
South Financial District Availabilites 3k to 8k 2Q

April 4, 2005

PREPARED BY:



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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>1) 50 1st St, San Francisco, CA 134,000 SF Class B Office Building Renovated in 1986 Built in 1961</p>											
P LL	5,000	\$9.00/fs	2-10 yrs	Vacant	Some Work	Office/D	5,000 SF	5,000 SF	\$3,750	39 Mths	N
Storage space in the basement. Walk-in vaults.											
P 2nd / Suite 201	4,086	\$20.00/fs	2-10 yrs	Vacant	Some Work	Office/D	4,086 SF	4,086 SF	\$6,810	31 Mths	N
Space includes 2 private offices and 4 classrooms.											
P 4th / Suite 405	3,084	\$20.00/fs	2-10 yrs	Vacant	Some Work	Office/D	3,084 SF	3,084 SF	\$5,140	4 Mths	N
P 6th / Suite 605	4,468	\$20.00/fs	2-10 yrs	Vacant	Some Work	Office/D	4,468 SF	4,468 SF	\$7,447	39 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>2) 100 1st St, San Francisco, CA 100 First Plaza Corner of First and Mission Streets 449,816 SF Class A Office Building Built in 1988</p>											
P 2nd / Suite 200	5,674	\$25.00/fs	3-10 yrs	Vacant	Some Work	Office/D	5,674 SF	5,674 SF	\$11,821	17 Mths	N
5 window line private offices, 1 interior private office, kitchen, and storage.											
P 3rd	3,019	\$25.00/fs	3-10 yrs	Vacant	Some Work	Office/D	3,019 SF	3,019 SF	\$6,290	4 Mths	N
Double-door entry. 5-6 private offices, 1-2 conference rooms, kitchen, storage, and balance of open area.											
P 16th	5,401	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	5,401 SF	5,401 SF	\$12,602	17 Mths	N
Double door entry, 5-6 private offices, 1-2 conference rooms, kitchen, storage, and open area.											
E 18th	19,444	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	19,444 SF	\$45,369	26 Mths	N
Full Floor. 38 exterior POs, 4 conference rooms, media room, kitchen.											
E 19th	14,476	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	14,476 SF	\$33,777	26 Mths	N
Full Floor. 33 exterior POs, 2 interior POs, library, kitchen.											
E 20th	14,226	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	14,226 SF	\$33,194	26 Mths	N
Full floor. 26 exterior POs, conference room, kitchen, computer room.											
E 22nd / Suite 2200	4,500-14,315	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	14,315 SF	\$33,402	38 Mths	to 4,500
Awesome bay views! Double door entry, 5 private offices, Conference room, Kitchen.											
E 23rd / Suite 2300	13,828	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	13,828 SF	\$32,265	30 Mths	N
Awesome bay views! Full floor identity. 11 offices, conference room, kitchen, balance is open.											
P 24th / Suite 2420A	3,219	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	10,950 SF	\$7,511	30 Mths	N
This space is being offered as "custom plug & play to suit". Space can be furnished within 10 days of lease execution. 3 private offices, 6 work stations, conference room, break room, file cabinets and reception.											
P 24th / Suite 2420B	7,731	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	10,950 SF	\$18,039	5 Mths	N
Double door identity, 7 private offices, conference room, kitchen, and open area.											
E 25th	11,193	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	11,193 SF	\$26,117	12 Mths	N
Bay views. Full-floor.											
E 26th / Suite 2600	11,190	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	109,622 SF	11,190 SF	\$26,110	44 Mths	N
Awesome bay views! Full-floor identity. 12 windowline offices, 5 interior offices, 3 conference rooms, 15+/- workstations in open area, Storage, Kitchen.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>3) 330 1st St, San Francisco, CA 6,750 SF Class C Office Building Built in 1939</p>											
P 1st	3,375	Negotiable	TBD	30 Days	Some Work	Office/D	6,750 SF	3,375 SF	Negotiable	7 Mths	N
For sale only.											
E 2nd	3,375	Negotiable	TBD	30 Days	Some Work	Office/D	6,750 SF	3,375 SF	Negotiable	7 Mths	N
For sale only.											
 <p>4) 22-28 2nd St, San Francisco, CA 2nd St @ Market St 22,584 SF Class C Office Building Renovated in 1981 Built in 1914</p>											
E 3rd	3,232	\$18.00/fs	3-5 yrs	Vacant	Some Work	Office/D	3,232 SF	3,232 SF	\$4,848	6 Mths	N
8 private offices, 2 conference rooms, 1 storage, kitchen and large open area.											
E 4th / Suite 400	3,232	\$18.00/fs	3-5 yrs	Vacant	Some Work	Office/D	3,232 SF	3,232 SF	\$4,848	4 Days	N
4 private offices, conference room, storage room, kitchen. and open space.											
P 5th / Suite 501	1,341	\$18.00/fs	3-5 yrs	Vacant	Some Work	Office/D	3,232 SF	3,232 SF	\$2,012	6 Mths	N
1 private office, 1 conference room, large open area, and shared kitchen. Contiguous to Suite 500 totaling 3,232 SF.											
P 5th / Suite 500	1,891	\$18.00/fs	3-5 yrs	05/2005	Some Work	Office/D	3,232 SF	3,232 SF	\$2,837	4 Days	N
4 private offices, conference room, shared kitchen, storage room, and open area. Contiguous to Suite 501 totaling 3,232 SF.											




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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>5) 55 2nd St, San Francisco, CA KPMG Bldg at 55 Second Second & Stevenson 379,330 SF Class A Office Building Built in 2002</p>											
E 2nd / Suite 200	18,603	\$22.00/fs	3 yrs	Vacant	As Is	Office/S	70,923 SF	18,603 SF	\$34,106	20 Mths	N
<p>Long term sublease with credit sublessor, Full floor identity, 14 private offices, Open space able to accommodate up to 50 workstations, 1 large board room, 1 conference room, Data closet, Reception area, Kitchen/Breakroom, Storage room.</p>											
E 3rd / Suite 300	18,553	\$22.00/fs	3 yrs	Vacant	As Is	Office/S	70,923 SF	18,553 SF	\$34,014	14 Mths	N
<p>Long term sublease with credit sublessor, Full floor identity, 9 private offices, Open space able to accommodate up to 75 workstations, 2 conference rooms, Data closet, Kitchen/Breakroom, Storage room, Mail room.</p>											
E 4th / Suite 400	20,224	\$22.00/fs	3 yrs	Vacant	As Is	Office/S	70,923 SF	20,224 SF	\$37,077	14 Mths	N
<p>Long term sublease with credit sublessor, Full floor identity, 7 private offices, Open space able to accommodate up to 100 workstations, 2 conference rooms, Training room, Server room/Data center, Copy area, Kitchen/Breakroom.</p>											
P 5th / Suite 500	3,000-13,543	\$31.00-\$36.00/fs	5 yrs	Vacant	NBI	Office/N	70,923 SF	13,543 SF	\$40,629	25 Mths	to 3,000
E 7th / Suite 700	5,000-19,997	\$31.00-\$36.00/fs	5 yrs	Vacant	NBI	Office/N	19,997 SF	19,997 SF	\$59,991	25 Mths	to 5,000
P 20th	3,000-6,252	\$31.00-\$36.00/fs	5 yrs	Vacant	NBI	Office/N	6,252 SF	6,252 SF	\$18,756	45 Mths	to 3,000
 <p>6) 101 2nd St, San Francisco, CA Corner of Mission & 2nd Street 387,866 SF Class A Office Building Built in 1999</p>											
P 5th / Suite A/B	1,228-3,111	\$30.00/fs	3-10 yrs	Vacant	Some Work	Office/D	3,111 SF	3,111 SF	\$7,778	31 Mths	to 1,228
P 5th	6,845	\$32.00/fs	3-10 yrs	Vacant	Some Work	Office/D	6,845 SF	6,845 SF	\$18,253	13 Mths	N
<p>Fully furnished space with 4 private offices, and open plan.</p>											




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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
											
7) 120-124 2nd St, San Francisco, CA 16,800 SF Class C Office Building Built in 1907											
E 3rd / Suite 300	4,200	\$18.00/mg	TBD	Vacant	Some Work	Office/D	4,200 SF	4,200 SF	\$6,300	51 Mths	N
Full floor identity, Brick & Timber, Seismic upgrade completed, Needs TI's.											
											
8) 121-123 2nd St, San Francisco, CA Rapp Bldg 30,000 SF Class C Office Building Built in 1927											
E 7th	3,800	\$23.00/fs	Thru Apr 2008	Vacant	As Is	Office/S	3,800 SF	3,800 SF	\$7,283	5 Wks	N
Furniture is included!!!											
											
9) 124 2nd St, San Francisco, CA 6,650 SF Class B Office Building											
E BSMT	650	\$29.77/mg	5-10 yrs	Vacant	Some Work	Off/Ret/D	6,650 SF	650 SF	\$1,613	52 Mths	N
\$16,500 per month for 6,650 SF. Currently largest retail space available on 2nd Street corridor. New beautifully built out interior. Open plan with high ceilings & large storefront windows. Freight elevator to all levels. Dramatic lighting.											
E GRND	4,000	\$29.77/mg	5-10 yrs	Vacant	Some Work	Off/Ret/D	6,650 SF	4,000 SF	\$9,923	11 Mths	N
\$16,500 per month for 6,650 SF. Currently largest retail space available on 2nd Street corridor. New beautifully built out interior. Open plan with high ceilings & large storefront windows. Freight elevator to all levels. Dramatic lighting.											
E MEZZ	2,000	\$29.77/mg	5-10 yrs	Vacant	Some Work	Off/Ret/D	6,650 SF	2,000 SF	\$4,962	11 Mths	N
\$16,500 per month for 6,650 SF. Currently largest retail space available on 2nd Street corridor. New beautifully built out interior. Open plan with high ceilings & large storefront windows. Freight elevator to all levels. Dramatic lighting.											




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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>10) 182-184 2nd St, San Francisco, CA 33,651 SF Class B Office Building Renovated in 1989 Built in 1909</p>											
P 5th	6,265	\$18.96/mg	3-5 yrs	Vacant	Some Work	Office/D	6,265 SF	6,265 SF	\$9,899	19 Days	N
<p>Space is located on the top floor. There are two sides of windows with views of the Bay Bridge. It has a conference room with three private office, a kitchen, large open space and HVAC.</p>											
 <p>11) 201 3rd St, San Francisco, CA Convention Plaza 321,456 SF Class B Office Building Built in 1982</p>											
P 6th	6,125	Negotiable	TBD	Vacant	Some Work	Office/D	6,125 SF	6,125 SF	Negotiable	9 Mths	N
<p>9 Private offices, kitchen, reception and open. N/NE corner.</p>											
 <p>12) 1 Ecker St, San Francisco, CA 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	71,439 SF	15,265 SF	Negotiable	13 Days	N
<p>Basement storage available.</p>											
E GRND	11,581	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	11,581 SF	Negotiable	13 Days	N
<p>Mostly open layout, 20 ft. ceiling height and kitchen.</p>											
E 2nd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
<p>22 window-line offices, conference room, efficient open area, kitchen, and server room.</p>											
E 3rd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
<p>22 window-line offices, 2 conference rooms, 2 kitchenettes, server room, production room, and efficient open area.</p>											
E 4th	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
<p>Top floor of building. 28 window-line offices, conference room, efficient open area, and kitchen.</p>											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>13) 620 Folsom St, San Francisco, CA Between 2nd & Hawthorne 50,000 SF Class C Office Building Renovated in 1986 Built in 1922</p>											
E 3rd	7,355-15,500	\$16.00/fs	3-5 yrs	Vacant	Some Work	Office/D	15,500 SF	15,500 SF	\$20,667	17 Mths	to 7,355
Divisible to 7,355 SF or 8,200 SF. Skylights, top floor, high ceiling, and arched windows. Improvement package available.											
 <p>14) 50 Fremont St, San Francisco, CA 50 Fremont Center Between Mission & Market 817,412 SF Class A Office Building Built in 1985</p>											
P 3rd	5,000-14,924	\$19.00/fs	2-8 yrs	Vacant	As Is	Office/S	14,924 SF	14,924 SF	\$23,630	35 Mths	to 5,000
Clean, professional space with 21 perimeter private offices, 24 workstations, 11 interior private offices and 3 conference rooms. Multi-tenant corridor. Easily demised. On-site parking. Located 1 block from BART.											
P 21st / Suite 2110	6,605	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	6,605 SF	6,605 SF	Negotiable	25 Days	N
 <p>15) 55 Hawthorne St, San Francisco, CA Howard-Hawthorne Center At New Montgomery and Howard 134,013 SF Class B Office Building Built in 1970</p>											
P 5th	1,800-9,933	\$24.00/negot	3-5 yrs	30 Days	Some Work	Office/D	9,933 SF	9,933 SF	\$19,866	4 Wks	to 1,800
Divisible down to 1,800 SF. Prominent elevator identity. Corner suite. Very efficient layout with 23 private offices, conference room, kitchen, storage, and room for 10-15 additional cubes. Low cost parking available at the building.											
P 7th / Suite 700	1,800-10,472	\$24.00/negot	3-5 yrs	Vacant	Some Work	Office/D	10,472 SF	10,472 SF	\$20,944	12 Mths	to 1,800
Plug and play space. 10 offices, cubicles for 30, and conference room. Former Sun Microsystems offices. Very cool buildout with great views of the San Francisco skyline. Combine suites for a full floor-contiguous windowline on 4 sides or divide the premises. Landlord has established spec plans to easily divide the premises.											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>16) 180 Howard St, San Francisco, CA Borel Bldg II Between Main & Spear 205,926 SF Class A Office Building Built in 1986</p>											
E 11th	7,000-16,383	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	32,766 SF	16,383 SF	Negotiable	32 Mths	to 7,000
Space is in shell condition, Build out available.											
E 12th	16,383	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	32,766 SF	16,383 SF	Negotiable	32 Mths	N
Space is in shell condition, Build out available.											
 <p>17) 301 Howard St, San Francisco, CA SWC of Howard & Beale Streets 307,396 SF Class A Office Building Built in 1986</p>											
P 5th / Suite 510	7,084	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	7,084 SF	7,084 SF	Negotiable	38 Mths	N
Western portion of floor, Exterior private offices, Interior work rooms.											
P 13th / Suite 1300	3,896	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	3,896 SF	3,896 SF	Negotiable	38 Mths	N
Northwest corner, 3 exterior office/conference rooms, Window-line workstation areas, Interior conference room, Storage area.											
P 13th / Suite 1320	4,272	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	4,272 SF	4,272 SF	Negotiable	5 Days	N
P 19th / Suite 1920	7,286	Negotiable	2-10 yrs	Vacant	Some Work	Office/D	7,286 SF	7,286 SF	Negotiable	3 Mths	N
P 22nd / Suite 2200	6,250	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	6,250 SF	6,250 SF	Negotiable	11 Mths	N
Top floor of building with spectacular views. Full floor with mezzanine level connected by interior stairwell. Mainly open space, high ceilings. Private outdoor patio.											
 <p>18) 405 Howard St, San Francisco, CA Foundry Square 492,409 SF Class A Office Building Built in 2003</p>											
P 6th / Suite 650	3,937	Negotiable	3-5 yrs	Vacant	NBI	Office/D	3,937 SF	3,937 SF	Negotiable	3 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
	19) 530 Howard St, San Francisco, CA Between 1st & 2nd 20,810 SF Class C Office Building Renovated in 1982 Built in 1941											
	P GRND	3,900	\$15.00/mg	3-5 yrs	12/2005	Some Work	Office/D	3,900 SF	3,900 SF	\$4,875	5 Mths	N
	Glass conference room, reception area, majority open space, kitchen, fax/copy room.											
	P 2nd	3,233	\$15.00/mg	3-5 yrs	Vacant	Some Work	Office/D	3,233 SF	3,233 SF	\$4,041	5 Mths	N
Space has ten private offices with a large open area and high exposed ceilings.												
	20) 543 Howard St, San Francisco, CA The Green Bldg Between 1st & 2nd 71,527 SF Class B Office Building Renovated in 2002 Built in 1920											
	P 1st	3,800	Negotiable	TBD	Vacant	NBI	Office/N	3,800 SF	3,800 SF	Negotiable	34 Mths	N
Shell condition, High 18' ceilings.												
	21) 564 Howard St, San Francisco, CA Between 1st & 2nd Streets 8,200 SF Class C Office Building											
	E LL	2,500	\$7.80/nnn	3-10 yrs	Vacant	Some Work	Office/D	4,900 SF	2,500 SF	\$1,625	7 Mths	N
	E GRND	2,400	\$19.80/nnn	3-10 yrs	Vacant	Some Work	Office/D	4,900 SF	2,400 SF	\$3,960	7 Mths	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>22) 568 Howard St, San Francisco, CA Between 1st & 2nd 37,000 SF Class B Office Building Renovated in 1995 Built in 1907</p>											
E 2nd	6,294	\$21.96/hegot	3-5 yrs	Vacant	Some Work	Office/D	12,450 SF	6,294 SF	\$11,518	38 Mths	N
Mix of private offices & open space, Connecting stairwell to 3rd floor, Air conditioned, ADA bathroom.											
E 3rd	6,156	\$21.96/hegot	3-5 yrs	Vacant	Some Work	Office/D	12,450 SF	6,156 SF	\$11,265	38 Mths	N
Mix of private offices & open space, Connecting stairwell to 2nd floor, Air conditioned, ADA bathroom.											
 <p>23) 612 Howard St, San Francisco, CA Between 2nd & New Montgomery 57,000 SF Class B Office Building Renovated in 1998 Built in 1907</p>											
P 3rd / Suite 300	6,000	\$19.00/mg	3-5 yrs	Vacant	Some Work	Office/D	6,000 SF	6,000 SF	\$9,500	5 Mths	N
Plug & Play space. 9 private offices, 1 conference room, and nice reception area.											
 <p>24) 135 Main St, San Francisco, CA 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	3 Mths	N
Efficient, full floor.											
P 10th	5,944	Negotiable	5 yrs	Vacant	Some Work	Office/D	18,689 SF	5,944 SF	Negotiable	15 Mths	N
Good western views.											

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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>25) 221 Main St, San Francisco, CA Between Howard & Folsom 350,000 SF Class B Office Building Built in 1974</p>											
P 4th / Suite B	5,992	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	5,992 SF	5,992 SF	Negotiable	26 Mths	N
Space includes 6 window-lined offices(most with bay views), 5 interior private offices, network server room, kitchen, conference room, and storage area. Plug & Play!!!											
P 4th / Suite A	6,542	\$22.00-\$25.00/fs	5-10 yrs	Vacant	Some Work	Office/D	6,542 SF	6,542 SF	\$13,629	7 Mths	N
Space includes 9 window-lined private offices overlooking roofdeck, 5 interior private offices, network server room, 2 conference rooms, kitchen, and reception.											
P 7th	7,093	\$26.00-\$28.00/fs	5-10 yrs	Vacant	Some Work	Office/D	7,093 SF	7,093 SF	\$16,550	22 Mths	N
Southeast views to the bay, Bay Bridge, and city. The space has 7 private offices, 1 bay view conference room, kitchen, network server area, and storage.											
P 7th / Suite 730	4,419	Negotiable	Thru Apr 2009	120 Days	As Is	Office/S	4,419 SF	4,419 SF	Negotiable	11 Mths	N
Credit sublessor. Term through 4/30/09. Five offices with dead-on bay views, seven windowline offices total. Three additional internal offices/conference rooms. Full kitchen with sink. Open space for 10 plus cubicles.											
P 8th	3,744	\$26.00-\$28.00/fs	5-10 yrs	Vacant	Some Work	Office/D	3,744 SF	3,744 SF	\$8,736	44 Mths	N
Water/City views. Space includes 2 corner private offices.											
P 12th / Suite B	4,924	\$26.00-\$28.00/fs	5-10 yrs	Vacant	Some Work	Office/D	4,924 SF	4,924 SF	\$11,489	12 Mths	N
Space includes 6 bay view private offices,5 interior private offices,kitchen, and 2 conference rooms.											
P 13th	5,985	\$26.00-\$28.00/fs	5-10 yrs	Vacant	Some Work	Office/D	5,985 SF	5,985 SF	\$13,965	5 Mths	N
Space includes 9 window-lined private offices, 4 interior private offices, Bay and Twin Peaks views.											
P 14th	4,634	\$26.00-\$28.00/fs	5-10 yrs	Vacant	Some Work	Office/D	4,634 SF	4,634 SF	\$10,813	12 Mths	N
Space includes 8 window-lined private offices, kitchen, network server, conference room, direct elevator ID, Bay and Twin Peaks views.											

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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>26) 1 Market St, San Francisco, CA One Market Plaza Between Market & Mission 883,778 SF Class A Office Building Built in 1976</p>											
E 10th	4,500-18,604	Negotiable	Thru Apr 2013	30 Days	As Is	Office/S	18,604 SF	18,604 SF	Negotiable	8 Wks	to 4,500
<p>Will potentially divide. High image, trophy office space. Beautiful Bay Views. Strong Sublandlord. Subtenant construction allowance available. Call to tour. 16 private offices and 1 large conference room.</p>											
P 16th / Suite 1625	6,597	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	6,597 SF	6,597 SF	Negotiable	5 Days	N
P 17th / Suite 1715	6,937	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	6,937 SF	6,937 SF	Negotiable	32 Mths	N
<p>South and west portion of floor, Excellent elevator lobby identity and Bay Bridge views, Primarily open plan layout with large conference room, 2 exterior and 1 interior private offices, Kitchen and Storage.</p>											
E 30th	6,955	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	6,955 SF	6,955 SF	Negotiable	24 Mths	N
<p>High-end law firm space, Inter-connecting stair, Floor to ceiling window-line, Approximately 40 perimeter private offices, Interior work areas, Conference rooms, Kitchen.</p>											
 <p>27) 425 Market St, San Francisco, CA Between Front & Davis 996,760 SF Class A Office Building Renovated in 1988 Built in 1973</p>											
P 10th / Suite 1050	7,702	Negotiable	TBD	Vacant	Some Work	Office/D	7,702 SF	7,702 SF	Negotiable	10 Mths	N
<p>9 windowline private offices, 3 exterior conference rooms, kitchen and storage.</p>											
P 22nd / Suite 2200	100-5,000	Negotiable	0.1-2 yrs	30 Days	As Is	Office/S	5,000 SF	5,000 SF	Negotiable	40 Mths	to 100

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>28) 455 Market St, San Francisco, CA Central Plaza 379,203 SF Class A Office Building Built in 1987</p>											
P 14th / Suite 1400B	3,288	\$28.56/fs	5-10 yrs	Vacant		Some Work Office/D	3,288 SF	3,288 SF	\$7,825	4 Wks	N
P 18th / Suite 1850	3,459	\$28.00/fs	5-10 yrs	Vacant		Some Work Office/D	3,459 SF	3,459 SF	\$8,071	41 Mths	N
3 offices conference room, storage, open area.											
P 19th / Suite 1940	2,500-4,117	\$26.50-\$31.00/fs	5-10 yrs	06/2005		Some Work Office/D	4,117 SF	4,117 SF	\$10,636	4 Wks	to 2,500
7 offices, conference room, kitchen and open area.											
E 21st / Suite 2100	12,397	Negotiable	5-10 yrs	08/2005		Some Work Office/D	23,522 SF	12,397 SF	Negotiable	5 Mths	N
Full floor. Greenhouse windows. 11 offices, large conference room, kitchen, and large open area.											
P 22nd / Suite 2200	4,000-11,125	\$31.00/fs	5-10 yrs	05/2005		Some Work Office/D	23,522 SF	11,125 SF	\$28,740	9 Mths	to 4,000
Full floor. 11 POs, conference room, kitchen, copy/storage room, server rooms, double-door elevator ID, and open area.											
 <p>29) 525 Market St, San Francisco, CA First Market Tower Between 1st & Ecker 1,083,000 SF Class A Office Building Renovated in 1991 Built in 1973</p>											
P 27th	3,582	\$34.00/fs	5-10 yrs	Vacant		Some Work Office/D	15,872 SF	15,872 SF	\$10,149	36 Mths	N
Southwest corner.											
P 37th	4,780	\$36.00/fs	TBD	05/2005		Some Work Office/D	4,780 SF	4,780 SF	\$14,340	5 Days	N
5 offices, conference room, and kitchen/copy room.											

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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>30) 555 Market St, San Francisco, CA Market Center Between 1st & 2nd 283,333 SF Class A Office Building Built in 1964</p>											
E GRND	3,000-12,200	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	47,366 SF	12,200 SF	Negotiable	44 Mths	to 3,000
Ready for Improvements. Perfect for showroom/high identity space.											
P 2nd	14,883	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	47,366 SF	14,883 SF	Negotiable	15 Mths	N
Ready for improvements. Open area overlooking ground floor.											
E 3rd	3,000-20,283	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	47,366 SF	20,283 SF	Negotiable	44 Mths	to 3,000
Ready for improvements.											
E 10th	3,000-11,102	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	33,306 SF	11,102 SF	Negotiable	44 Mths	to 3,000
Shell condition, ready for improvements.											
E 11th	11,102	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	33,306 SF	11,102 SF	Negotiable	40 Mths	N
Ready for improvements. 32 private offices, 2 interior offices, open interior for workstations.											
E 12th	11,102	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	33,306 SF	11,102 SF	Negotiable	40 Mths	N
23 private offices, reception, large enclosed area for workstation.											



31) 575 Market St, San Francisco, CA

Market Center

486,711 SF Class A Office Building Built in 1975

E 18th	3,000- 12,185	Negotiable	TBD	Vacant	Some Work	Office/D	24,371 SF	12,185 SF	Negotiable	34 Mths	to 3,000
Free rent negotiable. Spectacular bay and bridge views.											
P 19th / Suite 1900	3,773	Negotiable	TBD	Vacant	Some Work	Office/D	24,371 SF	12,186 SF	Negotiable	34 Mths	N
Northeast corner. 3 private offices, kitchen, and server.											
P 19th / Suite 1925	2,873	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	24,371 SF	12,186 SF	Negotiable	4 Days	N
Southeast corner. 3 private offices, kitchen, and server.											
P 19th / Suite 1950	3,581	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	24,371 SF	12,186 SF	Negotiable	4 Days	N
Southwest corner. 3 private offices, kitchen, and server.											
P 19th / Suite 1975	1,959	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	24,371 SF	12,186 SF	Negotiable	4 Days	N
E 22nd	11,755	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	11,755 SF	Negotiable	14 Mths	N
Glass doors off elevators, 32 window-lined private offices, interior office/conference room, open area for workstations, sink area.											
P 23rd	11,567	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	11,567 SF	Negotiable	14 Mths	N
Glass doors off elevators. Great identity. 32 window-lined private offices, 3 interior offices, kitchen/sink area.											
P 24th / Suite 2400	7,328	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	7,328 SF	Negotiable	9 Wks	N
E 25th	12,775	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	12,775 SF	Negotiable	14 Mths	N
Warm shell. Ready for improvements.											
E 26th	12,775	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	12,775 SF	Negotiable	14 Mths	N
Warm shell. Ready for improvements.											
E 27th	12,775	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	12,775 SF	Negotiable	14 Mths	N
Warm shell. Ready for improvements.											
E 28th	12,717	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	12,717 SF	Negotiable	14 Mths	N
Ideal for open plan user. 13 window-lined private offices (two w/ furniture), 4 large areas for workstations, storage areas, kitchen.											
E 29th	12,713	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	94,405 SF	12,713 SF	Negotiable	14 Mths	N
23 private offices with views, conference room, enclosed interior area w/furniture, window-lined open area for workstations.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
P 30th / Suite 3000	7,177	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	7,177 SF	7,177 SF	Negotiable	4 Days	N

Brand new spec suite. Mostly open. Great city views, server room, large filing room, reception area and kitchen.



32) 595 Market St, San Francisco, CA

428,420 SF Class A Office Building Built in 1978

E 4th / Suite 400	14,771	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	38,181 SF	14,771 SF	Negotiable	12 Mths	N
Space includes 10 private offices, 2 conference rooms, full kitchen/break room, dedicated server room, large file/storage room. Large exterior roof deck with dramatic city views. Formal reception area. FULLFLOOR IDENTITY!!!											
E 5th / Suite 500	3,000-14,720	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	38,181 SF	14,720 SF	Negotiable	34 Mths	to 3,000
3 large training rooms, two conference rooms, three private offices, open area and kitchen. Fully wired with TI's available.											
P 6th / Suite 600	2,000-8,690	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	38,181 SF	8,690 SF	Negotiable	34 Mths	to 2,000
All open plan, fully wired. TI's available. New multi-tenant corridor renovation and updated lobby finishes.											
P 19th / Suite 1900	6,104	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	6,104 SF	6,104 SF	Negotiable	7 Mths	to 1
Space includes 7 private offices, kitchen, large open area, double-door elevator identity, and great views.											
P 27th / Suite 2750	4,987	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	4,987 SF	4,987 SF	Negotiable	7 Mths	N
Space includes 9 private offices, work/copy room, 2 conference rooms, kitchen, open area, and both city and bay views.											







33) 625 Market St, San Francisco, CA

@ Market & Montgomery Streets



71,329 SF Class B Office Building Renovated in 1991 Built in 1907


E 5th	4,736	\$24.00/fs	3-10 yrs	Vacant	Some Work	Office/D	4,736 SF	4,736 SF	\$9,472	3 Mths	N
Full floor identity. Reception area, 4 offices, conference room, kitchen, server room and open space for approximately 16 workstations.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>34) 685 Market St, San Francisco, CA Monadnock Bldg 186,072 SF Class B Office Building Renovated in 1985 Built in 1906</p>											
P 2nd / Suite 200	6,000-13,084	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	13,084 SF	13,084 SF	Negotiable	23 Mths	to 6,000
Space includes 29 window-lined private offices, 3 conference rooms, 2 kitchens, reception, and open area.											
P 4th / Suite 490	3,039	Negotiable	3-10 yrs	06/2005	Some Work	Office/D	3,039 SF	3,039 SF	Negotiable	21 Days	N
Space includes 6 private office, 1 conference room, reception, kitchen, glass throughout, elevator identity, market street outlooks.											
P 5th / Suite 500	4,852	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	7,342 SF	4,852 SF	Negotiable	20 Mths	N
Space includes 4 private offices, Conference Room, Kitchen, Sever Room, Elevator Identity, Great Natural Light.											
P 5th / Suite 550	2,490	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	7,342 SF	2,490 SF	Negotiable	4 Wks	N
Space includes three offices and open space. Elevator identity. Market Street outlooks.											
P 6th / Suite 620	5,250	\$12.00/fs	Thru Mar 2005	Vacant	As Is	Office/S	5,250 SF	5,250 SF	\$5,250	11 Mths	N
\$2.00 psf to procuring broker. 6 window-line offices, 2 interior offices, conference room, 1 kitchen, 1 copy/fax room, and reception area. Room for 12 cubicles. Immediate access to BART/Muni/Bus.											
P 6th / Suite 620	5,250	Negotiable	3-10 yrs	30 Days	Some Work	Office/D	5,250 SF	5,250 SF	Negotiable	21 Days	N
Space includes 6 window-line offices, 2 interior offices, conference room, 1 kitchen, 1 copy/fax room, and reception area. Room for 12 cubicles. Immediate access to BART/Muni/Bus.											
 <p>35) 703 Market St, San Francisco, CA Central Tower 116,300 SF Class B Office Building Renovated in 1990 Built in 1987</p>											
P 3rd / Suite 350	2,271-6,863	\$21.96/fs	1-5 yrs	Vacant	Some Work	Office/D	6,863 SF	6,863 SF	\$12,559	14 Mths	to 2,271
7 private offices. Can be divided into suites 340 with 2,271 SF and suite 350 with 4,592 SF.											
P 18th	4,118	\$24.00/fs	1-5 yrs	Vacant	Some Work	Office/D	4,118 SF	4,118 SF	\$8,236	15 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>36) 201 Mission St, San Francisco, CA Between Beale and Main 483,289 SF Class A Office Building Built in 1981</p>											
P 2nd / Suite 230	3,949	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	3,949 SF	3,949 SF	Negotiable	28 Mths	N
Southwest portion of floor, High ceilings, 5 private offices, 2 large open areas, Copy area.											
P 13th / Suite 1380	3,670	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	3,670 SF	3,670 SF	Negotiable	5 Days	N
P 15th / Suite 1500	8,283	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,521 SF	8,283 SF	Negotiable	51 Mths	N
P 18th / Suite 1800	7,238	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,521 SF	7,238 SF	Negotiable	41 Mths	N
P 23rd / Suite 2300	6,008	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	6,008 SF	6,008 SF	Negotiable	51 Mths	N
Southeastern portion of floor, 8 private offices, 2 conference rooms, Kitchen, Server room, Open work areas.											
 <p>37) 545-547 Mission St, San Francisco, CA 28,331 SF Class C Office Building Built in 1906</p>											
E 2nd	5,000	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	5,000 SF	5,000 SF	Negotiable	6 Mths	N
E 3rd	5,000	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	5,000 SF	5,000 SF	Negotiable	6 Mths	N
Brick & timber, newly rehabilitated, private offices, conference rooms, AC.											



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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>38) 560 Mission St, San Francisco, CA J.P. Morgan Chase HQ Between 1st & 2nd 667,782 SF Class A Office Building Built in 2002</p>											
P 21st	5,780	Negotiable	TBD	Vacant	NBI	Office/S	5,780 SF	5,780 SF	Negotiable	36 Mths	N
Brand new spec suite, views.											
P 22nd	4,913	Negotiable	TBD	Vacant	NBI	Office/S	4,913 SF	4,913 SF	Negotiable	36 Mths	N
Brand new spec suite, views.											
P 28th / Suite B	4,121	Negotiable	6 yrs	Vacant	NBI	Office/S	12,850 SF	8,890 SF	Negotiable	36 Mths	N
New spec suite, great views.											
P 28th / Suite A	4,769	Negotiable	6 yrs	Vacant	NBI	Office/S	12,850 SF	8,890 SF	Negotiable	18 Days	N
New spec suite, great views.											
P 29th / Suite A	3,960	Negotiable	TBD	Vacant	NBI	Office/S	12,850 SF	3,960 SF	Negotiable	36 Mths	N
Shell condition, great views.											
 <p>39) 601-609 Mission St, San Francisco, CA The Stevenson Bldg Between 2nd & New Montgomery 48,567 SF Class C Office Building Renovated in 1973 Built in 1907</p>											
P LL	500-7,000	\$8.40/mg	3-5 yrs	Vacant	Some Work	Office/D	7,000 SF	7,000 SF	\$4,900	25 Mths	to 500
P 5th	5,040	\$23.00/mg	3-5 yrs	Vacant	Some Work	Office/D	5,040 SF	5,040 SF	\$9,660	9 Wks	N
Second Street Identity, High Ceilings, 22 Work Stations, 2 Large Private Offices, Large Conference Room, Reception, Server Room, Full HVAC.											




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>40) 611 Mission St, San Francisco, CA Between 2nd & New Montgomery 39,900 SF Class B Office Building Renovated in 1999 Built in 1907</p>											
E 2nd / Suite 200	5,734	Negotiable	3-10 yrs	30 Days	Some Work	Office/D	5,734 SF	5,734 SF	Negotiable	20 Days	N
Space includes floor to ceiling glass windowed conference room, and on Mission Street as well. Currently occupied by building owner/management. Space includes \$10,000 of furniture credit upon occupancy. Call broker for further details. Mostly open plan.											
E 4th	5,734	Negotiable	TBD	Vacant	Some Work	Office/D	5,734 SF	5,734 SF	Negotiable	4 Mths	N
Free \$10,000 furniture credit with a signed lease before December 15, 2004. Move-in Condition, mix of open work area and private offices, state of the art keycard security, T1 service and fiberoptic cable on each floor, natural light, kichenette & restrooms on each floor, and high open ceilings (approx. 11'). Building identity available.											
E 6th	5,734	Negotiable	TBD	Vacant	Some Work	Office/D	11,468 SF	5,734 SF	Negotiable	4 Mths	N
Free \$10,000 furniture credit with a signed lease before December 15, 2004. Move-in Condition, mix of open work area and private offices, state of the art keycard security, T1 service and fiberoptic cable on each floor, natural light, kichenette & restrooms on each floor, and high open ceilings (approx. 11'). Building identity available.											
E 7th	5,734	Negotiable	TBD	Vacant	Some Work	Office/D	11,468 SF	5,734 SF	Negotiable	4 Mths	N
Free \$10,000 furniture credit with a signed lease before December 15, 2004. Move-in Condition, mix of open work area and private offices, state of the art keycard security, T1 service and fiberoptic cable on each floor, natural light, kichenette & restrooms on each floor, and high open ceilings (approx. 11'). Building identity available.											


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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>41) 33 New Montgomery St, San Francisco, CA New Montgomery Tower Between Market & Stevenson 225,816 SF Class A Office Building Built in 1986</p>											
P 12th / Suite 1230	4,878	Negotiable	TBD	Vacant	Some Work	Office/D	4,878 SF	4,878 SF	Negotiable	12 Mths	N
Reception, 10 private offices, conference room, storage, and open space.											
P 12th	3,778	\$16.00/fs	Thru Sep 2005	Vacant	As Is	Office/S	3,778 SF	3,778 SF	\$5,037	7 Mths	N
Direct extension with landlord possible. Double-door elevator identity. 9 windowline POs, 1 interior PO, conference room. Large multi-purpose room with kitchen, file, storage and production capabilities with abundant built-in cabinetry/counter space. Strong-credit sublessor.											
P 18th / Suite 1840	3,860	Negotiable	TBD	Vacant	Some Work	Office/D	3,860 SF	3,860 SF	Negotiable	8 Mths	N
7 private offices, conference room, kitchen, storage and open space.											
E 20th / Suite 2000	7,367	Negotiable	TBD	Vacant	Some Work	Office/D	7,367 SF	7,367 SF	Negotiable	12 Mths	N
Built-out for Law Firm, private offices, conference rooms, kitchen.											
 <p>42) 90 New Montgomery St, San Francisco, CA NW corner of New Mont. & Mission St 125,000 SF Class A Office Building Built in 1986</p>											
P 6th	1,834-6,684	\$26.00/fs	3-5 yrs	Vacant	Some Work	Office/D	6,684 SF	6,684 SF	\$14,482	16 Mths	to 1,834
 <p>43) 111 New Montgomery St, San Francisco, CA 40,000 SF Class C Office Building Built in 1907</p>											
E 5th	4,305	\$15.00/mg	1-5 yrs	Vacant	Some Work	Office/D	4,305 SF	4,305 SF	\$5,381	24 Mths	N
Office intensive suites. Furniture potentially available.											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>44) 100 Spear St, San Francisco, CA SWC of Spear and Mission Streets 213,000 SF Class A Office Building Built in 1983</p>											
P 2nd / Suite 250	4,713	Negotiable	5 yrs	Vacant	Some Work	Office/D	4,713 SF	4,713 SF	Negotiable	26 Mths	N
Mix of private offices and open area, kitchen, and storage/server room.											
P 4th / Suite 400	7,678	Negotiable	5 yrs	Vacant	Some Work	Office/D	7,678 SF	7,678 SF	Negotiable	26 Mths	N
Space is law firm build-out and contains 12 private offices, large conference room, open area, reception, kitchen, and storage. Double door elevator identity.											
P 5th / Suite 525	5,289	Negotiable	5 yrs	Vacant	Some Work	Office/D	5,289 SF	5,289 SF	Negotiable	8 Mths	N
Space includes 10 private offices, 2 conference rooms, open area, copy/storage room, and kitchen. Double-door elevator identity.											
P 7th / Suite 740	7,376	Negotiable	5 yrs	Vacant	Some Work	Office/D	7,376 SF	7,376 SF	Negotiable	26 Mths	N
Space includes 9 private offices, conference room, open area, reception, kitchen, and server room. Double elevator door identity. Furniture available.											
P 15th / Suite 1515	740	Negotiable	5 yrs	Vacant	Some Work	Office/D	3,522 SF	740 SF	Negotiable	26 Mths	N
Open area. Can build out private offices.											
P 15th / Suite 1510	2,782	Negotiable	5 yrs	Vacant	Some Work	Office/D	3,522 SF	2,782 SF	Negotiable	18 Mths	N
Space includes 5 private offices, conference room, open area, and storage.											
P 16th / Suite 1640	3,202	Negotiable	5 yrs	Vacant	Some Work	Office/D	3,202 SF	3,202 SF	Negotiable	33 Mths	N
7 private offices, open area, kitchen. Elevator lobby identity.											
 <p>45) 150 Spear St, San Francisco, CA Between Mission & Howard 256,175 SF Class A Office Building Built in 1981</p>											
E 3rd / Suite 300	2,500-15,116	Negotiable	TBD	06/2005	Some Work	Office/D	15,116 SF	15,116 SF	Negotiable	5 Mths	to 2,500
Can demise walls to meet tenant's needs.											

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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>46) 160 Spear St, San Francisco, CA 160 Spear Street Between Mission & Howard 280,085 SF Class A Office Building Built in 1985</p>											
P 2nd / Suite 280	3,807	Negotiable	TBD	Vacant	Some Work	Office/D	3,807 SF	3,807 SF	Negotiable	5 Mths	N
 <p>47) 201 Spear St, San Francisco, CA Spear Street Terrace 230,604 SF Class A Office Building Built in 1985</p>											
E 2nd	3,000-15,651	Negotiable	3-10 yrs	10/2005	Some Work	Office/D	48,835 SF	15,651 SF	Negotiable	4 Wks	to 3,000
E 3rd / Suite 300	16,592	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	48,835 SF	16,592 SF	Negotiable	13 Mths	N
PO's and open. Will divide.											
E 4th	16,592	Negotiable	3-10 yrs	10/2005	Some Work	Office/D	48,835 SF	16,592 SF	Negotiable	4 Wks	N
Mix of private offices and open area.											
P 15th / Suite 1550	3,819	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	3,819 SF	3,819 SF	Negotiable	13 Mths	N
8 private offices and conference room.											
 <p>48) 49 Stevenson St, San Francisco, CA 121,179 SF Class A Office Building Built in 1988</p>											
E 14th	7,721	\$28.00/fs	TBD	08/2005	Some Work	Office/D	7,721 SF	7,721 SF	\$18,016	6 Wks	N
Full floor identity! 7 windowline private offices, 2 conference rooms, server room, kitchen and open area for workstations. Efficient side-core configuration with floor-to-ceiling glass.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>49) 71 Stevenson St, San Francisco, CA 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	144,088 SF	17,000 SF	Negotiable	10 Mths	N
E 3rd	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	18,000 SF	Negotiable	10 Mths	N
E 4th	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	18,000 SF	Negotiable	10 Mths	N
E 5th	18,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	18,000 SF	Negotiable	10 Mths	N
E 6th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	13,800 SF	Negotiable	10 Mths	N
E 7th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	13,800 SF	Negotiable	10 Mths	N
E 8th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	13,800 SF	Negotiable	10 Mths	N
E 9th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	13,800 SF	Negotiable	10 Mths	N
E 10th	13,800	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	13,800 SF	Negotiable	10 Mths	N
P 11th	4,088	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	144,088 SF	4,088 SF	Negotiable	10 Mths	N
P 14th	3,716	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	3,716 SF	3,716 SF	Negotiable	10 Mths	N
P 14th / Suite 1450	5,640	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	5,640 SF	5,640 SF	Negotiable	3 Mths	N
Private office intensive.											
P 15th	7,577	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	7,577 SF	7,577 SF	Negotiable	17 Mths	N
20 perimeter offices, 6 interior offices, kitchen, 1 conference room. TI allowance available.											
P 16th	5,092	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	5,092 SF	5,092 SF	Negotiable	17 Mths	N
10 perimeter privates offices, 1 interior office, 1 conference room, kitchen. TI allowance available.											
P 18th	3,788	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	3,788 SF	3,788 SF	Negotiable	10 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>50) 110 The Embarcadero, San Francisco, CA 18,000 SF Class B Office Building Built in 1984</p>											
E LL	6,000	Negotiable	TBD	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	45 Mths	N
Entitlements in place to add 3 additional floors to the existing 3-story building.											
E 1st	6,000	Negotiable	TBD	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	45 Mths	N
Entitlements in place to add 3 additional floors to the existing 3-story building.											
E 2nd	6,000	Negotiable	TBD	Vacant	Some Work	Off/Ret/D	18,000 SF	6,000 SF	Negotiable	45 Mths	N
Entitlements in place to add 3 additional floors to the existing 3-story building.											

Report Criteria

location

Location method: **Submarket**

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