





SOMA Availabilities Over 8K 1st Q






Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>245 11th St, San Francisco, CA 94103 Between Howard & Folsom 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
 <p>1269 Howard St, San Francisco, CA 94103 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>1035 Market St, San Francisco, CA 94103 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



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 <p>1061 Market St, San Francisco, CA 94103 65,600 SF Class C Office Building Built in 1910</p>											
E 2nd	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	60 Mths	N
E MEZZ	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	17 Mths	N
E 3rd	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	60 Mths	N
E 4th	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	60 Mths	N
E 5th	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	17 Mths	N
E 6th	8,200	\$18.00/mg	Negotiable	Vacant	Some Work	Office/D	57,400 SF	8,200 SF	\$12,300.00	17 Mths	N
 <p>1095 Market St, San Francisco, CA 94103 Grant Bldg Between 6th & 7th 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

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 <p>1145 Market St, San Francisco, CA 94103 One Trinity Center Between 7th and 8th 145,500 SF Class A Office Building Built in 1989</p>											
E 3rd/ Suite 300	13,098	Negotiable	Negotiable	Vacant	Some Work	Office/D	13,098 SF	13,098 SF	Negotiable	11 Mths	N
E 5th/ Suite 500	13,090	Negotiable	Negotiable	Vacant	Some Work	Office/D	37,622 SF	13,090 SF	Negotiable	11 Mths	N
E 6th/ Suite 600	13,129	Negotiable	Negotiable	Vacant	Some Work	Office/D	37,622 SF	13,129 SF	Negotiable	11 Mths	N
E 7th/ Suite 700	11,403	Negotiable	Negotiable	Vacant	Some Work	Office/D	37,622 SF	11,403 SF	Negotiable	11 Mths	N
 <p>1355 Market St, San Francisco, CA 94103 San Francisco Mart 1 between 9th and 10th 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 250	32,485	Negotiable	5 yrs	30 Days	Some Work	Office/D	32,485 SF	32,485 SF	Negotiable	29 Mths	N
P 3rd	27,859	\$15.00/mg	Thru Oct 2010	Vacant	As-Is	Office/S	27,859 SF	27,859 SF	\$34,823.75	19 Mths	N
 <p>1455 Market St, San Francisco, CA 94103 250,000 SF Class A Office Building Built in 1982</p>											
E 20th	24,108	Negotiable	Negotiable	Vacant	Some Work	Office/D	24,108 SF	24,108 SF	Negotiable	14 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>1650 Mission St, San Francisco, CA 94103 Van Ness Plaza 181,960 SF Class A Office Building Renovated in 1984 Built in 1962</p>											
P 1st/ Suite 100	11,046	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	76,055 SF	11,046 SF	Negotiable	30 Mths	N
P 3rd/ Suite 300	8,636	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	76,055 SF	8,636 SF	Negotiable	30 Mths	N
P 4th/ Suite 400	24,563	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	76,055 SF	24,563 SF	Negotiable	40 Mths	N
P 5th/ Suite 501	31,810	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	76,055 SF	31,810 SF	Negotiable	40 Mths	N
 <p>875 Stevenson St, San Francisco, CA 94103 San Francisco Mart II 300,000 SF Class B Office Building Renovated in 1995 Built in 1976</p>											
E 6th	33,378	Negotiable	Negotiable	Vacant	Some Work	Office/D	166,890 SF	33,378 SF	Negotiable	5 Mths	N
E 7th	33,378	Negotiable	Negotiable	Vacant	Some Work	Office/D	166,890 SF	33,378 SF	Negotiable	5 Mths	N
E 8th	33,378	Negotiable	Negotiable	Vacant	Some Work	Office/D	166,890 SF	33,378 SF	Negotiable	5 Mths	N
E 9th	33,378	Negotiable	Negotiable	Vacant	Some Work	Office/D	166,890 SF	33,378 SF	Negotiable	5 Mths	N
E 10th	33,378	Negotiable	Negotiable	Vacant	Some Work	Office/D	166,890 SF	33,378 SF	Negotiable	5 Mths	N

Report Criteria

location

Location method **Submarket**

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