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# 2nd Q Availabilities Rincon South Beach over 8k

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April 4, 2005

PREPARED BY:



**Starboard TCN Worldwide Real Estate**

26 O'Farrell St, 10th Floor  
San Francisco, CA 94108-5809

**Susanna Panari**

415-765-6900 (phone)  
415-956-2003 (fax)  
susanna@starboardnet.com









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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) 303 2nd St, San Francisco, CA</b> 700,890 SF Class A Office Building Built in 1988</p>											
P 2nd / Suite SOUTH	8,184	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	24,121 SF	24,121 SF	Negotiable	47 Mths	N
P 2nd / Suite SOUTH2	15,937	Negotiable	Thru Dec 2005	Vacant	As Is	Office/S	24,121 SF	24,121 SF	Negotiable	8 Wks	N
E 3rd / Suite NORTH	54,626	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	54,626 SF	54,626 SF	Negotiable	17 Mths	N
P 4th / Suite SOUTH	11,204	Negotiable	1-5 yrs	Vacant	Some Work	Office/D	11,204 SF	11,204 SF	Negotiable	43 Mths	N
P 4th / Suite NORTH	11,895	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	11,895 SF	11,895 SF	Negotiable	18 Mths	N
E 5th / Suite SOUTH	42,351	Negotiable	1-10 yrs	05/2005	Some Work	Office/D	42,351 SF	42,351 SF	Negotiable	10 Mths	N
P 6th / Suite NORTH	16,788	Negotiable	3-10 yrs	05/2005	Some Work	Office/D	16,788 SF	16,788 SF	Negotiable	8 Wks	N
E 6th / Suite SOUTH	40,781	Negotiable	0.9-10 yrs	01/2006	Some Work	Office/D	40,781 SF	40,781 SF	Negotiable	8 Wks	N
E 7th / Suite SOUTH	38,410	Negotiable	3-10 yrs	01/2006	Some Work	Office/D	38,410 SF	38,410 SF	Negotiable	8 Wks	N
P 8th / Suite NORTH1	14,195	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	14,195 SF	14,195 SF	Negotiable	45 Mths	N
 <p><b>2) 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 3rd / Suite 300	10,490	\$16.00/fs	TBD	Vacant	As Is	Office/D	10,490 SF	10,490 SF	\$13,987	4 Mths	N
 <p><b>3) 490 2nd St, San Francisco, CA</b> <b>Second Street Center</b> 46,400 SF Class B Office Building Built in 1983</p>											
P 2nd / Suite 200	9,638	\$15.00/mg	TBD	Vacant	Some Work	Office/D	9,638 SF	9,638 SF	\$12,048	18 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>4) 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 350	8,436	Negotiable	1-10 yrs	30 Days	Some Work	Office/D	8,436 SF	8,436 SF	Negotiable	2 Mths	N
P 4th / Suite A/B	10,385	Negotiable	1-10 yrs	Vacant	Some Work	Office/D	10,385 SF	10,385 SF	Negotiable	38 Mths	N
P 7th / Suite A	8,476	Negotiable	1-10 yrs	Vacant	Some Work	Office/D	8,476 SF	8,476 SF	Negotiable	22 Mths	N
 <p><b>5) 625 2nd St, San Francisco, CA</b>  <b>Between Townsend &amp; Brannan</b>                      134,447 SF Class B Office Building Renovated in 1999 Built in 1916</p>											
P 1st	12,000-27,000	Negotiable	Thru Oct 2009	Vacant	As Is	Office/S	27,000 SF	27,000 SF	Negotiable	8 Mths	to 12,000
 <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





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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <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 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 601	10,158	\$22.00-\$26.00/fs	1-10 yrs	Vacant	Some Work	Office/D	10,158 SF	10,158 SF	\$22,009	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
 <b>8) 301 Brannan St, San Francisco, CA</b> 70,090 SF Class B Office Building Renovated in 1989 Built in 1909											
E 1st / Suite 100	10,135	\$24.00/fs	3-10 yrs	Vacant	Some Work	Office/D	10,135 SF	10,135 SF	\$20,270	14 Mths	N
 <b>9) 2 Bryant St, San Francisco, CA</b> 52,955 SF Class B Office Building Renovated in 1986 Built in 1938											
P 1st	8,631	Negotiable	3-7 yrs	08/2005	Some Work	Office/D	8,631 SF	8,631 SF	Negotiable	5 Wks	N
 <b>10) 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											
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 2nd	15,229	\$14.00/mg	3-5 yrs	Vacant	Some Work	Office/D	15,229 SF	15,229 SF	\$17,767	12 Mths	N
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



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	Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
	<b>11) 60 Federal St, San Francisco, CA</b> <b>2nd/Bryant/Brannan</b> 97,000 SF Class B Office Building Renovated in 1989 Built in 1916											
	E 3rd	15,870	Negotiable	TBD	Vacant/For Sale	Some Work	Office/D	31,870 SF	15,870 SF	Negotiable	20 Mths	N
	E 4th	16,000	Negotiable	TBD	Vacant/For Sale	Some Work	Office/D	31,870 SF	16,000 SF	Negotiable	20 Mths	N
	<b>12) 642 Harrison St, San Francisco, CA</b> <b>Between 2nd &amp; 3rd</b> 55,678 SF Class B Office Building Renovated in 1984 Built in 1925											
	P 2nd	10,000	Negotiable	TBD	Vacant	Some Work	Office/D	10,000 SF	10,000 SF	Negotiable	14 Mths	N
	<b>13) 210 King St, San Francisco, CA</b> <b>Mission Place</b> 66,000 SF Class B Office Building Built in 2003											
	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
	<b>14) 290 King St, San Francisco, CA</b> <b>Mission Place</b> 60,000 SF Class B Office Building Built in 2003											
	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>15) 444-470 Spear St, San Francisco, CA</b> 49,851 SF Class B Office Building Renovated in 1988 Built in 1939</p>											
P 2nd / Suite 200	10,564	\$21.00-\$23.00/fs	5 yrs	Vacant	Some Work	Office/D	10,564 SF	10,564 SF	\$20,248	23 Mths	N
 <p><b>16) 113 Stillman St, San Francisco, CA</b> <b>Between 3rd &amp; 4th Streets</b> 8,250 SF Class C Office Building Built in 1928</p>											
E 1st	6,600	\$15.00/mg	TBD	30 Days	Some Work	Office/D	8,250 SF	6,600 SF	\$8,250	12 Mths	N
E 2nd	1,650	\$15.00/mg	TBD	30 Days	Some Work	Office/D	8,250 SF	1,650 SF	\$2,063	9 Wks	N
 <p><b>17) 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
 <p><b>18) 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

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 <p><b>19) 178 Townsend St, San Francisco, CA</b>                      22,000 SF Class C Office Building Built in 1886</p>											
E 1st	22,000	Negotiable	5-15 yrs	Vacant	Some Work	Office/D	22,000 SF	22,000 SF	Negotiable	49 Mths	N
 <p><b>20) 180 Townsend St, San Francisco, CA</b>                      Btwn 2nd &amp; 3rd Streets                      40,000 SF Class C Office Building Renovated in 2000 Built in 1903</p>											
E LL	10,154	\$6.00/nnn	5-10 yrs	Vacant	Some Work	Office/D	10,154 SF	10,154 SF	\$5,077	48 Mths	N
E GRND	8,236	\$12.00/hnn	5-10 yrs	Vacant	Some Work	Office/D	8,236 SF	8,236 SF	\$8,236	48 Mths	N

# Report Criteria

## location

Location method: **Submarket**

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

## space

Available Space: **> 8000 SF contig in building**

Space Use: **Office**

## property

Property Type: **Office**

Status: **Existing**

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