

# Available for Lease

## Building 649

Located at Crissy Field, 649 Mason Street was built in 1951. This non-historic building is located on the waterfront with parking nearby. The first floor totals approximately 16,800 of rehabilitated gross square feet. Significant additional mezzanine and basement space could be rehabilitated. Preferred uses include recreational and cultural with educational uses considered.



**For more information:**  
call 415/561-5335  
or visit our website at  
[www.presidiotrust.gov](http://www.presidiotrust.gov)

### MINIMUM BUSINESS TERMS

- Rental Rate: Negotiated NNN rent for this "as is" building. The cost of any building improvements borne by Tenant may result in rent credits
- Use: Recreational and cultural with educational uses considered. Educational users must submit information required by Trust Education Policy
- Term: 5 years
- Tenant Improvement Allowance: Negotiable
- 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: 5%, 4%, 4%, 3% and 2% of base rent income, earned 1/2 at lease signing and 1/2 at occupancy

### TENANT SELECTION CRITERIA

- Demonstrated ability to contribute to the Presidio's financial viability
- Demonstrated ability to rehabilitate and reuse an historic building
- Compatibility with the Trust Act and responsiveness to the General Objectives of the General Management Plan Amendment (GMPA)
- Contribution to the visitor experience
- Compatibility with applicable planning documents

## Building 649 Mason Street Location Map



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