

Available for Lease:

Gorgas Avenue Historic Warehouses

Now Available for Longer-term Lease

The Presidio Trust is pleased to offer for lease five historic warehouses for recreational, health/fitness, cultural/educational or office use. Located across Gorgas Avenue from Letterman Digital Arts Center, four of the warehouses were built during WWI and are approximately 12,000 rentable square feet each, open plan (60' x 200') with columns, featuring skylights, upgraded 3-phase electrical service, and broadband/internet capabilities. The fifth building, built in 1940, is approximately 4,500 rentable square feet. All buildings require base building improvements. Prospective lessees may make a proposal on one or more of these historic warehouse buildings (please see locator map).

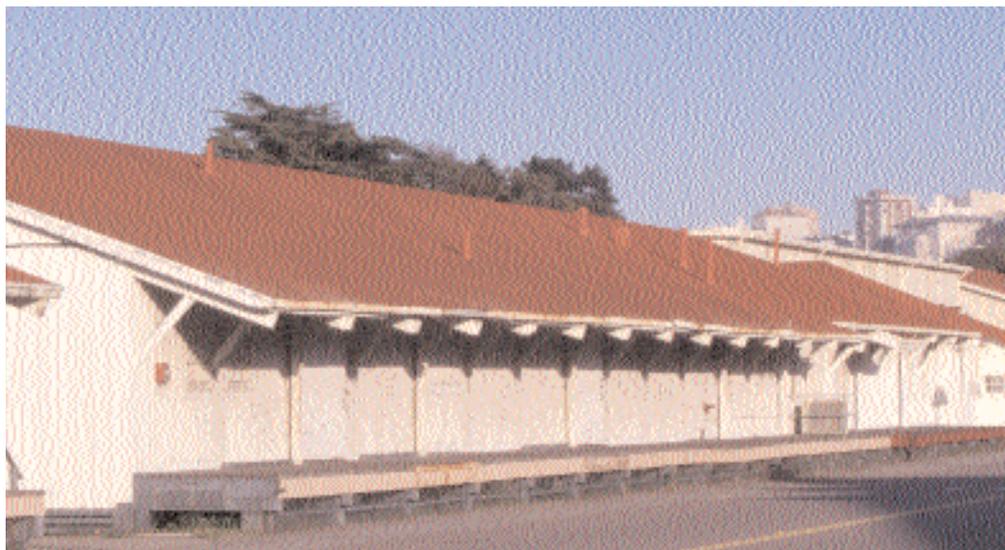


To obtain a copy of the RFP:

call 415/561-5335

or e-mail us at

leasing@presidiotrust.gov



MINIMUM BUSINESS TERMS

- Rental Rate: Market NNN rent. Base building improvements made by tenant may result in rent credits or other rent offsets
- Term: Up to 15 years (including all options)
- Use: Recreational, Cultural/Educational, Health/Fitness, Office, or Other
- 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: \$1.50/RSF per year up to \$10.00/RSF to procuring broker, earned one-half on lease execution and one-half on tenant occupancy. No payment on option years.

TENANT SELECTION CRITERIA

- Demonstrated ability to contribute to the Presidio's financial viability
- Compatibility with applicable planning documents
- Financial capability and business proposal

Location Map Gorgas Warehouses



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Buildings 1160, 1161, 1167, 1169, and 1170

