
South Financial District Availabilites 3K-8K 2ndQ

4/10/2006

PREPARED BY:






Starboard TCN Worldwide Real Estate

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San Francisco, CA 94105




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Peter Rosenthal

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 LL	5,000	\$9.00/fs	2-10 yrs	Vacant	Some Work	Office/D	5,000 SF	5,000 SF	\$3,750.00	52 Mths	N
P 2nd/ Suite 201	4,086	\$24.00/fs	2-10 yrs	Vacant	Some Work	Office/D	4,086 SF	4,086 SF	\$8,172.00	44 Mths	N
P 4th/ Suite 405	3,084	\$24.00/fs	2-10 yrs	Vacant	Some Work	Office/D	3,084 SF	3,084 SF	\$6,168.00	17 Mths	N
P 6th/ Suite 605	4,468	\$24.00/fs	2-10 yrs	Vacant	Some Work	Office/D	4,468 SF	4,468 SF	\$8,936.00	52 Mths	N
 <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>											
P 2nd/ Suite 220	6,199	Negotiable	Negotiable	Vacant	Some Work	Office/D	6,199 SF	6,199 SF	Negotiable	8 Mths	N
P 2nd/ Suite 200	5,674	Negotiable	Negotiable	Vacant	Some Work	Office/D	5,674 SF	5,674 SF	Negotiable	30 Mths	N
P 3rd/ Suite 360	3,433	Negotiable	Negotiable	Vacant	Some Work	Office/D	3,433 SF	3,433 SF	Negotiable	17 Mths	N
 <p>22-28 2nd St, San Francisco, CA 94105 2nd St @ Market St 22,584 SF Class C Office Building Renovated in 1981 Built in 1914</p>											
E 2nd	3,232	\$18.00/fs	3-5 yrs	Vacant	Some Work	Office/D	3,232 SF	3,232 SF	\$4,848.00	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
	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 5th/ Suite 500	3,000-13,543	\$35.00/fs	5 yrs	Vacant	NBI	Office/N	13,543 SF	13,543 SF	\$39,500.42	38 Mths
	101 2nd St, San Francisco, CA 94105 Corner of Mission & 2nd Street 388,370 SF Class A Office Building Built in 1999										
	P 5th	3,111	\$35.00/fs	3-10 yrs	Vacant	Some Work	Office/D	3,111 SF	3,111 SF	\$9,073.75	44 Mths
	120-124 2nd St, San Francisco, CA 94105 16,800 SF Class C Office Building Built in 1907										
	E 3rd/ Suite 300	4,200	\$21.00/mg	Negotiable	Vacant	Some Work	Office/D	4,200 SF	4,200 SF	\$7,350.00	64 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>121-123 2nd St, San Francisco, CA 94105 30,000 SF Class C Office Building Built in 1927</p>											
E 2nd	4,000	\$26.00/fs	Negotiable	Vacant	Some Work	Office/D	4,000 SF	4,000 SF	\$8,666.67	7 Days	N
 <p>201 3rd St, San Francisco, CA 94103 Convention Plaza 321,456 SF Class B Office Building Built in 1982</p>											
P 6th	4,674	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	4,674 SF	4,674 SF	Negotiable	22 Mths	N
P 7th	5,427	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	5,427 SF	5,427 SF	Negotiable	31 Mths	N
 <p>50 Beale St, San Francisco, CA 94105 Bechtel 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	92,473 SF	6,975 SF	Negotiable	26 Mths	N
E 10th	28,121	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	92,473 SF	28,121 SF	Negotiable	26 Mths	N
E 11th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	92,473 SF	29,280 SF	Negotiable	26 Mths	N
E 14th	28,097	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	92,473 SF	28,097 SF	Negotiable	26 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 Ecker St, San Francisco, CA 94105 One Ecker Place 71,439 SF Class B Office Building Renovated in 1975 Built in 1920</p>											
E BSMT	15,265	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	15,265 SF	Negotiable	13 Mths	N
P GRND	7,488	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	11,581 SF	Negotiable	13 Mths	N
E 2nd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	13 Mths	N
E 3rd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	13 Mths	N
E 4th	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	13 Mths	N
 <p>301 Folsom St, San Francisco, CA 94105 293,800 SF Class B Office Building Built in 1937</p>											
P GRND/ Suite D	3,223	\$26.00/mg	Negotiable	Vacant	Some Work	Office/D	3,223 SF	3,223 SF	\$6,983.17	6 Wks	N
 <p>620 Folsom St, San Francisco, CA 94107 Between 2nd & Hawthorne 50,000 SF Class B Office Building Renovated in 1996 Built in 1922</p>											
P 3rd	7,300	\$17.00/fs	1-10 yrs	Vacant	Some Work	Office/D	7,300 SF	7,300 SF	\$10,341.67	30 Mths	N




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 1985</p>											
E 15th/ Suite 1500	3,500-20,022	\$35.00/fs	3-5 yrs	Vacant	Some Work	Office/D	20,022 SF	20,022 SF	\$58,397.50	37 Mths	to 3,500
E 24th/ Suite 2400	7,500-20,687	\$45.00/fs	5 yrs	Vacant	Some Work	Office/D	20,687 SF	20,687 SF	\$77,576.25	29 Mths	to 7,500
 <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	71,295 SF	20,445 SF	Negotiable	7 Mths	to 7,500
E 4th	20,000	Negotiable	3-10 yrs	04/2007	Some Work	Office/D	71,295 SF	20,000 SF	Negotiable	12 Days	N
E 5th	20,000	Negotiable	3-10 yrs	04/2007	Some Work	Office/D	71,295 SF	20,000 SF	Negotiable	12 Days	N
P 6th/ Suite A	3,000-10,850	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	71,295 SF	10,850 SF	Negotiable	24 Mths	to 3,000
E 20th/ Suite 2000	6,500-13,444	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	13,444 SF	13,444 SF	Negotiable	21 Mths	to 6,500
 <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>											
P 4th	5,489	Negotiable	Negotiable	01/2007	Some Work	Office/D	5,489 SF	5,489 SF	Negotiable	10 Wks	N
P 4th	1,596-6,408	Negotiable	Negotiable	01/2007	Some Work	Office/D	6,408 SF	6,408 SF	Negotiable	10 Wks	to 1,596
P 6th/ Suite 600	6,249	Negotiable	Negotiable	Vacant	Some Work	Office/D	6,249 SF	6,249 SF	Negotiable	3 Mths	N
P 7th/ Suite 780	4,039	Negotiable	Negotiable	Vacant		Office/D	4,039 SF	4,039 SF	Negotiable	7 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>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	7,000-16,383	\$32.00/fs	7-10 yrs	Vacant	NBI	Office/D	32,766 SF	16,383 SF	\$43,688.00	45 Mths	to 7,000
E 12th	16,383	\$32.00/fs	7-10 yrs	Vacant	NBI	Office/D	32,766 SF	16,383 SF	\$43,688.00	45 Mths	N
 <p>301 Howard St, San Francisco, CA 94105 SWC of Howard & Beale Streets 307,396 SF Class A Office Building Built in 1986</p>											
P 13th/ Suite 1300	3,896	\$35.00/fs	3-5 yrs	Vacant	Some Work	Office/D	3,896 SF	3,896 SF	\$11,363.33	8 Mths	N
P 19th/ Suite 1920	7,285	\$36.00/fs	2-10 yrs	Vacant		Office/D	7,285 SF	7,285 SF	\$21,855.00	8 Mths	N
P 22nd	4,764	\$40.00/fs	2-10 yrs	Vacant	Some Work	Office/D	4,764 SF	4,764 SF	\$15,880.00	3 Mths	N
 <p>405 Howard St, San Francisco, CA 94105 502,886 SF Class A Office Building Built in 2003</p>											
P GRND/ Suite 120	3,000-10,080	\$40.00/nnn	10 yrs	Vacant		Off/Ret/D	10,080 SF	10,080 SF	\$33,600.00	7 Mths	to 3,000
P GRND/ Suite 140	1,500-3,742	\$40.00/nnn	10 yrs	Vacant		Off/Ret/D	3,742 SF	3,742 SF	\$12,473.33	7 Mths	to 1,500

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>564 Howard St, San Francisco, CA 94105 Between 1st & 2nd Streets 8,200 SF Class C Office Building</p>											
E BSMT	2,600	\$7.20/nnn	TBD	Vacant	Some Work	Office/D	5,000 SF	2,600 SF	\$1,560.00	20 Mths	N
E GRND	2,400	\$20.40/nnn	TBD	Vacant	Some Work	Office/D	5,000 SF	2,400 SF	\$4,080.00	20 Mths	N
 <p>631 Howard St, San Francisco, CA 94105 Howard-Hawthorne Center Between 2nd & New Montgomery 105,808 SF Class B Office Building Renovated in 1968 Built in 1929</p>											
P 3rd/ Suite 330	4,815	Negotiable	Negotiable	Vacant		Office/D	4,815 SF	4,815 SF	Negotiable	9 Mths	N
 <p>135 Main St, San Francisco, CA 94105 Between Mission & Howard 249,918 SF Class A Office Building Built in 1990</p>											
P 3rd	7,292	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	7,292 SF	Negotiable	2 Mths	N
E 4th	13,162	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	13,162 SF	Negotiable	2 Mths	N
E 5th	13,080	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	13,080 SF	Negotiable	2 Mths	N
E 6th	13,080	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	13,080 SF	Negotiable	2 Mths	N
E 7th	13,258	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	13,258 SF	Negotiable	2 Mths	N
E 8th	13,080	Negotiable	Negotiable	05/2006		Office/D	103,724 SF	13,080 SF	Negotiable	2 Mths	N
E 9th	13,080	Negotiable	Negotiable	Vacant	Some Work	Office/D	103,724 SF	13,080 SF	Negotiable	16 Mths	N
P 10th	6,014	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	103,724 SF	13,080 SF	Negotiable	28 Mths	N
P 10th	7,066	Negotiable	3-5 yrs	05/2006		Office/D	103,724 SF	13,080 SF	Negotiable	2 Mths	N
P 11th	4,612	Negotiable	3-5 yrs	05/2006		Office/D	103,724 SF	4,612 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>221 Main St, San Francisco, CA 94105 Between Howard & Folsom 350,000 SF Class B Office Building Built in 1974</p>											
P 13th	4,478	\$30.00/fs	5-10 yrs	Vacant	Some Work	Office/D	4,478 SF	4,478 SF	\$11,195.00	18 Mths	N
 <p>1 Market St, San Francisco, CA 94105 One Market Plaza, Spear Street Tower Between Market & Mission 883,778 SF Class A Office Building Built in 1976</p>											
P 17th/ Suite 1715	6,937	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	6,937 SF	6,937 SF	Negotiable	45 Mths	N
P 35th	100-10,000	Negotiable	3-36 mnths	30 Days	As-Is	Office/S	10,000 SF	10,000 SF	Negotiable	16 Mths	to 100
P 36th	100-3,000	Negotiable	3-5 yrs	Vacant		Office/S	3,000 SF	3,000 SF	Negotiable	9 Mths	to 100
 <p>1 Market St, San Francisco, CA 94105 One Market Plaza, Steuart Street Tower Between Market & Mission 490,726 SF Class A Office Building Built in 1976</p>											
P 10th/ Suite 1000	6,236	Negotiable	3-5 yrs	08/2006	Some Work	Office/D	6,236 SF	6,236 SF	Negotiable	5 Wks	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible	
	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 22nd/ Suite 2200	100-5,000	Negotiable	1-36 mnths	30 Days	As-Is	Office/S	5,000 SF	5,000 SF	Negotiable	53 Mths	to 100
	455 Market St, San Francisco, CA 94105 Central Plaza 379,203 SF Class A Office Building Built in 1987											
	P 12th/ Suite 1250	3,084	\$35.00/fs	Negotiable	08/2006		Office/D	3,084 SF	3,084 SF	\$8,995.00	5 Mths	N
	P 14th/ Suite 1420	3,288	\$35.00/fs	5-10 yrs	Vacant	Some Work	Office/D	3,288 SF	3,288 SF	\$9,590.00	14 Mths	N
	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 18th	7,000-18,193	\$36.00/fs	10 yrs	Vacant		Office/D	18,193 SF	18,193 SF	\$54,579.00	7 Mths	to 7,000
	P 27th	3,835	\$37.50/fs	1-5 yrs	Vacant	Some Work	Office/D	3,835 SF	3,835 SF	\$11,984.38	48 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>555 Market St, San Francisco, CA 94105 Market Center Between 1st & 2nd 283,333 SF Class A Office Building Built in 1964</p>											
P GRND	3,000-12,200	\$27.00-\$39.96/fs	3-10 yrs	Vacant	Some Work	Office/D	12,200 SF	12,200 SF	\$40,626.00	57 Mths	to 3,000
P 10th	3,000-11,102	\$27.00-\$39.96/fs	5-7 yrs	Vacant	Some Work	Office/D	11,102 SF	11,102 SF	\$36,969.66	57 Mths	to 3,000
 <p>575 Market St, San Francisco, CA 94105 Market Center 486,711 SF Class A Office Building Built in 1975</p>											
P 19th/ Suite 1925	2,873	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	10,227 SF	10,227 SF	\$11,980.41	13 Mths	N
P 19th/ Suite 1950	3,581	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	10,227 SF	10,227 SF	\$14,932.77	13 Mths	N
P 19th/ Suite 1900	3,773	\$27.00-\$50.04/fs	Negotiable	Vacant	Some Work	Office/D	10,227 SF	10,227 SF	\$15,733.41	47 Mths	N
P 23rd	11,567	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	57,047 SF	11,567 SF	\$48,234.39	27 Mths	N
P 26th	7,275	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	57,047 SF	7,275 SF	\$30,336.75	27 Mths	N
P 27th	12,775	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	57,047 SF	12,775 SF	\$53,271.75	27 Mths	N
P 28th	12,717	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	57,047 SF	12,717 SF	\$53,029.89	27 Mths	N
P 29th	12,713	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	57,047 SF	12,713 SF	\$53,013.21	27 Mths	N
P 30th/ Suite 3000	7,177	\$27.00-\$50.04/fs	3-10 yrs	Vacant	Some Work	Office/D	7,177 SF	7,177 SF	\$29,928.09	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>601-605 Market St, San Francisco, CA 94105 Between 2nd & Montgomery 60,834 SF Class B Office Building Renovated in 1986 Built in 1917</p>											
E PENT/ Suite PENT	5,440	\$35.00/negot	3-5 yrs	Vacant		Office/D	5,440 SF	5,440 SF	\$15,866.67	6 Mths	N
 <p>625-631 Market St, San Francisco, CA 94105 @ Market & Montgomery Streets 71,329 SF Class B Office Building Renovated in 1991 Built in 1907</p>											
P 3rd/ Suite 300	2,071	\$25.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,576 SF	3,840 SF	\$4,314.58	7 Wks	N
P 3rd/ Suite 308	1,769	\$25.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,576 SF	3,840 SF	\$3,685.42	7 Wks	N
E 4th	4,736	\$25.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,576 SF	4,736 SF	\$9,866.67	7 Mths	N
E 9th	4,731	\$28.00/fs	3-10 yrs	Vacant		Office/D	4,731 SF	4,731 SF	\$11,039.00	11 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>											
P 5th/ Suite 540	3,610	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	3,610 SF	3,610 SF	Negotiable	4 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>703 Market St, San Francisco, CA 94103 Central Tower 116,300 SF Class B Office Building Renovated in 1990 Built in 1898</p>											
P 18th/ Suite 1800	1,746-4,118	Negotiable	1-3 yrs	30 Days	As-Is	Office/S	4,118 SF	4,118 SF	Negotiable	32 Mths	to 1,746
 <p>201 Mission St, San Francisco, CA 94105 Between Beale and Main 483,289 SF Class A Office Building Built in 1981</p>											
P 5th/ Suite 530	808	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	9,107 SF	9,107 SF	Negotiable	4 Mths	N
P 5th/ Suite 560	4,192	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	9,107 SF	9,107 SF	Negotiable	4 Mths	N
P 5th/ Suite 540	4,107	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	9,107 SF	9,107 SF	Negotiable	4 Mths	N
P 15th/ Suite 1550	8,283	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,517 SF	8,283 SF	Negotiable	64 Mths	N
P 18th/ Suite 1850	7,234	Negotiable	3-10 yrs	Vacant	NBI	Office/D	15,517 SF	7,234 SF	Negotiable	54 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>											
P 21st	5,780	Negotiable	3-12 yrs	Vacant	NBI	Office/S	5,780 SF	5,780 SF	Negotiable	49 Mths	N
P 28th/ Suite A	5,195	Negotiable	5 yrs	Vacant	NBI	Office/S	5,195 SF	5,195 SF	Negotiable	13 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>647-649 Mission St, San Francisco, CA 94105 Veronica Bldg Between 3rd & New Montgomery 30,000 SF Class C Office Building Renovated in 1982 Built in 1908</p>											
P 4th	5,475	\$22.00/fs	1-15 yrs	Vacant		Office/D	5,475 SF	5,475 SF	\$10,037.50	6 Mths	N
P 5th	5,475	\$22.00/fs	1-15 yrs	Vacant		Office/D	5,475 SF	5,475 SF	\$10,037.50	6 Mths	N
 <p>657 Mission St, San Francisco, CA 94105 Between 3rd & New Montgomery 84,000 SF Class C Office Building Renovated in 1980 Built in 1926</p>											
P 2nd/ Suite 202	4,661	\$15.00/hegot	Negotiable	Vacant		Office/D	4,661 SF	4,661 SF	\$5,826.25	7 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>											
P 14th/ Suite 1490	3,148	Negotiable	Negotiable	Vacant		Office/D	3,148 SF	3,148 SF	Negotiable	4 Mths	N
P 18th/ Suite 1840	3,860	Negotiable	Negotiable	Vacant	Some Work	Office/D	3,860 SF	3,860 SF	Negotiable	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>111 New Montgomery St, San Francisco, CA 94105 40,000 SF Class C Office Building Built in 1907</p>											
P 6th	4,305	\$19.20/mg	Negotiable	08/2006		Office/D	4,305 SF	4,305 SF	\$6,888.00	13 Days	N
 <p>116 New Montgomery St, San Francisco, CA 94105 Rialto Bldg 137,176 SF Class B Office Building Built in 1902</p>											
P MEZZ	2,490	Negotiable	1-3 yrs	Vacant	Some Work	Off/Ret/D	5,173 SF	2,490 SF	Negotiable	15 Mths	N
 <p>100 Spear St, San Francisco, CA 94105 SWC of Spear and Mission Streets 213,000 SF Class A Office Building Built in 1983</p>											
P 2nd/ Suite 250	4,713	Negotiable	5 yrs	Vacant	Some Work	Office/D	4,713 SF	4,713 SF	Negotiable	39 Mths	N
P 4th/ Suite 400	7,678	Negotiable	5 yrs	Vacant	Some Work	Office/D	7,678 SF	7,678 SF	Negotiable	39 Mths	N
P 5th/ Suite 525	5,289	Negotiable	5 yrs	Vacant	Some Work	Office/D	8,753 SF	8,753 SF	Negotiable	21 Mths	N
P 5th/ Suite 520	3,464	Negotiable	5 yrs	Vacant		Office/D	8,753 SF	8,753 SF	Negotiable	9 Mths	N
P 7th/ Suite 740	2,300-7,346	Negotiable	5 yrs	Vacant	Some Work	Office/D	7,346 SF	7,346 SF	Negotiable	39 Mths	to 2,300
P 9th/ Suite 930	3,203	Negotiable	5 yrs	Vacant		Office/D	3,203 SF	3,203 SF	Negotiable	9 Mths	N

Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>128 Spear St, San Francisco, CA 94105 The Magna Bldg 24,000 SF Class B Office Building Renovated in 1997 Built in 1918</p>											
E 2nd	5,982	\$26.00- \$29.00/negot	Thru Jul 2009 30 Days		As-Is	Office/S	5,982 SF	5,982 SF	\$14,456.50	8 Wks	N
 <p>150 Spear St, San Francisco, CA 94105 Between Mission & Howard 256,817 SF Class A Office Building Built in 1981</p>											
P 5th/ Suite 500	5,237	Negotiable	Thru Feb 2008	05/2006	As-Is	Office/S	5,237 SF	5,237 SF	Negotiable	12 Days	N
P 7th/ Suite 750	7,009	Negotiable	Negotiable	07/2006		Office/D	7,009 SF	7,009 SF	Negotiable	6 Mths	N
P 18th/ Suite 1850	7,035	Negotiable	Negotiable	Vacant	Some Work	Office/D	7,035 SF	7,035 SF	Negotiable	10 Mths	N
 <p>160 Spear St, San Francisco, CA 94105 160 Spear Street Between Mission & Howard 280,085 SF Class A Office Building Built in 1985</p>											
P 2nd/ Suite 208	3,807	\$28.00/fs	Negotiable	Vacant	Some Work	Office/D	3,807 SF	3,807 SF	\$8,883.00	17 Mths	N
P 7th	7,548	Negotiable	Thru Dec 2013	05/2006	As-Is	Office/S	7,548 SF	7,548 SF	Negotiable	7 Wks	N
P 17th	5,231	Negotiable	Thru Dec 2013	Vacant	As-Is	Office/S	5,231 SF	5,231 SF	Negotiable	7 Wks	N

Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
											
201 Spear St, San Francisco, CA 94105 Spear Street Terrace 230,604 SF Class A Office Building Built in 1985											
P 15th/ Suite 1550	3,819	\$30.00- \$45.00/negot	5-10 yrs	08/2006	Some Work	Office/D	3,819 SF	3,819 SF	\$14,321.25	25 Mths	N
											
49 Stevenson St, San Francisco, CA 94105 121,179 SF Class A Office Building Built in 1988											
E 14th/ Suite 1400	7,721	\$31.00/fs	Negotiable	08/2006		Office/D	7,721 SF	7,721 SF	\$19,945.92	5 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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71 Stevenson St, San Francisco, CA 94105

Stevenson Place

315,800 SF Class A Office Building Built in 1986

E 2nd	17,000	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	17,000 SF	Negotiable	23 Mths	N
E 3rd	18,000	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	18,000 SF	Negotiable	23 Mths	N
E 4th	18,000	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	18,000 SF	Negotiable	23 Mths	N
E 5th	18,000	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	18,000 SF	Negotiable	23 Mths	N
E 6th	13,800	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	13,800 SF	Negotiable	23 Mths	N
E 7th	13,800	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	13,800 SF	Negotiable	23 Mths	N
E 8th	13,800	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	13,800 SF	Negotiable	23 Mths	N
E 9th	13,800	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	13,800 SF	Negotiable	23 Mths	N
E 10th	13,800	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	13,800 SF	Negotiable	23 Mths	N
P 11th/ Suite 1120	8,265	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	152,353 SF	12,353 SF	Negotiable	14 Mths	N
P 11th	4,088	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	152,353 SF	12,353 SF	Negotiable	23 Mths	N
P 14th	3,690	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	3,690 SF	3,690 SF	Negotiable	18 Days	N
P 14th/ Suite 1450	4,563	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	4,563 SF	4,563 SF	Negotiable	16 Mths	N
P 15th/ Suite 1550	7,577	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	21,577 SF	7,577 SF	Negotiable	30 Mths	N
E 17th	14,000	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	21,577 SF	14,000 SF	Negotiable	23 Mths	N
P 18th	3,707	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	3,707 SF	3,707 SF	Negotiable	23 Mths	N



110 The Embarcadero, San Francisco, CA 94105

18,000 SF Class B Office Building Built in 1984

E LL	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	58 Mths	N
E 1st	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	58 Mths	N
E 2nd	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	58 Mths	N