

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) 42-50 1st St - San Francisco, CA 94105**

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

**Building Notes:** Slated for demolition.

P 4th / Suite 409	1,147	Withheld	1 yr	Vacant		Office/D	1,147 SF	1,147 SF	Withheld	46 Mths	N
Building to be demolished VACANT/OFF MARKET											
P 4th / Suite 410	1,209	Withheld	1 yr	Vacant		Office/D	1,209 SF	1,209 SF	Withheld	46 Mths	N
Building to be demolished VACANT/OFF MARKET											
P 4th / Suite 411	1,515	Withheld	1 yr	Vacant		Office/D	1,515 SF	1,515 SF	Withheld	46 Mths	N
Building to be demolished VACANT/OFF MARKET											
P 5th / Suite 511	1,343	Withheld	1 yr	Vacant		Office/D	1,343 SF	1,343 SF	Withheld	67 Mths	N
Building to be demolished VACANT/OFF MARKET											
P 5th / Suite 520	2,400	Withheld	1 yr	Vacant		Office/D	2,400 SF	2,400 SF	Withheld	46 Mths	N
Building to be demolished VACANT/OFF MARKET											
P 6th / Suite 605	4,468	Withheld	1 yr	Vacant		Partial Build-Office/D Out	4,468 SF	4,468 SF	Withheld	180 Mths	N
Building to be demolished VACANT/OFF MARKET											



**2) 85 2nd St - San Francisco, CA 94105**

132,500 SF Class B Office Building Renovated in 1996 Built in 1899

**Building Notes:** This property has been seismically retrofitted and major tenants include the Red Cross and Sierra Club. As the former Pacific Bell building, it has a reinforced concrete frame and foundation with a facade of brick and stone. There is abundant parking around the premises, and it is conveniently located one block south of Market and the Montgomery Street BART station. There are several Class-A high rises on the same block. It is located two blocks from the Yerba Buena Gardens, Moscone Center & the Museum of Modern Art. The property will be remodeled to accommodate new tenants. Building features its own parking garage. In addition, this building is situated between the J.P. Morgan Chase Building and the KPMG Building.

P 7th / Suite 700	2,566	Withheld	Negotiable	Vacant		Partial Build-Office/D Out	2,566 SF	2,566 SF	Withheld	6 Mths	N
Mostly opens creative space, polished concrete and exposed ceilings. Operable windows.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**3) 120-124 2nd St - San Francisco, CA 94105**

16,800 SF Class C Office Building Built in 1907

**Building Notes:** 120-124 2nd St. is a 4-story, 16,800-square-foot, brick and timber office building with seismic upgrade completed.

E 4th	4,200	\$49.00/mg	Negotiable	Vacant		Partial Build-Office/D Out	4,200 SF	4,200 SF	\$17,150.00	12 Mths	N
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+ 4,200 Rentable Square Feet Available Immediately Plug & Play \$54 Modified Gross Open Term



**4) 133 2nd St - San Francisco, CA 94105**

**Between Mission & Howard**

9,600 SF Class C Office Building Built in 1930

**Building Notes:** Located in a four story building. Adjacent to the new transit district project (under construction) with proximity to Market Street and BART.

Ideal space for engineers, architects, graphic design, tech users.

E 2nd / Suite 200	2,400	Withheld	Thru Aug 2017	30 Days		Office/S	2,400 SF	2,400 SF	Withheld	5 Wks	N
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Outstanding Second Street Location Full Floor Opportunity - Great Window Line High End, Creative Finishes HVAC & Operable Windows Short-Term Sublease Through 8/31/17 Owner Will Consider Longer Term Direct Deal 2 Conference Rooms and Reception Area In Suite Restroom Furniture Available Rate - Negotiable

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**5) 144-154 2nd St - San Francisco, CA 94105**

**Between Minna & Natoma**

24,564 SF Class B Office Building Renovated in 2011 Built in 1910

**Building Notes:** The building was upgraded with new elevators, A/C, life-safety system, and seismic bracing. It also offers high ceilings and good natural light.

E LL	3,842	Withheld	Negotiable	Vacant		Office/D	7,070 SF	3,842 SF	Withheld	4 Mths	N
<p>High end creative space with tons of natural light. The space is split between 2 levels with inter-connecting stairwell. Space features include 10 PO's/call rooms, 3 conference rooms, 4 private in-suite restrooms and 2 kitchenettes with remainder open work space.</p>											
E 1st	3,228	Withheld	Negotiable	Vacant		Office/D	7,070 SF	3,228 SF	Withheld	4 Mths	N
<p>High end creative space with tons of natural light. The space is split between 2 levels with inter-connecting stairwell. Space features include 10 PO's/call rooms, 3 conference rooms, 4 private in-suite restrooms and 2 kitchenettes with remainder open work space.</p>											



**6) 163 2nd St - San Francisco, CA 94105**

**Between Minna & Natoma**

7,500 SF Class C Office Building Built in 1906

**Building Notes:** Close-in SOMA. HVAC & Operable windows. Renovated front. Natural light.

E 2nd / Suite 200	1,700	Withheld	Negotiable	Vacant		Partial Build-Office/D Out	1,700 SF	1,700 SF	Withheld	32 Mths	N
<p>• Professional space with creative features • Exposed brick • Tons of natural light • Reception and open area • Private restroom • Elevator access • Two (2) conference rooms • Hardwood throughout the space • Open Floor Plan</p>											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**7) 215 2nd St - San Francisco, CA 94105**

15,000 SF Class B Office Building Renovated in 1986 Built in 1906

**Building Notes:** The property is Jackson Square style with air conditioning throughout.

E 3rd	4,000	\$80.00-\$83.00/ig	Negotiable	02/2017	Full Build-Out	Office/D	4,000 SF	4,000 SF	\$27,666.67	5 Wks	N
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> 4,000 Rentable Square Feet > Full top floor > Extremely efficient layout > Brand new lobby > Kitchen > Classic brick & timber construction > 2 blocks from BART/MUNI > Asking low \$80's IG > Available February 1, 2017



**8) 180-182 Howard St - San Francisco, CA 94105**

**Borel Bldg II**

**Between Main & Spear**

207,893 SF Class B Office Building Built in 1978

**Building Notes:** This building has great access to Rincon Center and One Market Plaza. It is a short walk away from BART, the Ferry Building and the Transbay Terminal.

Located in the heart of Spear Street corridor, 180 Howard Street offers proximity to great restaurants, hotels, parking and public transportation.

This building was awarded an Energy Star label in 2014 and 2015 for its operating efficiency.

E 1st / Suite 100	16,565	Withheld	Negotiable	Vacant	Shell Space	Office/D	16,565 SF	16,565 SF	Withheld	34 Mths	Y
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Full floor. Shell Condition. Available for TI 10/1/2014. Available 1/1/2015 for occupancy.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**9) 530 Howard St - San Francisco, CA 94105**

**Between 1st & 2nd**

25,000 SF Class C Office Building Renovated in 1982 Built in 1941

**Building Notes:** Excellent SOMA LOCATION with easy access to public transportation. Close to Moscone/ Yerba Buena Center, Financial District, Transbay Terminal. Abundant parking nearby. Restrooms with showers on the 3rd 4th floors. Kitchenettes.

P 3rd / Suite 300	2,409	\$49.00/fs	Negotiable	Vacant		Full Build-Out	Office/D	2,409 SF	2,409 SF	\$9,836.75	11 Wks	N
P 3rd / Suite 350	1,345	\$49.00/fs	Negotiable	Vacant			Office/D	1,345 SF	1,345 SF	\$5,492.08	14 Days	N
P 4th / Suite 450	1,100	\$49.00/fs	Negotiable	30 Days		Partial Build-Out	Office/D	1,100 SF	1,100 SF	\$4,491.67	2 Mths	N



**10) 580 Howard St - San Francisco, CA 94105**  
**Dahl-Beck Warehouse**

**Between 1st & 2nd**

31,000 SF Class B Office Live/Work Unit Building Renovated in 1998 Built in 1906

**Building Notes:** The building is an historic 14 unit live/work project fully renovated in 1998 with a tranquil lobby with flowing water ambiance. Exposed beam & brick walls, the building is fully wired for voice & data. It is energy efficient radiant heat. Other amenities include full modern kitchens, high ceilings and great natural light.

P 2nd / Suite 204	1,494	Withheld	Thru Jun 2017	02/2017		Office/S	1,494 SF	1,494 SF	Withheld	27 Days	N
Premises: ±1,494 RSF Available: Vacant June 21, 2017 (longer term available directly with Landlord) Rental Rate: Negotiable, Net of Utilities Term: Through High ceilings and polished concrete floors Furnished with 12 height-adjustable desks Large conference room Full kitchen Restroom ensuite with shower Loft storage Live work use											
P 4th / Suite 404	1,494	Withheld	Thru Jul 2017	60 Days		Office/S	1,494 SF	1,494 SF	Withheld	15 Days	N

• In heart of South FIDi, situated conveniently between CalTrain & BART • Furniture negotiable • Space offers tall, hard-lid ceilings with modern lighting and ceiling fans and exposed brick and polished concrete floors • Open plan with full kitchen, enclosed conference room with sliding barn door and in-suite restroom with full shower • Bike and dog friendly • Available within 60 days • Term through July 15, 2017, landlord willing to do direct extension 1 year+

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**11) 606-612 Howard St - San Francisco, CA 94105**

**Between 2nd & New Montgomery**

57,000 SF Class B Office Building Renovated in 1998 Built in 1907

**Building Notes:** 612 Howard St offers tenants a new lobby, classical architectural design, high ceilings, excellent natural light, original wood plank floors, full HVAC, a complete seismic retrofit and high-speed dedicated digital internet access.

P 5th	3,600	Withheld	Thru Nov 2017	30 Days		Office/S	3,600 SF	3,600 SF	Withheld	9 Days	N
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**12) 633-639 Howard St - San Francisco, CA 94105**



**Between 2nd & Hawthorne**

19,223 SF Class C Office Building Built in 1910

**Building Notes:** 633-639 Howard St has convenient access to parking and public transportation, an excellent location and a full basement.

P 1st / Suite 1	2,308	Withheld	Thru Jan 2020	03/2017		Office/S	8,423 SF	8,423 SF	Withheld	22 Days	N
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+ +/- 8,423 RSF (2,308 First Floor & 6,115 RSF) + Available March 1, 2017 (Possibly Sooner) + Term Through January 31, 2020 (Just Under 3 Years) + High-End Brick + Timber + Air Conditioning & Operable Windows + Abundant Natural Light With Skylights Throughout + Exterior Signage / Branding Potential + Vibrant Location Where New Montgomery Meets Howard Street + One Block From Bart / Muni

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>13) 667 Howard St - San Francisco, CA 94105</b>  <b>Between Hawthorne &amp; 3rd St</b>            12,000 SF Class C Office Building Built in 1907</p> <p><b>Building Notes:</b> This building is centrally located at Howard St next to the Convention Plaza Building.</p>											
E LL	4,000	Withheld	Negotiable	Vacant		Office/N	12,000 SF	4,000 SF	Withheld	13 Mths	N
Three (3) stories ±12,000 RSF New improvements to be completed by Q4 2015, delivering Q1 2016 Spec improvements include conference rooms, new restrooms, showers, bike room, kitchen, upgraded stairwells, and new flooring Potential for showroom space on the ground floor Brick walls Exposed timber ceilings Skylights on 2nd floor Two blocks from Market Street Half a block from Moscone Center Across the street from W Hotel and SFMOMA expansion											
E 1st	4,000	Withheld	Negotiable	Vacant		Office/D	12,000 SF	4,000 SF	Withheld	13 Mths	N
Three (3) stories ±12,000 RSF New improvements to be completed by Q4 2015, delivering Q1 2016 Spec improvements include conference rooms, new restrooms, showers, bike room, kitchen, upgraded stairwells, and new flooring Potential for showroom space on the ground floor Brick walls Exposed timber ceilings Skylights on 2nd floor Two blocks from Market Street Half a block from Moscone Center Across the street from W Hotel and SFMOMA expansion											
E 2nd	4,000	Withheld	Negotiable	Vacant		Office/D	12,000 SF	4,000 SF	Withheld	13 Mths	N
Three (3) stories ±12,000 RSF New improvements to be completed by Q4 2015, delivering Q1 2016 Spec improvements include conference rooms, new restrooms, showers, bike room, kitchen, upgraded stairwells, and new flooring Potential for showroom space on the ground floor Brick walls Exposed timber ceilings Skylights on 2nd floor Two blocks from Market Street Half a block from Moscone Center Across the street from W Hotel and SFMOMA expansion											
 <p><b>14) 1 Market St - San Francisco, CA 94105</b>  <b>The Landmark @ One Market - One Market Plaza</b>  <b>Between Mission &amp; Stuart</b>            434,396 SF Class B Office Building Renovated in 2000 Built in 1917</p> <p><b>Building Notes:</b> Originally the headquarters of the Southern Pacific Railroad, 1 Market Street was the tallest building west of Chicago when it completed construction in 1917. The property enjoys a desirable waterfront location and is adjacent to BART, MUNI and the Ferry Building. There is 24 hour security and adjacent parking at One Market Plaza.</p> <p>This building was awarded an Energy Star label in 2004 (91), 2005 (92), 2006 (84), 2007 (88), 2008 (90), 2009 (88), 2010 (86), 2011 (83), 2013 (82), 2014 (81), and 2015 (84) for its operating efficiency.</p> <p>In 2012, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.</p>											
P 1st / Suite Retail X	1,001	Withheld	Negotiable	30 Days		Retail/D	1,001 SF	1,001 SF	Withheld	8 Mths	N
Asking price upon request.											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**15) 607-611 Market St - San Francisco, CA 94105**

**Between 2nd & Montgomery**

15,720 SF Class B Office Building Renovated in 1998 Built in 1914

**Building Notes:** 607 Market Street underwent renovations in 1998 which included a new building/lobby facade, new security system plus new elevators and restrooms. The building has operable windows and column-free floors.

E 4th / Suite 4th Floor	2,340	\$41.04/fs	Negotiable	Vacant		Full Build-Out/Office/S	2,340 SF	2,340 SF	\$8,002.80	4 Wks	N
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Description Full floor office available for short-term rental with option for extension available now on Market St. Some of the amenities: 2 private offices/conference rooms - Private ADA bathroom - Kitchenette with full-size fridge - Open office space -New carpeting - Large windows allowing great natural light. -Central Heat -Steps away from the Montgomery BART and Muni stops. Some options to consider: Office comes furnished with 12 workspace tables (benching style), a conference table, 15 high end office chairs and under desk rolling file units. Option to add "living room" area furniture to the rental cost. (New sofa, chairs, coffee table, high-top table with 4 chairs.) Original terms of lease would be 6+ months, with possibility of extension. Also negotiable: sharing the space with another business, resulting in reduced rent. Please send information and questions and intended move-in date. Available 11/1/16. Steps away from Montgomery BART station, situation in the financial district, it's a bright sunny office, perfect for a team who wants to get up and running quickly with furnishings available, and existing internet and Wi-Fi which could be transferred.



**16) 625-631 Market St - San Francisco, CA 94105**

**@ Market & Montgomery Streets**

71,345 SF Class B Office Building Renovated in 1991 Built in 1907

**Building Notes:** Located in the heart of the Financial District, 625 Market Street has excellent access to BART, Muni and all Market Street buses. 1991 renovations included: seismic, HVAC, ADA, elevators, bathrooms, life safety systems and mechanical upgrades. The building sits adjacent to the Sheraton Palace, offering meeting rooms, restaurants, and airport transportation. There is on-site security in main lobby. The property is anchored by Bank of America, Australian Consulate and several law firms.

E 11th	4,731	Withheld	Negotiable	Vacant		Office/D	4,731 SF	4,731 SF	Withheld	9 Mths	N
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Full floor opportunity. Nice open plan with great natural light and outlook. Mix of glass front conference rooms with open area. Furniture is negotiable. Fully wired and ready to occupy. Building has brand new elevators.



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**17) 450 Mission St - San Francisco, CA 94105**  
**Terminal Plaza**

75,800 SF Class C Office Building Built in 1920

**Building Notes:** This property is the premier location for wired offices and data center real estate in proximity to the central business district. As a hub of telecommunications infrastructure, it features pre-deployed and high-capacity network services free of local loop charges. Network service providers deployed at the building include AT&T, AboveNet, Cogent, IP Networks, Verizon and others. The building is further distinguished by its power infrastructure. Electrical service at the building is supplied via a unique, high-availability service from PG&E, ensuring the highest availability of your office and data infrastructure. For additional features, please contact Everett Thompson, Wired Offices & Data Center Real Estate.

P 2nd / Suite 200	4,900	Withheld	Negotiable	30 Days		Office/S	4,900 SF	4,900 SF	Withheld	9 Days	N
Creative open plan sublease. Efficient space with room for 35-40 desks. 7 POs/meeting rooms. Open kitchen. Exposed ceiling and structural columns. Across the street from the new Salesforce Tower and Transbay Terminal. Close proximity to public transportation.											



**18) 602-606 Mission St - San Francisco, CA 94105**  
**Atlas Bldg**

**Between 2nd & New Montgomery**

26,000 SF Class C Office Building Renovated in 1995 Built in 1906

**Building Notes:** This property enjoys a SOMA location. It has been beautifully renovated and offers a great windowline, views on upper floors, abundant natural light and is close to the Financial District.

E 3rd	2,620	\$65.00/mg	2-3 yrs	Vacant		Office/D	2,620 SF	2,620 SF	\$14,191.67	13 Mths	N
Full floor with nice creative open layout											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**19) 649 Mission St - San Francisco, CA 94105**  
**Veronica Bldg**

**Between 3rd & New Montgomery**

30,000 SF Class C Office Building Renovated in 1982 Built in 1908

**Building Notes:** This historic building is near public transportation and features operable windows.

P 2nd	270- 2,520	\$50.04/negot	Negotiable	30 Days	Full Build-Out	Office/S	2,520 SF	2,520 SF	\$10,508.40	88 Mths	to 270
Space available now. \$1300-\$10,500 a month.											
P 4th / Suite 460	1,650	\$54.00/negot	Negotiable	30 Days	Full Build-Out	Office/S	1,650 SF	1,650 SF	\$7,425.00	34 Mths	N
Space will be available April 1, 2014. \$7425 a month.											





**20) 145 Natoma St - San Francisco, CA 94105**

9,500 SF Class B Office Building Built in 1972

**Building Notes:** The Thomas Lile Building is next to Yerba Buena Gardens. It features luminous ceilings and a barrel vault entry.

E 3rd	1,900	\$48.00/mg	3-5 yrs	Vacant	Partial Build-Out	Office/D	3,800 SF	1,900 SF	\$7,600.00	3 Mths	N
Available October 1st 2016. This space includes: -Conference room -2 private offices											
E 4th	1,900	\$48.00/mg	2-5 yrs	Vacant	Partial Build-Out	Office/D	3,800 SF	1,900 SF	\$7,600.00	5 Mths	N

San Francisco Office Space for Lease - the Entire 4th Floor at 145 Natoma Street is now available for immediate occupancy. The space features: an open plan configuration, wired perimeter, private bathroom, kitchenette with new cabinetry. There is also one large conference room. The space features wood floors and red brick style masonry. Multi-media/Software companies are encouraged to visit this space. The space is located across the street from the Yelp Headquarters--overlooking their courtyard. Natoma street is a quiet alleyway that runs up to the recently-expanded SFMOMA. A parking garage is located across the street and there is metered parking spaces on Natoma Street in front of the building. There is also an added bonus: An outdoor private deck for your exclusive use and enjoyment. We are looking for a 2-5 year term tenant.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p><b>21) 147-149 Natoma St - San Francisco, CA 94105</b>  <b>Historic Underwriters' Fire Patrol HQ</b>            7,700 SF Class C Office Building Built in 1909</p> <p><b>Building Notes:</b> This building features operable windows and hardwood floors.</p>											
P 2nd	2,300	\$49.00/mg	Negotiable	Vacant		Office/D	2,300 SF	2,300 SF	\$9,391.67	19 Days	N
15 foot ceilings, brick walls.											
 <p><b>22) 111-115 New Montgomery St - San Francisco, CA 94105</b>            30,395 SF Class C Office Building Built in 1907</p> <p><b>Building Notes:</b> This building is located near BART/Metro and the Museum of Modern Art.</p>											
P 1st	750-1,400	Withheld	Negotiable	Vacant		Office/S	1,400 SF	1,400 SF	Withheld	12 Days	to 750
Office space with coworking-like perks, Campsyte reimagines the workplace and offers custom DIY space that grows with you. Teams can rent private workspace on flexible terms. Monthly memberships are also available. Unique to Campsyte are flexible resources to fuel each phase of your launch. Membership allows access to any of our unique venues. Included amenities and features: Meeting Rooms, High Speed Internet, Cleaning & Utilities, Artisan Coffee & Tea, Mobile Keyless Entry, Printing, Adjustable Standing Desks, Community Benefits Private and Semi-Private Offices for Teams - 1 Year Leases! Conveniently located in Downtown San Francisco's South Financial District / SOMA District, the space is a modernized historic midrise office flooded with natural light, with exposed pre-existing brick, wood finishes, and frameless glass to create a zen-like minimalist yet expansive space.											
E 3rd / Suite 300	4,305	Withheld	Negotiable	Vacant		Partial Build-Office/D Out	4,305 SF	4,305 SF	Withheld	19 Mths	N
Co-Working Space. Can accommodate single desk users up to the entire floor. < <a href="http://campsyte.com/properties/1008/">http://campsyte.com/properties/1008/</a> >											
E 6th	4,305	Withheld	Negotiable	03/2017		Full Build-Office/D	8,610 SF	4,305 SF	Withheld	7 Wks	N
E 7th	4,305	\$45.00/mg	Negotiable	Vacant		Full Build-Office/D	8,610 SF	4,305 SF	\$16,143.75	7 Wks	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**23) 116-118 New Montgomery St - San Francisco, CA 94105**  
**Rialto on New Montgomery**

137,056 SF Class B Office Building Built in 1902

**Building Notes:** Built in 1901 and refurbished in 2013, Rialto on New Montgomery combines the ornate elegance of Renaissance Revival architecture with modern sophistication. The nine-story building's inspiring juxtaposition of design adorns the heart of San Francisco's vibrant central business district. Ornamental entablatures and faceted arch ways impart elegant contrast to the building's historic brick exterior, while contemporary finishes dress the main lobby's opulent coffered ceiling. Timeless mosaic tile elevator lobbies connect via a historic cast iron staircase creating an intra-building passageway for Rialto on New Montgomery's new economy tenants.

Rialto on New Montgomery's 15,000 square-foot floor plates showcase exposed brick and concrete, operable windows and volumetric lighting. Modern technology, bike storage, and a pet-friendly atmosphere offer a progressive solution for growing companies striving to attract top talent.

Located in the heart of the South Financial District, Rialto on New Montgomery graces the neighboring cityscape with its historic presence at the corner of Mission and New Montgomery Streets; one of the most coveted locations in San Francisco. The building stands amidst an amenity-rich neighborhood of restaurants, coffee shops, museums, world renowned hotels, chic fitness centers, public transportation hubs and easy freeway access.

This building was awarded an Energy Star label in 2010 (97), 2013 (98), 2014 (94), and 2015 (94) for its operating efficiency.

P 2nd / Suite 230	1,130	Withheld	Negotiable	30 Days		Office/D	1,130 SF	1,130 SF	Withheld	6 Mths	N
Creative space with great natural light and high exposed ceilings. Layout includes a kitchenette, glass conference room and open space. Vacant within 30 days Highly creative exposed concrete and brick space One conference rooms Kitchen Open space											
P 8th / Suite 812	4,340	Withheld	Negotiable	30 Days		Partial Build-Office/D Out	4,340 SF	4,340 SF	Withheld	3 Mths	N
Vacant within 30 days Landlord to deliver creative spec suite High exposed ceiling and brick walls Great natural light											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**24) 101 Spear St - San Francisco, CA 94105**  
**One Rincon - Rincon Center**

280,000 SF Class B Office Building Renovated in 1988 Built in 1940

**Building Notes:** In the CoStar Database, the Rincon Center is divided into three properties. The Property IDs are as follows:

- #320897 - Rincon Center 1 (Office/Retail)
- #320896 - Rincon Center 2 (Office/Retail)
- #5887938 - Rincon Towers (Multi Family)

Located in the South of Market (SOMA) in San Francisco, California, the Rincon Center incorporates a late 1930s U.S. post office lobby with mixed-use retail and office space, and residential development. Occupying an entire city block, this rare Bay Area example of Works Project Association (WPA) classical moderne/art deco style was listed in the National Register of Historic Places in 1979. The Rincon Center is San Francisco City Landmark No 107.

The Rincon Center was completed in 1988. The new development was designed by Fain & Johnson of the William Pereira firm of Los Angeles, California. It generously integrates numerous restaurants, retail and office spaces, a new post office, and 320 lavish apartments into 689,934 square feet.

The first part of the project, One Rincon Center, contains the historic lobby on the north of the block, open to the public. Other spaces inside the shell of the historic structure had minimal architectural significance, and were altered to provide space for mixed-use retail uses on the first floor, and offices above. Two additional, U-plan floors were added to the three-story historic structure, recessed well back from the street elevations, and conforming to the setback of the three original penthouses. A five-story addition was made to the rear (south) elevation of the historic structure, formerly a loading dock. The rear section of the historic structure and the new addition together contain a five-story glass-roofed atrium, containing a retail promenade on the first floor, and offices on the upper floors which open onto the atrium. Frieze murals are located around the central atrium space, painted by artist Richard Haas in a style suggestive of, but deferential to, the Refregier murals in the historic lobby.

The Rincon Center has covered parking for 524 spaces. 279 of the spaces are designated to the Office/Retail portion of the property. The remaining 245 spaces are designated to the Multi-Family portion of the property.

This building was awarded an Energy Star label in 2007 (93), 2008 (96), 2009 (96), 2010 (93), 2011 (94), 2012 (98), 2013 (95), 2014 (92), and 2015 (87) for its operating efficiency.

In 2009, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

P 1st / Suite A10	1,161	Withheld	Negotiable	30 Days	Partial Build-Office/D Out	1,161 SF	1,161 SF	Withheld	10 Mths	N	
Centrally located in south financial district with over 211,000 workers in .75 miles One block away from Embarcadero Bart and The Ferry Building which provide nearly 50,000 combined riders exiting these points per day. One and a half blocks from new Transbay Terminal with a daily estimated ridership of 400,000 people Increasing densification of both office and residential populations in the immediate trade area Salesforce.com will be occupying over 250,000 Square Feet in the project Proximate to Fortune 500 company headquarters of Google, Charles Schwab, Gap Inc., Bechtel and PG&E Path of pedestrian travel to AT&T Park and planned Warriors Stadium on the Embarcadero											
P 1st / Suite A3	1,328	Withheld	Negotiable	Vacant	Full Build-OuRetail/D	1,328 SF	1,328 SF	Withheld	14 Mths	N	

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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**25) 74 Tehama St - San Francisco, CA 94105**

3,100 SF Class B Office Building Built in 1906

**Building Notes: -**

E 1st	2,000	\$42.60/negot	Negotiable	Vacant		Office/D	3,100 SF	2,000 SF	\$7,100.00	9 Days	N
E 2nd	1,100	\$42.60/negot	Negotiable	Vacant		Office/D	3,100 SF	1,100 SF	\$3,905.00	2 Days	N



**26) 5 Third St - San Francisco, CA 94103  
Hearst Bldg**

**Market Street at 3rd**

98,750 SF Class B Office Building Renovated in 1970 Built in 1909

**Building Notes:** Parking is available at the adjacent Hearst Parking Center.

This building was awarded an Energy Star label in 2013(86), 2014(88), 2015(92), 2016(91) for its operating efficiency.

P 5th / Suite 525	2,287	\$36.12/fs	Negotiable	Vacant		Office/D	2,287 SF	2,287 SF	\$6,883.87	19 Days	N
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Three private offices Kitchen Conference Room Open work area Direct Lease through Dec. 31, 2017 \$6900/MO