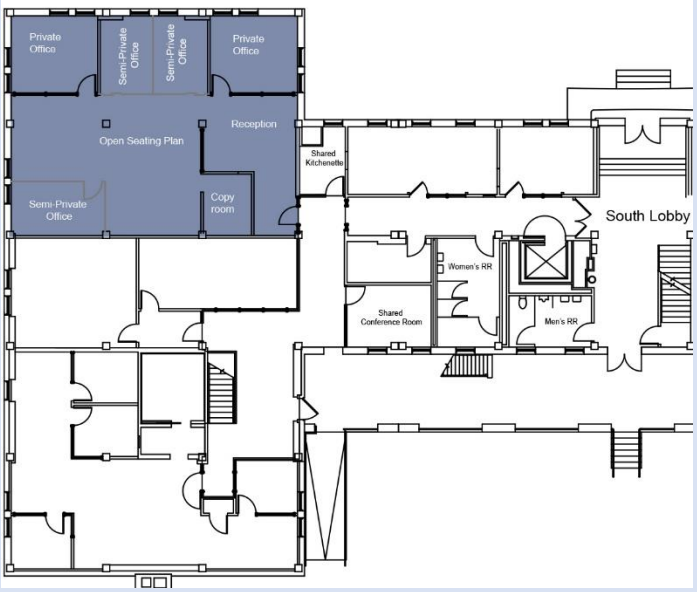
FOR LEASE
Building 38 at the Main Post
Presidio of San Francisco

Accepting Offers to lease
Available February 1, 2022

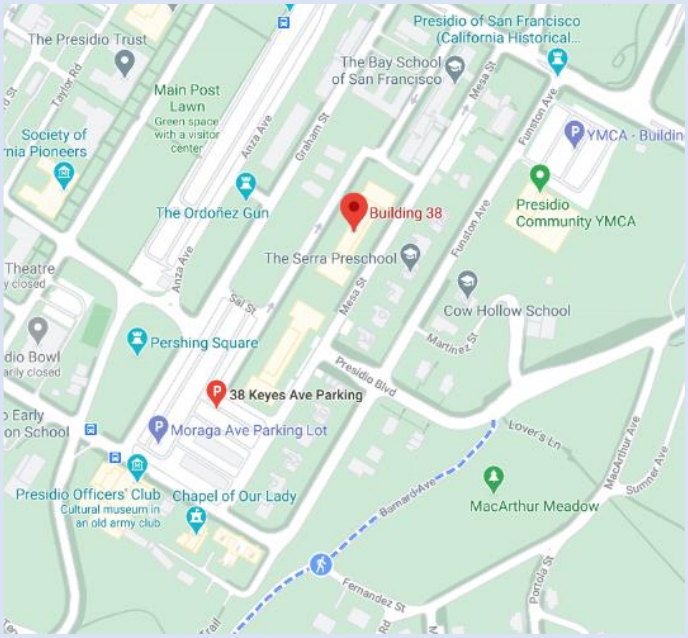
Suite 100 Details **2,515rsf** **Inquire for Rent**

- Two private offices
- Three semi-private offices
- Open floor plan
- Copy room
- Western views of main post
- 3 Year minimum term



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 after first year of occupancy.



COVID-19 Information

- Building 38 has operable windows on all floors & encourages tenants to open windows when occupying space.
- Building 38 follows all local and regional mandates related to COVID-19.
- Masks are required in Building 38. If you cannot or will not wear a mask, you will be asked to leave.
- Sanitizing stations are provided throughout the building.
- A day-porter is on-site to provide periodic sanitizing of high touch areas throughout the day.
- Water supply is tested on a regular basis.
- All air handling equipment, including regular filter replacement, is professionally maintained.
- No known cases of COVID-19 have occurred in this building.

To schedule a tour, please contact:
Melissa McMahon, Building 38 Property Manager
melissa@ecbsf.com 415-766-8950

GREEN CALIFORNIA GREEN BUSINESS NETWORK San Francisco

Building 38 – For Lease
The Main Post, Presidio of San Francisco

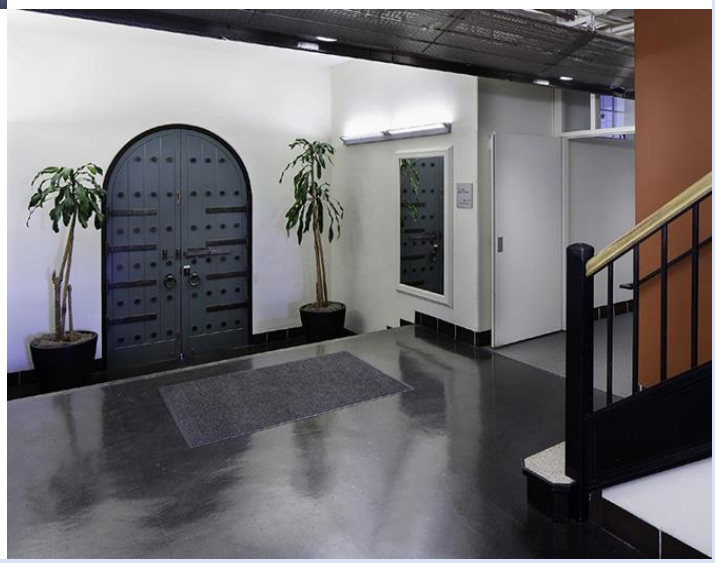
Suite 100

All Suites Include:

- Basic janitorial services provided daily (M-F)
- Central hydronic radiator heating system with independent controls (no A/C)
- High ceilings, operable windows, natural light and fresh air
- Mecho window shades on all windows
- Access to shared kitchenette & conference room
- Access to showers, lockers, and bicycle parking
- Bright energy efficient lighting
- Wall-to-Wall carpeting, recently cleaned
- To be painted building standard white
- Comprehensive recycling program

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 are allowed in the Presidio's commercial buildings.

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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