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# Financial District Availabilities 8K Plus 1st Q

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2/15/2006

PREPARED BY:

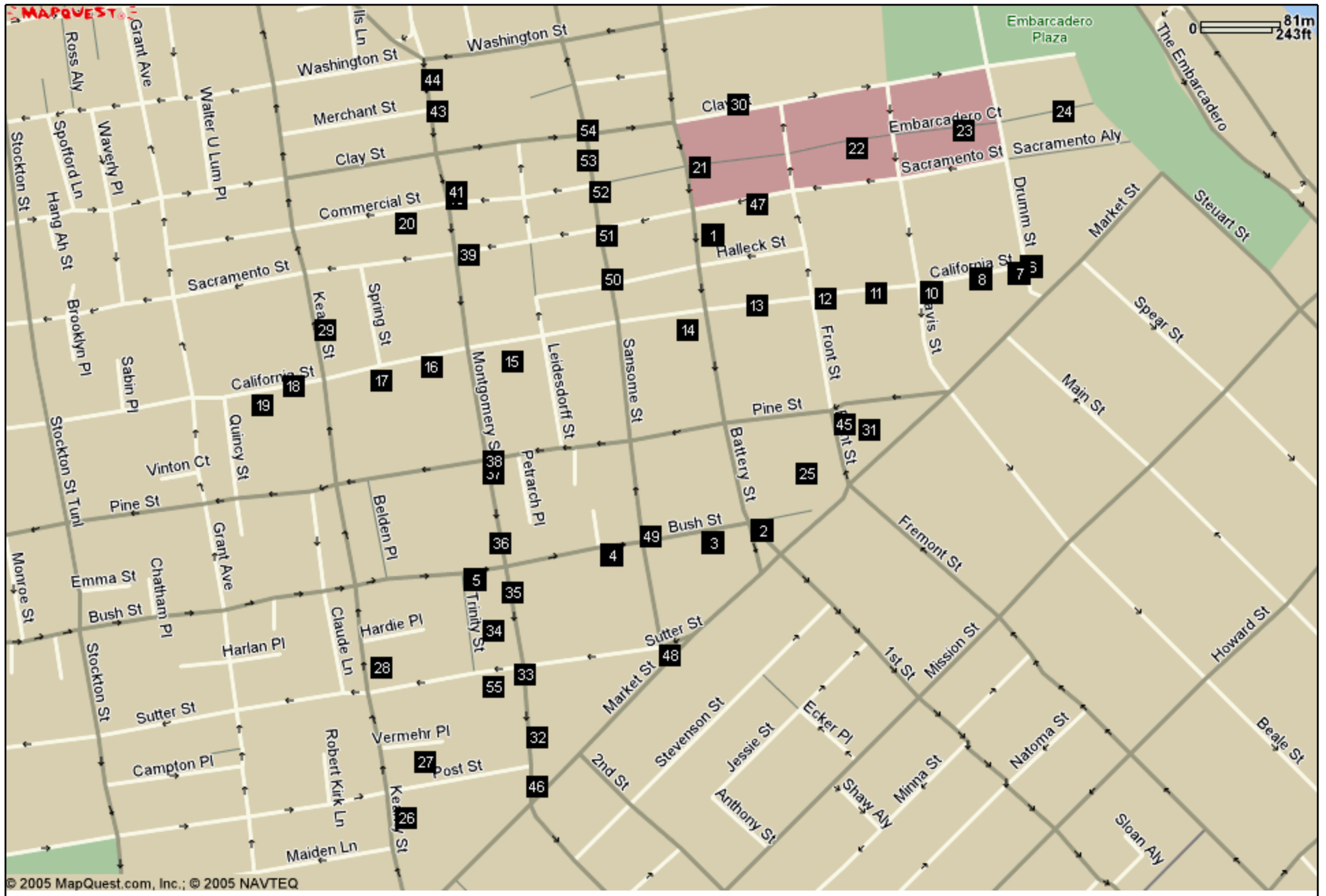


**Starboard TCN Worldwide Real Estate**




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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><b>275 Battery St, San Francisco, CA 94111</b>  <b>Embarcadero Center, Embarcadero Center West</b>  <b>Between California &amp; Sacramento</b>                      465,360 SF Class A Office Building Built in 1989</p>											
E 2nd/ Suite 200	15,198	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	15,198 SF	15,198 SF	Negotiable	19 Mths	to 1
E 5th/ Suite 500	16,314	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	16,314 SF	16,314 SF	Negotiable	19 Mths	N
E 7th/ Suite 700	16,378	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	16,378 SF	16,378 SF	Negotiable	36 Mths	N
P 11th/ Suite 1150	1,188-8,556	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,556 SF	8,556 SF	Negotiable	17 Mths	to 1,188
 <p><b>1 Bush St, San Francisco, CA 94104</b>  <b>Market/Battery/Sansome</b>                      303,645 SF Class A Office Building Renovated in 1988 Built in 1959</p>											
P 6th/ Suite 600	12,738	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	12,738 SF	12,738 SF	\$38,214.00	13 Mths	N
E 16th	17,044	Negotiable	Thru Dec 2013	Vacant	As-Is	Office/S	17,044 SF	17,044 SF	Negotiable	9 Wks	N
 <p><b>100 Bush St, San Francisco, CA 94104</b>  <b>Shell Bldg</b>                      233,654 SF Class B Office Building Renovated in 1990 Built in 1930</p>											
E 3rd/ Suite 300	11,632	\$28.00-\$32.00/fs	5-10 yrs	Vacant	Some Work	Office/D	11,632 SF	11,632 SF	\$31,018.67	6 Mths	N
P 27th	5,062	Negotiable	Thru Jul 2007	Vacant		Office/S	10,123 SF	5,062 SF	Negotiable	10 Wks	N
P 28th	5,061	Negotiable	Thru Jul 2007	Vacant		Office/S	10,123 SF	5,061 SF	Negotiable	10 Wks	N



# Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>225 Bush St, San Francisco, CA 94104</b> 572,041 SF Class B Office Building Built in 1922</p>											
E 18th/ Suite 1800	10,000-25,801	Negotiable	TBD	Vacant	Some Work	Office/D	49,958 SF	25,801 SF	Negotiable	24 Mths	to 10,000
E 19th	24,157	Negotiable	Thru Mar 2010	Vacant	As-Is	Office/S	49,958 SF	24,157 SF	Negotiable	27 Mths	N
 <p><b>333 Bush St, San Francisco, CA 94104</b> <b>Between Montgomery &amp; Kearny</b> 542,743 SF Class A Office Building Built in 1986</p>											
P 4th/ Suite 450	8,790	\$26.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,790 SF	8,790 SF	\$19,045.00	24 Mths	N
E 14th/ Suite 1400	17,512	\$29.00/fs	3-10 yrs	Vacant	Some Work	Office/D	17,512 SF	17,512 SF	\$42,320.67	9 Mths	N
P 15th/ Suite 1550	8,948	\$29.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,948 SF	8,948 SF	\$21,624.33	9 Mths	N
E 16th	17,531	\$29.00/fs	3-10 yrs	Vacant	Some Work	Office/D	35,062 SF	17,531 SF	\$42,366.58	34 Mths	N
E 17th	17,531	\$29.00/fs	3-10 yrs	Vacant	Some Work	Office/D	35,062 SF	17,531 SF	\$42,366.58	34 Mths	N
E 18th/ Suite 1800	17,531	\$29.00/fs	3-10 yrs	Vacant	Some Work	Office/D	17,531 SF	17,531 SF	\$42,366.58	9 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	7 Days	N
E 24th	17,912	\$34.00/fs	5-10 yrs	Vacant	Some Work	Office/D	17,912 SF	17,912 SF	\$50,750.67	51 Mths	N
E 26th	17,866	Negotiable	3-5 yrs	Vacant		Office/S	17,866 SF	17,866 SF	Negotiable	4 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><b>1 California St, San Francisco, CA 94111</b> 460,000 SF Class A Office Building Renovated in 1986 Built in 1969</p>											
E 12th	15,955	Negotiable	Negotiable	Vacant	Some Work	Office/D	15,955 SF	15,955 SF	Negotiable	21 Mths	N
E 14th	15,955	Negotiable	Negotiable	Vacant	Some Work	Office/D	15,955 SF	15,955 SF	Negotiable	22 Mths	N
 <p><b>20-26 California St, San Francisco, CA 94111</b> <b>Marvin Bldg</b> 58,558 SF Class B Office Building Renovated in 2000 Built in 1908</p>											
P 2nd/ Suite 201	2,880	Negotiable	Negotiable	Vacant	Some Work	Office/D	14,367 SF	7,220 SF	Negotiable	25 Mths	N
P 2nd/ Suite 202	4,340	Negotiable	Negotiable	05/2006	Some Work	Office/D	14,367 SF	7,220 SF	Negotiable	21 Days	N
E 3rd	7,147	Negotiable	Negotiable	Vacant	Some Work	Office/D	14,367 SF	7,147 SF	Negotiable	21 Days	N
 <p><b>50 California St, San Francisco, CA 94111</b> 655,173 SF Class A Office Building Built in 1972</p>											
P 3rd	10,050	Negotiable	Negotiable	Vacant	Some Work	Office/D	10,050 SF	10,050 SF	Negotiable	46 Mths	N
E 24th	19,397	Negotiable	Negotiable	Vacant	Some Work	Office/D	19,397 SF	19,397 SF	Negotiable	12 Mths	N
P 29th	13,533	Negotiable	Negotiable	04/2006	Some Work	Office/D	15,845 SF	15,845 SF	Negotiable	7 Mths	N
P 29th	2,312	Negotiable	Negotiable	Vacant	Some Work	Office/D	15,845 SF	15,845 SF	Negotiable	4 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><b>100 California St, San Francisco, CA 94111</b> 274,000 SF Class A Office Building Renovated in 1999 Built in 1959</p>											
E 9th	20,173	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	20,173 SF	20,173 SF	Negotiable	17 Mths	N
P 11th/ Suite 1100	11,650	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	11,650 SF	11,650 SF	Negotiable	36 Mths	N
 <p><b>101 California St, San Francisco, CA 94111</b> 1,203,065 SF Class A Office Building Built in 1983</p>											
P LL	998	\$35.00-\$70.00/fs	2-14 yrs	60 Days	As-Is	Office/S	8,275 SF	998 SF	\$5,821.67	14 Mths	N
P GRND	3,600	\$35.00-\$70.00/fs	2-14 yrs	60 Days	As-Is	Office/S	8,275 SF	3,600 SF	\$21,000.00	14 Mths	N
P 2nd	3,677	\$35.00-\$70.00/fs	2-14 yrs	60 Days	As-Is	Office/S	8,275 SF	3,677 SF	\$21,449.17	14 Mths	N
P 11th/ Suite 1125	8,535	\$35.00-\$70.00/fs	5 yrs	Vacant	Some Work	Office/D	8,535 SF	8,535 SF	\$49,787.50	11 Mths	N
E 15th	10,000-25,321	\$35.00-\$70.00/fs	5 yrs	Vacant	Some Work	Office/D	25,321 SF	25,321 SF	\$147,705.83	40 Mths	to 10,000
E 17th	22,716	\$35.00-\$70.00/fs	3-5 yrs	Vacant	Some Work	Office/D	22,716 SF	22,716 SF	\$132,510.00	16 Mths	N
P 18th	10,432	\$35.00-\$70.00/fs	3-5 yrs	Vacant		Office/D	10,432 SF	10,432 SF	\$60,853.33	21 Days	N
E 22nd	25,660	\$35.00-\$70.00/fs	3-5 yrs	Vacant	Some Work	Office/D	25,660 SF	25,660 SF	\$149,683.33	4 Wks	N
P 24th	13,540	\$29.00-\$35.00/fs	Thru Oct 2012	Vacant	Some Work	Office/S	13,540 SF	13,540 SF	\$39,491.67	45 Mths	N
P 29th/ Suite 2900	14,282	\$35.00-\$70.00/fs	5 yrs	Vacant	Some Work	Office/D	20,209 SF	14,282 SF	\$83,311.67	27 Mths	N
P 30th/ Suite 3000	5,927	\$35.00-\$70.00/fs	5 yrs	Vacant	Some Work	Office/D	20,209 SF	5,927 SF	\$34,574.17	27 Mths	N
P 36th	26,114	\$35.00-\$70.00/fs	5 yrs	Vacant		Office/D	26,114 SF	26,114 SF	\$152,331.67	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><b>150 California St, San Francisco, CA 94111</b> 201,787 SF Class A Office Building Built in 2000</p>											
E 4th	14,010	\$24.00-\$28.00/negot	Thru Aug 2010	Vacant		Office/S	14,010 SF	14,010 SF	\$32,690.00	6 Mths	N
E 11th/ Suite 1100	9,827	Negotiable	3-7 yrs	03/2006	Some Work	Office/D	9,827 SF	9,827 SF	Negotiable	4 Wks	N
 <p><b>201 California St, San Francisco, CA 94111</b> <b>Hibernia Bank Bldg</b> 240,546 SF Class A Office Building Built in 1980</p>											
P 14th/ Suite 1450	8,295	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	8,295 SF	8,295 SF	Negotiable	7 Mths	N
 <p><b>255 California St, San Francisco, CA 94111</b> <b>Between Front &amp; Battery</b> 175,204 SF Class A Office Building Renovated in 1973 Built in 1959</p>											
P 4th	2,500-9,000	\$28.00-\$31.00/fs	3-5 yrs	Vacant	Some Work	Office/D	9,000 SF	9,000 SF	\$23,250.00	38 Mths	to 2,500
E 9th	11,671	\$22.50/negot	Thru Dec 2008	Vacant	Some Work	Office/S	11,671 SF	11,671 SF	\$21,883.13	4 Wks	Y
E 11th	3,000-12,435	\$30.00-\$33.00/fs	3-5 yrs	Vacant	Some Work	Office/D	12,435 SF	12,435 SF	\$34,196.25	56 Mths	to 3,000

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>345 California St, San Francisco, CA 94104</b>  <b>The California Center</b>  <b>Between Battery &amp; Sansome</b>                      711,000 SF Class A Office Building Built in 1986</p>											
P 4th	9,921	Negotiable	Thru Mar 2008	Vacant	As-Is	Office/S	9,921 SF	9,921 SF	Negotiable	8 Mths	N
E 5th	16,728	Negotiable	Thru Mar 2008	Vacant		Office/S	16,728 SF	16,728 SF	Negotiable	8 Mths	N
E 6th	16,749	Negotiable	Thru Mar 2008	Vacant		Office/S	16,749 SF	16,749 SF	Negotiable	8 Mths	N
E 13th	16,518	Negotiable	Negotiable	09/2006	Some Work	Office/D	16,518 SF	16,518 SF	Negotiable	4 Wks	N
P 16th	12,372	\$33.00-\$36.00/fs	5-10 yrs	Vacant	Some Work	Office/D	20,227 SF	12,372 SF	\$37,116.00	32 Mths	N
P 17th	7,855	\$34.00-\$36.00/fs	5-10 yrs	Vacant	Some Work	Office/D	20,227 SF	7,855 SF	\$23,565.00	53 Mths	N
P 21st	10,368	Negotiable	Thru Jul 2014	Vacant	As-Is	Office/S	10,368 SF	10,368 SF	Negotiable	7 Mths	N
 <p><b>465 California St, San Francisco, CA 94104</b>  <b>Merchants Exchange Bldg</b>                      265,363 SF Class B Office Building Built in 1903</p>											
P BSMT	14,000	Negotiable	Negotiable	Vacant		Office/D	14,000 SF	14,000 SF	Negotiable	12 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><b>555 California St, San Francisco, CA 94104</b> 1,352,000 SF Class A Office Building Built in 1969</p>											
P 3rd	165-16,500	Negotiable	TBD	Vacant		Office/D	16,500 SF	16,500 SF	Negotiable	7 Mths	to 165
E 4th	29,072	Negotiable	Thru Sep 2015	Vacant	As-Is	Office/S	58,144 SF	29,072 SF	Negotiable	11 Mths	N
E 5th	29,072	Negotiable	Thru Sep 2015	Vacant	As-Is	Office/S	58,144 SF	29,072 SF	Negotiable	11 Mths	N
E 16th/ Suite 1600	28,092	\$9.00/fs	Thru Dec 2006	Vacant	As-Is	Office/S	57,294 SF	28,092 SF	\$21,069.00	20 Mths	N
E 16th	28,846	Negotiable	Negotiable	01/2007	Some Work	Office/D	89,093 SF	28,846 SF	Negotiable	3 Mths	N
E 17th	30,148	Negotiable	Negotiable	01/2007	Some Work	Office/D	89,093 SF	30,148 SF	Negotiable	3 Mths	N
E 17th/ Suite 1700	29,202	\$9.00/fs	Thru Dec 2006	Vacant	As-Is	Office/S	57,294 SF	29,202 SF	\$21,901.50	20 Mths	N
E 18th	9,836-30,099	Negotiable	Negotiable	01/2007	Some Work	Office/D	89,093 SF	30,099 SF	Negotiable	12 Mths	to 9,836
P 48th	12,219	Negotiable	Negotiable	Vacant	Some Work	Office/D	12,219 SF	12,219 SF	Negotiable	46 Mths	N
P 48th	14,889	\$35.00/fs	Thru Mar 2007	Vacant	As-Is	Office/S	14,889 SF	14,889 SF	\$43,426.25	20 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><b>580 California St, San Francisco, CA 94104</b>  <b>Corner of California and Kearny</b>            313,012 SF Class A Office Building Built in 1986</p>											
E 2nd/ Suite 200	11,125	\$22.00/fs	2-5 yrs	Vacant		Some Work Office/D	25,229 SF	11,125 SF	\$20,395.83	4 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	35 Mths	N
E 7th/ Suite 700	14,096	\$23.25/fs	2-5 yrs	Vacant		Some Work Office/D	70,287 SF	14,096 SF	\$27,311.00	35 Mths	N
E 9th/ Suite 900	14,111	\$23.25/fs	2-5 yrs	Vacant		Some Work Office/D	70,287 SF	14,111 SF	\$27,340.06	17 Mths	N
E 10th/ Suite 1000	14,085	Negotiable	2-5 yrs	Vacant		Some Work Office/D	70,287 SF	14,085 SF	Negotiable	17 Mths	N
E 11th/ Suite 1100	13,993	Negotiable	3-5 yrs	04/2006		Some Work Off/Med/D	70,287 SF	13,993 SF	Negotiable	7 Days	N
E 11th	14,000	Negotiable	Thru Jul 2010	90 Days		As-Is Office/S	28,000 SF	14,000 SF	Negotiable	5 Wks	N
E 12th	14,000	Negotiable	Thru Jul 2010	90 Days		As-Is Office/S	28,000 SF	14,000 SF	Negotiable	5 Wks	N
E 12th/ Suite 1200	14,002	Negotiable	3-5 yrs	04/2006		Some Work Off/Med/D	70,287 SF	14,002 SF	Negotiable	7 Days	N
P 19th/ Suite 1990	10,350	Negotiable	3-10 yrs	Vacant		Some Work Office/D	10,350 SF	10,350 SF	Negotiable	17 Mths	N
 <p><b>601 California St, San Francisco, CA 94108</b>  <b>International Bldg</b>            246,456 SF Class A Office Building Renovated in 1994 Built in 1962</p>											
E 9th/ Suite 900	12,760	Negotiable	3-10 yrs	Vacant		Some Work Office/D	15,143 SF	12,760 SF	Negotiable	40 Mths	N
P 10th	2,383	Negotiable	3-10 yrs	Vacant		Some Work Office/D	15,143 SF	2,383 SF	Negotiable	60 Mths	N
E 20th/ Suite 2000	13,215	Negotiable	5-10 yrs	Vacant		NBI Office/D	13,215 SF	13,215 SF	Negotiable	40 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><b>650 California St, San Francisco, CA 94108</b> 492,131 SF Class A Office Building Built in 1964</p>											
P 14th	15,130	\$30.00-\$45.00/fs	5-10 yrs	Vacant		Some Work Office/D	15,130 SF	15,130 SF	\$56,737.50	11 Mths	N
E 19th	13,818	Negotiable	Thru Mar 2008	Negotiable		Office/S	13,818 SF	13,818 SF	Negotiable	5 Mths	N
P 23rd	15,539	\$30.00-\$45.00/fs	5-10 yrs	03/2006		Office/D	15,539 SF	15,539 SF	\$58,271.25	23 Days	N
P 24th	9,975	\$30.00-\$45.00/fs	1-5 yrs	06/2006		Office/D	9,975 SF	9,975 SF	\$37,406.25	11 Wks	N
P 28th	15,539	\$30.00-\$45.00/fs	5-10 yrs	03/2006		Some Work Office/D	15,539 SF	15,539 SF	\$58,271.25	14 Mths	N
 <p><b>637 Commercial St, San Francisco, CA 94111</b> <b>505 Montgomery Annex</b> <b>San Francisco</b> 24,469 SF Class C Office Building Built in 1908</p>											
E 2nd	8,156	Negotiable	1-10 yrs	Vacant		Some Work Office/D	16,312 SF	8,156 SF	Negotiable	13 Mths	N
E 3rd	8,156	Negotiable	1-10 yrs	Vacant		Some Work Office/D	16,312 SF	8,156 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><b>1 Embarcadero Ctr, San Francisco, CA 94111</b>  <b>Embarcadero Center, One Embarcadero Center</b>  <b>Between Battery &amp; Front</b>                      767,137 SF Class A Office Building Built in 1971</p>											
E 6th/ Suite 600	20,178	Negotiable	5-10 yrs	09/2006	Some Work	Office/D	20,178 SF	20,178 SF	Negotiable	5 Wks	N
P 7th/ Suite 710	8,272	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,272 SF	8,272 SF	Negotiable	3 Mths	N
E 9th/ Suite 900	20,178	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	20,178 SF	20,178 SF	Negotiable	23 Mths	N
P 11th/ Suite 1100	11,860	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	11,860 SF	11,860 SF	Negotiable	5 Wks	N
E 15th/ Suite 1500	20,179	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	100,876 SF	20,179 SF	Negotiable	17 Mths	N
E 16th/ Suite 1600	20,179	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	100,876 SF	20,179 SF	Negotiable	17 Mths	N
E 17th/ Suite 1700	20,179	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	100,876 SF	20,179 SF	Negotiable	17 Mths	N
E 18th/ Suite 1800	20,172	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	100,876 SF	20,172 SF	Negotiable	17 Mths	N
E 19th/ Suite 1900	20,167	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	100,876 SF	20,167 SF	Negotiable	17 Mths	N
P 28th/ Suite 2850	12,733	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	12,733 SF	12,733 SF	Negotiable	6 Mths	N
P 39th/ Suite 3900	10,591	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	10,591 SF	10,591 SF	Negotiable	5 Wks	Y
P 40th/ Suite 4050/4070	3,112-10,858	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	10,858 SF	10,858 SF	Negotiable	12 Mths	to 3,112
 <p><b>2 Embarcadero Ctr, San Francisco, CA 94111</b>  <b>Embarcadero Center, Two Embarcadero Center</b>  <b>Between Front &amp; Davis</b>                      708,301 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	50 Mths	N
P 10th/ Suite 1010	15,550	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	15,550 SF	15,550 SF	Negotiable	12 Mths	N
E 11th/ Suite 1100	25,097	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	25,097 SF	25,097 SF	Negotiable	19 Mths	N
P 14th/ Suite 1450	12,740	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	12,740 SF	12,740 SF	Negotiable	19 Mths	N
E 24th/ Suite 2400	25,730	Negotiable	5-10 yrs	01/2007	Some Work	Office/D	51,468 SF	25,730 SF	Negotiable	5 Wks	N
E 25th/ Suite 2500	25,738	Negotiable	5-10 yrs	01/2007	Some Work	Office/D	51,468 SF	25,738 SF	Negotiable	5 Wks	N
E 28th	25,730	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	25,730 SF	25,730 SF	Negotiable	5 Wks	N




# Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>3 Embarcadero Ctr, San Francisco, CA 94111</b>  <b>Embarcadero Center, Three Embarcadero Center</b>  <b>Between Davis &amp; Drumm</b>            708,887 SF Class A Office Building Built in 1977</p>											
P 4th/ Suite 400	14,485	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	14,485 SF	14,485 SF	Negotiable	37 Mths	N
E 5th/ Suite 500	25,021	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	25,021 SF	25,021 SF	Negotiable	56 Mths	N
P 11th/ Suite 1150	8,962	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	8,962 SF	8,962 SF	Negotiable	10 Mths	N
P 13th/ Suite 1350	3,898-9,118	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	9,118 SF	9,118 SF	Negotiable	17 Mths	to 3,898
P 16th/ Suite 1620C	2,084	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,884 SF	8,884 SF	Negotiable	3 Mths	N
P 16th/ Suite 1620B	3,065	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,884 SF	8,884 SF	Negotiable	19 Mths	N
P 16th/ Suite 1620A	3,735	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,884 SF	8,884 SF	Negotiable	49 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><b>4 Embarcadero Ctr, San Francisco, CA 94111</b>  <b>Embarcadero Center, Four Embarcadero Center</b>  <b>Between Drumm &amp; The Embarcadero</b>            865,420 SF Class A Office Building Built in 1982</p>											
E 2nd/ Suite 200	21,403	Negotiable	5-10 yrs	06/2007	Some Work	Office/D	64,169 SF	21,403 SF	Negotiable	5 Wks	N
E 2nd	22,000	Negotiable	Thru May 2007	04/2006		Office/S	22,000 SF	22,000 SF	Negotiable	3 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	5 Wks	N
E 4th/ Suite 400	21,383	Negotiable	5-10 yrs	06/2007	Some Work	Office/D	64,169 SF	21,383 SF	Negotiable	5 Wks	N
P 6th/ Suite 620	3,739	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	13,038 SF	13,038 SF	Negotiable	61 Mths	N
P 6th/ Suite 650	9,299	Negotiable	5-10 yrs	12/2006	Some Work	Office/D	13,038 SF	13,038 SF	Negotiable	5 Wks	N
P 11th/ Suite 1100	13,593	Negotiable	5-10 yrs	09/2006	Some Work	Office/D	13,593 SF	13,593 SF	Negotiable	5 Wks	N
P 14th/ Suite 1400	15,653	Negotiable	5-10 yrs	09/2006	Some Work	Office/D	15,653 SF	15,653 SF	Negotiable	4 Mths	N
P 14th	14,424	\$18.00/fs	Thru Aug 2006	Vacant	As-Is	Office/S	14,424 SF	14,424 SF	\$21,636.00	3 Mths	N
E 34th/ Suite 3400	22,314	Negotiable	5-10 yrs	30 Days	Some Work	Office/D	22,314 SF	22,314 SF	Negotiable	9 Mths	N
E 34th/ Suite 3400	22,314	Negotiable	Thru May 2006	30 Days	Some Work	Office/S	22,314 SF	22,314 SF	Negotiable	16 Mths	N
P 37th/ Suite 3700	13,983	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	44,166 SF	22,083 SF	Negotiable	7 Mths	N
P 37th/ Suite 3710	4,625	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	44,166 SF	22,083 SF	Negotiable	6 Days	N
P 37th/ Suite 3720	3,475	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	44,166 SF	22,083 SF	Negotiable	6 Days	N
E 38th/ Suite 3800	22,083	Negotiable	5-10 yrs	06/2006	Some Work	Office/D	44,166 SF	22,083 SF	Negotiable	7 Mths	N
P 39th	7,026	Negotiable	5-10 yrs	04/2007	Some Work	Office/D	21,908 SF	7,026 SF	Negotiable	5 Wks	N
E 40th	14,882	Negotiable	5-10 yrs	04/2007	Some Work	Office/D	21,908 SF	14,882 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
 <p><b>1 Front St, San Francisco, CA 94111</b>  <b>Shaklee Terraces</b>  <b>Between Front &amp; Battery</b>                      623,352 SF Class A Office Building Built in 1979</p>											
E 2nd	18,471	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	18,471 SF	18,471 SF	\$52,334.50	84 Mths	N
E 6th	17,792	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	54,882 SF	17,792 SF	\$50,410.67	23 Mths	N
E 7th	18,503	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	54,882 SF	18,503 SF	\$52,425.17	23 Mths	N
E 8th	18,587	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	54,882 SF	18,587 SF	\$52,663.17	23 Mths	N
P 12th/ Suite 1200	12,303	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	12,303 SF	12,303 SF	\$34,858.50	56 Mths	N
E 15th	18,148	\$35.00-\$37.00/fs	3-10 yrs	Vacant	Some Work	Office/D	55,204 SF	18,148 SF	\$55,956.33	34 Mths	N
E 16th	18,884	\$35.00-\$37.00/fs	3-10 yrs	30 Days	Some Work	Office/D	55,204 SF	18,884 SF	\$58,225.67	34 Mths	N
P 18th	8,005	\$35.00-\$37.00/fs	3-10 yrs	01/2007	Some Work	Office/D	55,204 SF	18,172 SF	\$24,682.08	4 Wks	N
P 18th	10,167	\$35.00-\$37.00/fs	3-10 yrs	Vacant	Some Work	Office/D	55,204 SF	18,172 SF	\$31,348.25	9 Mths	N
E 22nd/ Suite 2200	18,885	\$35.00-\$37.00/fs	3-10 yrs	Vacant	Some Work	Office/D	18,885 SF	18,885 SF	\$58,228.75	9 Mths	N
E 27th	17,690	\$42.00-\$46.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	17,690 SF	\$67,811.67	84 Mths	N
E 28th	19,324	\$42.00-\$46.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	19,324 SF	\$74,075.33	84 Mths	N
E 30th	18,598	\$42.00-\$46.00/fs	3-10 yrs	Vacant	Some Work	Office/D	94,326 SF	18,598 SF	\$71,292.33	84 Mths	N
E 31st	19,311	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	94,326 SF	19,311 SF	\$61,151.50	84 Mths	N
E 32nd	19,403	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	94,326 SF	19,403 SF	\$61,442.83	84 Mths	N
 <p><b>88 Kearny St, San Francisco, CA 94108</b>  <b>California Federal Savings</b>  <b>SE Corner of Kearny and Post</b>                      228,359 SF Class A Office Building Built in 1986</p>											
E 6th/ Suite 600	10,278	\$28.00/fs	5 yrs	Vacant	Some Work	Office/D	24,573 SF	10,278 SF	\$23,982.00	31 Mths	N
E 7th/ Suite 700	7,400-10,278	\$30.00/fs	5 yrs	Vacant	Some Work	Office/D	24,573 SF	10,278 SF	\$25,695.00	31 Mths	to 7,400
P 8th/ Suite 825	4,017	\$28.00/fs	5 yrs	Vacant	Some Work	Office/D	24,573 SF	4,017 SF	\$9,373.00	24 Mths	N
E 12th/ Suite 1200	10,298	\$32.00/fs	5 yrs	03/2006	Some Work	Office/D	10,298 SF	10,298 SF	\$27,461.33	9 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>120 Kearny St, San Francisco, CA 94108</b>  <b>One Montgomery Tower</b>  <b>Corner of Kearny St and Post St</b>                      676,192 SF Class A Office Building Built in 1982</p>											
E 11th	19,064	\$31.00- \$35.00/negot	Thru Jan 2011	Vacant	As-Is	Office/S	19,064 SF	19,064 SF	\$55,603.33	10 Wks	N
E 21st	3,500- 19,640	\$36.00/fs	Negotiable	Vacant	Some Work	Office/D	19,640 SF	19,640 SF	\$58,920.00	31 Mths	to 3,500
E 23rd	3,500- 19,645	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	19,645 SF	19,645 SF	\$62,209.17	28 Mths	to 3,500
 <p><b>222-224 Kearny St, San Francisco, CA 94108</b>  <b>Between Bush &amp; Montgomery</b>                      120,809 SF Class A Office Building Built in 1986</p>											
P 5th	8,179	\$28.00/negot	Thru Sep 2009	Vacant	As-Is	Office/S	8,179 SF	8,179 SF	\$19,084.33	6 Wks	N
 <p><b>550 Kearny St, San Francisco, CA 94108</b>  <b>Corner of Kearny &amp; Sacramento</b>                      196,630 SF Class B Office Building Renovated in 1981 Built in 1957</p>											
P GRND	8,016	Negotiable	Negotiable	Vacant	Some Work	Office/D	8,016 SF	8,016 SF	Negotiable	12 Mths	N
P 9th/ Suite 950	10,179	\$26.00-\$28.00/fs	Negotiable	Vacant		Office/D	10,179 SF	10,179 SF	\$23,751.00	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><b>1 Maritime Plz, San Francisco, CA 94111</b>  <b>One Maritime Plaza</b>                      534,874 SF Class A Office Building Renovated in 1990 Built in 1967</p>											
P 19th	3,000-15,332	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	15,332 SF	Negotiable	9 Mths	to 3,000
E 20th/ Suite 2000	21,082	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,082 SF	Negotiable	9 Mths	N
E 21st/ Suite 2100	21,082	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,082 SF	Negotiable	9 Mths	N
E 22nd/ Suite 2200	21,082	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,082 SF	Negotiable	9 Mths	N
E 23rd/ Suite 2300	21,072	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,072 SF	Negotiable	9 Mths	N
E 24th/ Suite 2400	21,082	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,082 SF	Negotiable	9 Mths	N
E 25th/ Suite 2500	21,082	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	141,814 SF	21,082 SF	Negotiable	9 Mths	N
 <p><b>388 Market St, San Francisco, CA 94111</b>  <b>Between Front &amp; Davis</b>                      220,000 SF Class A Office Building Built in 1986</p>											
P 11th/ Suite 1150	13,791	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	13,791 SF	13,791 SF	Negotiable	7 Mths	N
 <p><b>44 Montgomery St, San Francisco, CA 94104</b>                      622,219 SF Class A Office Building Renovated in 1996 Built in 1966</p>											
E 36th/ Suite 3600	15,666	Negotiable	Negotiable	Vacant	Some Work	Office/D	15,666 SF	15,666 SF	Negotiable	9 Wks	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>100-120 Montgomery St, San Francisco, CA 94104</b>                      420,310 SF Class B Office Building Renovated in 1972 Built in 1955</p>											
P 3rd/ Suite 300	10,958	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	10,958 SF	10,958 SF	Negotiable	8 Mths	N
P 13th/ Suite 1370	9,419	\$26.00/fs	3-5 yrs	120 Days	Some Work	Office/D	9,419 SF	9,419 SF	\$20,407.83	55 Mths	N
P 15th/ Suite 1500	13,998	\$26.00/fs	5-10 yrs	Vacant	Some Work	Office/D	13,998 SF	13,998 SF	\$30,329.00	32 Mths	N
 <p><b>101 Montgomery St, San Francisco, CA 94104</b>  <b>The Schwab Bldg</b>                      280,000 SF Class A Office Building Built in 1984</p>											
E 5th	11,533	Negotiable	Thru Mar 2010	Vacant	As-Is	Office/S	11,533 SF	11,533 SF	Negotiable	3 Mths	N
E 9th	11,533	Negotiable	Thru Mar 2010	Vacant	As-Is	Office/S	13,018 SF	11,533 SF	Negotiable	10 Wks	N
P 10th	1,485	Negotiable	Thru Mar 2010	Vacant	As-Is	Office/S	13,018 SF	1,485 SF	Negotiable	10 Wks	N
P 12th	5,828	\$29.00/fs	Negotiable	Vacant	Some Work	Office/D	39,581 SF	5,828 SF	\$14,084.33	15 Mths	N
E 13th	4,500-10,323	\$29.00/fs	Negotiable	Vacant	Some Work	Office/D	39,581 SF	10,323 SF	\$24,947.25	15 Mths	to 4,500
E 15th	4,500-10,275	\$30.00/fs	Negotiable	Vacant	Some Work	Office/D	39,581 SF	10,275 SF	\$25,687.50	15 Mths	to 4,500
E 16th	4,500-10,314	\$32.00/fs	Negotiable	Vacant	Some Work	Office/D	39,581 SF	10,314 SF	\$27,504.00	15 Mths	to 4,500
P 19th	2,841	\$33.00/fs	Negotiable	Vacant	Some Work	Office/D	39,581 SF	2,841 SF	\$7,812.75	15 Mths	N
E 21st	4,500-10,552	\$35.00/fs	Negotiable	Vacant	Some Work	Office/D	52,074 SF	10,552 SF	\$30,776.67	15 Mths	to 4,500
E 22nd	4,500-10,552	\$36.00/fs	Negotiable	Vacant	Some Work	Office/D	52,074 SF	10,552 SF	\$31,656.00	15 Mths	to 4,500
E 23rd	4,500-10,552	\$37.00/fs	Negotiable	Vacant	Some Work	Office/D	52,074 SF	10,552 SF	\$32,535.33	15 Mths	to 4,500
E 24th	4,500-10,552	\$38.00/fs	Negotiable	Vacant	Some Work	Office/D	52,074 SF	10,552 SF	\$33,414.67	15 Mths	to 4,500
E 25th	4,500-9,866	\$40.00/fs	Negotiable	Vacant	Some Work	Office/D	52,074 SF	9,866 SF	\$32,886.67	15 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><b>180 Montgomery St, San Francisco, CA 94104</b>  <b>Bank of the West Bldg</b>  <b>@ Bush Street</b>            299,118 SF Class A Office Building Built in 1979</p>											
E 13th/ Suite 1300	11,760	\$25.00-\$30.00/fs	3-5 yrs	Vacant	Some Work	Office/D	11,760 SF	11,760 SF	\$29,400.00	46 Mths	N
 <p><b>235 Montgomery St, San Francisco, CA 94104</b>  <b>The Russ Building</b>  <b>Between Pine &amp; Bush</b>            509,368 SF Class B Office Building Renovated in 1979 Built in 1927</p>											
E 5th	3,600-26,105	Negotiable	Negotiable	Vacant	Some Work	Office/D	26,105 SF	26,105 SF	Negotiable	19 Mths	to 3,600
 <p><b>300 Montgomery St, San Francisco, CA 94104</b>  <b>Between California &amp; Pine</b>            216,000 SF Class B Office Building Renovated in 1970 Built in 1940</p>											
P GRND	8,866	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	8,866 SF	8,866 SF	Negotiable	11 Mths	N
P 2nd/ Suite 200	12,303	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,303 SF	12,303 SF	Negotiable	35 Mths	N
P 4th/ Suite 450	9,319	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	9,319 SF	9,319 SF	Negotiable	60 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>315 Montgomery St, San Francisco, CA 94104</b>  <b>Bank of America Center, Bank of America Annex Bldg</b>  <b>Between California &amp; Pine</b>                      275,000 SF Class B Office Building Built in 1924</p>											
E 2nd	13,173	\$18.00/fs	Thru Sep 2015	Vacant	Some Work	Office/S	13,173 SF	13,173 SF	\$19,759.50	26 Mths	N
E 9th	13,173	\$18.00/fs	Thru Sep 2015	Vacant	Some Work	Office/S	26,346 SF	13,173 SF	\$19,759.50	26 Mths	N
E 10th	13,173	\$18.00/fs	Thru Sep 2015	Vacant	Some Work	Office/S	26,346 SF	13,173 SF	\$19,759.50	26 Mths	N
 <p><b>505 Montgomery St, San Francisco, CA 94111</b>  <b>Between Sacramento &amp; Clay</b>                      329,732 SF Class A Office Building Built in 1988</p>											
P 3rd/ Suite 300B	5,134	Negotiable	Negotiable	Vacant	Some Work	Office/D	12,071 SF	12,071 SF	Negotiable	4 Mths	N
P 3rd/ Suite 300C	6,937	Negotiable	Negotiable	Vacant	Some Work	Office/D	12,071 SF	12,071 SF	Negotiable	4 Mths	N
E 8th/ Suite 800	15,060	Negotiable	Negotiable	Vacant	Some Work	Office/D	30,120 SF	15,060 SF	Negotiable	57 Mths	N
E 9th/ Suite 900	15,060	Negotiable	Negotiable	Vacant	Some Work	Office/D	30,120 SF	15,060 SF	Negotiable	27 Mths	N
 <p><b>550 Montgomery St, San Francisco, CA 94111</b>  <b>First Bank &amp; Trust</b>                      72,000 SF Class B Office Building Renovated in 1931 Built in 1908</p>											
E 8th	8,407	\$23.00/fs	3-5 yrs	Vacant	As-Is	Office/S	8,407 SF	8,407 SF	\$16,113.42	5 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>555 Montgomery St, San Francisco, CA 94111</b>  <b>United Commercial Bank Bldg</b>  <b>Between Clay and Sacramento</b>                      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	13 Mths	N
E 17th/ Suite 1700	14,487	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,974 SF	14,487 SF	Negotiable	8 Mths	N
 <p><b>600 Montgomery St, San Francisco, CA 94111</b>  <b>Transamerica Center, Transamerica Pyramid</b>  <b>Between Washington &amp; Clay</b>                      484,545 SF Class A Office Building Built in 1972</p>											
E 3rd	13,833	Negotiable	Thru Dec 2008	Vacant	Some Work	Office/S	13,833 SF	13,833 SF	Negotiable	45 Mths	N
E 16th	14,880	\$42.00/hegot	Thru Dec 2008	Vacant	As-Is	Office/S	14,880 SF	14,880 SF	\$52,080.00	6 Wks	N
 <p><b>601 Montgomery St, San Francisco, CA 94111</b>                      235,700 SF Class A Office Building Built in 1978</p>											
P 3rd/ Suite 325	8,849	Negotiable	Negotiable	08/2006	Some Work	Office/D	8,849 SF	8,849 SF	Negotiable	9 Wks	N
E 18th/ Suite 1800	13,321	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,952 SF	13,321 SF	Negotiable	23 Mths	N
E 19th/ Suite 1900	13,321	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,952 SF	13,321 SF	Negotiable	23 Mths	N
P 20th/ Suite 2010	1,896	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,952 SF	13,310 SF	Negotiable	12 Mths	N
P 20th/ Suite 2000	11,414	Negotiable	5 yrs	Vacant	NBI	Office/D	39,952 SF	13,310 SF	Negotiable	23 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><b>655 Montgomery St, San Francisco, CA 94111</b>  <b>Montgomery Washington Tower</b>  <b>Between Clay &amp; Washington</b>            253,000 SF Class A Office Building Built in 1983</p>											
E 15th/ Suite 1500	15,448	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	15,448 SF	15,448 SF	Negotiable	9 Mths	Y
E 18th/ Suite 1800	15,527	Negotiable	3-5 yrs	Vacant		Office/D	15,527 SF	15,527 SF	Negotiable	8 Mths	N
 <p><b>100 Pine St, San Francisco, CA 94111</b>  <b>Pine Street Center</b>            402,535 SF Class A Office Building Built in 1972</p>											
E 9th/ Suite 900	13,285	Negotiable	3-10 yrs	30 Days	Some Work	Office/D	13,285 SF	13,285 SF	Negotiable	20 Mths	N
 <p><b>1 Post St, San Francisco, CA 94104</b>  <b>McKesson Bldg</b>            391,450 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	22 Mths	N
E 4th/ Suite 400	11,364	Negotiable	5-10 yrs	Vacant	NBI	Office/D	11,364 SF	11,364 SF	Negotiable	42 Mths	N
E 10th/ Suite 1000	11,365	Negotiable	5-10 yrs	Vacant	NBI	Office/D	11,365 SF	11,365 SF	Negotiable	22 Mths	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>353 Sacramento St, San Francisco, CA 94111</b>  <b>Between Battery &amp; Front</b>                      259,142 SF Class A Office Building Built in 1982</p>											
P 21st/ Suite 2100	10,140	Negotiable	Negotiable	09/2006		Office/D	10,140 SF	10,140 SF	Negotiable	8 Days	N
 <p><b>1 Sansome St, San Francisco, CA 94104</b>  <b>Citicorp Center</b>  <b>Corner of Sutter, Market &amp; Sansome</b>                      550,000 SF Class A Office Building Built in 1983</p>											
P 10th	8,000	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,000 SF	8,000 SF	Negotiable	8 Mths	N
P 30th	16,674	Negotiable	5-10 yrs	06/2006		Office/D	16,674 SF	16,674 SF	Negotiable	5 Mths	N
 <p><b>115 Sansome St, San Francisco, CA 94104</b>                      128,056 SF Class B Office Building Renovated in 1993 Built in 1913</p>											
E 2nd	8,766	\$18.00/fs	Thru Jul 2009	06/2006	As-Is	Office/S	17,836 SF	8,766 SF	\$13,149.00	27 Days	N
E 3rd	9,070	\$18.00/fs	Thru Jul 2009	06/2006	As-Is	Office/S	17,836 SF	9,070 SF	\$13,605.00	27 Days	N
P 6th	6,044	\$18.00/fs	Thru Jul 2009	10/2006	As-Is	Office/S	15,119 SF	6,044 SF	\$9,066.00	27 Days	N
E 7th	9,075	\$18.00/fs	Thru Jul 2009	10/2006	As-Is	Office/S	15,119 SF	9,075 SF	\$13,612.50	27 Days	N
E 9th	8,788	\$18.00/fs	Thru Jul 2009	Vacant	As-Is	Office/S	8,788 SF	8,788 SF	\$13,182.00	27 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><b>350 Sansome St, San Francisco, CA 94104</b>  <b>Also 350 Sansome</b>            115,481 SF Class B Office Building Renovated in 1987 Built in 1952</p>											
E 4th	11,355	\$27.00-\$32.00/fs	3-5 yrs	07/2006	Some Work	Office/D	11,355 SF	11,355 SF	\$30,280.00	5 Mths	N
 <p><b>400 Sansome St, San Francisco, CA 94111</b>  <b>Embarcadero Center, Old Federal Reserve Bldg</b>  <b>Also 300 Battery St.</b>            165,000 SF Class B Office Building Renovated in 1988 Built in 1924</p>											
E TERR	13,280	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	13,280 SF	\$49,800.00	22 Mths	N
E 1st	19,321	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	19,321 SF	\$72,453.75	29 Mths	N
E 2nd	22,621	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	22,621 SF	\$84,828.75	29 Mths	N
P MEZZ	482	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	482 SF	\$1,807.50	22 Mths	N
E 3rd	23,602	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	23,602 SF	\$88,507.50	29 Mths	N
E 4th	19,210	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	19,210 SF	\$72,037.50	29 Mths	N
E 5th	19,220	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	19,220 SF	\$72,075.00	29 Mths	N
E 6th	19,231	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	19,231 SF	\$72,116.25	29 Mths	N
E 7th	14,975	\$35.00-\$45.00/negot	1-10 yrs	Vacant	Some Work	Office/D	151,942 SF	14,975 SF	\$56,156.25	29 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>450 Sansome St, San Francisco, CA 94111</b> 137,011 SF Class B Office Building Built in 1967</p>											
E 7th	1,991-8,400	\$27.00-\$29.00/fs	Negotiable	30 Days	Some Work	Office/D	8,400 SF	8,400 SF	\$20,300.00	10 Wks	to 1,991
E 11th/ Suite 1140	4,675-8,400	\$29.00/fs	18 mnths	09/2006	Some Work	Office/D	8,400 SF	8,400 SF	\$20,300.00	47 Mths	to 4,675
E 12th	4,000-8,400	\$29.00/fs	1-7 yrs	Vacant	Some Work	Office/D	8,400 SF	8,400 SF	\$20,300.00	14 Mths	to 4,000
 <p><b>475 Sansome St, San Francisco, CA 94111</b> <b>Corner of Sansome and Clay</b> 332,646 SF Class A Office Building Renovated in 1992 Built in 1969</p>											
P 8th/ Suite 800	11,303	\$32.00-\$35.00/fs	3-5 yrs	Vacant	Some Work	Office/D	137,674 SF	11,303 SF	\$32,967.08	19 Mths	N
E 11th/ Suite 1100	21,391	\$35.00-\$40.00/fs	Negotiable	01/2007	Some Work	Office/D	137,674 SF	21,391 SF	\$71,303.33	9 Mths	N
E 12th/ Suite 1200	21,391	\$35.00-\$40.00/fs	Negotiable	01/2007		Office/D	137,674 SF	21,391 SF	\$71,303.33	9 Mths	N
E 14th/ Suite 1400	21,423	\$35.00-\$40.00/fs	Negotiable	01/2007	Some Work	Office/D	137,674 SF	21,423 SF	\$71,410.00	9 Mths	N
E 15th/ Suite 1500	21,319	\$35.00-\$40.00/fs	Negotiable	01/2007	Some Work	Office/D	137,674 SF	21,319 SF	\$71,063.33	9 Mths	N
E 16th/ Suite 1600	21,417	\$35.00-\$40.00/fs	Negotiable	01/2007	Some Work	Office/D	137,674 SF	40,847 SF	\$71,390.00	9 Mths	N
E 16th	19,430	\$15.00/fs	Thru Dec 2006	30 Days	As-Is	Office/S	137,674 SF	40,847 SF	\$24,287.50	29 Mths	N
E 20th/ Suite 2000	21,287	\$25.00/fs	Thru Jan 2010	Vacant	As-Is	Office/S	21,287 SF	21,287 SF	\$44,347.92	17 Mths	N
E 21st/ Suite 2150	8,151-21,419	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	21,419 SF	21,419 SF	Negotiable	49 Mths	to 8,151

# Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>505 Sansome St, San Francisco, CA 94111</b>  <b>Pyramid Center, Two Transamerica Center</b>            180,291 SF Class A Office Building Built in 1980</p>											
E 7th/ Suite 700	9,570	Negotiable	3-7 yrs	Vacant	Some Work	Office/D	9,570 SF	9,570 SF	Negotiable	41 Mths	N
E 20th	9,570	Negotiable	3-7 yrs	Vacant	Some Work	Office/D	9,570 SF	9,570 SF	Negotiable	10 Mths	N
 <p><b>111 Sutter St, San Francisco, CA 94104</b>            261,615 SF Class B Office Building Renovated in 1999 Built in 1926</p>											
P 22nd	9,162	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	9,162 SF	9,162 SF	Negotiable	35 Mths	N

# Report Criteria

## location

Location method **Submarket**

Submarkets (in Markets) **Financial District (San Francisco)**

## space

Available Space **from 8,000 SF contig in building**

Space Options **Exclude if Not For Lease**

Space Use **Office**

Space Type **New, Direct, Sublet**

## property

Type **Office**

Status **Existing**

Class **A, B, C**