgomery St, San Francisco, CA 94111 233,628 SF Class A Office Building Built in 1978</p>											
P 18th/ Suite 1800	5,974	Negotiable	5 yrs	Vacant	Some Work	Office/D	19,295 SF	5,974 SF	Negotiable	35 Mths	N
E 19th/ Suite 1900	13,321	Negotiable	5 yrs	Vacant	Some Work	Office/D	19,295 SF	13,321 SF	Negotiable	35 Mths	N
 <p>655 Montgomery St, San Francisco, CA 94111 Montgomery Washington Tower Between Clay & Washington 253,000 SF Class A Office Building Built in 1983</p>											
P 10th/ Suite 1000	8,645	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	8,645 SF	8,645 SF	Negotiable	9 Mths	N
E 15th/ Suite 1500	16,974	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	16,974 SF	16,974 SF	Negotiable	21 Mths	N
E 18th/ Suite 1800	16,678	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	26,845 SF	16,678 SF	Negotiable	9 Mths	N
P 19th/ Suite 1950	4,408	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	26,845 SF	10,167 SF	Negotiable	9 Mths	N
P 19th/ Suite 1910	5,759	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	26,845 SF	10,167 SF	Negotiable	9 Mths	N




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>100 Pine St, San Francisco, CA 94111 Pine Street Center 402,535 SF Class A Office Building Built in 1972</p>											
E 3rd	11,305	Negotiable	Thru Jul 2009	Vacant	As-Is	Office/S	11,305 SF	11,305 SF	Negotiable	2 Mths	N
E 9th/ Suite 900	13,285	\$33.00-\$38.00/fs	3-10 yrs	30 Days	Some Work	Office/D	13,285 SF	13,285 SF	\$42,069.17	32 Mths	N
E 19th	12,437	Negotiable	Thru Aug 2011	04/2007		Office/S	12,437 SF	12,437 SF	Negotiable	6 Days	N
E 21st/ Suite 2100	12,931	\$46.00-\$49.00/fs	3-7 yrs	12/2007	Some Work	Office/D	12,931 SF	12,931 SF	\$52,801.58	2 Days	N
 <p>1 Post St, San Francisco, CA 94104 McKesson Bldg 421,121 SF Class A Office Building Built in 1969</p>											
E 3rd/ Suite 300	11,364	Negotiable	5-10 yrs	Vacant	NBI	Office/D	11,364 SF	11,364 SF	Negotiable	34 Mths	N
E 10th/ Suite 1000	11,365	Negotiable	5-10 yrs	Vacant	NBI	Office/D	11,365 SF	11,365 SF	Negotiable	34 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>275 Sacramento St, San Francisco, CA 94111 84,368 SF Class A Office Building Built in 2000</p>											
P 1st	9,000	Negotiable	Thru Jan 2010	90 Days	Some Work	Office/S	60,439 SF	9,000 SF	Negotiable	6 Mths	N
E 3rd	12,018	Negotiable	Thru Jan 2010	90 Days	As-Is	Office/S	60,439 SF	12,018 SF	Negotiable	6 Mths	N
E 4th	12,018	Negotiable	Thru Jan 2010	90 Days	As-Is	Office/S	60,439 SF	12,018 SF	Negotiable	6 Mths	N
E 5th	11,434	Negotiable	Thru Jan 2010	90 Days	Some Work	Office/S	60,439 SF	11,434 SF	Negotiable	6 Mths	N
E 6th	5,323	Negotiable	Thru Jan 2010	90 Days	Some Work	Office/S	60,439 SF	5,323 SF	Negotiable	6 Mths	N
E 7th	5,323	Negotiable	Thru Jan 2010	90 Days	Some Work	Office/S	60,439 SF	5,323 SF	Negotiable	6 Mths	N
E 8th	5,323	Negotiable	Thru Jan 2010	90 Days	Some Work	Office/S	60,439 SF	5,323 SF	Negotiable	6 Mths	N
 <p>353 Sacramento St, San Francisco, CA 94111 Between Battery & Front 259,142 SF Class A Office Building Built in 1983</p>											
E 6th/ Suite 600	11,921	Negotiable	Negotiable	05/2007	Some Work	Office/D	11,921 SF	11,921 SF	Negotiable	7 Mths	N
P 21st/ Suite 2100	10,091	Negotiable	Negotiable	Vacant		Office/D	10,091 SF	10,091 SF	Negotiable	12 Mths	N



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>1 Sansome St, San Francisco, CA 94104 Citicorp Center Corner of Sutter, Market & Sansome 550,000 SF Class A Office Building Built in 1983</p>											
P 1st	9,985	Negotiable	Negotiable	Vacant		Office/D	9,985 SF	9,985 SF	Negotiable	5 Mths	N
E 7th	16,264	Negotiable	Negotiable	Vacant	Some Work	Office/D	16,264 SF	16,264 SF	Negotiable	8 Mths	N
E 15th/ Suite 1500	14,889	\$36.00/fs	Thru Dec 2009	Vacant	As-Is	Office/S	14,889 SF	14,889 SF	\$44,667.00	4 Mths	N
P 30th	16,674	Negotiable	5-10 yrs	Vacant		Office/D	16,674 SF	16,674 SF	Negotiable	17 Mths	N
E 36th	17,143	Negotiable	5-10 yrs	05/2007		Office/D	17,143 SF	17,143 SF	Negotiable	4 Wks	N
 <p>114 Sansome St, San Francisco, CA 94104 Adam Grant Bldg 180,000 SF Class B Office Building Renovated in 1926 Built in 1908</p>											
E 6th	15,715	\$24.00/fs	Thru Dec 2008	30 Days	As-Is	Office/S	15,715 SF	15,715 SF	\$31,430.00	7 Days	N
 <p>115 Sansome St, San Francisco, CA 94104 128,838 SF Class B Office Building Renovated in 1993 Built in 1913</p>											
E 2nd	8,766	Negotiable	Negotiable	Vacant	Some Work	Office/D	8,766 SF	8,766 SF	Negotiable	10 Days	N
E 3rd	9,070	Negotiable	Negotiable	Vacant	Some Work	Office/D	9,070 SF	9,070 SF	Negotiable	10 Days	N
E 7th	9,075	Negotiable	Negotiable	Vacant	Some Work	Office/D	9,075 SF	9,075 SF	Negotiable	10 Days	N

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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>350 Sansome St, San Francisco, CA 94104 Also 350 Sansome 115,481 SF Class B Office Building Renovated in 1987 Built in 1952</p>											
E 4th/ Suite 400	11,355	Negotiable	Negotiable	Vacant		Office/D	11,355 SF	11,355 SF	Negotiable	4 Mths	N
 <p>450 Sansome St, San Francisco, CA 94111 137,011 SF Class B Office Building Built in 1967</p>											
E 11th/ Suite 1140	4,675-8,400	\$35.00/fs	18 mnths	Vacant	Some Work	Office/D	8,400 SF	8,400 SF	\$24,500.00	59 Mths	to 4,675
 <p>475 Sansome St, San Francisco, CA 94111 Corner of Sansome and Clay 332,432 SF Class A Office Building Renovated in 1992 Built in 1969</p>											
P 8th/ Suite 800	8,000-11,303	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	11,303 SF	11,303 SF	Negotiable	31 Mths	to 8,000
E 21st/ Suite 2150	8,151-21,419	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	21,419 SF	21,419 SF	Negotiable	61 Mths	to 8,151

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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>500 Sansome St, San Francisco, CA 94111 500 Sansome Office 145,769 SF Class B Office Building Renovated in 2001 Built in 1929</p>											
P 6th/ Suite 601/615	8,251-10,365	Negotiable	Negotiable	Vacant		Office/D	10,365 SF	10,365 SF	Negotiable	18 Mths	to 8,251
 <p>505 Sansome St, San Francisco, CA 94111 Pyramid Center, Two Transamerica Center 180,291 SF Class A Office Building Built in 1980</p>											
E 7th	9,570	Negotiable	Negotiable	Vacant	Some Work	Office/D	9,570 SF	9,570 SF	Negotiable	53 Mths	N
E 8th	9,570	Negotiable	5-10 yrs	06/2007		Office/D	9,570 SF	9,570 SF	Negotiable	5 Wks	N
E 11th	9,570	Negotiable	Negotiable	Vacant	Some Work	Office/D	9,570 SF	9,570 SF	Negotiable	8 Mths	N
E 20th	9,570	\$42.00/fs	5-10 yrs	Vacant	Some Work	Office/D	9,570 SF	9,570 SF	\$33,495.00	22 Mths	N