

# Available for Lease

## Buildings 86 and 87 Graham Street

Located in the center of the Main Post, Buildings 86 and 87 were originally built as barracks bordering the edge of the Presidio's Civil War-era parade ground. These buildings total approximately 18,000 square feet and can be demised to accommodate up to 6 tenants. They offer a unique opportunity for a variety of tenants.



To obtain a copy of the RFP:

call 415/561-5335

or e-mail at

leasing@presidiotrust.gov



### MINIMUM BUSINESS TERMS

- Rental Rate: Negotiated NNN rent.
- Use: Office, educational, cultural or related uses.
- Term: Up to 10 years plus two 5-year options.
- Service District Charge: Estimated \$3.45 per rentable square foot per year for FY 2004 for services including infrastructure, police and fire. Subject to annual revision.
- Commission: \$1.50/RSF per year up to \$10.00 to procuring broker, earned 1/2 on lease execution and 1/2 on occupancy. Payable within 30 days after being earned.
- Building and tenant improvement allowance available.
- Tenant pays its pro-rata share of operating expenses.

### TENANT SELECTION CRITERIA

- Business offer.
- Demonstration of financial capacity and ability to enhance the Presidio's financial viability and reuse of historic buildings.
- Compatibility with the Presidio Trust Act and applicable planning documents.
- Responsiveness to the general objectives of the General Management Plan Amendment (see Presidio Trust Management Plan, page 134) and contribution to the visitor experience.

# Location Map

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