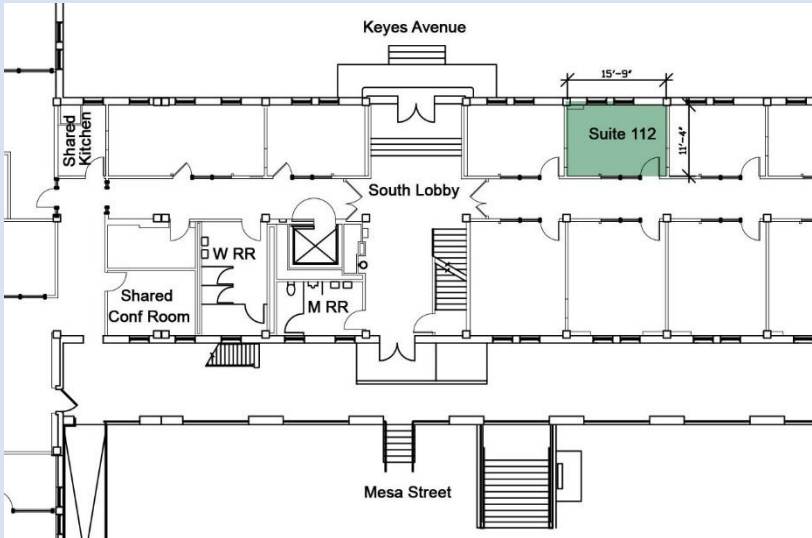


FOR LEASE

Building 38 at the Main Post Presidio of San Francisco

Available October 1, 2024

Single private office with western views of the main post towards Golden Gate Bridge. Located on the 1st floor in quiet, professional, building. Ideal for one or two people.



Tenant expenses include: Parking, insurance, telecom* and data.

Basic office utilities, janitorial and Service District Charge (SDC) are included in monthly rent in the first year of tenancy. SDC is an annual reimbursement to the Presidio Trust for a portion of municipal services such as police, fire, and emergency services, and road and other infrastructure maintenance. Tenant pays a pro rata share of any increase in building's operating expenses

Suite 112	238rsf	\$1,800/mo
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- Open floor plan.
- 3 Year minimum term.
- Basic janitorial services daily (M-F).
- Operable windows.
- Access to shared kitchenettes.
- Access to shared conference room.
- Access to showers, lockers, and bicycle racks.
- Bright energy efficient lighting.
- Wall-to-Wall carpeting.
- Freshly painted.
- Comprehensive recycling program.
- Baptiste Yoga Studio on-site (fee).



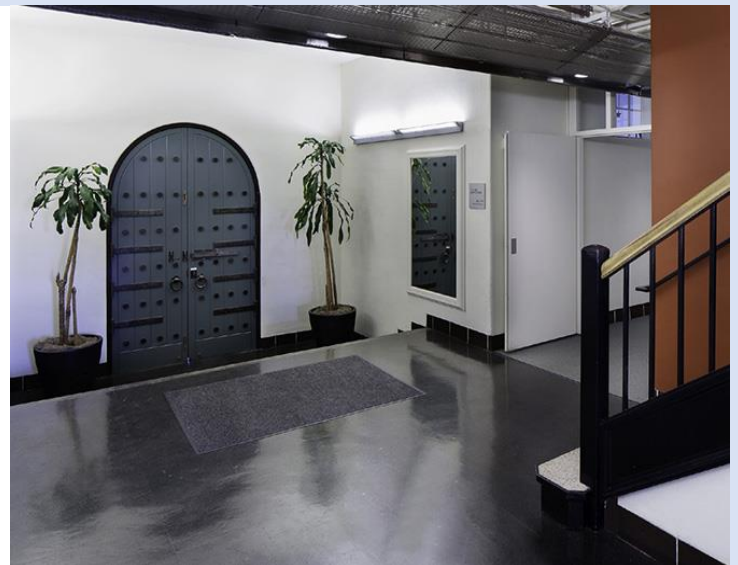
To schedule a tour, please contact:
Elana Neiner, Building 38 Property Manager
elana@ecbsf.com 415-561-6200





Presidio tenants enjoy:

- National park environment for outdoor activities – golf, tennis, fitness, walking, hiking, biking.
- Easy access to nearly completed Presidio Tunnel Tops leading to Crissy Field and Marina Green.
- Ample paid parking close to the building.
- Easy access to Marina District and Pacific Heights.
- Public transit options include SFMUNI, Golden Gate Transit, and the free PresidiGo bus service.
- Dining, post office, banking and lodging within walking distance.



Building 38 leases commercial office space to qualifying tenants. A proposing entity must meet minimum requirements to enter into a lease with Building 38. A corporate entity must be registered with the California Secretary of State. Proof of financial wherewithal to fulfill the financial obligations in the lease is also required as lease under writing. Low traffic, low impact tenants are preferred.

Pets, emotional support animals, comfort or other therapy animals which are not considered service animals by the American Disability Act (ADA) are not allowed on premises. Service animals trained to aid a person with a specific disability per the ADA

*Building 38 has fiber service available; however, The Presidio Trust charges an additional monthly fee of \$187 on top of what service providers charge for fiber.



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