

FOR LEASE Building 38

At the Main Post in the Presidio of San Francisco

Suite 130

Warm shell space ready for tenant improvements. See below for potential layout with two private offices, conference room, open seating plan, reception area and access to outdoor terrace.

Rentable SF: 3,235

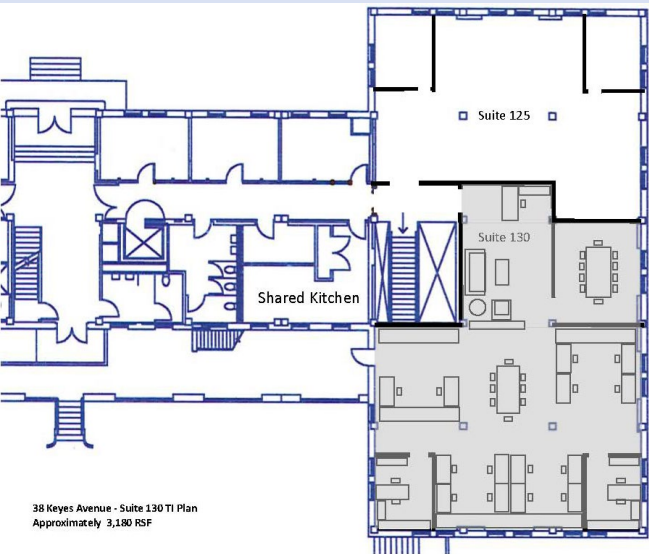
Full Service: Basic janitorial services, utilities (phone/data excluded)

Rate: Call for information

Term: 3 year minimum

Use: Office

Available: Immediately



To schedule a tour, please contact:
Elana Neiner, Building 38 Property Manager
building38@ecbsf.com 415-561-6200



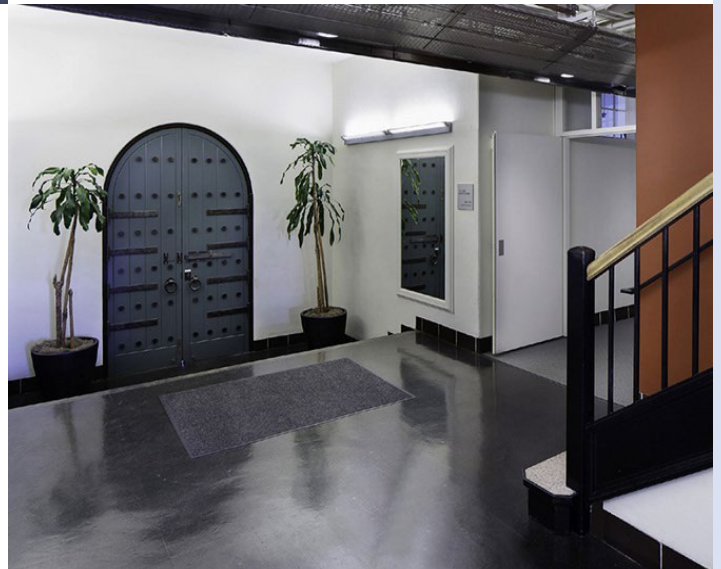


Presidio tenants enjoy:

- National park environment for outdoor activities – golf, tennis, fitness, walking, hiking, biking
- Easy access to new [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
- [Baptiste Yoga](#) in Building 38 (fee)

Tenant expenses include:

- Parking, insurance, telecom and data.
- Tenant pays a pro rata share of any increase in building's operating expenses after first year of occupancy.
- Fiber service available for an additional monthly fee of \$187 charged by the Presidio Trust on top of what service providers charge for fiber.



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.

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