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# 2nd Q Availabilities Rincon South Beach 3k to 8k

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PREPARED BY:



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# Peter Rosenthal (415) 765-6890

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>1) 400 2nd St, San Francisco, CA</b>  <b>Corner of Harrison</b>            69,000 SF Class B Office Building Renovated in 1983 Built in 1925</p>											
P LL / Suite B	4,787	\$13.00/fs	TBD	Vacant	Some Work	Office/D	4,787 SF	4,787 SF	\$5,186	20 Mths	N
P 4th / Suite 450	5,277	\$22.00/fs	TBD	Vacant	Some Work	Office/D	5,277 SF	5,277 SF	\$9,675	17 Days	N
 <p><b>2) 490 2nd St, San Francisco, CA</b>  <b>Second Street Center</b>            46,400 SF Class B Office Building Built in 1983</p>											
P 1st / Suite 103	3,000	\$15.00/mg	TBD	Vacant	Some Work	Office/D	3,000 SF	3,000 SF	\$3,750	14 Days	N
P 3rd / Suite 302	6,581	\$15.00/mg	TBD	Vacant	Some Work	Office/D	6,581 SF	6,581 SF	\$8,226	18 Mths	N
 <p><b>3) 501 2nd St, San Francisco, CA</b>  <b>Second Street Square</b>            190,000 SF Class B Office Building Renovated in 1986 Built in 1908</p>											
P 3rd / Suite 302	3,920	Negotiable	1-10 yrs	30 Days	NBI	Office/D	3,920 SF	3,920 SF	Negotiable	7 Mths	N
P 4th / Suite 400	6,952	Negotiable	1-10 yrs	Vacant	Some Work	Office/D	6,952 SF	6,952 SF	Negotiable	17 Mths	N
 <p><b>4) 524 2nd St, San Francisco, CA</b>            12,800 SF Class C Office Building Built in 1923</p>											
P GRND	3,000	Negotiable	TBD	60 Days	Some Work	Office/D	3,000 SF	3,000 SF	Negotiable	6 Mths	N





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 <p><b>5) 491-495 3rd St, San Francisco, CA</b>  <b>Corner of Bryant &amp; 3rd Streets</b>                      5,250 SF Class B Office Building Renovated in 1985 Built in 1907</p>											
P LL / Suite 491	1,000	\$24.00/mg	3-10 yrs	Vacant	Some Work	Off/Ret/D	3,125 SF	1,000 SF	\$2,000	7 Mths	N
E 1st / Suite 493	2,125	\$24.00/mg	TBD	Vacant	Some Work	Off/Ret/D	3,125 SF	2,125 SF	\$4,250	9 Mths	N
 <p><b>6) 250 Brannan St, San Francisco, CA</b>  <b>Gallo Bldg</b>                      81,909 SF Class B Office Building Renovated in 2001 Built in 1907</p>											
P 1st / Suite SOUTH	20,054	Negotiable	5-10 yrs	Vacant		Office/D	81,909 SF	20,054 SF	Negotiable	15 Mths	to 1
P 2nd / Suite SOUTH	14,100	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	81,909 SF	14,100 SF	Negotiable	15 Mths	N
P 2nd / Suite NORTH	16,474	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	81,909 SF	16,474 SF	Negotiable	15 Mths	N
P 3rd / Suite SOUTH	15,134	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	81,909 SF	15,134 SF	Negotiable	15 Mths	N
P 3rd / Suite NORTH	16,147	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	81,909 SF	16,147 SF	Negotiable	15 Mths	N
 <p><b>7) 274 Brannan St, San Francisco, CA</b>  <b>Hawley Terminal Bldg</b>                      120,000 SF Class B Office Building Renovated in 1984 Built in 1916</p>											
P 6th / Suite 604	2,093	\$22.00-\$26.00/fs	1-10 yrs	Vacant	Some Work	Office/D	8,436 SF	2,093 SF	\$4,535	2 Mths	N
P 6th / Suite 602	4,308	\$22.00-\$26.00/fs	1-10 yrs	Vacant	Some Work	Office/D	8,436 SF	4,308 SF	\$9,334	2 Mths	N
P 6th / Suite 600	2,035	\$22.00-\$26.00/fs	1-10 yrs	Vacant	Some Work	Office/D	8,436 SF	2,035 SF	\$4,409	2 Mths	N
 <p><b>8) 300 Brannan St, San Francisco, CA</b>                      60,000 SF Class C Office Building Renovated in 1986 Built in 1912</p>											
P 4th / Suite 404	1,819-3,638	\$12.60/mg	1-3 yrs	Vacant	Some Work	Office/D	3,638 SF	3,638 SF	\$3,820	2 Mths	to 1,819
P 4th / Suite 405	1,819-3,638	\$12.00/mg	1-3 yrs	Vacant	Some Work	Office/D	3,638 SF	3,638 SF	\$3,638	2 Mths	to 1,819





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 <p><b>9) 340 Brannan St, San Francisco, CA</b>  <b>Between 2nd &amp; 3rd</b>                      39,375 SF Class C Office Building Renovated in 1985 Built in 1911</p>											
P 1st	3,200	Negotiable	1-5 yrs	Vacant	Some Work	Office/D	3,200 SF	3,200 SF	Negotiable	11 Mths	N
P 5th	4,500	Negotiable	1-5 yrs	Vacant	Some Work	Office/D	4,500 SF	4,500 SF	Negotiable	11 Mths	N
 <p><b>10) 2 Bryant St, San Francisco, CA</b>                      52,955 SF Class B Office Building Renovated in 1986 Built in 1938</p>											
P 2nd / Suite 240	4,324	Negotiable	5 yrs	Vacant	Some Work	Office/D	4,324 SF	4,324 SF	Negotiable	13 Mths	N
 <p><b>11) 333 Bryant St, San Francisco, CA</b>  <b>Between 1st &amp; 2nd Streets</b>                      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	31 Mths	to 1
P 3rd / Suite 330	3,339	\$15.00/mg	3-5 yrs	Vacant	Some Work	Office/D	8,456 SF	8,456 SF	\$4,174	34 Mths	N
P 3rd / Suite 350	3,286	\$12.00/mg	3-5 yrs	Vacant	Some Work	Office/D	8,456 SF	8,456 SF	\$3,286	11 Mths	N
 <p><b>12) 539 Bryant St, San Francisco, CA</b>  <b>Between 3rd &amp; 4th</b>                      73,130 SF Class B Office Building Renovated in 1984 Built in 1912</p>											
P 3rd / Suite 303	1,600-7,214	Negotiable	1-5 yrs	Vacant	Some Work	Office/D	7,214 SF	7,214 SF	Negotiable	38 Mths	to 1,600

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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><b>13) 75 Federal St, San Francisco, CA</b> 9,898 SF Class C Office Building Built in 1955</p>	E 2nd	4,577	\$16.00/fs	1-5 yrs	Vacant	Some Work	Office/D	4,577 SF	4,577 SF	\$6,103	14 Mths	N
 <p><b>14) 128 King St, San Francisco, CA</b> 70,000 SF Class B Office Building Renovated in 2000 Built in 1913</p>	P PENT	6,500	\$36.00/mg	3-5 yrs	Vacant		Office/D	6,500 SF	6,500 SF	\$19,500	37 Mths	N
 <p><b>15) 210 King St, San Francisco, CA</b> <b>Mission Place</b> 66,000 SF Class B Office Building Built in 2003</p>	E 3rd	25,000	\$27.00/fs	1-10 yrs	Vacant	NBI	Office/N	25,000 SF	25,000 SF	\$56,250	22 Mths	to 1
 <p><b>16) 290 King St, San Francisco, CA</b> <b>Mission Place</b> 60,000 SF Class B Office Building Built in 2003</p>	E 3rd	19,000	\$27.00/fs	TBD	Vacant	NBI	Office/N	19,000 SF	19,000 SF	\$42,750	22 Mths	to 1

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 <p><b>17) 27-29 S Park Ave, San Francisco, CA</b> 13,000 SF Class C Office Building Built in 1950</p>											
P GRND / Suite 100	2,134	\$18.00/mg	3-5 yrs	Vacant	Some Work	Off/Ret/D	6,071 SF	2,134 SF	\$3,201	6 Mths	N
P GRND / Suite 101	3,937	\$18.00/mg	3-5 yrs	Vacant	Some Work	Off/Ret/D	6,071 SF	3,937 SF	\$5,906	6 Mths	N
E 2nd / Suite 201	3,983	\$18.00/mg	3-5 yrs	Vacant	Some Work	Off/Ret/D	3,983 SF	3,983 SF	\$5,975	6 Mths	N
 <p><b>18) 345 Spear St, San Francisco, CA</b> <b>Hills Plaza</b> 401,886 SF Class A Office Building Built in 1989</p>											
P 5th / Suite A	3,788	Negotiable	TBD	Vacant	Some Work	Office/D	3,788 SF	3,788 SF	Negotiable	21 Mths	N
P 5th / Suite B	5,120	Negotiable	TBD	Vacant	Some Work	Office/D	5,120 SF	5,120 SF	Negotiable	4 Mths	N
 <p><b>19) 444-470 Spear St, San Francisco, CA</b> 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	\$6,885	13 Mths	N
 <p><b>20) 111 Townsend St, San Francisco, CA</b> <b>Townsend at 2nd St</b> 22,200 SF Class C Office Building Built in 1911</p>											
E GRND / Suite GRND	10,000	\$18.00/mg	TBD	30 Days	Some Work	Off/Ret/D	22,200 SF	10,000 SF	\$15,000	28 Mths	N
E 2nd / Suite 200	6,100	\$18.00/mg	TBD	30 Days	Some Work	Office/D	22,200 SF	6,100 SF	\$9,150	28 Mths	N
E 3rd / Suite 300	6,100	\$18.00/mg	TBD	30 Days	Some Work	Office/D	22,200 SF	6,100 SF	\$9,150	28 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>21) 123 Townsend St, San Francisco, CA</b>  <b>Townsend Bldg</b>                      156,834 SF Class B Office Building Renovated in 2000 Built in 1903</p>											
P 3rd	7,800	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	37,600 SF	7,800 SF	Negotiable	14 Mths	N
E 4th	7,000-22,000	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	37,600 SF	22,000 SF	Negotiable	14 Mths	to 7,000
P 5th	7,800	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	37,600 SF	7,800 SF	Negotiable	14 Mths	N

# Report Criteria

## location

Location method: **Submarket**

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

## space

Available Space: **3000 - 8000 SF contig in building**

Space Use: **Office**

## property

Property Type: **Office**

Status: **Existing**

Building Class: **A, B, C**