
Rincon & South Beach Availabilities 3K to 8K 1st Q

2/15/2006

PREPARED BY:



Starboard TCN Worldwide Real Estate

26 O'Farrell St, 10th F
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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>330 1st St, San Francisco, CA 94105 6,750 SF Class C Office Building Built in 1939</p>											
P 2nd	6,750	\$36.00/hnn	Negotiable	Vacant		Office/D	6,750 SF	6,750 SF	\$20,250.00	3 Mths	N
 <p>303 2nd St, San Francisco, CA 94107 700,945 SF Class A Office Building Built in 1988</p>											
P 2nd	2,549-10,733	Negotiable	3-10 yrs	Vacant		Office/D	10,733 SF	10,733 SF	Negotiable	3 Mths	to 2,549
P 5th/ Suite SO	3,000-12,039	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,039 SF	12,039 SF	Negotiable	21 Mths	to 3,000
P 8th	6,002	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	6,002 SF	6,002 SF	Negotiable	56 Mths	N
 <p>400 2nd St, San Francisco, CA 94107 Corner of Harrison 69,000 SF Class B Office Building Renovated in 1983 Built in 1925</p>											
P LL/ Suite B	4,787	\$13.00/fs	Negotiable	Vacant	Some Work	Office/D	4,787 SF	4,787 SF	\$5,185.92	31 Mths	N
P 4th/ Suite 450	5,277	\$22.00/fs	TBD	Vacant	Some Work	Office/D	5,277 SF	5,277 SF	\$9,674.50	11 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>490 2nd St, San Francisco, CA 94107 Second Street Center 46,400 SF Class B Office Building Built in 1983</p>											
P 3rd/ Suite 302	4,000	\$15.00/mg	Negotiable	Vacant		Office/D	4,000 SF	4,000 SF	\$5,000.00	3 Mths	Y
 <p>501 2nd St, San Francisco, CA 94107 Second Street Square 207,809 SF Class B Office Building Renovated in 1986 Built in 1908</p>											
P 2nd	1,988	\$28.00/hegot	Negotiable	Vacant	Some Work	Office/D	4,965 SF	4,965 SF	\$4,638.67	2 Days	N
P 2nd	2,977	\$28.00/hegot	Negotiable	04/2006	Some Work	Office/D	4,965 SF	4,965 SF	\$6,946.33	2 Days	N
 <p>333 Bryant St, San Francisco, CA 94107 Between 1st & 2nd Streets 110,000 SF Class B Office Building Renovated in 1987 Built in 1920</p>											
P 3rd/ Suite 330	5,321	\$17.00/mg	3-5 yrs	Vacant	Some Work	Office/D	5,321 SF	5,321 SF	\$7,538.08	45 Mths	N
 <p>75 Federal St, San Francisco, CA 94107 9,898 SF Class C Office Building Built in 1955</p>											
E 2nd	4,577	\$16.00/mg	1-5 yrs	Vacant	Some Work	Office/D	4,577 SF	4,577 SF	\$6,102.67	25 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>2 Harrison St, San Francisco, CA 94105 Hills Plaza, Hills Plaza 2 215,000 SF Class B Office Building Renovated in 1989 Built in 1925</p>											
P 2nd	7,900	Negotiable	Thru Jun 2010	Vacant	As-Is	Office/S	7,900 SF	7,900 SF	Negotiable	16 Days	N
 <p>128 King St, San Francisco, CA 94107 70,000 SF Class B Office Building Renovated in 2000 Built in 1913</p>											
P PENT	6,500	Negotiable	3-5 yrs	Vacant	NBI	Office/D	6,500 SF	6,500 SF	Negotiable	48 Mths	N
 <p>123 Townsend St, San Francisco, CA 94107 Townsend Bldg 138,735 SF Class B Office Building Renovated in 2000 Built in 1904</p>											
P 4th	7,800	\$31.00/fs	Thru Jan 2007	Vacant	As-Is	Office/S	7,800 SF	7,800 SF	\$20,150.00	26 Days	N
 <p>153 Townsend St, San Francisco, CA 94107 167,983 SF Class A Office Building Built in 2002</p>											
P 6th	3,570	\$34.00/fs	Negotiable	Vacant	Some Work	Office/D	3,570 SF	3,570 SF	\$10,115.00	4 Wks	N

Report Criteria

location

Location method **Submarket**

Submarkets (in Markets) **Rincon/South Beach (San Francisco)**

space

Available Space **3,000 - 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**