



FOR LEASE BUILDING 38

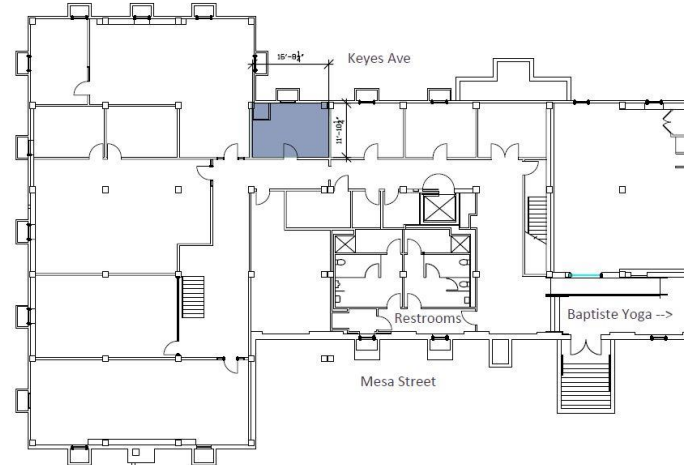
Main Post of the Presidio



Building 38 is a historic office building located on the Main Post of the Presidio of San Francisco. The Main Post is centrally located in the Presidio near [First Republic Bank](#) and the [US Post Office](#) with easy access to Crissy Field, hiking trails, biking, and restaurants in the Marina/Cow Hollow.

Currently available for lease is a single office ideal for one person. Located on the lower level of building 38, this quiet private office includes access to a shared kitchenette, shared conference room, showers, lockers, and bicycle racks. Building 38 is a Certified Green Business with the City of San Francisco.

- Location:** 38 Keyes Avenue, Suite LL03
- Full Service:** Basic janitorial services, utilities including water, gas, electric, & trash.
- Term:** 3 year minimum
- Use:** Office use only. Low traffic, low impact tenants are preferred. Non-medical, non-merchandising (no shipping/receiving/storage).
- Square Footage:** 242rsf
- Rent:** \$800/mo Full Service
- Commission:** A broker commission is not offered for this opportunity.



Features

Unit Includes:

- Basic janitorial services provided daily (M-F)
 - Basic utilities; tenant is responsible for phone/data (fiber available*)
 - Meccho window shades on all windows
 - Wired throughout for telecom and data
 - Heating is a central hydronic system of radiators (no A/C)
 - Clerestory operable window
 - Access to shared conference room seating eight
 - Access to shared kitchenette
- * The Presidio Trust charges an additional monthly fee of \$180 on top of what service providers charge for fiber.

Presidio Amenities:

- Easy access to trails and outdoor recreation areas like Crissy Field and the Marina Green
- Easy access to Marina District and Pacific Heights

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 underwriting. 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 are allowed in the Presidio's commercial buildings.

To Schedule a Tour

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- Multiple public transit options including SF MUNI, Golden Gate Transit, and the PresidiGo bus service
- USPS Post Office and banking within walking distance
- Cafés within walking distance or a short drive

Building Information:

- Historic (circa 1940), fully rehabilitated in 2001 with Green Sustainable materials
- High ceilings and operable windows providing natural light and ventilation
- ADA accessible building
- On-site Yoga Classes with [Baptiste Yoga](#)
- Comprehensive Recycling and composting program in building
- Ample paid parking available within short walking distance
- Showers, lockers and bicycle parking within building
- Bicycle friendly with bicycle parking within building