
Rincon South Beach Availabilities over 8K 4th Q

12/2/2005

PREPARED BY:



Starboard TCN Worldwide Real Estate




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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>303 2nd St, San Francisco, CA 94107 700,890 SF Class A Office Building Built in 1988</p>											
P 2nd/ Suite SOUTH	8,184	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	8,184 SF	8,184 SF	Negotiable	55 Mths	N
P 4th/ Suite SOUTH	11,204	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	11,204 SF	11,204 SF	Negotiable	51 Mths	N
P 5th	12,133	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,133 SF	12,133 SF	Negotiable	19 Mths	N
P 6th/ Suite NORTH	16,788	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	16,788 SF	16,788 SF	Negotiable	10 Mths	N
 <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 7th/ Suite 700	8,476	Negotiable	1-10 yrs	Vacant	Some Work	Office/D	8,476 SF	8,476 SF	Negotiable	31 Mths	N
 <p>625 2nd St, San Francisco, CA 94107 Between Townsend & Brannan 134,447 SF Class B Office Building Renovated in 1999 Built in 1916</p>											
P 1st	12,000-15,000	Negotiable	Thru Oct 2009	Vacant	As-Is	Office/S	15,000 SF	15,000 SF	Negotiable	16 Mths	to 12,000

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <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
 <p>301 Brannan St, San Francisco, CA 94107 69,090 SF Class B Office Building Renovated in 1989 Built in 1909</p>											
E 1st/ Suite 100	10,135	\$30.00/fs	3-10 yrs	Vacant	Some Work	Office/D	10,135 SF	10,135 SF	\$25,337.50	22 Mths	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>											
E GRND	25,288	\$9.00/mg	3-5 yrs	Vacant	Some Work	Office/D	25,288 SF	25,288 SF	\$18,966.00	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>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>139 Townsend St, San Francisco, CA 94107 57,782 SF Class B Office Building Renovated in 1985 Built in 1909</p>											
E 1st	11,000	Negotiable	Thru Dec 2007	Vacant	As-Is	Office/S	14,830 SF	11,000 SF	Negotiable	5 Mths	N
E MEZZ	3,830	Negotiable	Thru Dec 2007	Vacant	As-Is	Office/S	14,830 SF	3,830 SF	Negotiable	5 Mths	N

Report Criteria

location

Location method **Submarket**

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

space

Available Space **from 8,100 SF contig in building**

Space Options **Exclude if Not For Lease**

Space Use **Office**

property

Type **Office**

Status **Existing**

Class **A, B, C**