

NEW LEASING
OPPORTUNITY

103 Montgomery Street



(415) 561-5335
leasing@presidiotrust.gov
www.presidiotrust.gov/lease

PRESIDIO
WORKSPACES

Leasing
Offered by the Presidio Trust



photo by Blake Marvin

A Rare Opportunity.

The Presidio Trust is pleased to offer a rare opportunity to lease space in one of the iconic red brick buildings located centrally on the Main Post parade ground.

The three floor building consists of a layout with open concepts, work spaces with a variety of multi-purpose areas, private office spaces, conference rooms, private restrooms and two kitchens. The suite features views of the Main Post parade ground, the Bay and downtown San Francisco. Tenant has access to a ground level bike storage room and common area shower.

Dining options and picnic areas, park trails, lodging, the Presidio Visitor Center and Crissy Field are all located within walking distance.

The Presidio is a wonderful place to bike to work. Main Post tenants enjoy the convenience of the free PresidiGo shuttle lines to downtown, around the park and the Golden Gate Bridge. Public transit stops are close by and metered parking is available near the building



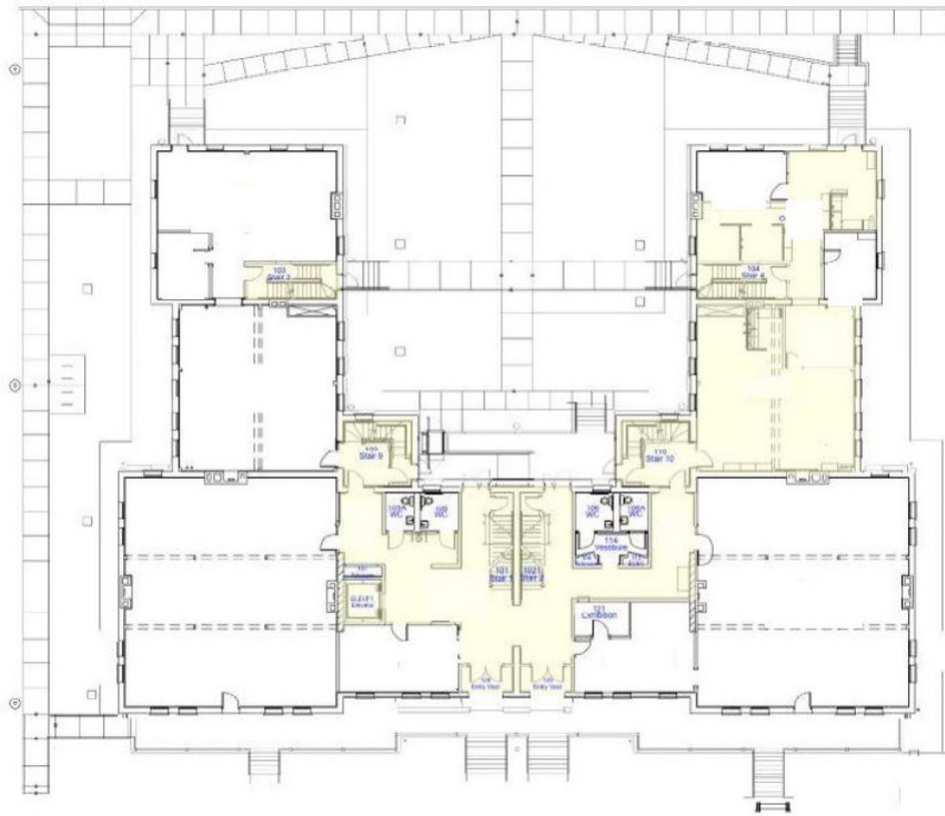
AVAILABLE SPRING 2021

39,651 square feet
Term of 3-6 years
Offered for Office Use

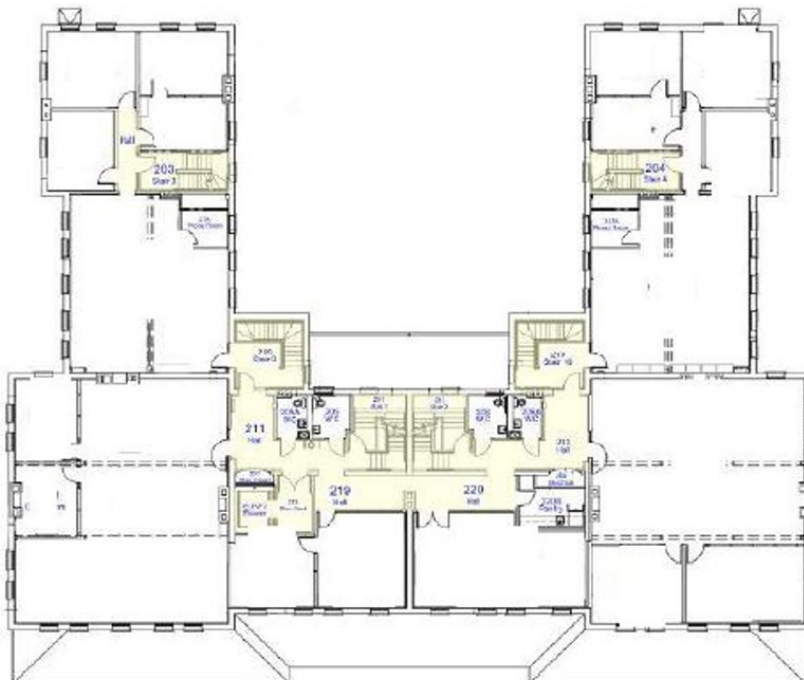
INQUIRE FOR DETAILS

Tours are available by appointment
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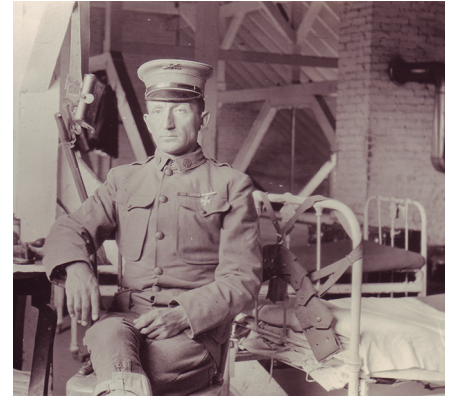
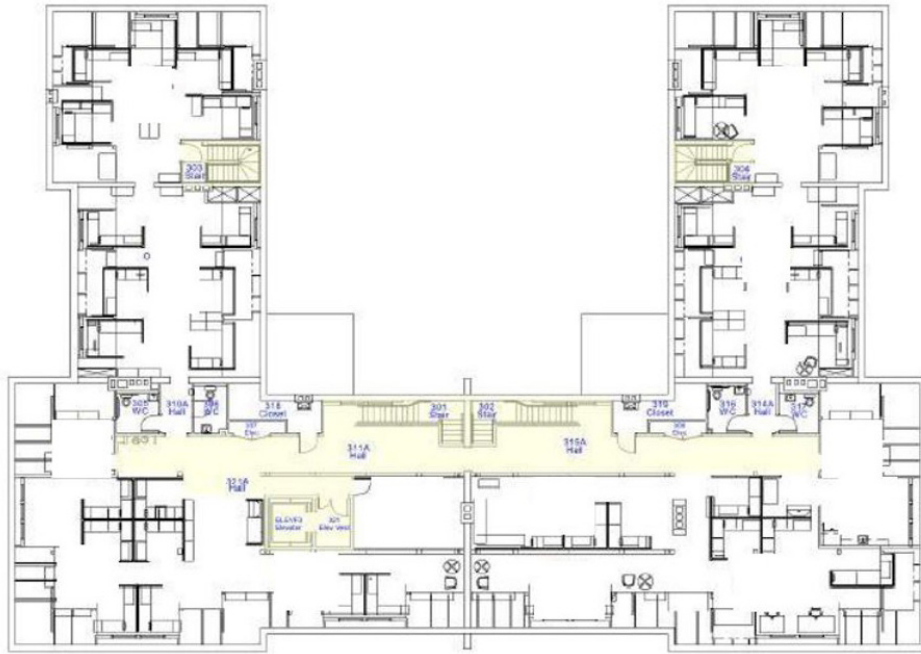
1st Floor



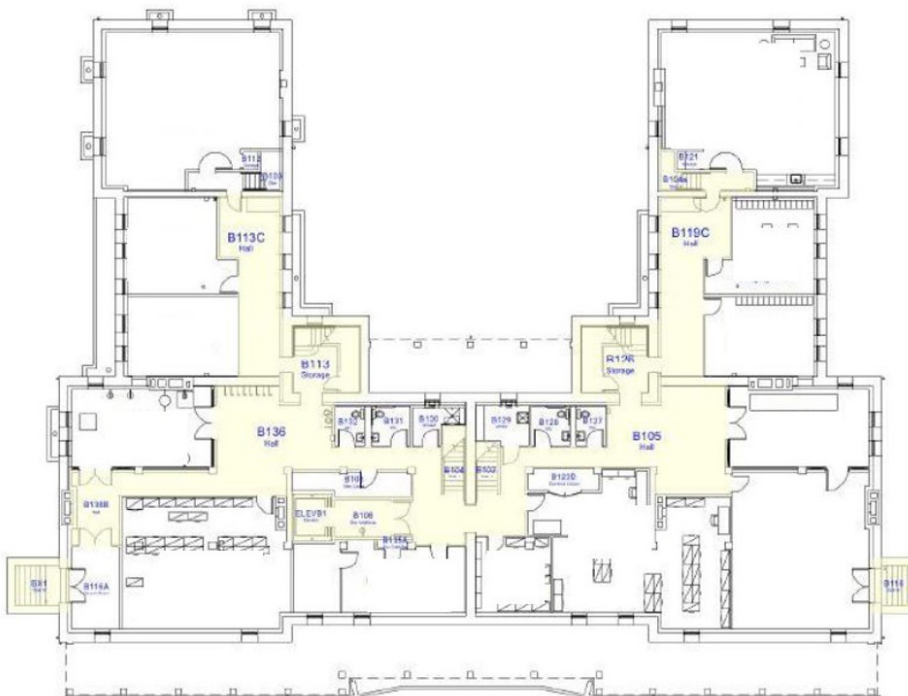
2nd Floor



3rd Floor



Basement





In addition to base rent and parking, tenant is responsible for all operating expenses including utilities, insurance, maintenance and the Service District Charge (SDC). SDC is a reimbursement to the Trust for a portion of municipal services such as police, fire, emergency services, road and other infrastructure maintenance. SDC is subject to annual adjustment.

The Presidio Trust welcomes interest from the San Francisco brokerage community. \$2.00/RSF per year (up to \$14/RSF) for each year of the initial term to procuring broker, payable half 30 days after lease execution and half 30 days after occupancy. Procuring requirements include, but are not limited to, the following:

- Broker must accompany the clients on the initial visit to the Presidio;
- Broker must provide written confirmation of an agreement between broker and tenant;
- Broker must have a continuing involvement in the transaction.

The Presidio Trust leases commercial space within the Presidio, a national park. Service animals trained to aid a person with a specific disability per the American Disability Act (ADA) are allowed in the Presidio's commercial buildings. Pets, emotional support animals, comfort or other therapy animals which are not considered service animals by the ADA are not allowed on premises and must remain outdoors and on leash.

The Presidio is home to a wide variety of commercial tenants. A proposing entity must meet minimum requirements to enter into a lease with the Presidio Trust. 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 for Presidio spaces..



About the Presidio Trust and the Presidio of San Francisco

The Presidio Trust, a federal agency, manages the Presidio of San Francisco, a former U.S. Army post that is now a national park and National Historic Landmark District within the Golden Gate National Recreation Area. In partnership with the National Park Service and non-profit Golden Gate National Parks Conservancy, the Trust brings alive the park's historic, natural, and recreational assets for the inspiration, education, health, and enjoyment of all people at no cost to taxpayers. The Presidio Trust welcomes everyone to the national park experience, champions sustainability practices that protect the environment, and works to provide outstanding service to the public.

Located at the Golden Gate, the 1,500-acre Presidio offers spectacular vistas, wild natural areas, trails and outdoor recreation, picnic areas, museums and historic sites, art installations, a golf course, event venues, camping, and lodging. The Presidio's former Army buildings have been reinvented to welcome 3,000 residents and 200 organizations. Seven million people visit the Presidio each year. Lease revenue supports the Presidio's ongoing care.

To learn more, visit www.presidio.gov.



NEW LEASING OPPORTUNITY

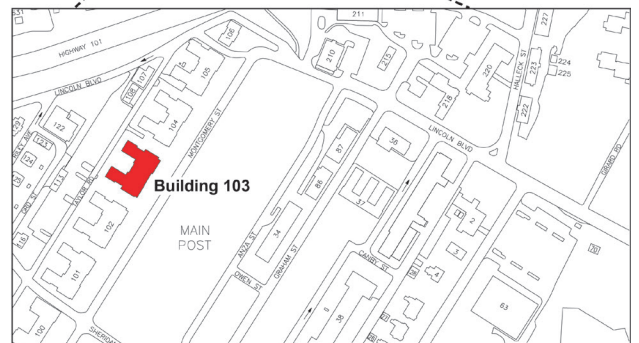
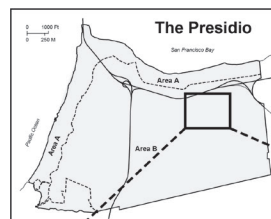
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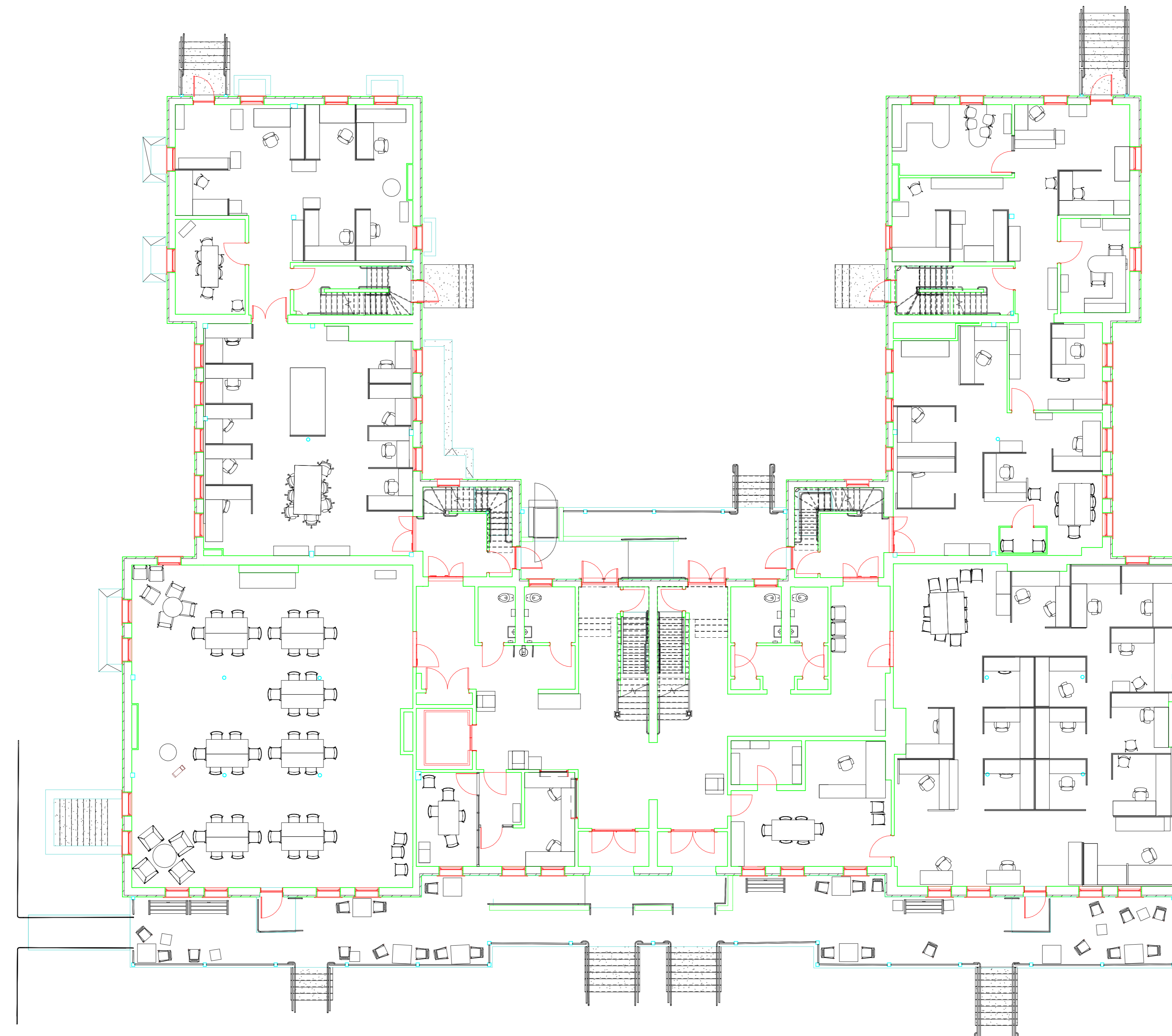


AVAILABLE SPRING 2021

39,651 square feet

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① FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



HELIX RE

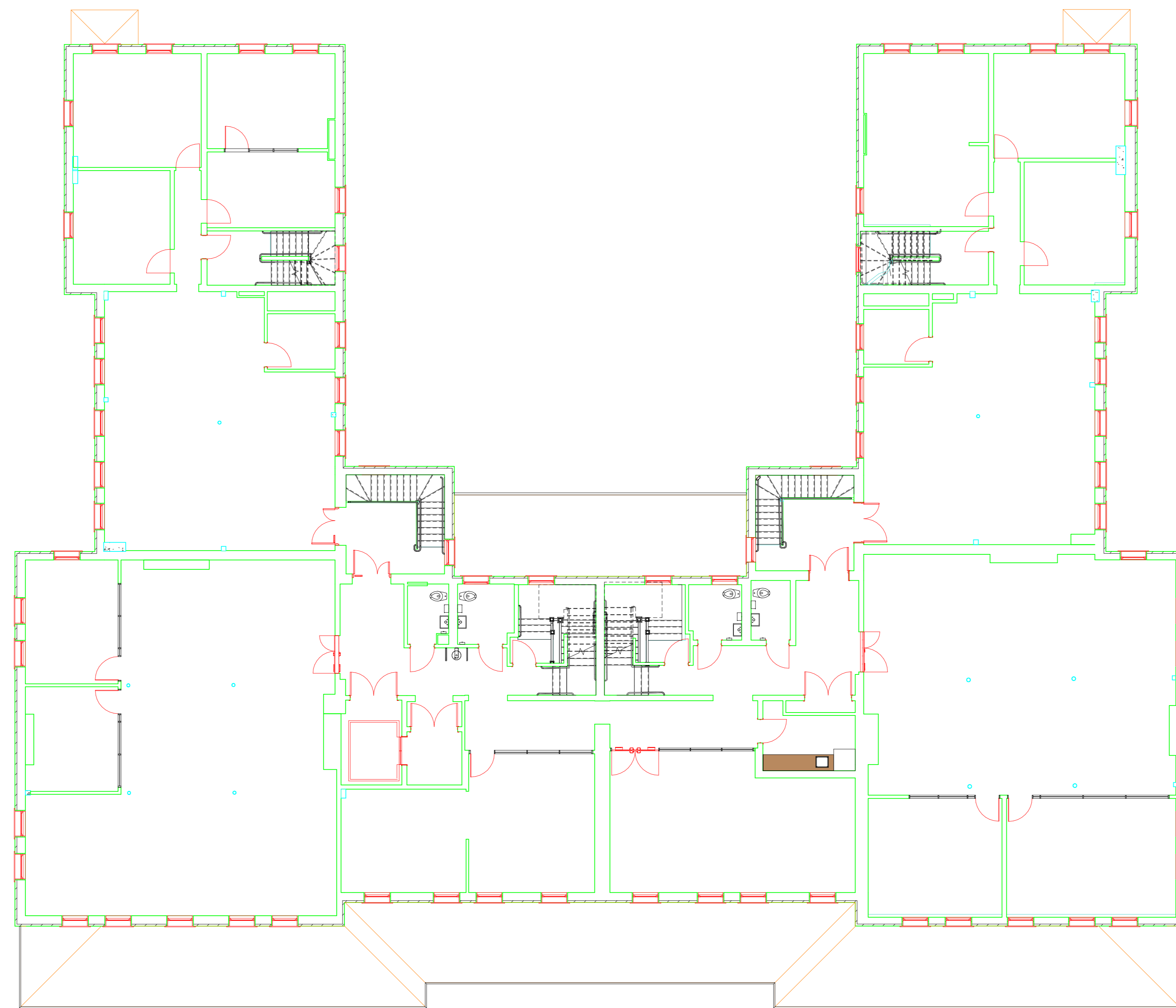
103 Montgomery St, San Francisco, CA 94129, USA

Floor FLOOR PLAN - LEVEL 1

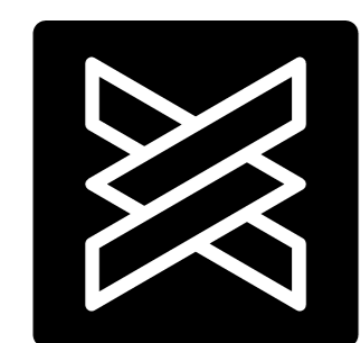
Date 08/25/2020

Scale 1/8" = 1'-0"

Reference Only



① FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



HELIX RE

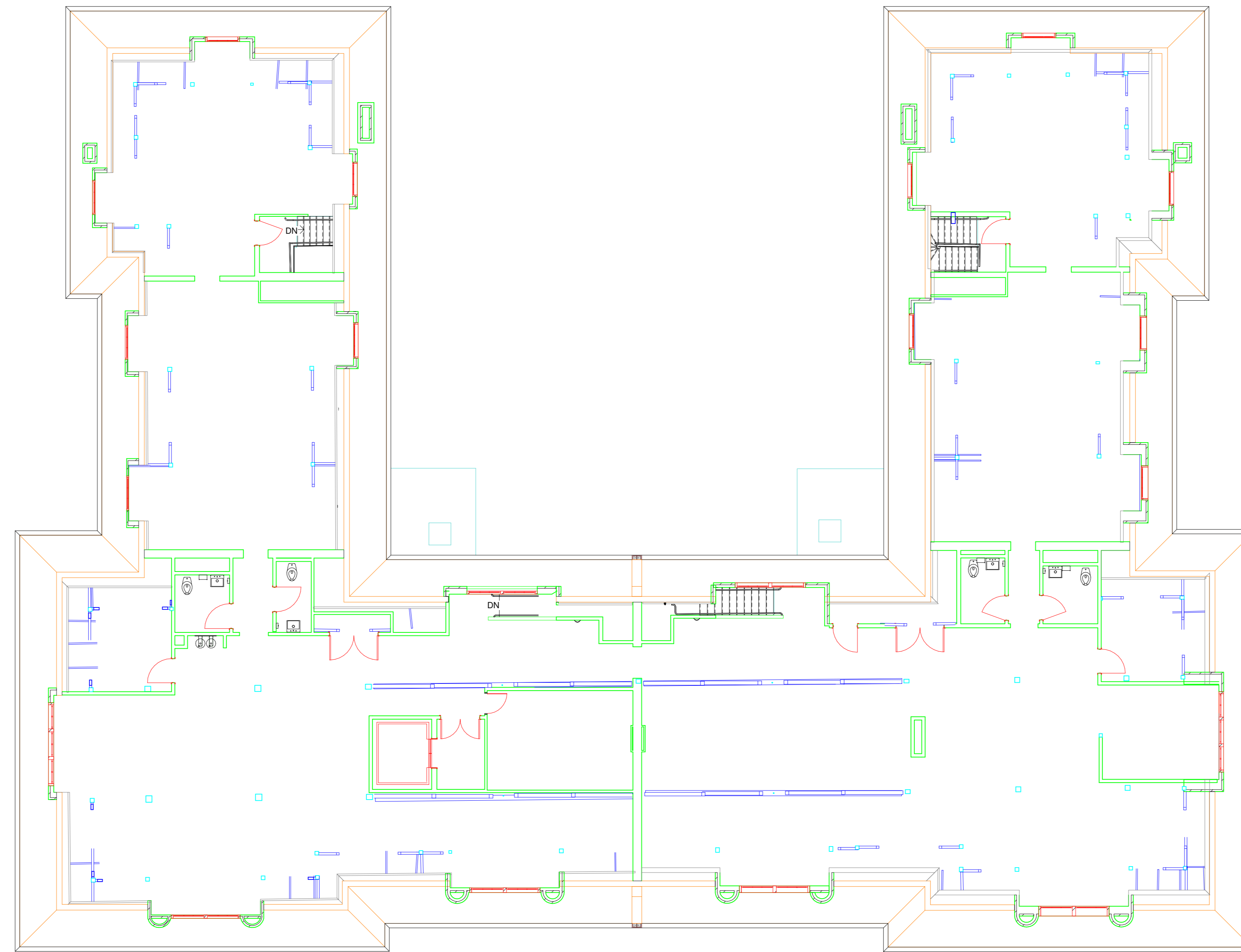
103 Montgomery St, San Francisco, CA 94129, USA

Floor FLOOR PLAN - LEVEL 2

Date 08/25/2020

Scale 1/8" = 1'-0"

Reference Only



① FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



HELIX RE

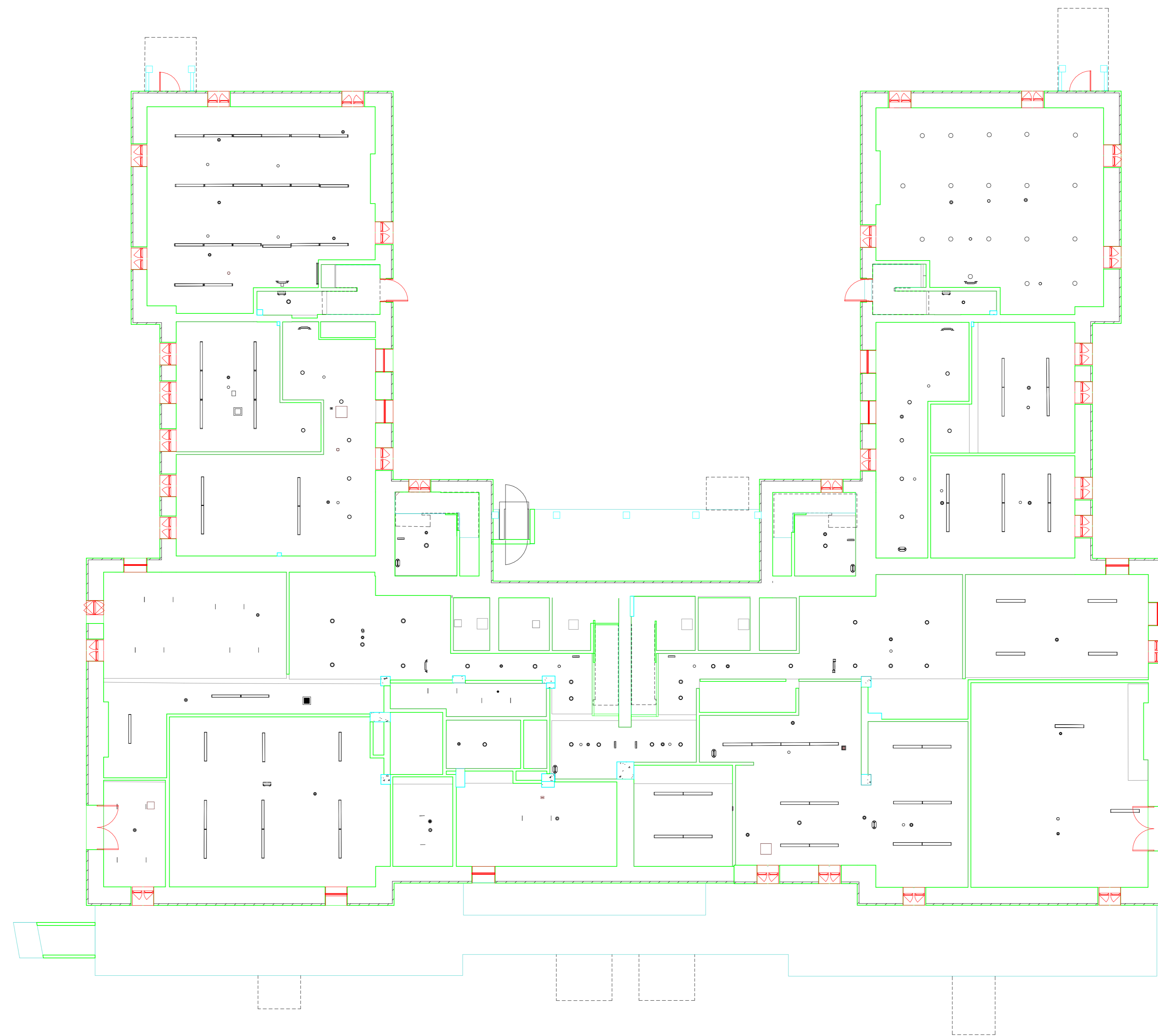
103 Montgomery St, San Francisco, CA 94129, USA

Floor FLOOR PLAN - LEVEL 3

Date 08/25/2020

Scale 1/8" = 1'-0"

Reference Only



① CEILING PLAN - LEVEL 1
1/8" = 1'-0"



HELIX RE

103 Montgomery St, San Francisco, CA 94129, USA

Floor	Unnamed
Date	08/25/2020
Scale	1/8" = 1'-0"
Reference Only	