
2nd Q Availabilities Rincon South Beach 3K to 8K

12/2/2005

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 1st	3,375	\$36.00/hnn	Negotiable	Vacant		Office/D	3,375 SF	3,375 SF	\$10,125.00	4 Wks	N
P 2nd	3,375	\$36.00/hnn	Negotiable	Vacant		Office/D	3,375 SF	3,375 SF	\$10,125.00	4 Wks	N
 <p>303 2nd St, San Francisco, CA 94107 700,890 SF Class A Office Building Built in 1988</p>											
P 8th	6,002	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	6,002 SF	6,002 SF	Negotiable	53 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	28 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	8 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	4 Wks	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 4th	4,772	\$25.00/hegot	Thru Jul 2010 02/2006	As-Is		Office/S	4,772 SF	4,772 SF	\$9,941.67	2 Mths	N
 <p>250 Brannan St, San Francisco, CA 94107 Gallo Bldg 90,348 SF Class B Office Building Renovated in 2001 Built in 1907</p>											
P 1st/ Suite SOUTH	22,412	Negotiable	5-10 yrs	Vacant		Office/D	90,348 SF	22,412 SF	Negotiable	24 Mths	to 1
P 2nd/ Suite SOUTH	15,413	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	90,348 SF	33,421 SF	Negotiable	24 Mths	N
P 2nd/ Suite NORTH	18,008	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	90,348 SF	33,421 SF	Negotiable	24 Mths	N
P 3rd/ Suite SOUTH	16,848	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	90,348 SF	34,515 SF	Negotiable	24 Mths	N
P 3rd/ Suite NORTH	17,667	Negotiable	5-10 yrs	Vacant	NBI	Office/D	90,348 SF	34,515 SF	Negotiable	24 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
	2 Bryant St, San Francisco, CA 94105 52,955 SF Class B Office Building Renovated in 1986 Built in 1938										
	P 2nd/ Suite 240	4,324	Negotiable	5 yrs	Vacant	Some Work	Office/D	4,324 SF	4,324 SF	Negotiable	22 Mths
	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 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	43 Mths
	75 Federal St, San Francisco, CA 94107 9,898 SF Class C Office Building Built in 1955										
	E 2nd	4,577	\$16.00/mg	1-5 yrs	Vacant	Some Work	Office/D	4,577 SF	4,577 SF	\$6,102.67	23 Mths
	128 King St, San Francisco, CA 94107 70,000 SF Class B Office Building Renovated in 2000 Built in 1913										
	P PENT	6,500	Negotiable	3-5 yrs	Vacant	NBI	Office/D	6,500 SF	6,500 SF	Negotiable	45 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>444-470 Spear St, San Francisco, CA 94105 49,851 SF Class B Office Building Renovated in 1988 Built in 1939</p>											
P 1st/ Suite 101	3,592	\$23.00/fs	5 yrs	Vacant	Some Work	Office/D	3,592 SF	3,592 SF	\$6,884.67	21 Mths	N
 <p>111 Townsend St, San Francisco, CA 94107 Townsend at 2nd St 22,475 SF Class C Office Building Built in 1911</p>											
E BSMT	4,400	\$18.00/mg	Negotiable	06/2006	Some Work	Off/Ret/D	16,450 SF	4,400 SF	\$6,600.00	36 Mths	N
E 2nd/ Suite 200	6,025	\$24.00/mg	Negotiable	06/2006	Some Work	Office/D	16,450 SF	6,025 SF	\$12,050.00	36 Mths	N
E 3rd/ Suite 300	6,025	\$24.00/mg	Negotiable	06/2006	Some Work	Office/D	16,450 SF	6,025 SF	\$12,050.00	36 Mths	N
 <p>123 Townsend St, San Francisco, CA 94107 Townsend Bldg 156,834 SF Class B Office Building Renovated in 2000 Built in 1903</p>											
P 4th	7,800	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	7,800 SF	7,800 SF	Negotiable	22 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>139 Townsend St, San Francisco, CA 94107 57,782 SF Class B Office Building Renovated in 1985 Built in 1909</p>											
P 5th	7,105	Negotiable	Thru Dec 2007	Vacant	As-Is	Office/S	7,105 SF	7,105 SF	Negotiable	5 Mths	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**

property

Type **Office**

Status **Existing**

Class **A, B, C**