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# South Financial District Availabilites Over 8k 2Q

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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



**Peter Rosenthal (415) 7656890**

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**1) 50 1st St, San Francisco, CA**


134,000 SF Class B Office Building Renovated in 1986 Built in 1961



Not for Sale



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	31 Mths	N
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Space is a former data bank that has raised floor. Call for divisibility.




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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>2) 100 1st St, San Francisco, CA</b>  <b>100 First Plaza</b>  <b>Corner of First and Mission Streets</b>            449,816 SF Class A Office Building Built in 1988            Not for Sale</p>											
E 13th	18,456	Negotiable	3-11 yrs	Vacant	As Is	Office/S	18,456 SF	18,456 SF	Negotiable	12 Mths	N
Plug and play, high credit Sublessor.											
P 17th	8,386	\$28.00/fs	3-10 yrs	Vacant	Some Work	Office/D	8,386 SF	8,386 SF	\$19,567	26 Mths	N
12 exterior POs, conference room, kitchen, 2 storage/supply rooms.											
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><b>3) 55 2nd St, San Francisco, CA</b>  <b>KPMG Bldg at 55 Second</b>  <b>Second &amp; Stevenson</b>                      379,330 SF Class A Office Building Built in 2002                      Not for Sale</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
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.											
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
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.											
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
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 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><b>4) 101 2nd St, San Francisco, CA</b>  <b>Corner of Mission &amp; 2nd Street</b>                      387,866 SF Class A Office Building Built in 1999                      Not for Sale</p>											
E 11th	17,464	Negotiable	Thru Oct 2009	30 Days	As Is	Office/S	32,432 SF	17,464 SF	Negotiable	6 Mths	N
Mix of private offices and open area. Exceptionally nice improvements. Furnished and fully wired. Great Views and elegant reception.											
E 12th / Suite 1200	14,968	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	32,432 SF	14,968 SF	\$44,904	31 Mths	N
E 14th / Suite 1400	14,956	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	29,581 SF	14,956 SF	\$44,868	31 Mths	N
E 15th / Suite 1500	14,625	\$36.00/fs	3-10 yrs	Vacant	Some Work	Office/D	29,581 SF	14,625 SF	\$43,875	31 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	\$49,737	21 Mths	N




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>5) 201 3rd St, San Francisco, CA</b>  <b>Convention Plaza</b>                      321,456 SF Class B Office Building Built in 1982                      Not for Sale</p>											
E 7th	12,000-27,310	\$24.00/fs	3-15 yrs	Vacant	Some Work	Office/D	27,310 SF	27,310 SF	\$54,620	18 Mths	to 12,000
Mix of privates and open area. Server room. Adjacent 700+ car parking garage. \$100 AMEX tour bonus.											
E 10th	12,000-27,310	\$25.00/fs	3-15 yrs	Vacant	Some Work	Office/D	27,310 SF	27,310 SF	\$56,896	18 Mths	to 12,000
Spectacular views of Bay Bridge, Pac Bell Park and western hills. The most economical view space in the CITY! Open floorplan ready for tenant improvements. Efficient floorplate. Adjacent 700+ car parking garage. \$100 AMEX tour bonus.											
 <p><b>6) 50 Beale St, San Francisco, CA</b>  <b>Bechtel</b>                      641,328 SF Class A Office Building Renovated in 1978 Built in 1968                      Not for Sale</p>											
E 8th	28,121	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	28,121 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 9th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	29,280 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 10th	28,121	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	28,121 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 11th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	29,280 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 12th	28,121	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	28,121 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 13th	29,280	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	29,280 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											
E 14th	28,097	Negotiable	10-15 yrs	Vacant	Some Work	Office/D	200,300 SF	28,097 SF	Negotiable	14 Mths	N
Mix of private offices and open space.											

**Peter Rosenthal (415) 7656890**




Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>7) 1 Ecker St, San Francisco, CA</b>  <b>One Ecker Place</b>                      71,439 SF Class B Office Building Renovated in 1975 Built in 1920                      Not for Sale</p>											
E BSMT	15,265	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	15,265 SF	Negotiable	13 Days	N
Basement storage available.											
E GRND	11,581	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	11,581 SF	Negotiable	13 Days	N
Mostly open layout, 20 ft. ceiling height and kitchen.											
E 2nd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
22 window-line offices, conference room, efficient open area, kitchen, and server room.											
E 3rd	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
22 window-line offices, 2 conference rooms, 2 kitchenettes, server room, production room, and efficient open area.											
E 4th	13,500	Negotiable	TBD	Vacant	Some Work	Office/D	71,439 SF	13,500 SF	Negotiable	13 Days	N
Top floor of building. 28 window-line offices, conference room, efficient open area, and kitchen.											
 <p><b>8) 188 Embarcadero, San Francisco, CA</b>  <b>Bayside Plaza</b>                      85,432 SF Class A Office Building Built in 1985                      Not for Sale</p>											
E 2nd / Suite 200	11,094	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	11,094 SF	11,094 SF	Negotiable	5 Mths	N
 <p><b>9) 620 Folsom St, San Francisco, CA</b>  <b>Between 2nd &amp; Hawthorne</b>                      50,000 SF Class C Office Building Renovated in 1986 Built in 1922                      Not for Sale</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.											

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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>10) 50 Fremont St, San Francisco, CA</b>  <b>50 Fremont Center</b>  <b>Between Mission &amp; Market</b>            817,412 SF Class A Office Building Built in 1985            Not for Sale</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.											
E 15th / Suite 1500	10,011- 20,022	Negotiable	3-5 yrs	Vacant	Some Work	Office/D	20,022 SF	20,022 SF	Negotiable	24 Mths	to 10,011
Full floor identity.											
E 24th / Suite 2400	10,343- 20,687	Negotiable	5 yrs	Vacant	Some Work	Office/D	20,687 SF	20,687 SF	Negotiable	16 Mths	to 10,343
E 38th	9,814- 19,628	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,256 SF	19,628 SF	Negotiable	16 Mths	to 9,814
E 39th / Suite 3900	9,814- 19,628	Negotiable	5 yrs	Vacant	Some Work	Office/D	39,256 SF	19,628 SF	Negotiable	16 Mths	to 9,814
 <p><b>11) 181 Fremont St, San Francisco, CA</b>  <b>Between Mission &amp; Market</b>            34,560 SF Class B Office Building Renovated in 1972 Built in 1908            Not for Sale</p>											
E 1st	13,702	\$15.00/mg	5-10 yrs	Vacant	Some Work	Office/D	13,702 SF	13,702 SF	\$17,128	53 Mths	N
1st floor is 8,107sf and Mezzanine is 5,595sf. High ceilings, Mostly open space with perimeter offices & conference rooms, Creative look and feel.											
 <p><b>12) 183 Fremont St, San Francisco, CA</b>  <b>Between Mission &amp; Market</b>            9,397 SF Class C Office Building Renovated in 1987 Built in 1930            Not for Sale</p>											
E 1st	4,698	\$15.00/mg	5-10 yrs	Vacant	Some Work	Office/D	9,397 SF	4,698 SF	\$5,873	33 Mths	N
Entire building for lease. Mostly open space with perimeter offices and conference rooms. Creative space.											
E 2nd	4,699	\$15.00/mg	5-10 yrs	Vacant	Some Work	Office/D	9,397 SF	4,699 SF	\$5,874	9 Wks	N
Entire building for lease.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>13) 199 Fremont St, San Francisco, CA</b>                      396,200 SF Class A Office Building Built in 2000                      Not for Sale</p>											
E 8th / Suite 800	20,809	\$30.00-\$36.00/fs	3-10 yrs	11/2005	Some Work	Office/D	20,809 SF	20,809 SF	\$62,427	9 Wks	N
Space includes 20 private offices, 4 conference rooms, kitchen, above standard improvements, 24 hour building security, and parking within the building.											
 <p><b>14) 55 Hawthorne St, San Francisco, CA</b>  <b>Howard-Hawthorne Center</b>  <b>At New Montgomery and Howard</b>                      134,013 SF Class B Office Building Built in 1970                      Not for Sale</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.											
E 6th / Suite 600	16,629	\$24.00/negot	3-5 yrs	Vacant	Some Work	Office/D	16,629 SF	16,629 SF	\$33,258	29 Mths	N
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.											
 <p><b>15) 75 Hawthorne St, San Francisco, CA</b>  <b>Hawthorne Plaza</b>                      334,423 SF Class A Office Building Built in 1986                      Not for Sale</p>											
E 3rd / Suite 300	20,445	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	20,445 SF	20,445 SF	Negotiable	11 Mths	N
P 6th / Suite A	10,805	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	10,805 SF	10,805 SF	Negotiable	11 Mths	N
E 20th / Suite 2000	13,443	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	13,443 SF	13,443 SF	Negotiable	8 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><b>16) 95 Hawthorne St, San Francisco, CA</b>  <b>Hawthorne Plaza Annex</b>            84,245 SF Class B Office Building Renovated in 1990 Built in 1910            Not for Sale</p>											
P 2nd / Suite 200	9,586	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	9,586 SF	9,586 SF	Negotiable	8 Mths	N
 <p><b>17) 180 Howard St, San Francisco, CA</b>  <b>Borel Bldg II</b>  <b>Between Main &amp; Spear</b>            205,926 SF Class A Office Building Built in 1986            Not for Sale</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><b>18) 301 Howard St, San Francisco, CA</b>  <b>SWC of Howard &amp; Beale Streets</b>            307,396 SF Class A Office Building Built in 1986            Not for Sale</p>											
E 15th / Suite 1500	15,269	Negotiable	2-10 yrs	Vacant	Some Work	Office/D	15,269 SF	15,269 SF	Negotiable	6 Mths	N
Full floor identity!!!											
E 16th / Suite 1600	14,628	Negotiable	2-10 yrs	Vacant	Some Work	Office/D	14,628 SF	14,628 SF	Negotiable	6 Mths	N
Full floor opportunity.											
E 17th / Suite 1700	14,628	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	14,628 SF	14,628 SF	Negotiable	48 Mths	N
Full floor opportunity, Exposed ceiling, Mainly open floor plan, Fantastic views.											
E 18th / Suite 1800	14,042	Negotiable	2-10 yrs	Vacant	Some Work	Office/D	14,042 SF	14,042 SF	Negotiable	6 Mths	N
Full floor identity!!!											

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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>19) 405 Howard St, San Francisco, CA</b>  <b>Foundry Square</b>                      492,409 SF Class A Office Building Built in 2003                      Not for Sale</p>											
E 2nd / Suite 200	58,687	Negotiable	TBD	Vacant	NBI	Office/N	122,820 SF	58,687 SF	Negotiable	48 Mths	N
P 3rd / Suite 350	10,881	Negotiable	3-10 yrs	Vacant	NBI	Office/N	122,820 SF	10,881 SF	Negotiable	48 Mths	N
P 4th / Suite 400	16,262-53,252	Negotiable	TBD	Vacant	NBI	Office/N	122,820 SF	53,252 SF	Negotiable	48 Mths	to 16,262
 <p><b>20) 568 Howard St, San Francisco, CA</b>  <b>Between 1st &amp; 2nd</b>                      37,000 SF Class B Office Building Renovated in 1995 Built in 1907                      Not for Sale</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><b>21) 585 Howard St, San Francisco, CA</b>  <b>Between 1st &amp; 2nd</b>                      37,000 SF Class B Office Building Built in 1912                      Not for Sale</p>											
E GRND	11,000	\$17.00/mg	2-7 yrs	08/2005	Some Work	Office/D	11,000 SF	11,000 SF	\$15,583	14 Mths	N
High ceilings, Brick & Timber, Good natural light, Wired, HVAC, ADA restrooms, Kitchen/Lunch area, 104f seismic, T-1 lines.											
 <p><b>22) 631 Howard St, San Francisco, CA</b>  <b>Howard-Hawthorne Center</b>  <b>Between 2nd &amp; New Montgomery</b>                      105,808 SF Class B Office Building Renovated in 1968 Built in 1929                      Not for Sale</p>											
E 4th	19,733	Negotiable	Thru May 2006	Vacant	As Is	Office/S	19,733 SF	19,733 SF	Negotiable	9 Mths	N
Plug & Play. Creative space with great light. High credit sublessor.											


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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>23) 135 Main St, San Francisco, CA</b>  <b>Between Mission &amp; Howard</b>            249,918 SF Class A Office Building Built in 1990            Not for Sale</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.											
E 13th	12,920	Negotiable	TBD	11/2005	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	3 Mths	N
38,760 contiguous SF. Efficient floor, great views. Floors available individually.											
E 14th	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	3 Mths	N
38,760 contiguous SF. Efficient floor, great views. Floors available individually.											
E 15th	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	38,760 SF	12,920 SF	Negotiable	3 Mths	N
38,760 contiguous SF. Efficient floor, great views. Floors available individually.											
E 21st	12,920	Negotiable	TBD	30 Days	Some Work	Office/D	25,055 SF	12,920 SF	Negotiable	3 Mths	N
Outstanding view space. Interconnecting stairs.											
E 22nd	12,135	Negotiable	TBD	30 Days	Some Work	Office/D	25,055 SF	12,135 SF	Negotiable	3 Mths	N
Outstanding view space. Interconnecting stairs.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>24) 1 Market St, San Francisco, CA</b>  <b>One Market Plaza</b>  <b>Between Market &amp; Mission</b>                      883,778 SF Class A Office Building Built in 1976                      Not for Sale</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	25 Mths	to 15,000
Mostly open space with large IT/Server Room and private restrooms. Furniture available.											
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
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.											
E 14th / Suite 1400	18,964	Negotiable	3-10 yrs	30 Days	Some Work	Office/D	18,964 SF	18,964 SF	Negotiable	3 Mths	N
E 39th	19,075	\$28.00/fs	Thru Jul 2007	Vacant	As Is	Office/S	76,300 SF	19,075 SF	\$44,508	11 Mths	N
Premier Class-A space. Strong, credit sublessor. Spectacular 360-degree view. 32 window private offices, 53 workstations, 2 large conference rooms, reception area, copy/mail/fax room, small server room, 22 small phone rooms, kitchen/break room, and CAT-5 wiring throughout. Commission \$1.50/st/per year.											
E 40th	19,075	\$28.00/fs	Thru Jul 2007	12/2005	As Is	Office/S	76,300 SF	19,075 SF	\$44,508	5 Mths	N
E 41st	19,075	\$28.00/fs	Thru Jul 2007	12/2005	As Is	Office/S	76,300 SF	19,075 SF	\$44,508	4 Mths	N
E 42nd	19,075	\$28.00/fs	Thru Jul 2007	12/2005	As Is	Office/S	76,300 SF	19,075 SF	\$44,508	4 Mths	N
 <p><b>25) 1 Market St, San Francisco, CA</b>  <b>One Market Plaza</b>  <b>Between Market &amp; Mission</b>                      490,726 SF Class A Office Building Built in 1976                      Not for Sale</p>											
P 11th / Suite 1100	9,897	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	11,046 SF	11,046 SF	Negotiable	24 Mths	N
Fantastic Bay views, Double door elevator identity, 18 window-line private offices, interior work areas, conference room off reception, kitchen, copy/storage room, and training room.											
E 24th / Suite 2400	16,264	\$23.00/fs	Thru Nov 2006	04/2005	As Is	Office/S	32,528 SF	16,264 SF	\$31,173	9 Wks	N
Incredible, unobstructed bay views. High end reception and finishes. Move-in condition. Floor to ceiling windowline.											
E 25th / Suite 2500	16,264	\$29.50/fs	Thru Nov 2006	30 Days	As Is	Office/S	32,528 SF	16,264 SF	\$39,982	7 Mths	N
Space includes 35 private offices of which 19 are window-lined, 3 large conference rooms, large reception area, and CAT5 wiring.											


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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>26) 101 Market St, San Francisco, CA</b>  <b>Federal Reserve Bank Bldg</b>  <b>Between Main and Spear Streets</b>                      653,000 SF Class A Office Building Built in 1983                      Not for Sale</p>											
P 6th	8,306	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	8,306 SF	8,306 SF	Negotiable	31 Mths	N
Vacant/Off the Market.											
 <p><b>27) 333 Market St, San Francisco, CA</b>                      596,000 SF Class A Office Building Built in 1979                      Not for Sale</p>											
P 3rd	17,862	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	17,862 SF	17,862 SF	Negotiable	21 Mths	N
E 4th	33,162	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	66,324 SF	33,162 SF	Negotiable	21 Mths	N
E 5th	33,162	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	66,324 SF	33,162 SF	Negotiable	21 Mths	N
E 16th	18,361	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	93,050 SF	18,361 SF	Negotiable	26 Mths	N
E 17th	18,363	Negotiable	TBD	07/2005	NBI	Office/D	18,363 SF	18,363 SF	Negotiable	12 Mths	N
E 18th	17,971	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	93,050 SF	17,971 SF	Negotiable	12 Mths	N
E 19th	18,906	Negotiable	TBD	07/2005	Some Work	Office/D	93,050 SF	18,906 SF	Negotiable	12 Mths	N
E 20th	18,906	Negotiable	TBD	07/2005	Some Work	Office/D	93,050 SF	18,906 SF	Negotiable	12 Mths	N
E 21st	18,906	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	93,050 SF	18,906 SF	Negotiable	12 Mths	N
E 29th	18,906	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	37,812 SF	18,906 SF	Negotiable	43 Mths	N
E 30th	18,906	Negotiable	TBD	Vacant/Off Mrkt	Some Work	Office/D	37,812 SF	18,906 SF	Negotiable	20 Mths	N
E 32nd	18,906	Negotiable	TBD	12/2008	Some Work	Office/D	18,906 SF	18,906 SF	Negotiable	4 Mths	N
E 32nd	18,906	Negotiable	Thru Dec 2008	09/2005	As Is	Office/S	30,273 SF	18,906 SF	Negotiable	4 Mths	N
Available 9/15/05. Highly improved finishes, efficient, perimeter office build out, internal stairwell links floors, plug and play space, bay and skyline views, and parking available.											
P 33rd	8,244	Negotiable	TBD	12/2008	Some Work	Office/D	8,244 SF	8,244 SF	Negotiable	4 Mths	N
P 33rd	11,367	Negotiable	Thru Dec 2008	09/2005	As Is	Office/S	30,273 SF	11,367 SF	Negotiable	4 Mths	N
Available 9/15/05. Highly improved finishes, efficient, perimeter office build out, internal stairwell links floors, plug and play space, bay and skyline views, and parking available.											


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>28) 425 Market St, San Francisco, CA</b>  <b>Between Front &amp; Davis</b>                      996,760 SF Class A Office Building Renovated in 1988 Built in 1973                      Not for Sale</p>											
E 7th / Suite 700	25,335	Negotiable	TBD	Vacant	Some Work	Office/D	25,335 SF	25,335 SF	Negotiable	9 Mths	N
Former Schwab floor. Brand new improvements. Mostly open space.											

 <p><b>29) 455 Market St, San Francisco, CA</b>  <b>Central Plaza</b>                      379,203 SF Class A Office Building Built in 1987                      Not for Sale</p>											
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.											

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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>30) 525 Market St, San Francisco, CA</b>  <b>First Market Tower</b>  <b>Between 1st &amp; Ecker</b>                      1,083,000 SF Class A Office Building Renovated in 1991 Built in 1973                      Not for Sale</p>											
P 2nd	15,083	\$28.00/fs	1-10 yrs	Vacant	Some Work	Office/D	15,083 SF	15,083 SF	\$35,194	24 Mths	N
Spectacular High Ceiling space. \$70 TIs in place. SEparate entrance. 17 POs. 2 dramatic conference rooms.											
E 6th	28,346	Negotiable	5-6 yrs	Vacant	Some Work	Office/D	28,346 SF	28,346 SF	Negotiable	12 Mths	N
Former MCI/WorldCom. Heavy power & backup. Raised floor. Racks, serious infrastructure.											
E 16th	28,109	\$33.00/fs	10 yrs	Vacant		Office/D	73,805 SF	28,109 SF	\$77,300	24 Mths	N
New systems and clean shell completed and available for TIS. Can be combined with floor 17-20 for up to a 141,853 square foot block.											
E 17th	27,696	\$33.50/fs	10 yrs	Vacant		Office/D	73,805 SF	27,696 SF	\$77,318	24 Mths	N
New systems and clean shell to be delivered 2nd Q2004.											
P 18th	18,000	\$33.50/fs	10 yrs	Vacant		Office/D	73,805 SF	18,000 SF	\$50,250	24 Mths	N
New systems and clean shell to be delivered 2nd Q2004.											
E 25th	28,720	\$35.00/fs	10 yrs	Vacant	Some Work	Office/D	57,440 SF	28,720 SF	\$83,767	24 Mths	N
Two contiguous full floors (26/25). New systems and clean shell to be delivered 1st Q2004.											
E 26th	28,720	\$35.00/fs	10 yrs	Vacant	Some Work	Office/D	57,440 SF	28,720 SF	\$83,767	24 Mths	N
Two contiguous full floors (26/25). New systems and clean shell to be delivered 1st Q2004.											
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 27th / Suite A	12,290	\$34.00/fs	5-10 yrs	Vacant	Some Work	Office/D	15,872 SF	15,872 SF	\$34,822	30 Mths	N
Private office and open space.											
P 28th	11,897	\$34.50/fs	5-10 yrs	Vacant	Some Work	Office/D	11,897 SF	11,897 SF	\$34,204	24 Mths	N
Elevator ID. South View. 1st stop in highrise. Mostly open plan.											
E 32nd	27,925	\$16.00/fs	Thru Oct 2006	Vacant	As Is	Office/S	27,925 SF	27,925 SF	\$37,233	15 Mths	N
4 offices, 116 Herman Miller workstations, furniture can be made available. 4 conference rooms, multiple file rooms, 2 large training/multi-purpose rooms, lunch room with kitchen, copy/fax room, mail room, voice/data CAT 5. Credit sublessor.											

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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>31) 555 Market St, San Francisco, CA</b>  <b>Market Center</b>  <b>Between 1st &amp; 2nd</b>            283,333 SF Class A Office Building Built in 1964            Not for Sale</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.											
E 14th	11,102	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	22,204 SF	11,102 SF	Negotiable	40 Mths	N
Shell condition, ready for improvements.											
E 15th	11,102	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	22,204 SF	11,102 SF	Negotiable	40 Mths	N
Shell condition, ready for improvements.											



**32) 575 Market St, San Francisco, CA**

**Market Center**

486,711 SF Class A Office Building Built in 1975



Not for Sale

E 10th	12,109	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	24,217 SF	12,109 SF	Negotiable	14 Mths	N
Large built-out space with 66 workstations. 5 POs, 2 conference rooms w/ furniture, large kitchen area/lunchroom, reception. Immediate move-in.											
E 11th	12,108	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	24,217 SF	12,108 SF	Negotiable	14 Mths	N
8 private offices, large open spaces with a total of 42 workstations, large conference room w/ furniture, 2 small conference rooms, server room, reception area, kitchen.											
E 13th	12,108	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,108 SF	12,108 SF	Negotiable	14 Mths	N
6 window-lined private offices, kitchen, reception area, server room.											
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.											



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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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.										
E 31st	12,714	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,714 SF	12,714 SF	Negotiable	14 Mths	N
	Excellent views. 39 window-lined private offices, 1 interior private office, 3 phone booth offices, large open area for workstations.										
E 33rd	12,715	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	12,715 SF	12,715 SF	Negotiable	14 Mths	N
	Great city and bay views. 9 window-lined private offices, 1 interior office, 2 conference rooms/ executive suites. Large interior conference rooms/ executive suites, large interior conference room, 6 open areas for workstations.										
E 35th	12,715	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,715 SF	Negotiable	14 Mths	N
	Excellent views. 30 window-lined private offices, 2 assistant office areas, 1 large and 2 small open areas for workstations, file/storage room.										
E 36th	12,714	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,714 SF	Negotiable	14 Mths	N
	Warm shell. Ready for improvements.										
E 37th	12,715	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,715 SF	Negotiable	14 Mths	N
	Warm shell. Ready for improvements.										
E 38th	12,689	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,689 SF	Negotiable	14 Mths	N
	Elegant lobby, excellent views, reception areas in both directions off elevator. 14 window-lined private offices, 4 large open areas, huge conference room with furniture, working kitchen with utilities.										
E 39th	12,622	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,622 SF	Negotiable	14 Mths	N
	Outstanding views. 7 window-lined private offices, 4 conference rooms, 3 open spaces, reception area, storage/mailroom. Same high-quality finishes as 40th floor.										
E 40th	12,691	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	76,146 SF	12,691 SF	Negotiable	14 Mths	N
	High-quality executive suite build-out with outstanding 36-degree views. 5 window-lined private offices, 2 conference rooms, large kitchen, marble staircase connecting to 39th floor. Coffered ceilings, wood paneling, elegant moldings, modern 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><b>33) 595 Market St, San Francisco, CA</b>            428,420 SF Class A Office Building Built in 1978            Not for Sale</p>											
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
<p>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!!!</p>											
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
<p>3 large training rooms, two conference rooms, three private offices, open area and kitchen. Fully wired with TI's available.</p>											
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
<p>All open plan, fully wired. TI's available. New multi-tenant corridor renovation and updated lobby finishes.</p>											
E 15th / Suite 1500	14,386	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	28,772 SF	14,386 SF	Negotiable	34 Mths	N
<p>5 private offices, 1 conference room, open area for workstations, 2 work/copy rooms, audio/visual presentation area, and large kitchen/break room. Fully wired. Interconnecting stairs with 16th floor.</p>											
E 16th / Suite 1600	14,386	Negotiable	5-7 yrs	Vacant	Some Work	Office/D	28,772 SF	14,386 SF	Negotiable	34 Mths	N
<p>6 private offices, 2 conference rooms, open area for workstations, 2 copy/work rooms, huge dedicated server room with Leibert Air Conditioners, UPS Backup and fiber optic connectivity and interconnecting stairs with 15th floor.</p>											
 <p><b>34) 685 Market St, San Francisco, CA</b>  <b>Monadnock Bldg</b>            186,072 SF Class B Office Building Renovated in 1985 Built in 1906            Not for Sale</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
<p>Space includes 29 window-lined private offices, 3 conference rooms, 2 kitchens, reception, and open area.</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
 <p><b>35) 123 Mission St, San Francisco, CA</b>            342,000 SF Class A Office Building Built in 1986            Not for Sale</p>											
E 18th	13,980	Negotiable	TBD	Vacant	Some Work	Office/D	13,980 SF	13,980 SF	Negotiable	13 Mths	N
E 27th	14,336	Negotiable	TBD	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	8 Mths	N
Excellent city views.											
E 28th	14,336	Negotiable	TBD	Vacant	Some Work	Office/D	28,672 SF	14,336 SF	Negotiable	13 Mths	N
 <p><b>36) 201 Mission St, San Francisco, CA</b>  <b>Between Beale and Main</b>            483,289 SF Class A Office Building Built in 1981            Not for Sale</p>											
E 5th / Suite 500	16,297	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	16,297 SF	16,297 SF	Negotiable	11 Mths	N
Primarily open space.											
E 8th / Suite 800	16,320	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	32,617 SF	16,320 SF	Negotiable	28 Mths	N
Full floor identity, Mostly open space, 8 private offices, Small kitchen.											
E 9th / Suite 900	16,297	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	32,617 SF	16,297 SF	Negotiable	28 Mths	N
Full floor identity, Mostly open space, 4 private offices, Large & small conference rooms, Large kitchen, 2 copy areas.											
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 24th / Suite 2400	9,030	Negotiable	1-10 yrs	Vacant	Some Work	Office/D	9,030 SF	9,030 SF	Negotiable	6 Mths	N
Great bay views. Space is a combination of private offices, and open space.											
E 29th / Suite 2900	15,744	Negotiable	3-10 yrs	Vacant	Some Work	Office/D	15,744 SF	15,744 SF	Negotiable	28 Mths	N
Full floor identity, 30 windowline private offices, Interior work areas, Great views.											
E 30th / Suite 3000	14,846	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	14,846 SF	14,846 SF	Negotiable	15 Mths	N
Full floor identity.											

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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>37) 560 Mission St, San Francisco, CA</b>  <b>J.P. Morgan Chase HQ</b>  <b>Between 1st &amp; 2nd</b>                      667,782 SF Class A Office Building Built in 2002                      Not for Sale</p>											
E 25th	22,003	Negotiable	5-12 yrs	Vacant	NBI	Office/S	22,003 SF	22,003 SF	Negotiable	36 Mths	N
Efficient full floor, great 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><b>38) 611 Mission St, San Francisco, CA</b>  <b>Between 2nd &amp; New Montgomery</b>                      39,900 SF Class B Office Building Renovated in 1999 Built in 1907                      Not for Sale</p>											
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, kitchenette & 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, kitchenette & restrooms on each floor, and high open ceilings (approx. 11'). Building identity available.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>39) 33 New Montgomery St, San Francisco, CA</b>  <b>New Montgomery Tower</b>  <b>Between Market &amp; Stevenson</b>                      225,816 SF Class A Office Building Built in 1986                      Not for Sale</p>											
E 5th	11,298	\$18.00/fs	Thru Dec 2007	Vacant	As Is	Office/S	11,298 SF	11,298 SF	\$16,947	8 Mths	N
2 conference rooms and 7 private offices Storage space, server room, and kitchen. Aggressive economics, 1/2 block from BART/Muni. Great elevator identity and 24 hr security.											
E 19th / Suite 1900	10,567	Negotiable	TBD	Vacant	Some Work	Office/D	10,567 SF	10,567 SF	Negotiable	12 Mths	N
Built-out for Law Firm, Private offices, conference rooms, kitchen.											
 <p><b>40) 90 New Montgomery St, San Francisco, CA</b>  <b>NW corner of New Mont. &amp; Mission St</b>                      125,000 SF Class A Office Building Built in 1986                      Not for Sale</p>											
E 15th / Suite PENT	8,763	Negotiable	3-5 yrs	08/2005	Some Work	Office/D	8,763 SF	8,763 SF	Negotiable	4 Wks	N
Penthouse suite. 10 private offices, 2 conference rooms with 2-story glass windows, open area, kitchen and storage.											
 <p><b>41) 149 New Montgomery St, San Francisco, CA</b>  <b>Between Minna &amp; Natoma</b>                      84,500 SF Class B Office Building Renovated in 1999 Built in 1907                      Not for Sale</p>											
E LL	11,501	Negotiable	TBD	Vacant	Some Work	Office/D	11,501 SF	11,501 SF	Negotiable	48 Mths	N
Storage.											
 <p><b>42) 60 Spear St, San Francisco, CA</b>  <b>Corner of Spear and Mission</b>                      133,782 SF Class B Office Building Renovated in 1987 Built in 1967                      Not for Sale</p>											
E 9th / Suite 900	12,835	\$18.00/fs	Thru May 2008	Vacant	As Is	Office/S	12,835 SF	12,835 SF	\$19,253	29 Mths	N
11 private offices, large open area for work stations, perimeter window wall for additional offices, training room. Commission: \$1.50 per square foot per year.											


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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>43) 100 Spear St, San Francisco, CA</b>  <b>SWC of Spear and Mission Streets</b>                      213,000 SF Class A Office Building Built in 1983                      Not for Sale</p>											
E 20th / Suite 2000	9,422	Negotiable	5 yrs	Vacant	Some Work	Office/D	9,422 SF	9,422 SF	Negotiable	26 Mths	N
Incredible bay and city views!!! FULL FLOOR IDENTITY !!!! Mix of private offices and open area.											
 <p><b>44) 150 Spear St, San Francisco, CA</b>  <b>Between Mission &amp; Howard</b>                      256,175 SF Class A Office Building Built in 1981                      Not for Sale</p>											
E 3rd	15,116	\$10.00/fs	Thru May 2005	30 Days	As Is	Office/S	40,096 SF	15,116 SF	\$12,597	21 Mths	N
Mix of private offices and open plan, kitchen and kitchennett.											
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.											
E 4th	15,116	\$10.00/fs	Thru May 2005	30 Days	As Is	Office/S	40,096 SF	15,116 SF	\$12,597	21 Mths	N
Credit Sublessor. Primarily open plan with raised computer floor. Contiguous with 3rd floor.											
P 5th / Suite 525	9,864	Negotiable	TBD	Vacant	Some Work	Office/D	40,096 SF	9,864 SF	Negotiable	8 Mths	N
11 offices, conference room, server room, kitchen, copy room.											
 <p><b>45) 160 Spear St, San Francisco, CA</b>  <b>160 Spear Street</b>  <b>Between Mission &amp; Howard</b>                      280,085 SF Class A Office Building Built in 1985                      Not for Sale</p>											
E 18th / Suite 1800	15,762	Negotiable	TBD	04/2005	Some Work	Office/D	15,762 SF	15,762 SF	Negotiable	5 Mths	N
Mix of private offices and open space. Water 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><b>46) 201 Spear St, San Francisco, CA</b>  <b>Spear Street Terrace</b>                      230,604 SF Class A Office Building Built in 1985                      Not for Sale</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 10th	13,723	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	41,169 SF	13,723 SF	Negotiable	13 Mths	N
View space, private offices, and open space.											
P 11th	13,723	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	41,169 SF	13,723 SF	Negotiable	13 Mths	N
View space, private offices, and open space.											
E 12th	13,723	Negotiable	5-10 yrs	08/2005	Some Work	Office/D	41,169 SF	13,723 SF	Negotiable	8 Mths	N
Private office intensive.											
P 13th / Suite A	8,030	Negotiable	5-10 yrs	08/2005	Some Work	Office/D	8,030 SF	8,030 SF	Negotiable	4 Wks	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><b>47) 71 Stevenson St, San Francisco, CA</b>  <b>Stevenson Place</b>                      315,800 SF Class A Office Building Built in 1986                      Not for Sale</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 11th / Suite 1120	8,265	Negotiable	5-10 yrs	08/2005	Some Work	Office/D	8,265 SF	8,265 SF	Negotiable	8 Wks	N
E 12th	14,365	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	28,461 SF	14,365 SF	Negotiable	18 Mths	N
8 perimeter private offices, open space, production areas, storage. TI allowance available.											
E 13th	14,096	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	28,461 SF	14,096 SF	Negotiable	18 Mths	N
30 perimeter private offices, 8 interior offices, 2 conference rooms, kitchen, interior storage. TI allowance available.											
E 17th	14,000	Negotiable	5-10 yrs	04/2006	Some Work	Office/D	14,000 SF	14,000 SF	Negotiable	10 Mths	N
P 18th / Suite 1825	9,614	Negotiable	5-10 yrs	Vacant	Some Work	Office/D	9,614 SF	9,614 SF	Negotiable	4 Mths	N
 <p><b>48) 110 The Embarcadero, San Francisco, CA</b>                      18,000 SF Class B Office Building Built in 1984                      Not for Sale</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: **> 8000 SF contig in building**

Space Use: **Office**

### property

Property Type: **Office**

Status: **Existing**

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