

Available for Lease:

Building 100 Montgomery Street

Building 100, an historic structure, was constructed in 1909 as an enlisted men's barracks and used by the Army band. The Trust is seeking a tenant or master developer for the building, which is available immediately on an "as is" basis. Building 100 is approximately 30,650 rentable square feet. Historic tax credits may be available.



To obtain a copy of the RFP:
call 415/561-5335
or e-mail us at
leasing@presidiotrust.gov



LEASING INFORMATION

- **Rental Rate:** Market terms, with consideration for tenant-funded improvements.
- **Term:** Up to forty (40) years with two ten (10) year options available.
- **Use:** Cultural/educational (including art display and production) and office uses are preferred. Supporting retail or other accessory uses may be considered.
- **Operating Expenses:** In addition to rent, Tenant is responsible for all operating expenses, which include utilities, insurance, maintenance and the Service District Charge (a reimbursement to the Trust for municipal services).
- **Commission:** \$1 per rentable square foot up to a maximum of \$7 per rentable square foot. Commissions are payable to procuring broker half thirty days after lease execution and half thirty days after tenant occupancy.

TENANT SELECTION CRITERIA

- Business proposal and demonstrated ability to contribute to the Presidio's financial viability.
- Demonstrated ability to rehabilitate and reuse an historic building.
- Compatibility with the Trust Act, responsiveness to the General Objectives of the General Management Plan Amendment (GMPA), and contribution to the visitor experience.
- Compatibility with the planning principles and preferred uses articulated in the Presidio Trust Management Plan (PTMP).

BUILDING 100 MONTGOMERY STREET

Location Map



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