
South Financial District Availabilites Over 8K 4Q

12/2/2005

PREPARED BY:

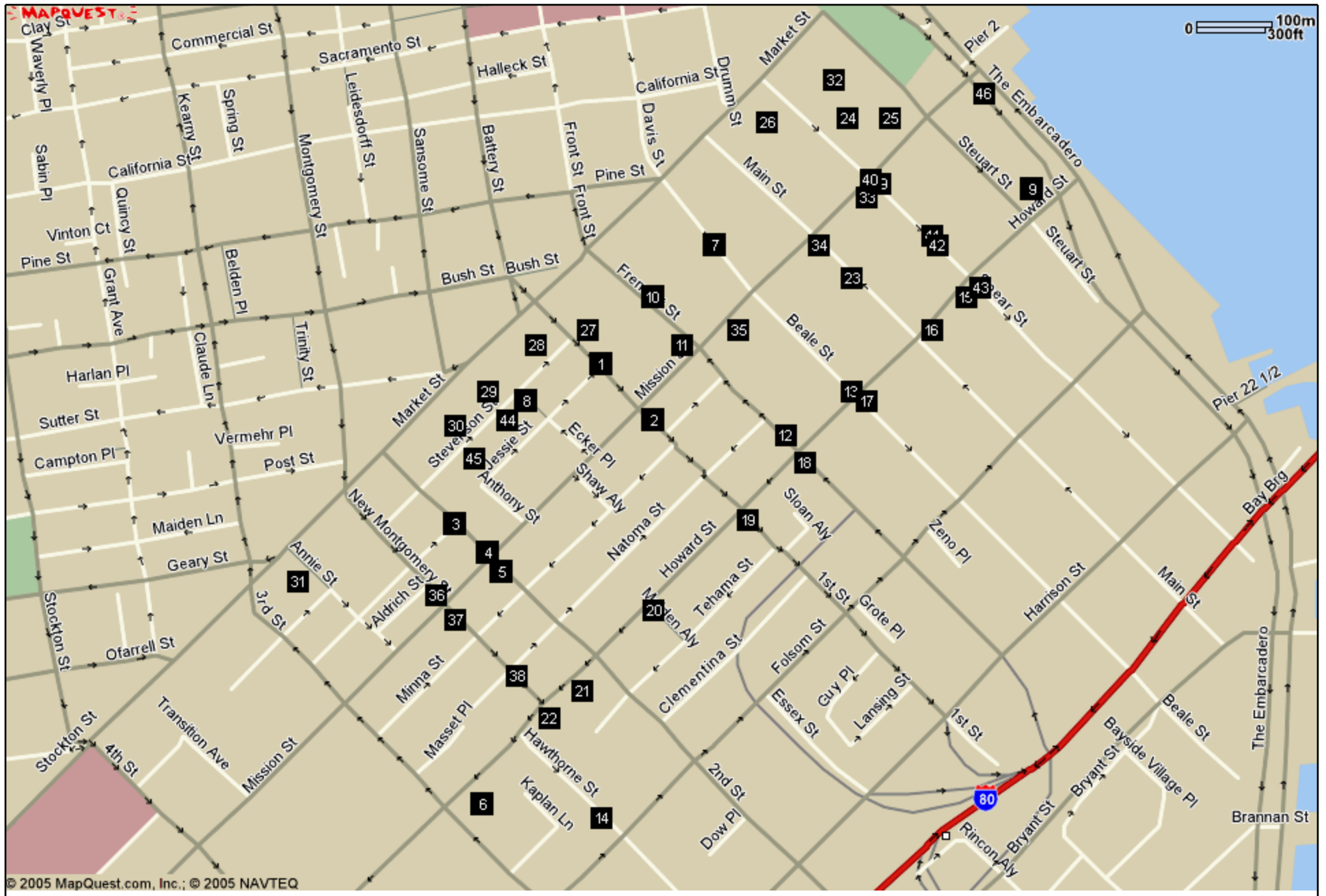


Starboard TCN Worldwide Real Estate



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>50 1st St, San Francisco, CA 94105 134,000 SF Class B Office Building Renovated in 1986 Built in 1961</p>											
E 7th/ Suite 700	16,500	\$20.00/fs	2-10 yrs	Vacant	Some Work	Office/D	16,500 SF	16,500 SF	\$27,500.00	40 Mths	N
 <p>100 1st St, San Francisco, CA 94105 100 First Plaza Corner of First and Mission Streets 449,816 SF Class A Office Building Built in 1988</p>											
E 14th	18,925	Negotiable	3-10 yrs	Vacant		Office/D	18,925 SF	18,925 SF	Negotiable	4 Mths	N
P 17th	1,735-10,154	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	10,154 SF	10,154 SF	Negotiable	35 Mths	to 1,735
E 18th	19,444	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	19,444 SF	Negotiable	35 Mths	N
E 19th	14,676	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	14,676 SF	Negotiable	35 Mths	N
E 20th	14,226	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	14,226 SF	Negotiable	35 Mths	N
P 21st	13,640	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	13,640 SF	13,640 SF	Negotiable	4 Mths	N
P 22nd/ Suite 2210	2,745	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	2,745 SF	Negotiable	47 Mths	N
P 23rd/ Suite 2300	13,828	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	13,828 SF	Negotiable	38 Mths	N
P 24th/ Suite 2480	3,219	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	10,950 SF	Negotiable	38 Mths	N
P 24th/ Suite 2420	7,731	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	75,869 SF	10,950 SF	Negotiable	14 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>55 2nd St, San Francisco, CA 94105 KPMG Bldg at 55 Second Second & Stevenson 374,888 SF Class A Office Building Built in 2002</p>											
P 5th/ Suite 500	3,000-13,543	\$31.00-\$36.00/fs	5 yrs	Vacant	NBI	Office/N	13,543 SF	13,543 SF	\$40,629.00	34 Mths	to 3,000
E 7th/ Suite 700	3,000-19,997	\$31.00-\$36.00/fs	5 yrs	Vacant	NBI	Office/N	19,997 SF	19,997 SF	\$59,991.00	34 Mths	to 3,000
 <p>85 2nd St, San Francisco, CA 94105 132,500 SF Class C Office Building Renovated in 1973 Built in 1899</p>											
P	32,244	Negotiable	Negotiable	12/2006	Some Work	Office/D	32,244 SF	32,244 SF	Negotiable	18 Days	N
 <p>101 2nd St, San Francisco, CA 94105 Corner of Mission & 2nd Street 388,370 SF Class A Office Building Built in 1999</p>											
E 10th	17,642	\$30.00/fs	Thru Oct 2009	30 Days		Office/S	34,933 SF	17,642 SF	\$44,105.00	3 Mths	N
E 11th	17,291	\$30.00/fs	Thru Oct 2009	30 Days	As-Is	Office/S	34,933 SF	17,291 SF	\$43,227.50	14 Mths	N
E 25th/ Suite 2500	14,921	\$40.00/fs	3-10 yrs	Vacant	Some Work	Office/D	14,921 SF	14,921 SF	\$49,736.67	29 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>201 3rd St, San Francisco, CA 94103 Convention Plaza 321,456 SF Class B Office Building Built in 1982</p>											
E 3rd	27,310	Negotiable	5-10 yrs	03/2006	Some Work	Office/D	27,310 SF	27,310 SF	Negotiable	6 Mths	N
P 9th	8,769	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	8,769 SF	8,769 SF	Negotiable	4 Mths	N
P 10th	15,449	Negotiable	5-10 yrs	Vacant	Some Work	Office/N	15,449 SF	15,449 SF	Negotiable	27 Mths	N
 <p>50 Beale St, San Francisco, CA 94105 Bechtel 641,328 SF Class A Office Building Renovated in 1978 Built in 1968</p>											
P 9th	16,000	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	101,498 SF	16,000 SF	Negotiable	22 Mths	N
E 10th	28,121	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	101,498 SF	28,121 SF	Negotiable	22 Mths	N
E 11th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	101,498 SF	29,280 SF	Negotiable	22 Mths	N
E 14th	28,097	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	101,498 SF	28,097 SF	Negotiable	22 Mths	N
 <p>1 Ecker St, San Francisco, CA 94105 One Ecker Place 71,439 SF Class B Office Building Renovated in 1975 Built in 1920</p>											
E BSMT	15,265	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	15,265 SF	Negotiable	8 Mths	N
P GRND	7,488	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	11,581 SF	Negotiable	8 Mths	N
E 2nd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	8 Mths	N
E 3rd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	8 Mths	N
E 4th	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	67,346 SF	13,500 SF	Negotiable	8 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>188 Embarcadero, San Francisco, CA 94105 Bayside Plaza 85,432 SF Class A Office Building Built in 1985</p>											
E 2nd/ Suite 200	11,094	\$25.00/fs	3-5 yrs	Vacant	Some Work	Office/D	11,094 SF	11,094 SF	\$23,112.50	13 Mths	N
 <p>45 Fremont St, San Francisco, CA 94105 Between Mission & Market 580,000 SF Class A Office Building Built in 1978</p>											
E 3rd	17,898	Negotiable	Negotiable	07/2006	NBI	Office/D	17,898 SF	17,898 SF	Negotiable	7 Wks	N
 <p>50 Fremont St, San Francisco, CA 94105 50 Fremont Center Between Mission & Market 817,412 SF Class A Office Building Built in 1985</p>											
E 15th/ Suite 1500	7,500-20,022	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	20,022 SF	20,022 SF	Negotiable	32 Mths	to 7,500
E 24th/ Suite 2400	10,343-20,687	Negotiable	5 yrs	Vacant	Some Work	Office/D	20,687 SF	20,687 SF	Negotiable	24 Mths	to 10,343
E 35th	19,697	Negotiable	Thru Nov 2015	Vacant	Some Work	Office/S	39,394 SF	19,697 SF	Negotiable	6 Wks	N
E 36th	19,697	Negotiable	Thru Nov 2015	Vacant	Some Work	Office/S	39,394 SF	19,697 SF	Negotiable	6 Wks	N
E 38th	9,814-19,628	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,256 SF	19,628 SF	Negotiable	24 Mths	to 9,814
E 39th/ Suite 3900	19,628	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,256 SF	19,628 SF	Negotiable	24 Mths	N


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>181 Fremont St, San Francisco, CA 94105 Between Mission & Market 34,560 SF Class B Office Building Renovated in 1972 Built in 1908</p>											
E 1st	13,712	\$18.00- \$24.00/mg	5-10 yrs	Vacant	Some Work	Office/D	13,712 SF	13,712 SF	\$27,424.00	61 Mths	N
 <p>199 Fremont St, San Francisco, CA 94105 396,200 SF Class A Office Building Built in 2000</p>											
E 2nd	16,301	Negotiable	Thru Sep 2010	Vacant	As-Is	Office/S	143,440 SF	16,301 SF	Negotiable	4 Wks	N
E 3rd	21,266	Negotiable	Thru Sep 2010	Vacant	As-Is	Office/S	143,440 SF	21,266 SF	Negotiable	4 Wks	N
E 4th	21,266	Negotiable	Thru Sep 2010	Vacant	As-Is	Office/S	143,440 SF	21,266 SF	Negotiable	4 Wks	N
E 5th	21,266	Negotiable	Thru Sep 2010	Vacant	As-Is	Office/S	143,440 SF	21,266 SF	Negotiable	4 Wks	N
E 6th	21,266	Negotiable	Thru Sep 2010	Vacant	As-Is	Office/S	143,440 SF	21,266 SF	Negotiable	4 Wks	N
E 7th	21,266	Negotiable	Thru Sep 2010	30 Days	As-Is	Office/S	143,440 SF	21,266 SF	Negotiable	4 Wks	N
E 8th/ Suite 800	20,809	\$30.00-\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	143,440 SF	20,809 SF	\$62,427.00	10 Mths	N
P 17th	18,001	\$31.08-\$33.00/fs	Thru Dec 2015	Vacant		Office/S	35,648 SF	18,001 SF	\$49,502.75	6 Wks	N
P 18th	17,647	\$31.08-\$33.00/fs	Thru Dec 2015	Vacant		Office/S	35,648 SF	17,647 SF	\$48,529.25	6 Wks	N



Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>75 Hawthorne St, San Francisco, CA 94105 Hawthorne Plaza 334,423 SF Class A Office Building Built in 1986</p>											
E 3rd/ Suite 300	20,445	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	20,445 SF	20,445 SF	Negotiable	2 Mths	N
P 6th/ Suite A	10,805	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	10,805 SF	10,805 SF	Negotiable	20 Mths	N
E 20th/ Suite 2000	13,443	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	13,443 SF	13,443 SF	Negotiable	16 Mths	N
 <p>120 Howard St, San Francisco, CA 94105 Between Main & Spear 142,327 SF Class B Office Building Renovated in 1998 Built in 1972</p>											
E 8th/ Suite 850	17,308	Negotiable	Negotiable	02/2006		Office/D	17,308 SF	17,308 SF	Negotiable	2 Mths	N
 <p>180 Howard St, San Francisco, CA 94105 Borel Bldg II Between Main & Spear 205,926 SF Class A Office Building Built in 1986</p>											
E 11th	7,000-16,383	\$32.00/fs	7-10 yrs	Vacant	NBI	Office/D	32,766 SF	16,383 SF	\$43,688.00	40 Mths	to 7,000
E 12th	16,383	\$32.00/fs	7-10 yrs	Vacant	NBI	Office/D	32,766 SF	16,383 SF	\$43,688.00	40 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>301 Howard St, San Francisco, CA 94105 SWC of Howard & Beale Streets 307,396 SF Class A Office Building Built in 1986</p>											
P 15th/ Suite 1500	15,269	Negotiable	2-10 yrs	Vacant		Office/D	15,269 SF	15,269 SF	Negotiable	3 Mths	N
P 17th/ Suite 1700	14,628	Negotiable	3-10 yrs	Vacant		Office/D	14,628 SF	14,628 SF	Negotiable	3 Mths	N
 <p>405 Howard St, San Francisco, CA 94105 Foundry Square II 502,886 SF Class A Office Building Built in 2003</p>											
P LL	2,900	\$32.00/nnn	Negotiable	Vacant		Off/Ret/D	8,800 SF	2,900 SF	\$7,733.33	3 Mths	N
P GRND/ Suite 120	3,000-10,080	\$40.00/nnn	10 yrs	Vacant		Off/Ret/D	10,080 SF	10,080 SF	\$33,600.00	3 Mths	to 3,000
P GRND	5,900	\$32.00/nnn	Negotiable	Vacant		Off/Ret/D	8,800 SF	5,900 SF	\$15,733.33	3 Mths	N
E 2nd/ Suite 200	58,687	Negotiable	Negotiable	Vacant	NBI	Office/N	122,820 SF	58,687 SF	Negotiable	3 Mths	N
P 3rd/ Suite 350	10,881	Negotiable	3-10 yrs	Vacant	NBI	Office/N	122,820 SF	10,881 SF	Negotiable	3 Mths	N
P 4th/ Suite 400	16,262-53,252	Negotiable	Negotiable	Vacant	NBI	Office/N	122,820 SF	53,252 SF	Negotiable	3 Mths	to 16,262
 <p>500 Howard St, San Francisco, CA 94105 Foundry Square, Foundry Square IV 233,290 SF Class A Office Building Built in 2003</p>											
E 4th	15,000-28,909	Negotiable	Thru Jan 2018	Vacant	NBI	Office/S	28,909 SF	28,909 SF	Negotiable	7 Mths	to 15,000



Peter Rosenthal



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>568 Howard St, San Francisco, CA 94105 Between 1st & 2nd 30,000 SF Class B Office Building Renovated in 1995 Built in 1907</p>											
E GRND	6,000	\$22.00/fs	Negotiable	Vacant		Some Work Off/Ret/D	30,000 SF	6,000 SF	\$11,000.00	6 Wks	N
E 2nd	6,000	\$264.00/negot	Negotiable	Vacant		Some Work Office/D	30,000 SF	6,000 SF	\$132,000.00	6 Wks	N
E 3rd	6,000	\$264.00/negot	Negotiable	Vacant		Some Work Office/D	30,000 SF	6,000 SF	\$132,000.00	6 Wks	N
E 4th	6,000	\$264.00/negot	Negotiable	Vacant		Some Work Office/D	30,000 SF	6,000 SF	\$132,000.00	6 Wks	N
E 5th	6,000	\$264.00/negot	Negotiable	Vacant		Some Work Office/D	30,000 SF	6,000 SF	\$132,000.00	6 Wks	N
 <p>612 Howard St, San Francisco, CA 94105 Between 2nd & New Montgomery 57,000 SF Class B Office Building Renovated in 1998 Built in 1907</p>											
E 5th/ Suite 500	8,400	\$24.00/nn	3-5 yrs	04/2006		Some Work Office/D	8,400 SF	8,400 SF	\$16,800.00	5 Wks	N
 <p>631 Howard St, San Francisco, CA 94105 Howard-Hawthorne Center Between 2nd & New Montgomery 105,808 SF Class B Office Building Renovated in 1968 Built in 1929</p>											
E 4th/ Suite 400	20,000	Negotiable	Negotiable	06/2006		Office/D	20,000 SF	20,000 SF	Negotiable	3 Mths	N


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>135 Main St, San Francisco, CA 94105 Between Mission & Howard 249,918 SF Class A Office Building Built in 1990</p>											
E 9th	12,745	Negotiable	TBD	30 Days	Some Work	Office/D	18,689 SF	12,745 SF	Negotiable	11 Mths	N
P 10th	5,944	Negotiable	5 yrs	Vacant	Some Work	Office/D	18,689 SF	5,944 SF	Negotiable	24 Mths	N
E 13th	12,920	Negotiable	TBD	Vacant	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	11 Mths	N
E 14th	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	11 Mths	N
E 15th	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	11 Mths	N
E 21st	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	25,055 SF	12,920 SF	Negotiable	11 Mths	N
E 22nd	12,135	Negotiable	TBD	30 Days	Some Work	Office/D	25,055 SF	12,135 SF	Negotiable	11 Mths	N
 <p>1 Market St, San Francisco, CA 94105 One Market Plaza, Spear Street Tower Between Market & Mission 883,778 SF Class A Office Building Built in 1976</p>											
P 3rd	15,000-20,652	\$18.00/fs	Thru Mar 2011	Vacant	Some Work	Office/S	20,652 SF	20,652 SF	\$30,978.00	33 Mths	to 15,000
E 14th/ Suite 1400	18,964	Negotiable	3-7 yrs	Vacant	Some Work	Office/D	18,964 SF	18,964 SF	Negotiable	11 Mths	N
P 21st	12,485	Negotiable	Thru May 2008	Vacant	As-Is	Office/S	12,485 SF	12,485 SF	Negotiable	4 Mths	N
P 35th	100-10,000	Negotiable	3-36 mnths	30 Days	As-Is	Office/S	10,000 SF	10,000 SF	Negotiable	12 Mths	to 100
P 37th	19,621	Negotiable	Thru Jul 2007	Vacant	Some Work	Office/S	19,621 SF	19,621 SF	Negotiable	3 Mths	N
E 40th	19,075	\$28.00/fs	Thru Jul 2007	Vacant	As-Is	Office/S	57,225 SF	19,075 SF	\$44,508.33	14 Mths	N
E 41st	19,075	\$28.00/fs	Thru Jul 2007	Vacant	As-Is	Office/S	57,225 SF	19,075 SF	\$44,508.33	12 Mths	N
E 42nd	19,075	\$28.00/fs	Thru Jul 2007	Vacant	As-Is	Office/S	57,225 SF	19,075 SF	\$44,508.33	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>1 Market St, San Francisco, CA 94105 One Market Plaza, Steuart Street Tower Between Market & Mission 490,726 SF Class A Office Building Built in 1976</p>											
E 9th	16,025	\$35.00/fs	Thru May 2010	Vacant		Some Work Office/S	16,025 SF	16,025 SF	\$46,739.58	10 Days	N
 <p>101 Market St, San Francisco, CA 94105 Federal Reserve Bank Bldg Between Main and Spear Streets 653,000 SF Class A Office Building Built in 1983</p>											
E 10th	33,906	Negotiable	Negotiable	Vacant		Office/D	33,906 SF	33,906 SF	Negotiable	4 Wks	Y
 <p>455 Market St, San Francisco, CA 94105 Central Plaza 379,203 SF Class A Office Building Built in 1987</p>											
E 2nd	20,136	\$26.00-\$35.00/fs	5-10 yrs	08/2006		Some Work Office/D	20,136 SF	20,136 SF	\$58,730.00	7 Wks	N
E 6th	28,440	\$32.00/fs	5-10 yrs	06/2006		Office/D	28,440 SF	28,440 SF	\$75,840.00	7 Wks	N
P 9th	9,647	\$14.00/fs	Thru Feb 2007	Vacant		Some Work Office/S	9,647 SF	9,647 SF	\$11,254.83	3 Mths	N
E 21st/ Suite 2100	12,397	\$33.00/fs	5-10 yrs	Vacant		Some Work Office/D	12,397 SF	12,397 SF	\$34,091.75	14 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>525 Market St, San Francisco, CA 94105 First Market Tower Between 1st & Ecker 1,083,000 SF Class A Office Building Renovated in 1991 Built in 1973</p>											
P 2nd	15,083	\$28.00/fs	1-10 yrs	Vacant		Some Work Office/D	15,083 SF	15,083 SF	\$35,193.67	33 Mths	N
P 18th	9,000-11,000	\$36.00/fs	10 yrs	Vacant		Office/D	11,000 SF	11,000 SF	\$33,000.00	33 Mths	to 9,000
P 28th	11,897	\$40.00/fs	5-10 yrs	Vacant		Some Work Office/D	11,897 SF	11,897 SF	\$39,656.67	33 Mths	N
P 37th	10,926	\$42.00/fs	Negotiable	Vacant		Some Work Office/D	10,926 SF	10,926 SF	\$38,241.00	4 Mths	N
 <p>555 Market St, San Francisco, CA 94105 Market Center Between 1st & 2nd 283,333 SF Class A Office Building Built in 1964</p>											
P GRND	3,000-12,200	\$27.00-\$39.96/fs	3-10 yrs	Vacant		Some Work Office/D	27,083 SF	12,200 SF	\$40,626.00	52 Mths	to 3,000
P 2nd	14,883	\$27.00-\$39.96/fs	3-10 yrs	Vacant		Some Work Office/D	27,083 SF	14,883 SF	\$49,560.39	23 Mths	N
P 10th	3,000-11,102	\$27.00-\$39.96/fs	5-7 yrs	Vacant		Some Work Office/D	22,204 SF	11,102 SF	\$36,969.66	52 Mths	to 3,000
P 12th	11,102	\$27.00-\$39.96/fs	3-10 yrs	Vacant		Some Work Office/D	22,204 SF	11,102 SF	\$36,969.66	48 Mths	N
P 14th	11,102	\$27.00-\$39.96/fs	3-10 yrs	Vacant		Some Work Office/D	22,204 SF	11,102 SF	\$36,969.66	48 Mths	N
P 15th	11,102	\$27.00-\$39.96/fs	5-7 yrs	Vacant		Some Work Office/D	22,204 SF	11,102 SF	\$36,969.66	48 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>575 Market St, San Francisco, CA 94105 Market Center 486,711 SF Class A Office Building Built in 1975</p>											
E 13th	12,108	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	12,108 SF	12,108 SF	\$50,490.36	22 Mths	N
P 19th/ Suite 1925	2,873	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	10,227 SF	10,227 SF	\$11,980.41	8 Mths	N
P 19th/ Suite 1950	3,581	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	10,227 SF	10,227 SF	\$14,932.77	8 Mths	N
P 19th/ Suite 1900	3,773	\$27.00-\$50.04/fs	Negotiable	Vacant		Some Work Office/D	10,227 SF	10,227 SF	\$15,733.41	43 Mths	N
P 23rd	11,567	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	57,047 SF	11,567 SF	\$48,234.39	22 Mths	N
P 26th	7,275	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	57,047 SF	7,275 SF	\$30,336.75	22 Mths	N
P 27th	12,775	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	57,047 SF	12,775 SF	\$53,271.75	22 Mths	N
P 28th	12,717	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	57,047 SF	12,717 SF	\$53,029.89	22 Mths	N
P 29th	12,713	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	57,047 SF	12,713 SF	\$53,013.21	22 Mths	N
P 31st	12,714	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	12,714 SF	12,714 SF	\$53,017.38	22 Mths	N
P 33rd	12,715	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	12,715 SF	12,715 SF	\$53,021.55	22 Mths	N
P 36th	12,714	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	63,431 SF	12,714 SF	\$53,017.38	22 Mths	N
P 37th	12,715	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	63,431 SF	12,715 SF	\$53,021.55	22 Mths	N
P 38th	12,689	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	63,431 SF	12,689 SF	\$52,913.13	22 Mths	N
P 39th	12,622	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	63,431 SF	12,622 SF	\$52,633.74	22 Mths	N
P 40th	12,691	\$27.00-\$50.04/fs	3-10 yrs	Vacant		Some Work Office/D	63,431 SF	12,691 SF	\$52,921.47	22 Mths	N
 <p>685 Market St, San Francisco, CA 94105 Monadnock Bldg 186,072 SF Class B Office Building Renovated in 1985 Built in 1906</p>											
E 6th	18,855	Negotiable	5-10 yrs	08/2006		Office/D	18,855 SF	18,855 SF	Negotiable	5 Mths	N
E 8th	18,867	Negotiable	5-10 yrs	08/2006		Office/D	56,475 SF	18,867 SF	Negotiable	5 Mths	N
E 9th	18,749	Negotiable	5-10 yrs	08/2006		Office/D	56,475 SF	18,749 SF	Negotiable	5 Mths	N
E 10th	18,859	Negotiable	5-10 yrs	08/2006		Office/D	56,475 SF	18,859 SF	Negotiable	5 Mths	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>One Market St, San Francisco, CA 94105 The Landmark @ One Market Between Mission & Steuart 400,000 SF Class B Office Building Renovated in 2000 Built in 1917</p>											
P 5th	8,425	Negotiable	Thru Nov 2006	Vacant		Office/S	8,425 SF	8,425 SF	Negotiable	6 Mths	N
 <p>123 Mission St, San Francisco, CA 94105 342,000 SF Class A Office Building Built in 1986</p>											
E 18th	13,980	Negotiable	Negotiable	Vacant	Some Work	Office/D	13,980 SF	13,980 SF	Negotiable	22 Mths	N
E 27th	14,336	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	16 Mths	N
E 28th	14,336	Negotiable	Negotiable	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	22 Mths	N
 <p>201 Mission St, San Francisco, CA 94105 Between Beale and Main 483,289 SF Class A Office Building Built in 1981</p>											
E 2nd/ Suite 200	22,854	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	22,854 SF	22,854 SF	Negotiable	10 Wks	N
E 3rd/ Suite 300	18,283	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	18,283 SF	18,283 SF	Negotiable	10 Wks	N
E 5th/ Suite 500	16,297	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	16,297 SF	16,297 SF	Negotiable	19 Mths	N
P 7th/ Suite 700	8,764	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	8,764 SF	8,764 SF	Negotiable	4 Mths	N
P 15th/ Suite 1500	8,283	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,521 SF	8,283 SF	Negotiable	59 Mths	N
P 18th/ Suite 1800	7,238	Negotiable	3-10 yrs	Vacant	NBI	Office/D	15,521 SF	7,238 SF	Negotiable	50 Mths	N
P 24th/ Suite 2400	9,030	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	9,030 SF	9,030 SF	Negotiable	14 Mths	N
E 29th/ Suite 2900	15,744	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,744 SF	15,744 SF	Negotiable	37 Mths	N
E 30th/ Suite 3000	14,803	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	14,803 SF	14,803 SF	Negotiable	23 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>350 Mission St, San Francisco, CA 94105 C/O Fremont and Mission Streets 73,000 SF Class C Office Building Renovated in 1978 Built in 1923</p>											
P GRND	8,196	Negotiable	Thru Jul 2008	Vacant		Office/S	8,196 SF	8,196 SF	Negotiable	3 Mths	N
P 2nd	17,277	Negotiable	Thru Jul 2008	Vacant		Office/S	17,277 SF	17,277 SF	Negotiable	3 Mths	N
P 3rd	17,276	Negotiable	Thru Jul 2008	Vacant		Office/S	17,276 SF	17,276 SF	Negotiable	3 Mths	N
P 4th	17,367	Negotiable	Thru Jul 2008	Vacant		Office/S	17,367 SF	17,367 SF	Negotiable	3 Mths	N
 <p>90 New Montgomery St, San Francisco, CA 94105 NW corner of New Mont. & Mission St 125,000 SF Class A Office Building Built in 1986</p>											
E 15th/ Suite PENT	8,763	\$28.00-\$35.00/fs	3-5 yrs	Vacant	Some Work	Office/D	8,763 SF	8,763 SF	\$25,558.75	9 Mths	N
 <p>101 New Montgomery St, San Francisco, CA 94105 57,155 SF Class B Office Building Renovated in 1995 Built in 1908</p>											
E 6th	9,600	\$25.00/fs	Negotiable	60 Days		Office/D	9,600 SF	9,600 SF	\$20,000.00	18 Days	N



Peter Rosenthal

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>149 New Montgomery St, San Francisco, CA 94105 Between Minna & Natoma 84,500 SF Class B Office Building Renovated in 1999 Built in 1907</p>											
E LL	11,501	Negotiable	Negotiable	Vacant	Some Work	Office/D	11,501 SF	11,501 SF	Negotiable	56 Mths	N
 <p>100 Spear St, San Francisco, CA 94105 SWC of Spear and Mission Streets 213,000 SF Class A Office Building Built in 1983</p>											
P 5th/ Suite 525	5,289	Negotiable	5 yrs	Vacant	Some Work	Office/D	8,753 SF	8,753 SF	Negotiable	16 Mths	N
P 5th/ Suite 520	3,464	Negotiable	5 yrs	Vacant		Office/D	8,753 SF	8,753 SF	Negotiable	4 Mths	N
E 20th/ Suite 2000	9,422	Negotiable	5 yrs	Vacant	Some Work	Office/D	9,422 SF	9,422 SF	Negotiable	35 Mths	N
 <p>101-121 Spear St, San Francisco, CA 94105 Rincon Center, One Rincon Center & Annex 197,198 SF Class B Office Building Renovated in 1988 Built in 1940</p>											
E 4th	41,966	Negotiable	Negotiable	30 Days	Some Work	Office/D	41,966 SF	41,966 SF	Negotiable	4 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>150 Spear St, San Francisco, CA 94105 Between Mission & Howard 256,817 SF Class A Office Building Built in 1981</p>											
E 2nd/ Suite 200	15,091	Negotiable	Negotiable	07/2006	Some Work	Office/D	15,091 SF	15,091 SF	Negotiable	5 Mths	N
E 3rd/ Suite 300	15,091	Negotiable	Negotiable	Vacant	Some Work	Office/D	45,273 SF	15,091 SF	Negotiable	14 Mths	N
E 4th/ Suite 400	15,091	Negotiable	Negotiable	Vacant	Some Work	Office/D	45,273 SF	15,091 SF	Negotiable	6 Mths	N
E 6th/ Suite 600	15,091	Negotiable	TBD	Vacant	Some Work	Office/D	45,273 SF	15,091 SF	Negotiable	8 Mths	N
E 8th/ Suite 800	15,091	Negotiable	Negotiable	07/2006	Some Work	Office/D	60,364 SF	15,091 SF	Negotiable	5 Mths	N
E 9th/ Suite 900	15,091	Negotiable	Negotiable	07/2006	Some Work	Office/D	60,364 SF	15,091 SF	Negotiable	5 Mths	N
E 10th/ Suite 1000	15,091	Negotiable	Negotiable	07/2006	Some Work	Office/D	60,364 SF	15,091 SF	Negotiable	5 Mths	N
E 11th/ Suite 1100	15,091	Negotiable	Negotiable	07/2006	Some Work	Office/D	60,364 SF	15,091 SF	Negotiable	5 Mths	N
E 14th	15,091	Negotiable	Negotiable	04/2006		Office/D	15,091 SF	15,091 SF	Negotiable	2 Mths	N
 <p>160 Spear St, San Francisco, CA 94105 160 Spear Street Between Mission & Howard 280,085 SF Class A Office Building Built in 1985</p>											
E 14th	15,820	\$15.00/fs	Thru Mar 2007	Vacant	Some Work	Office/S	15,820 SF	15,820 SF	\$19,775.00	4 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>201 Spear St, San Francisco, CA 94105 Spear Street Terrace 230,604 SF Class A Office Building Built in 1985</p>											
P 2nd	3,346	\$30.00- \$40.00/negot	3-7 yrs	Vacant	Some Work	Office/D	36,530 SF	3,346 SF	\$11,153.33	9 Mths	Y
E 3rd/ Suite 300	16,592	\$30.00- \$40.00/negot	5-10 yrs	Vacant	Some Work	Office/D	36,530 SF	16,592 SF	\$55,306.67	21 Mths	N
E 4th	16,592	\$30.00- \$40.00/negot	3-10 yrs	Vacant	Some Work	Office/D	36,530 SF	16,592 SF	\$55,306.67	9 Mths	N
P 11th	13,723	\$30.00- \$40.00/negot	5-10 yrs	Vacant	Some Work	Office/D	13,723 SF	13,723 SF	\$45,743.33	21 Mths	N
 <p>49 Stevenson St, San Francisco, CA 94105 121,179 SF Class A Office Building Built in 1988</p>											
E 3rd/ Suite 300	9,490	\$27.00/fs	Negotiable	Vacant	Some Work	Office/D	9,490 SF	9,490 SF	\$21,352.50	5 Mths	N
E 11th/ Suite 1100	8,218	\$31.00/fs	Negotiable	02/2006	Some Work	Office/D	8,218 SF	8,218 SF	\$21,229.83	6 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>71 Stevenson St, San Francisco, CA 94105 Stevenson Place 315,800 SF Class A Office Building Built in 1986</p>											
E 2nd	17,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	17,000 SF	Negotiable	18 Mths	N
E 3rd	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	18,000 SF	Negotiable	18 Mths	N
E 4th	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	18,000 SF	Negotiable	18 Mths	N
E 5th	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	18,000 SF	Negotiable	18 Mths	N
E 6th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	13,800 SF	Negotiable	18 Mths	N
E 7th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	13,800 SF	Negotiable	18 Mths	N
E 8th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	13,800 SF	Negotiable	18 Mths	N
E 9th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	13,800 SF	Negotiable	18 Mths	N
E 10th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	13,800 SF	Negotiable	18 Mths	N
P 11th/ Suite 1100	8,265	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	180,814 SF	12,353 SF	Negotiable	10 Mths	N
P 11th	4,088	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	180,814 SF	12,353 SF	Negotiable	18 Mths	N
E 12th/ Suite 1200	14,365	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	180,814 SF	14,365 SF	Negotiable	26 Mths	N
E 13th/ Suite 1300	14,096	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	180,814 SF	14,096 SF	Negotiable	26 Mths	N
P 15th/ Suite 1550	7,577	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	35,963 SF	7,577 SF	Negotiable	26 Mths	N
P 16th/ Suite 1620	9,294	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	35,963 SF	14,386 SF	Negotiable	5 Mths	N
P 16th/ Suite 1600	5,092	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	35,963 SF	14,386 SF	Negotiable	26 Mths	N
E 17th	14,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	35,963 SF	14,000 SF	Negotiable	18 Mths	N
P 20th	9,000-12,000	\$31.00/fs	3-5 yrs	30 Days	As-Is	Office/S	12,000 SF	12,000 SF	\$31,000.00	6 Mths	to 9,000
 <p>110 The Embarcadero, San Francisco, CA 94105 18,000 SF Class B Office Building Built in 1984</p>											
E LL	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	53 Mths	N
E 1st	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	53 Mths	N
E 2nd	6,000	Negotiable	Negotiable	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	53 Mths	N

Report Criteria

location

Location method **Submarket**

Submarkets (in Markets) **South Financial District (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**