
South Financial February Availability 8k Plus

2/1/2007

PREPARED BY:

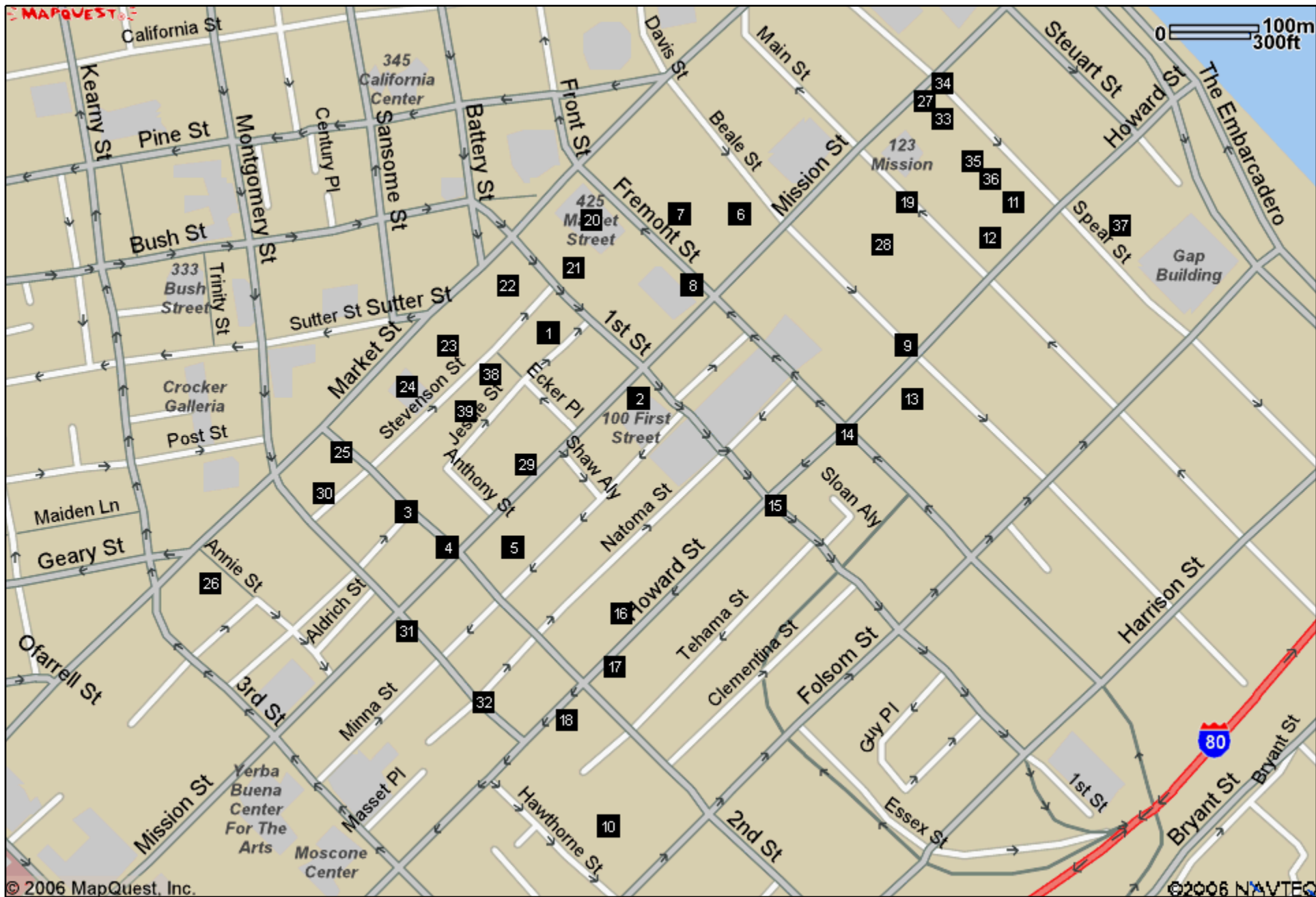


Starboard TCN Worldwide Real Estate

33 New Montgomery St, 1230
San Francisco, CA 94105

Susanna Panari



415-438-2143 (phone)
415-956-2003 (fax)
susanna@starboardnet.com






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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 1st St, San Francisco, CA 94105 134,000 SF Class B Office Building Renovated in 1986 Built in 1961</p>											
P 6th/ Suite 600	6,219	\$20.00-\$24.00/fs	1-3 yrs	Vacant	Some Work	Office/D	26,516 SF	10,687 SF	\$12,438.00	8 Mths	N
P 6th/ Suite 605	4,468	\$20.00-\$24.00/fs	1-3 yrs	Vacant	Some Work	Office/D	26,516 SF	10,687 SF	\$8,936.00	61 Mths	N
E 7th/ Suite 700	15,829	\$20.00-\$24.00/fs	1-3 yrs	Vacant	Some Work	Office/D	26,516 SF	15,829 SF	\$31,658.00	54 Mths	Y
 <p>100 1st St, San Francisco, CA 94105 100 First Plaza Corner of First and Mission Streets 465,363 SF Class A Office Building Built in 1988</p>											
E 14th/ Suite 1400	18,925	Negotiable	3-10 yrs	Vacant		Office/D	18,925 SF	18,925 SF	Negotiable	19 Mths	N
E 16th/ Suite 1600	19,424	Negotiable	Negotiable	Vacant		Office/D	100,654 SF	19,424 SF	Negotiable	12 Mths	Y
E 17th/ Suite 1700	19,442	Negotiable	Negotiable	Vacant		Office/D	100,654 SF	19,442 SF	Negotiable	49 Mths	Y
E 18th/ Suite 1800	19,444	Negotiable	Negotiable	Vacant		Office/D	100,654 SF	19,444 SF	Negotiable	49 Mths	N
E 19th	14,478	Negotiable	Negotiable	Vacant		Office/D	100,654 SF	14,478 SF	Negotiable	49 Mths	N
E 20th	14,226	Negotiable	Negotiable	Vacant		Office/D	100,654 SF	14,226 SF	Negotiable	49 Mths	N
E 21st	13,640	Negotiable	Negotiable	Vacant	Some Work	Office/D	100,654 SF	13,640 SF	Negotiable	18 Mths	N
E 23rd/ Suite 2300	13,828	Negotiable	Negotiable	Vacant		Office/D	24,778 SF	13,828 SF	Negotiable	53 Mths	N
E 24th/ Suite 2400	10,950	Negotiable	Negotiable	Vacant		Office/D	24,778 SF	10,950 SF	Negotiable	28 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>55 2nd St, San Francisco, CA 94105 KPMG Bldg at 55 Second Second & Stevenson 374,888 SF Class A Office Building Built in 2002</p>											
E 3rd	18,533	Negotiable	Thru Aug 2008	Vacant	As-Is	Office/S	18,533 SF	18,533 SF	Negotiable	7 Mths	N
 <p>85 2nd St, San Francisco, CA 94105 132,500 SF Class B Office Building Renovated in 1996 Built in 1899</p>											
P 1st	8,000	Negotiable	Negotiable	Negotiable		Office/D	8,000 SF	8,000 SF	Negotiable	3 Mths	N
E 5th	14,144	Negotiable	5-10 yrs	03/2007	Some Work	Office/D	14,144 SF	14,144 SF	Negotiable	4 Mths	N
E 6th	14,144	Negotiable	5-10 yrs	03/2007	Some Work	Office/D	14,144 SF	14,144 SF	Negotiable	4 Mths	N
 <p>101 2nd St, San Francisco, CA 94105 Corner of Mission & 2nd Street 388,370 SF Class A Office Building Built in 1999</p>											
E 11th	17,291	Negotiable	Thru Sep 2009	04/2007	As-Is	Office/S	17,291 SF	17,291 SF	Negotiable	14 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>50 Beale St, San Francisco, CA 94105 Blue Shield of California Bldg 641,328 SF Class A Office Building Renovated in 1978 Built in 1968</p>											
P 9th	6,975	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	36,255 SF	6,975 SF	Negotiable	36 Mths	N
E 11th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	36,255 SF	29,280 SF	Negotiable	36 Mths	N
 <p>45 Fremont St, San Francisco, CA 94105 Between Mission & Market 580,000 SF Class A Office Building Built in 1978</p>											
E 17th	17,804	Negotiable	Negotiable	08/2008		Office/D	17,804 SF	17,804 SF	Negotiable	8 Wks	N
E 18th	18,269	Negotiable	Negotiable	08/2008	Some Work	Office/D	18,269 SF	18,269 SF	Negotiable	3 Mths	N
E 28th	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 29th	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 30th	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 31st	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 32nd	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 33rd	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 SF	Negotiable	3 Mths	N
E 34th	19,027	Negotiable	Negotiable	08/2008	Some Work	Office/D	133,189 SF	19,027 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>50 Fremont St, San Francisco, CA 94105 50 Fremont Center Between Mission & Market 817,412 SF Class A Office Building Built in 1983</p>											
P 2nd	15,072	\$19.00/fs	Thru Apr 2008	Vacant		Office/S	15,072 SF	15,072 SF	\$23,864.00	10 Mths	N
P 11th	9,000	Negotiable	Thru Dec 2012	60 Days		Office/S	28,748 SF	9,000 SF	Negotiable	11 Mths	N
P 12th	19,748	Negotiable	Thru Dec 2012	60 Days		Office/S	28,748 SF	19,748 SF	Negotiable	11 Mths	N
 <p>199 Fremont St, San Francisco, CA 94105 396,200 SF Class A Office Building Built in 2000</p>											
E 8th	20,809	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	20,809 SF	20,809 SF	Negotiable	24 Mths	N
E 12th	17,753	\$22.00-\$28.00/+elec	Thru Dec 2015	Vacant	As-Is	Office/S	17,753 SF	17,753 SF	\$41,423.67	3 Mths	N
E 20th	12,500	Negotiable	Thru Dec 2012	07/2007		Office/S	25,000 SF	12,500 SF	Negotiable	3 Mths	N
E 21st	12,500	Negotiable	Thru Dec 2012	Vacant		Office/S	25,000 SF	12,500 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>75 Hawthorne St, San Francisco, CA 94105 Hawthorne Plaza 334,423 SF Class A Office Building Built in 1986</p>											
E 3rd/ Suite 300	7,500-20,445	Negotiable	3-10 yrs	Vacant		Some Work Office/D	71,830 SF	20,445 SF	Negotiable	17 Mths	to 7,500
E 4th	19,755	Negotiable	3-10 yrs	04/2007		Some Work Office/D	71,830 SF	19,755 SF	Negotiable	10 Mths	N
E 5th	20,550	Negotiable	3-10 yrs	04/2007		Some Work Office/D	71,830 SF	20,550 SF	Negotiable	10 Mths	N
P 6th/ Suite A	3,000-11,080	Negotiable	3-10 yrs	Vacant		Some Work Office/D	71,830 SF	11,080 SF	Negotiable	34 Mths	to 3,000
 <p>120 Howard St, San Francisco, CA 94105 Between Main & Spear 142,327 SF Class B Office Building Renovated in 1998 Built in 1972</p>											
E 3rd/ Suite 300	17,831	Negotiable	Negotiable	05/2007		Some Work Office/D	17,831 SF	17,831 SF	Negotiable	12 Mths	N
 <p>180 Howard St, San Francisco, CA 94105 Borel Bldg II Between Main & Spear 205,926 SF Class A Office Building Built in 1986</p>											
E 11th	16,383	Negotiable	7-10 yrs	Vacant		NBI Office/D	32,766 SF	16,383 SF	Negotiable	55 Mths	N
E 12th	16,383	Negotiable	7-10 yrs	Vacant		NBI Office/D	32,766 SF	16,383 SF	Negotiable	55 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
	301 Howard St, San Francisco, CA 94105 SWC of Howard & Beale Streets 307,396 SF Class A Office Building Built in 1986										
	E 2nd	13,723	Negotiable	Thru Dec 2008	Vacant	As-Is	Office/S	13,723 SF	13,723 SF	Negotiable	4 Mths
	405 Howard St, San Francisco, CA 94105 Foundry Square II 502,886 SF Class A Office Building Built in 2003										
	P 6th	10,782	Negotiable	Thru Jun 2010	30 Days		Office/S	10,782 SF	10,782 SF	Negotiable	7 Mths
	500 Howard St, San Francisco, CA 94105 Foundry Square, Foundry Square IV 233,290 SF Class A Office Building Built in 2003										
	P 4th	10,964	Negotiable	Thru Jan 2018	Vacant	NBI	Office/S	10,964 SF	10,964 SF	Negotiable	21 Mths




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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>568 Howard St, San Francisco, CA 94105 Between 1st & 2nd 30,000 SF Class B Office Building Renovated in 1995 Built in 1907</p>											
E LL	5,026	\$25.00/fs	2 yrs	Vacant	As-Is	Office/D	16,746 SF	5,026 SF	\$10,470.83	8 Mths	N
E 4th	5,860	\$25.00/fs	2 yrs	Vacant	Some Work	Office/D	16,746 SF	5,860 SF	\$12,208.33	15 Mths	N
E 5th	5,860	\$25.00/fs	2 yrs	Vacant	Some Work	Office/D	16,746 SF	5,860 SF	\$12,208.33	15 Mths	N
 <p>585 Howard St, San Francisco, CA 94105 Between 1st & 2nd 37,000 SF Class B Office Building Built in 1912</p>											
P 2nd	8,200	\$32.00/mg	3-10 yrs	07/2007		Office/D	8,200 SF	8,200 SF	\$21,866.67	10 Days	N
 <p>612 Howard St, San Francisco, CA 94105 Between 2nd & New Montgomery 57,000 SF Class B Office Building Renovated in 1998 Built in 1907</p>											
E 6th	8,400	\$32.00/mg	Negotiable	04/2007	Some Work	Office/D	8,400 SF	8,400 SF	\$22,400.00	10 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>135 Main St, San Francisco, CA 94105 Between Mission & Howard 249,918 SF Class A Office Building Built in 1990</p>											
E 4th	13,162	Negotiable	Negotiable	Vacant		Office/D	78,740 SF	13,162 SF	Negotiable	12 Mths	N
E 5th	13,080	Negotiable	Negotiable	Vacant		Office/D	78,740 SF	13,080 SF	Negotiable	12 Mths	N
E 6th	13,080	Negotiable	Negotiable	Vacant		Office/D	78,740 SF	13,080 SF	Negotiable	12 Mths	N
E 7th	13,258	Negotiable	Negotiable	Vacant		Office/D	78,740 SF	13,258 SF	Negotiable	12 Mths	N
E 8th	13,080	Negotiable	Negotiable	Vacant		Office/D	78,740 SF	13,080 SF	Negotiable	12 Mths	N
E 9th	13,080	Negotiable	Negotiable	Vacant	Some Work	Office/D	78,740 SF	13,080 SF	Negotiable	26 Mths	N
P 13th	9,919	Negotiable	Negotiable	Vacant	Some Work	Office/D	36,327 SF	9,919 SF	Negotiable	26 Mths	N
E 14th	13,204	Negotiable	Negotiable	Vacant	Some Work	Office/D	36,327 SF	13,204 SF	Negotiable	26 Mths	N
E 15th	13,204	Negotiable	Negotiable	Vacant	Some Work	Office/D	36,327 SF	13,204 SF	Negotiable	26 Mths	N
E 21st	12,920	Negotiable	Negotiable	Vacant	Some Work	Office/D	25,317 SF	12,920 SF	Negotiable	26 Mths	N
E 22nd	12,397	Negotiable	Negotiable	Vacant	Some Work	Office/D	25,317 SF	12,397 SF	Negotiable	26 Mths	N
 <p>425 Market St, San Francisco, CA 94105 Metropolitan Life Building Between Front & Davis 996,760 SF Class A Office Building Renovated in 1988 Built in 1973</p>											
E 11th/ Suite 1100	25,335	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,335 SF	Negotiable	2 Mths	N
E 12th/ Suite 1200	25,944	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,944 SF	Negotiable	2 Mths	N
E 13th/ Suite 1300	25,343	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,343 SF	Negotiable	2 Mths	N
E 14th/ Suite 1400	25,948	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,948 SF	Negotiable	2 Mths	N
E 15th/ Suite 1500	25,338	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,338 SF	Negotiable	2 Mths	N
E 16th/ Suite 1600	25,850	Negotiable	Negotiable	03/2008		Office/D	153,758 SF	25,850 SF	Negotiable	2 Mths	N
E 18th/ Suite 1800	25,339	Negotiable	Negotiable	03/2008		Office/D	25,339 SF	25,339 SF	Negotiable	2 Mths	N
E 27th/ Suite 2700	25,765	Negotiable	Negotiable	03/2008		Office/D	25,765 SF	25,765 SF	Negotiable	2 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>455 Market St, San Francisco, CA 94105 Central Plaza 379,203 SF Class A Office Building Built in 1987</p>											
P 9th	9,647	\$37.00/fs	1-10 yrs	Vacant		Office/D	9,647 SF	9,647 SF	\$29,744.92	15 Days	Y
E 21st/ Suite 2100	12,397	\$38.00/fs	5-10 yrs	Vacant	Some Work	Office/D	12,397 SF	12,397 SF	\$39,257.17	28 Mths	N
 <p>525 Market St, San Francisco, CA 94105 First Market Tower Between 1st & Ecker 1,083,000 SF Class A Office Building Renovated in 1991 Built in 1973</p>											
P 2nd	15,083	\$28.00/fs	1-10 yrs	Vacant	Some Work	Office/D	15,083 SF	15,083 SF	\$35,193.67	47 Mths	N
E 34th	28,500	\$38.00/fs	Thru Apr 2011	120 Days		Office/S	28,500 SF	28,500 SF	\$90,250.00	4 Mths	N
P 37th	10,969	\$42.00/fs	1-3 yrs	Vacant	Some Work	Office/D	10,969 SF	10,969 SF	\$38,391.50	19 Mths	N
 <p>555 Market St, San Francisco, CA 94105 Market Center Between 1st & 2nd 283,333 SF Class A Office Building Built in 1964</p>											
E GRND	12,200	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,200 SF	12,200 SF	Negotiable	67 Mths	N
P 15th	11,102	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	11,102 SF	11,102 SF	Negotiable	62 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>575 Market St, San Francisco, CA 94105 Market Center 486,711 SF Class A Office Building Built in 1975</p>											
E 9th	12,108	Negotiable	Thru Mar 2009	Vacant		Office/S	12,108 SF	12,108 SF	Negotiable	3 Mths	N
P 12th	12,109	\$26.00/fs	Thru Jun 2011	04/2007		Office/S	48,515 SF	12,109 SF	\$26,236.17	11 Mths	N
E 13th	12,108	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,108 SF	12,108 SF	Negotiable	6 Mths	N
E 14th	12,108	Negotiable	3-10 yrs	Vacant		Office/D	12,108 SF	12,108 SF	Negotiable	8 Mths	N
P 15th	12,111	\$32.00/fs	Thru Jun 2011	Vacant		Office/S	48,515 SF	12,111 SF	\$32,296.00	11 Mths	N
E 16th	12,109	\$32.00/fs	Thru Jun 2011	Vacant		Office/S	48,515 SF	12,109 SF	\$32,290.67	11 Mths	N
P 17th	12,186	\$32.00/fs	Thru Jun 2011	Vacant		Office/S	48,515 SF	12,186 SF	\$32,496.00	11 Mths	N
E 23rd	11,567	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	36,997 SF	11,567 SF	Negotiable	36 Mths	N
P 27th/ Suite 2725	2,643	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	9,936 SF	9,936 SF	Negotiable	36 Mths	N
P 27th	4,543	Negotiable	3-10 yrs	Vacant		Office/D	9,936 SF	9,936 SF	Negotiable	6 Days	N
P 27th/ Suite 2750	2,750	Negotiable	3-10 yrs	Vacant		Office/D	9,936 SF	9,936 SF	Negotiable	6 Days	N
P 28th	12,717	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	36,997 SF	12,717 SF	Negotiable	36 Mths	N
P 29th	12,713	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	36,997 SF	12,713 SF	Negotiable	36 Mths	N
P 31st	12,714	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,714 SF	12,714 SF	Negotiable	36 Mths	N
P 33rd	12,715	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,715 SF	12,715 SF	Negotiable	36 Mths	N
P 36th	4,000-12,714	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	63,431 SF	12,714 SF	Negotiable	36 Mths	to 4,000
P 37th	12,715	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	63,431 SF	12,715 SF	Negotiable	36 Mths	N
P 38th	12,689	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	63,431 SF	12,689 SF	Negotiable	36 Mths	N
P 39th	12,622	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	63,431 SF	12,622 SF	Negotiable	36 Mths	N
P 40th	12,691	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	63,431 SF	12,691 SF	Negotiable	36 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>595 Market St, San Francisco, CA 94105 428,420 SF Class A Office Building Built in 1978</p>											
E 28th/ Suite 2800	14,600	\$50.00/negot	10 yrs	12/2007	Some Work	Office/D	14,600 SF	14,600 SF	\$60,833.33	8 Mths	N
E 29th/ Suite 2900	14,600	\$50.00/negot	10 yrs	12/2007	Some Work	Office/D	14,600 SF	14,600 SF	\$60,833.33	8 Mths	N
E 30th/ Suite 3000	14,600	\$50.00/negot	10 yrs	12/2007	Some Work	Office/D	14,600 SF	14,600 SF	\$60,833.33	8 Mths	N
 <p>685 Market St, San Francisco, CA 94105 Monadnock Bldg 186,072 SF Class B Office Building Renovated in 1985 Built in 1906</p>											
E 6th/ Suite 600	18,855	Negotiable	5-10 yrs	Vacant		Office/D	18,855 SF	18,855 SF	Negotiable	19 Mths	N
E 8th/ Suite 800	18,867	Negotiable	5-10 yrs	Vacant		Office/D	56,475 SF	18,867 SF	Negotiable	19 Mths	N
E 9th/ Suite 900	18,749	Negotiable	5-10 yrs	Vacant		Office/D	56,475 SF	18,749 SF	Negotiable	19 Mths	N
E 10th/ Suite 1000	18,859	Negotiable	5-10 yrs	Vacant		Office/D	56,475 SF	18,859 SF	Negotiable	19 Mths	N
 <p>123 Mission St, San Francisco, CA 94105 342,000 SF Class A Office Building Built in 1986</p>											
E 20th	14,287	Negotiable	Negotiable	02/2008	Some Work	Office/D	57,148 SF	14,287 SF	Negotiable	4 Mths	N
E 21st	14,287	Negotiable	Negotiable	02/2008	Some Work	Office/D	57,148 SF	14,287 SF	Negotiable	4 Mths	N
E 22nd	14,287	Negotiable	Negotiable	02/2008	Some Work	Office/D	57,148 SF	14,287 SF	Negotiable	4 Mths	N
E 23rd	14,287	Negotiable	Negotiable	02/2008	Some Work	Office/D	57,148 SF	14,287 SF	Negotiable	4 Mths	N
E 27th	14,336	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	4 Mths	N
E 28th	14,336	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	4 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>201 Mission St, San Francisco, CA 94105 201 Mission Between Beale and Main 483,289 SF Class A Office Building Built in 1981</p>											
E 21st/ Suite 2100	16,208	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	19,873 SF	16,208 SF	Negotiable	9 Mths	N
P 22nd/ Suite 2200	3,665	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	19,873 SF	3,665 SF	Negotiable	9 Mths	N
 <p>560 Mission St, San Francisco, CA 94105 J.P. Morgan Chase Between 1st & 2nd 667,782 SF Class A Office Building Built in 2002</p>											
E 6th	24,836	Negotiable	Thru Sep 2017	Vacant	Some Work	Office/S	92,936 SF	24,836 SF	Negotiable	4 Mths	N
E 7th	24,836	Negotiable	Thru Sep 2017	Vacant	Some Work	Office/S	92,936 SF	24,836 SF	Negotiable	4 Mths	N
E 8th	21,635	Negotiable	Thru Sep 2017	Vacant	Some Work	Office/S	92,936 SF	21,635 SF	Negotiable	4 Mths	N
E 9th	21,629	Negotiable	Thru Sep 2017	Vacant	Some Work	Office/S	92,936 SF	21,629 SF	Negotiable	4 Mths	N
 <p>33 New Montgomery St, San Francisco, CA 94105 New Montgomery Tower Between Market & Stevenson 241,794 SF Class A Office Building Built in 1986</p>											
E 7th	13,132	\$42.00/hegot	3-5 yrs	Vacant	Some Work	Office/D	13,132 SF	13,132 SF	\$45,962.00	1 Day	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>101 New Montgomery St, San Francisco, CA 94105 57,155 SF Class B Office Building Renovated in 1995 Built in 1908</p>											
E 5th	9,593	\$28.00-\$30.00/fs	5-10 yrs	60 Days	Some Work	Office/D	9,593 SF	9,593 SF	\$23,982.50	5 Mths	N
 <p>149 New Montgomery St, San Francisco, CA 94105 Between Minna & Natoma 84,500 SF Class B Office Building Renovated in 1999 Built in 1907</p>											
E LL	11,501	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	11,501 SF	11,501 SF	Negotiable	70 Mths	N
 <p>100 Spear St, San Francisco, CA 94105 SWC of Spear and Mission Streets 200,710 SF Class A Office Building Built in 1983</p>											
E 17th/ Suite 1700	10,177	Negotiable	Negotiable	03/2007		Office/D	10,177 SF	10,177 SF	Negotiable	3 Mths	N
E 20th/ Suite 2000	9,422	Negotiable	Negotiable	Vacant	Some Work	Office/D	18,844 SF	9,422 SF	Negotiable	49 Mths	N
E 21st/ Suite 2100	9,422	Negotiable	Negotiable	07/2007	Some Work	Office/D	18,844 SF	9,422 SF	Negotiable	7 Wks	N


Steven Newhauser

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>101 Spear St, San Francisco, CA 94105 Rincon Center, Rincon Center I 197,198 SF Class B Office Building Renovated in 1988 Built in 1940</p>											
E 4th	41,966	Negotiable	Negotiable	30 Days	Some Work	Office/D	41,966 SF	41,966 SF	Negotiable	19 Mths	N
 <p>150 Spear St, San Francisco, CA 94105 Between Mission & Howard 256,817 SF Class A Office Building Built in 1981</p>											
P 2nd/ Suite 200	13,044	Negotiable	Negotiable	Vacant	Some Work	Office/D	13,044 SF	13,044 SF	Negotiable	20 Mths	N
E 8th/ Suite 800	15,091	Negotiable	Negotiable	Vacant	Some Work	Office/D	48,483 SF	15,091 SF	Negotiable	20 Mths	Y
E 9th/ Suite 900	15,091	Negotiable	Negotiable	Vacant	Some Work	Office/D	48,483 SF	15,091 SF	Negotiable	20 Mths	Y
P 10th/ Suite 1050	3,210	Negotiable	Negotiable	Vacant	Some Work	Office/D	48,483 SF	3,210 SF	Negotiable	20 Mths	N
E 11th/ Suite 1100	15,091	Negotiable	Negotiable	Vacant	Some Work	Office/D	48,483 SF	15,091 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>160 Spear St, San Francisco, CA 94105 160 Spear Street Between Mission & Howard 288,309 SF Class A Office Building Built in 1985</p>											
E 4th/ Suite 400	15,820	Negotiable	Negotiable	04/2007		Off/Ret/D	15,820 SF	15,820 SF	Negotiable	9 Mths	N
E 10th/ Suite 1000	15,820	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,820 SF	Negotiable	9 Mths	N
E 11th/ Suite 1100	15,820	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,820 SF	Negotiable	9 Mths	N
E 12th/ Suite 1200	15,820	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,820 SF	Negotiable	9 Mths	N
E 13th/ Suite 1300	15,820	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,820 SF	Negotiable	9 Mths	N
E 14th/ Suite 1400	15,820	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,820 SF	Negotiable	9 Mths	N
E 15th/ Suite 1500	15,839	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	15,839 SF	Negotiable	9 Mths	N
P 16th/ Suite 1600	8,784	Negotiable	Negotiable	04/2007		Office/D	103,723 SF	8,784 SF	Negotiable	9 Mths	N
 <p>201 Spear St, San Francisco, CA 94105 Spear Street Terrace 230,604 SF Class B Office Building Built in 1985</p>											
E 3rd/ Suite 300	16,592	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	16,592 SF	16,592 SF	Negotiable	35 Mths	Y
E 4th	16,592	Negotiable	5-10 yrs	Vacant		Office/D	16,592 SF	16,592 SF	Negotiable	4 Wks	Y
P 11th	13,723	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	13,723 SF	13,723 SF	Negotiable	35 Mths	N
 <p>49 Stevenson St, San Francisco, CA 94105 121,179 SF Class A Office Building Built in 1988</p>											
E 8th/ Suite 800	8,615	\$36.00/fs	Negotiable	Vacant		Office/D	8,615 SF	8,615 SF	\$25,845.00	9 Mths	N
E 11th	8,218	\$31.00/fs	Thru Dec 2009	Vacant		Office/S	8,218 SF	8,218 SF	\$21,229.83	5 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>71 Stevenson St, San Francisco, CA 94105 Stevenson Place 323,276 SF Class A Office Building Built in 1986</p>											
E 2nd	16,942	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	16,942 SF	Negotiable	32 Mths	N
E 3rd	18,221	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	18,221 SF	Negotiable	32 Mths	N
E 4th	18,196	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	18,196 SF	Negotiable	32 Mths	N
E 5th	18,248	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	18,248 SF	Negotiable	32 Mths	N
E 6th	14,125	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	14,125 SF	Negotiable	32 Mths	N
E 7th	14,095	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	14,095 SF	Negotiable	32 Mths	N
E 8th	14,094	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	14,094 SF	Negotiable	32 Mths	N
E 9th	14,094	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	14,094 SF	Negotiable	32 Mths	N
E 10th	14,096	Negotiable	5-10 yrs	08/2007	Some Work	Office/D	150,376 SF	14,096 SF	Negotiable	32 Mths	N
P 11th/ Suite 1120	8,265	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	150,376 SF	8,265 SF	Negotiable	32 Mths	N