

Available for Lease:

Building 103 Montgomery Street

Building 103, an historic structure, was constructed in 1895 as an enlisted men's barracks. The Trust is seeking a tenant or master developer for the building, which is available immediately on an "as is" basis. Building 103 is approximately 44,700 gross 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:** Long term lease is 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).

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 103 MONTGOMERY STREET

Location Map



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