

---

# **SOMA Availabilities btw 3K to 8K 1st Q**

---

2/15/2006

PREPARED BY:



**Starboard TCN Worldwide Real Estate**




26 O'Farrell St, 10th F  
San Francisco, CA 94108

**Susanna Panari**

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






# Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>149-155 9th St, San Francisco, CA 94103</b>  <b>Between Mission &amp; Howard</b>            26,516 SF Class C Office Building Built in 1923</p>											
P GRND	7,400	\$19.20/mg	Negotiable	Vacant	Some Work	Office/D	7,400 SF	7,400 SF	\$11,840.00	14 Mths	N
 <p><b>169-179 11th St, San Francisco, CA 94103</b>  <b>at Howard St</b>            17,770 SF Class C Office Building Built in 1950</p>											
P 2nd	5,030	\$12.00/mg	Negotiable	Vacant	Some Work	Office/D	5,030 SF	5,030 SF	\$5,030.00	29 Mths	N
 <p><b>245 11th St, San Francisco, CA 94103</b>  <b>Between Howard &amp; Folsom</b>            19,425 SF Class C Office Building Renovated in 1992 Built in 1917</p>											
E 1st	6,475	\$19.20/mg	Negotiable	Vacant	Some Work	Office/D	15,987 SF	6,475 SF	\$10,360.00	12 Mths	N
E 2nd	3,037	\$19.20/mg	Negotiable	Vacant	Some Work	Office/D	15,987 SF	3,037 SF	\$4,859.20	12 Mths	N
E 3rd	6,475	\$19.20/mg	Negotiable	Vacant	Some Work	Office/D	15,987 SF	6,475 SF	\$10,360.00	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>1269 Howard St, San Francisco, CA 94103</b> 8,000 SF Class C Office Building Renovated in 1987 Built in 1947</p>											
E 1st	4,000	\$16.80/mg	Negotiable	Vacant	Some Work	Off/Ret/D	8,000 SF	4,000 SF	\$5,600.00	3 Mths	N
E 2nd	4,000	\$16.80/mg	Negotiable	Vacant	Some Work	Off/Ret/D	8,000 SF	4,000 SF	\$5,600.00	3 Mths	N
 <p><b>1015 Market St, San Francisco, CA 94103</b> 7,680 SF Class C Office Building Built in 1915</p>											
E 2nd	3,840	\$13.80/mg	3-5 yrs	Vacant	Some Work	Office/D	3,840 SF	3,840 SF	\$4,416.00	69 Mths	N
 <p><b>1035 Market St, San Francisco, CA 94103</b> 97,966 SF Class B Office Building Renovated in 2003 Built in 1912</p>											
E BSMT	17,670	Negotiable	3-5 yrs	Vacant	NBI	Office/N	97,966 SF	17,670 SF	Negotiable	72 Mths	N
E GRND	14,245	Negotiable	3-5 yrs	Vacant	NBI	Office/N	97,966 SF	14,245 SF	Negotiable	71 Mths	N
E 2nd	13,603	Negotiable	3-5 yrs	Vacant	NBI	Office/N	97,966 SF	13,603 SF	Negotiable	71 Mths	N
E 3rd	14,298	Negotiable	3-5 yrs	Vacant	NBI	Office/N	97,966 SF	14,298 SF	Negotiable	71 Mths	N
E 4th	14,533	Negotiable	3-5 yrs	Vacant	NBI	Office/N	97,966 SF	14,533 SF	Negotiable	71 Mths	N
E 5th	14,564	Negotiable	TBD	Vacant	NBI	Office/N	97,966 SF	14,564 SF	Negotiable	71 Mths	N
E 6th	5,052	Negotiable	TBD	Vacant	NBI	Office/N	97,966 SF	5,052 SF	Negotiable	71 Mths	N
E 7th	4,001	Negotiable	TBD	Vacant	NBI	Office/N	97,966 SF	4,001 SF	Negotiable	71 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>1095 Market St, San Francisco, CA 94103</b>  <b>Grant Bldg</b>  <b>Between 6th &amp; 7th</b>                      59,794 SF Class C Office Building Built in 1905</p>											
P 2nd/ Suite 207	329	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	571 SF	\$411.25	11 Mths	N
P 2nd/ Suite 216	242	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	571 SF	\$302.50	11 Mths	N
P 4th/ Suite 407	240	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	460 SF	\$300.00	15 Mths	N
P 4th/ Suite 406	220	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	460 SF	\$275.00	15 Mths	N
E 7th	210- 6,046	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	6,046 SF	\$7,557.50	42 Mths	to 210
E 8th	210- 6,046	\$15.00/fs	1-5 yrs	Vacant	Some Work	Office/D	13,123 SF	6,046 SF	\$7,557.50	42 Mths	to 210
 <p><b>1355 Market St, San Francisco, CA 94103</b>  <b>San Francisco Mart 1</b>  <b>between 9th and 10th</b>                      700,000 SF Class B Office Building Renovated in 1989 Built in 1937</p>											
P 1st	11,000	Negotiable	5 yrs	Vacant	Some Work	Off/Ret/D	11,000 SF	11,000 SF	Negotiable	17 Mths	Y
P 2nd/ Suite 209	4,460	Negotiable	5 yrs	Vacant	Some Work	Office/D	4,460 SF	4,460 SF	Negotiable	65 Mths	N
 <p><b>1453 Mission St, San Francisco, CA 94103</b>                      72,000 SF Class C Office Building Built in 1913</p>											
P 2nd	5,000	\$13.80- \$14.40/mg	3-10 yrs	Vacant	Some Work	Office/D	5,000 SF	5,000 SF	\$6,000.00	23 Mths	N

# Report Criteria

## location

Location method **Submarket**

Submarkets (in Markets) **South of Market (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**