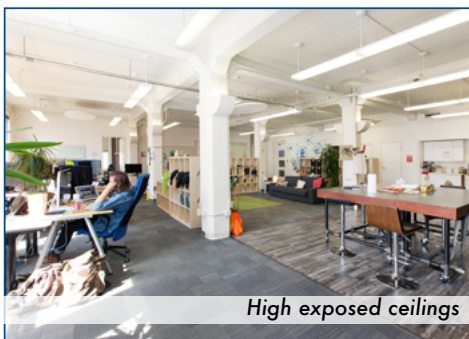


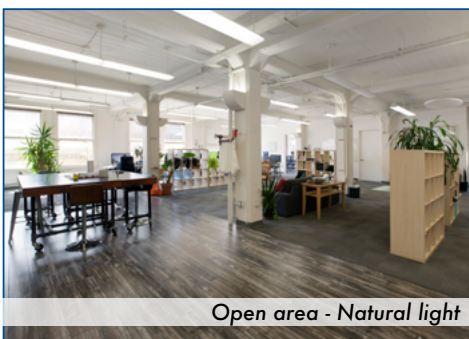
CREATIVE Office Space for Lease

121 2ND STREET - THE RAPP BUILDING South Financial District Submarket

1st Year Rent \$20.00 M.G.
New Full Floors Available



High exposed ceilings



Open area - Natural light



Presented By:

Bradley L. Colton

(415) 834-1600

bcolton@coltoncommercialsf.com

License #: 00805116

Jay D. Shaffer

(415) 590-7871

jshaffer@coltoncommercialsf.com

License #: 01444640

Tori DeCoite

(415) 590-7874

tdecoite@coltoncommercialsf.com

License #: 02042753

**Please note, the images shown do not reflect as-built photos of the space.*



530 Bush Street, Suite 800, San Francisco, CA 94108

P: 415.834.1600 • F: 415.834.1601 • www.coltoncommercialsf.com

CREATIVE Office Space for Lease

121 2ND STREET - THE RAPP BUILDING South Financial District Submarket



BUILDING HIGHLIGHTS:

- Full floor identity
- High ceilings
- Low load factor
- Excellent window line & natural light
- Operable windows
- Proximity to public transportation
- Adjacent to 101 2nd St. highrise
- Freight elevator
- Basement storage available

SUITE	RENTABLE SQUARE FEET	DATE AVAILABLE	RENTAL RATE per SF/Year	TERM	VIRTUAL TOUR LINKS
Entire 2nd Floor	4,051 RSF +/-	LEASED	Negotiable	Negotiable	CLICK HERE
Entire 3rd Floor	4,051 RSF +/-	NOW	\$45 Modified Gross \$20 Modified Gross	Negotiable	CLICK HERE
Entire 4th Floor	4,051 RSF +/-	LEASED	Negotiable	Negotiable	CLICK HERE
Entire 6th Floor	4,051 RSF +/-	NOW	Mid-\$60's \$20 Modified Gross	Negotiable	CLICK HERE
Entire 7th Floor	4,051 RSF +/-	NOW	\$20 Modified Gross	Negotiable	CLICK HERE

For Further Information and Tours, Please Contact:

Bradley L. Colton

(415) 834-1600

bcolton@coltoncommercialsf.com

License #: 00805116

Jay D. Shaffer

(415) 590-7871

jshaffer@coltoncommercialsf.com

License #: 01444640

Tori DeCoite

(415) 590-7874

tdecoite@coltoncommercialsf.com

License #: 02042753

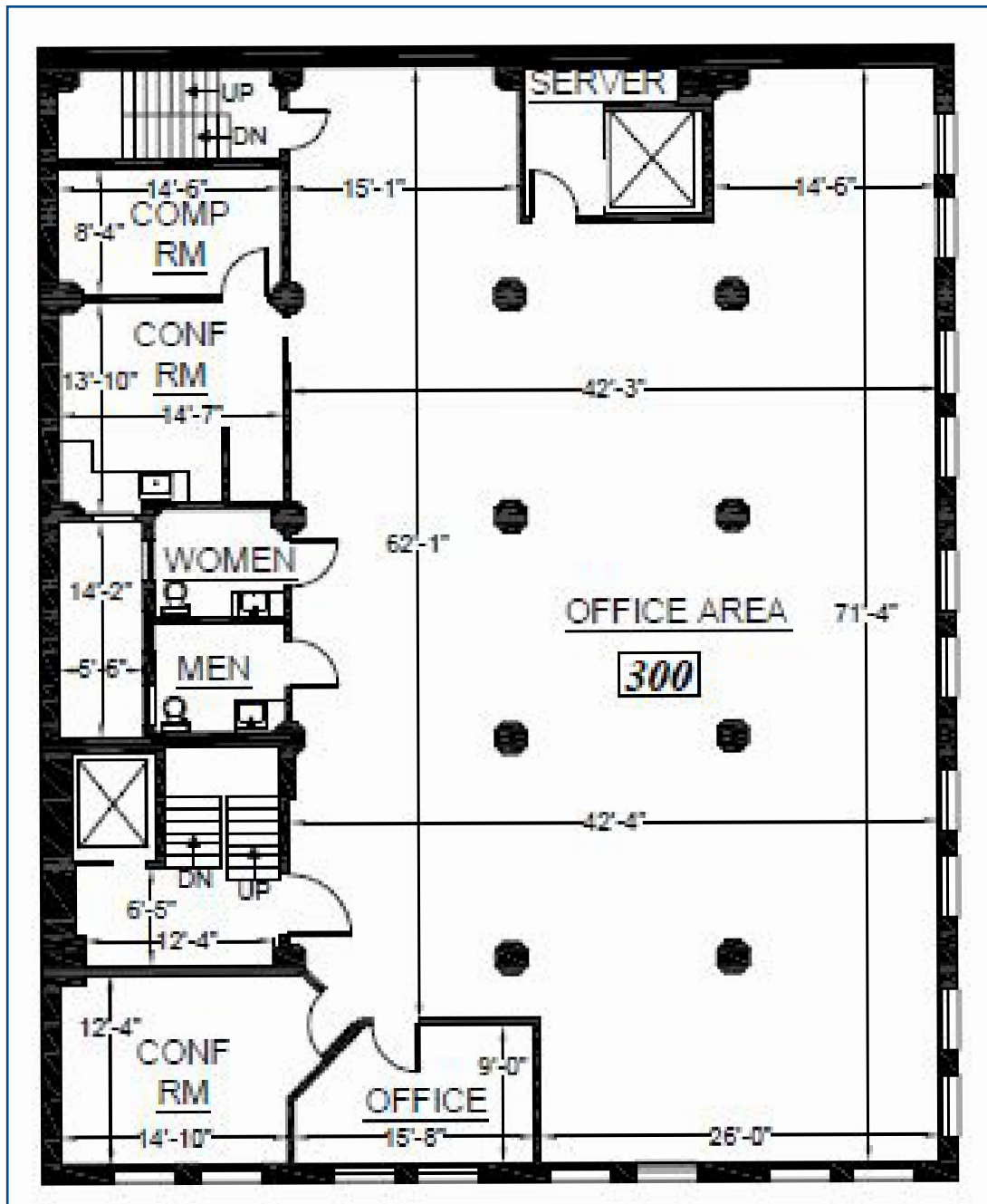


The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

CREATIVE Office Space for Lease

121 2ND STREET - THE RAPP BUILDING South Financial District Submarket

3RD FLOOR FLOOR PLAN



floorplans may not depict as-built suites

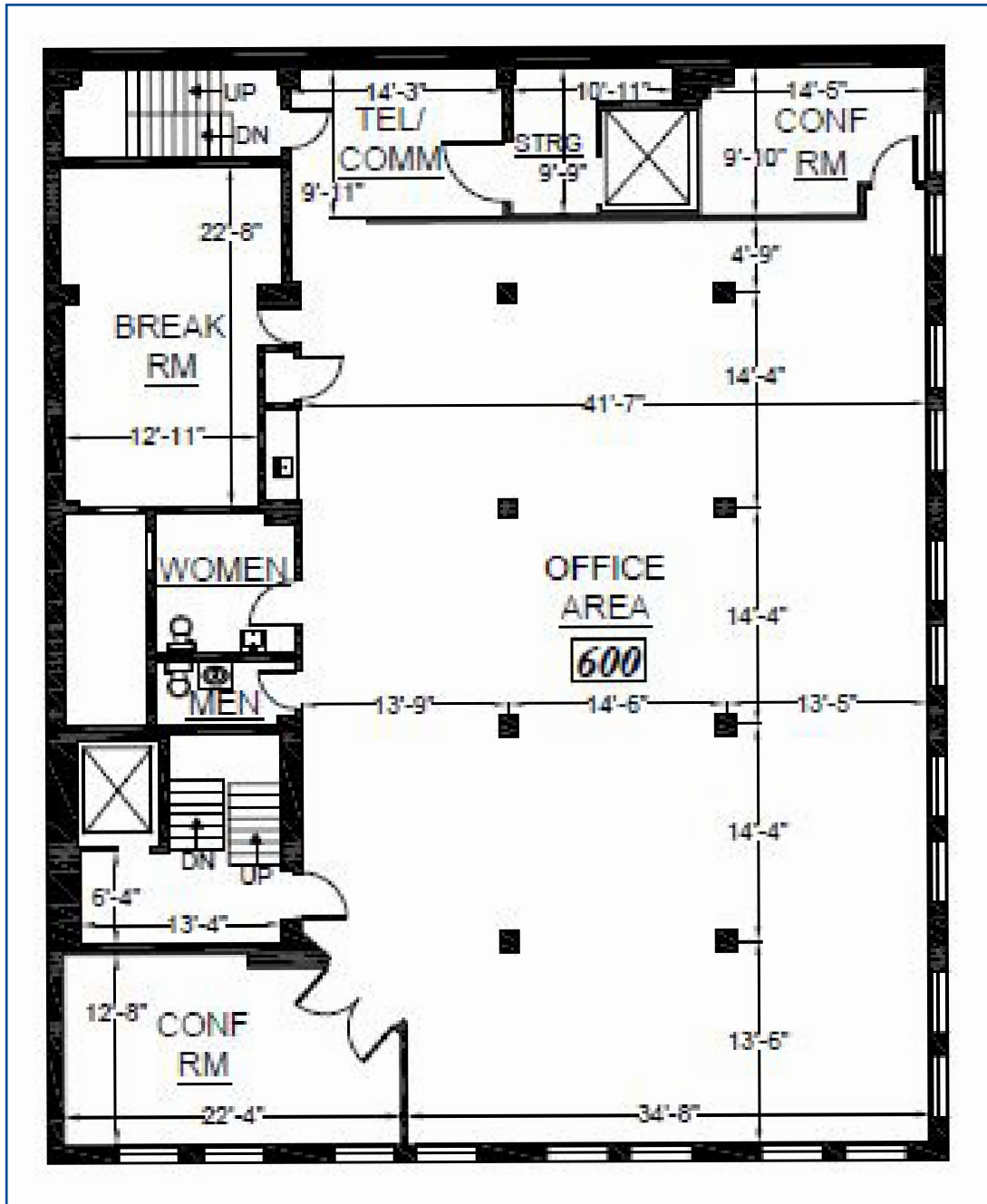


530 Bush Street, Suite 800, San Francisco, CA 94108
P: 415.834.1600 • F: 415.834.1601 • www.coltoncommercialsf.com

CREATIVE Office Space for Lease

121 2ND STREET - THE RAPP BUILDING South Financial District Submarket

6TH FLOOR FLOOR PLAN



floorplans may not depict as-built suites

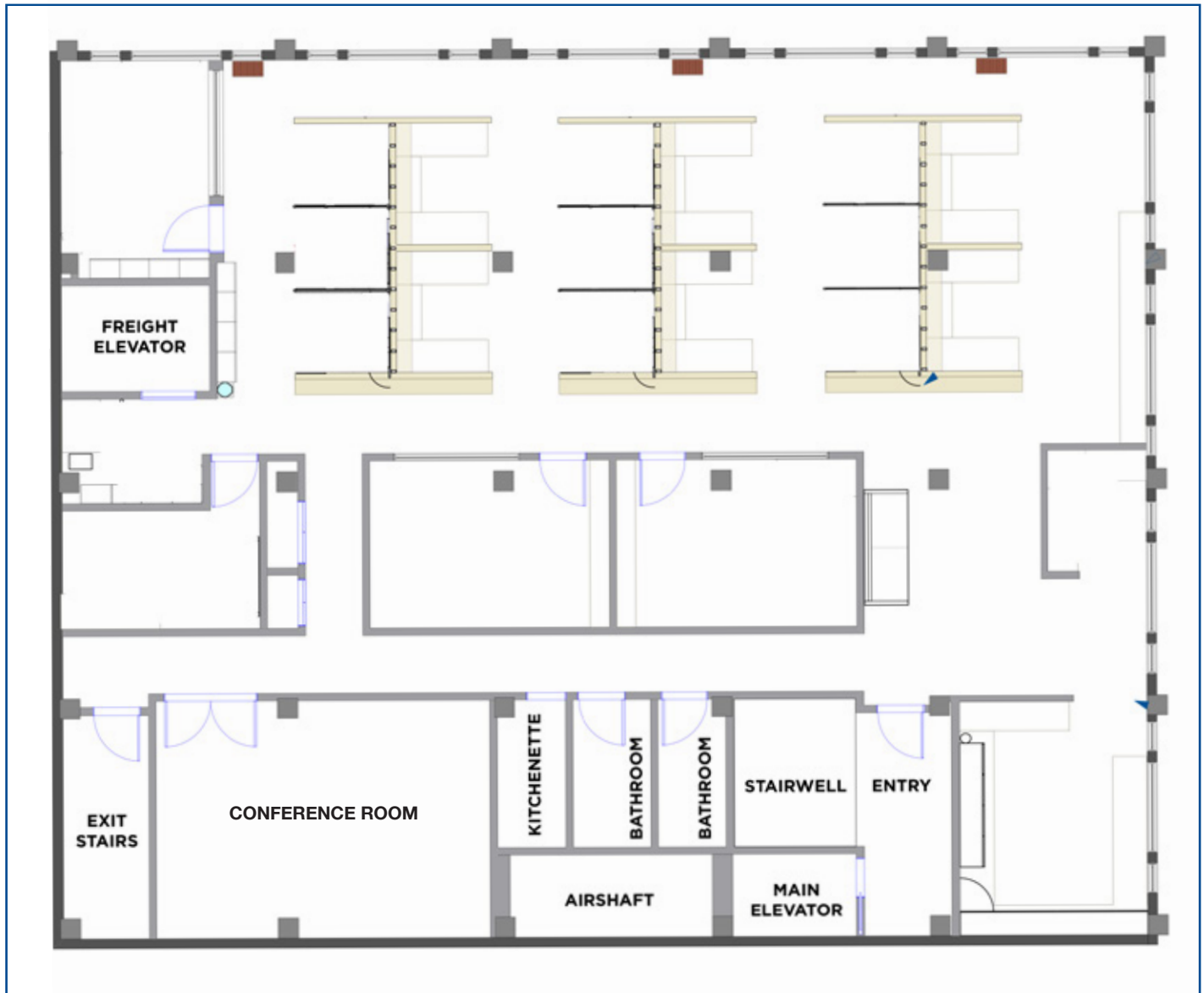


530 Bush Street, Suite 800, San Francisco, CA 94108
P: 415.834.1600 • F: 415.834.1601 • www.coltoncommercialsf.com

CREATIVE Office Space for Lease

121 2ND STREET - THE RAPP BUILDING South Financial District Submarket

7TH FLOOR FLOOR PLAN



floorplans may not depict as-built suites

CREATIVE Office Space for Lease

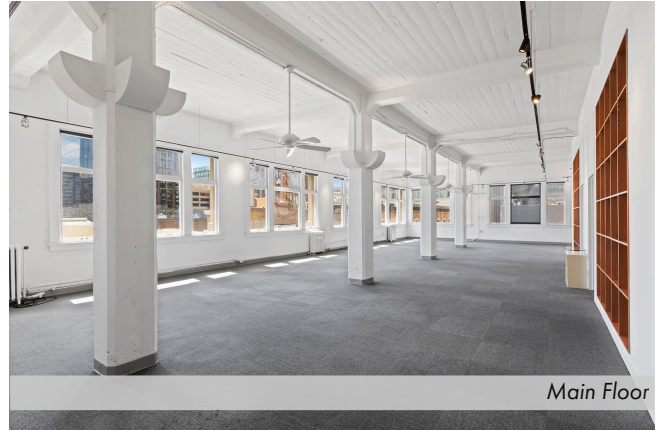
121 2ND STREET - THE RAPP BUILDING South Financial District Submarket

7TH FLOOR PHOTOS

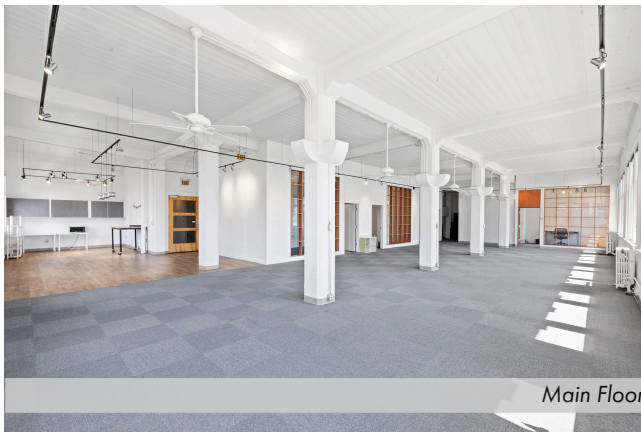
4 Private Offices, large Conference Room, partial Air Conditioning, Galley Kitchen.



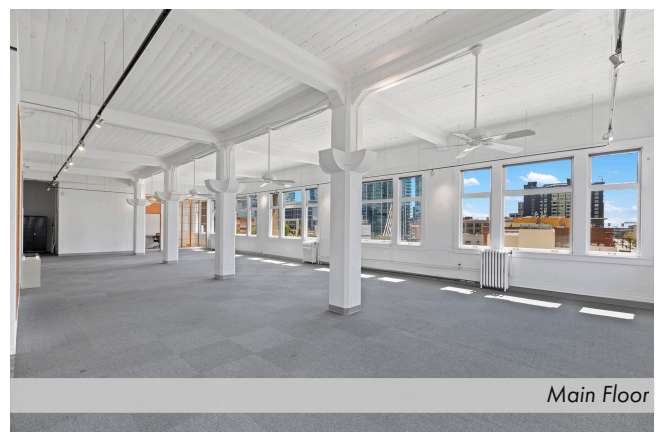
Conference Room



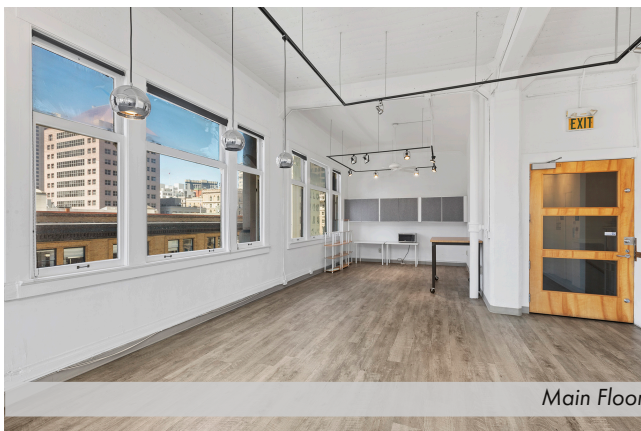
Main Floor



Main Floor



Main Floor



Main Floor



View



530 Bush Street, Suite 800, San Francisco, CA 94108
P: 415.834.1600 • F: 415.834.1601 • www.coltoncommercialsf.com