

Available for Lease

Former PX Buildings - Re-Offered with New Terms - February 26, 2004

The Presidio Trust is accepting proposals for two buildings located on Crissy Field with expansive views of the Golden Gate Bridge and San Francisco Bay. Large areas of the former post exchange buildings are column-free and will accommodate a variety of uses. Substantial parking is adjacent, with public transit service and a Presidio shuttle stop immediately in front of the complex. These high visibility buildings, described more fully in the Request for Proposals (RFP), are being re-offered with a longer lease term.



To obtain a copy of the RFP:

call (415) 561-5335 or

e-mail us at

leasing@presidiotrust.gov

MINIMUM BUSINESS TERMS

- **Term:** Up to 15 years with two 5-year option extensions. Trust will have the right to relocate tenant after 10 years.
- **Allowable Uses:** Recreational, exhibition, museum or other cultural use that draws the public to the waterfront. Specialty retail, restaurant or storage may be considered as an ancillary use. Specialty retail is defined as retail use related to cultural or recreational activities or uses in which the retail square footage is ancillary to other permitted uses. The Trust prefers single users for each building. (Small office use is acceptable in Building 606.) **View space available for cafe or small restaurant.**
- **Rental Rate:** Triple net rent at market rates.
- **Operating Expenses:** Tenant will be responsible for all operating expenses.
- **Building Improvements:** Rent credits available for base building work and tenant improvements. Buildings are leased "as is."
- **Broker Commission:** Greater of (a) \$1.00 per rentable sq. ft. per year up to 7 years; or (b) 5% / 4% / 4% / 3% / 2% of rental income (not including service district charge pass-throughs) for first 5 years, 1.5% of rental income each year for the next 5 years and 1% of rental income each year for the last 5 years of the 15-year term. Commission earned 1/2 at signing, 1/2 payable 30 days thereafter.

PROJECT OBJECTIVES

- Generate lease income for the Trust.
- Bring publicly oriented cultural or recreational use to Crissy Field (Area B).
- Achieve long term uses or disposition of the structures consistent with the Presidio Trust Management Plan.

BUILDING SQUARE FOOTAGE

- Building 605 West Section - Approximately 31,820 sq. ft.
- Building 605 East Section - Approximately 10,830 sq. ft.
- Building 606 - Approximately 8,700 sq. ft.

Location Map

Commissary/PX Buildings 605 and 606



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Buildings 605 and 606

