

Available for Lease

211 Lincoln Boulevard

The Presidio Trust is offering 211 Lincoln Boulevard, a non-historic building in the Main Post Planning District. This building was the former Burger King restaurant which closed in 2001.

Renovated in 1989, Building 211 is approximately 9,200 gross sq. ft. in size. A spectacular view of the Golden Gate Bridge and the San Francisco Bay is visible from the north side of the building. It is immediately adjacent to the Post Office, First Republic Bank, and Presidio Fire Station on Lincoln Boulevard.



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 rent (NNN basis) with consideration for tenant-funded base building capital improvements
- Preferred Use: Visitor services, e.g., restaurant, office (including medical), health and fitness, recreational (including entertainment), service retail, cultural and other
- Term: Long term lease available
- 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 and other services)
- Tenant Improvement Allowance: \$15.00 per rentable sq. ft. A larger allowance may be negotiated

TENANT SELECTION CRITERIA

- Demonstrated ability to contribute to the Presidio's financial viability
- Compatibility with planning principles and preferred uses articulated in the Presidio Trust Management Plan
- Financial capacity and viable business proposal
- Responsiveness to the general objectives of the General Management Plan Amendment (GMPA) and contribution to the visitor experience

BROKER COMMISSION - OFFICE

- Trust will pay \$1.00 per rentable sq. ft. per year, up to a maximum of \$7.00/RSF

BROKER COMMISSION - RETAIL

- 5%, 4%, 4%, 3%, 2% of base rent income for first 5 years and 1.5% for years 6 through 10

Location Map

211 Lincoln Boulevard

View of the Golden Gate Bridge from Building 211



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