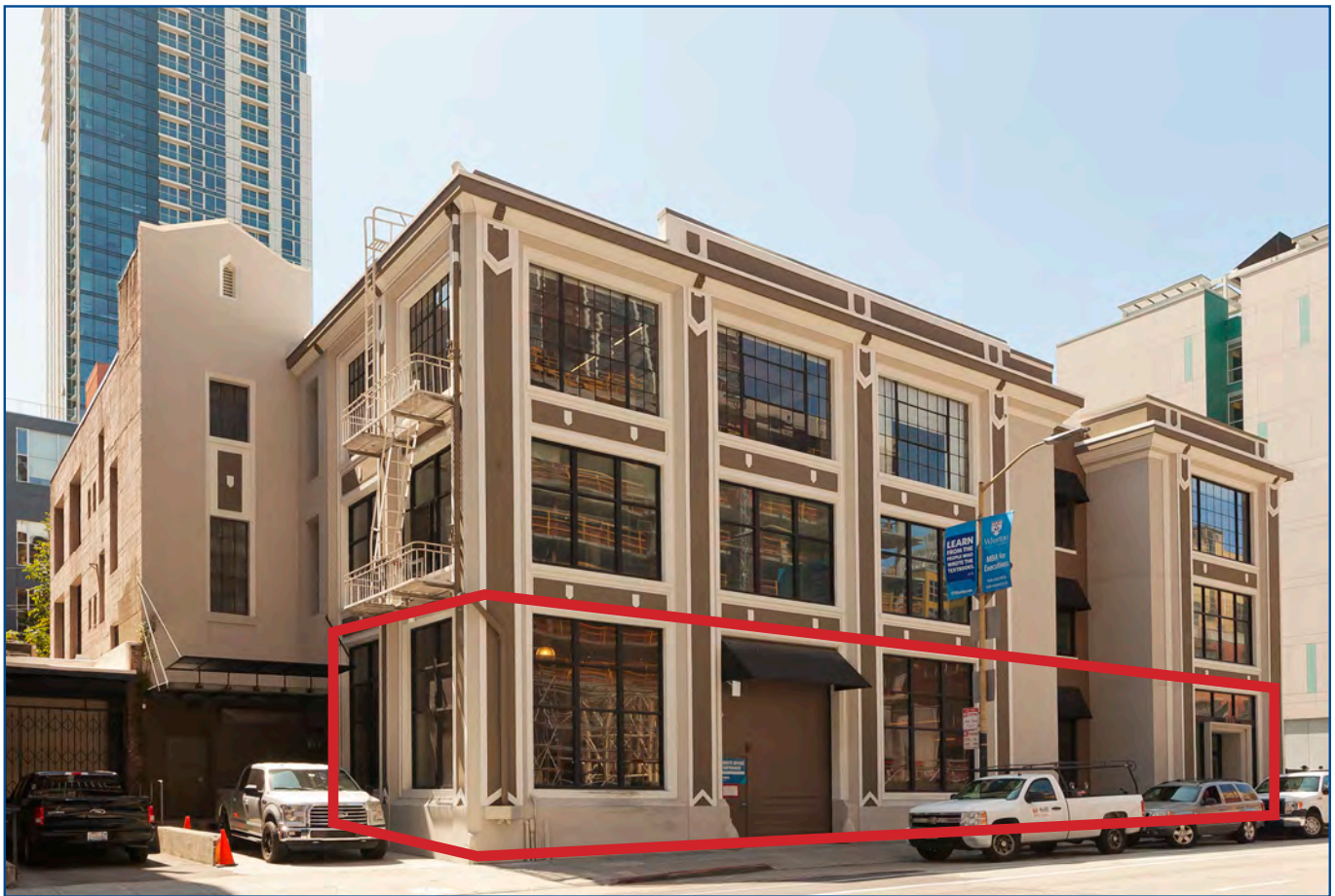


Creative Office/Retail Space for Lease

515 FOLSOM STREET SOMA / South Beach Sub-Market

CREATIVE SECOND STREET CORRIDOR FULL GROUND FLOOR OFFICE AVAILABLE



Presented By:

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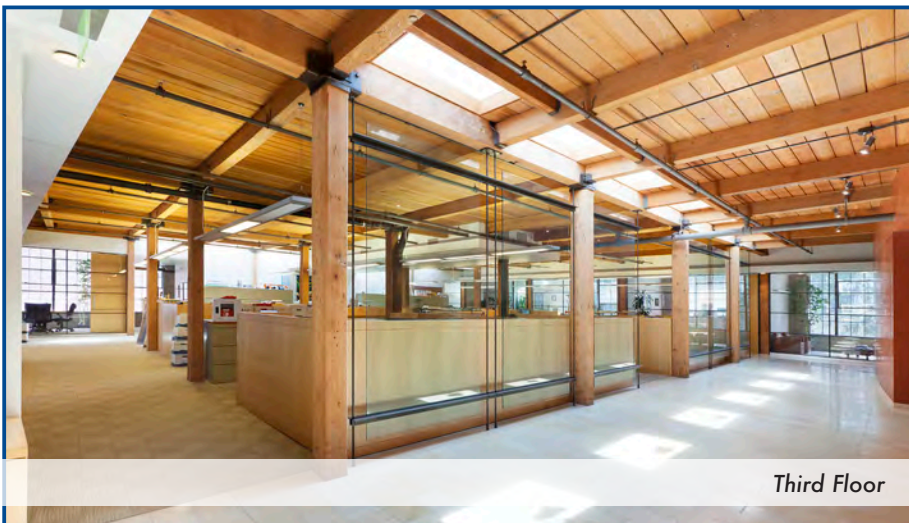
530 Bush Street, Suite 800, San Francisco, CA 94109

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515 FOLSOM STREET SOMA / South Beach Sub-Market

BUILDING HIGHLIGHTS & SPACE INFORMATION



Third Floor

BUILDING HIGHLIGHTS:

- New Elevator Installation and Building Upgrades in progress
- Excellent Visibility and Identity
- Signage Options Available
- Easy Access to I-80 & Highway 101 & 280
- Close Vicinity to South Park & Embarcadero
- Local Ownership & Management

SUITE	SQUARE FEET	DATE AVAILABLE	RATE per SF/Year NNN	TENANT IMPROVEMENTS	COMMENTS
1st floor	9,067 RSF +/-	NOW	\$50.00 NNN	Negotiable	High ceilings. Floor to ceiling windows, Excellent natural light, New elevator in lobby, 6 reserved parking stalls\Secure lot. Heart of the Second Street corridor.

For Further Information, please contact:

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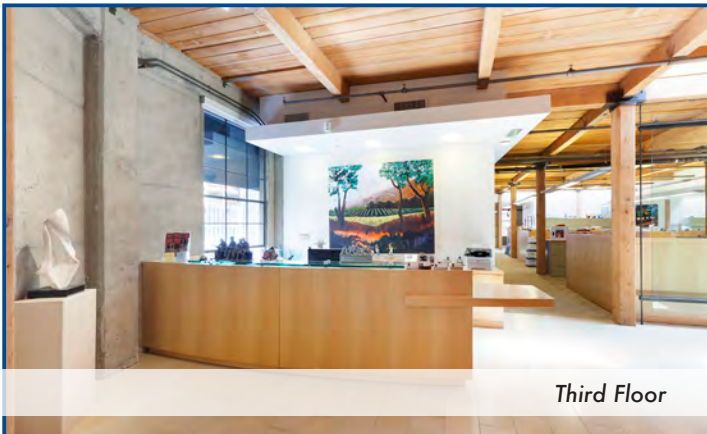
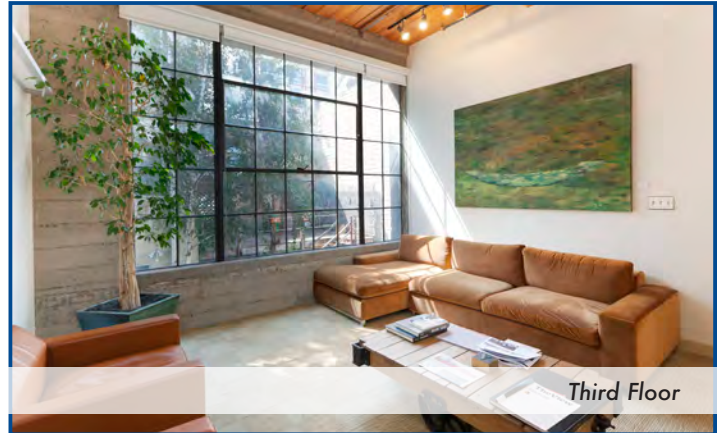
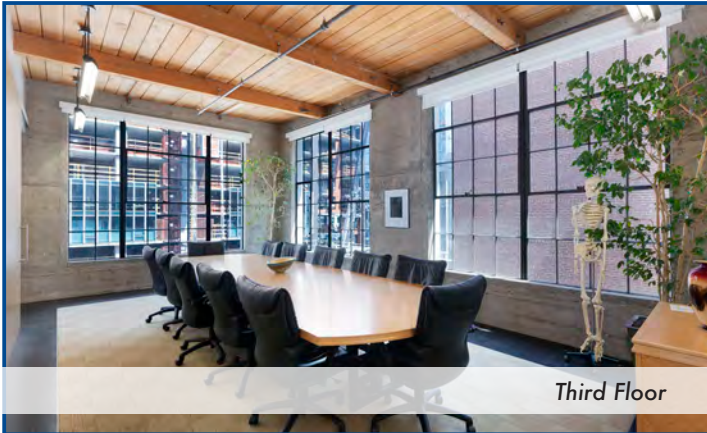
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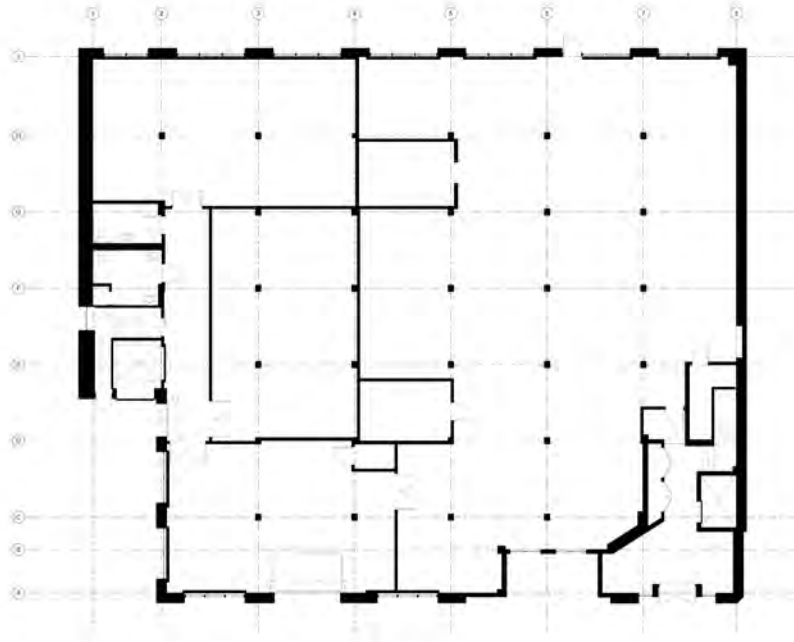


The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates 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.

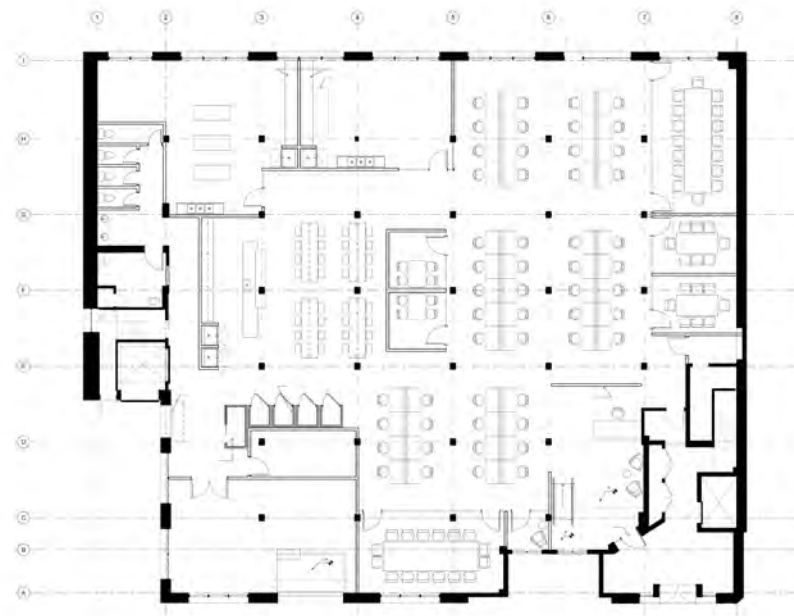
Creative Office/Retail Space for Lease

515 FOLSOM STREET SOMA / South Beach Sub-Market

EXISTING CONDITIONS FLOOR PLAN



HYPOTHETICAL FLOOR PLAN



Hypothetical Program:

- Reception Area 1
- Large Conference Rooms 2
- Medium Conference Rooms 2
- Small Conference Rooms 2
- Open Area / Desks 52 +/-
- Kitchen 1
- R&D Room 1
- Studio / 2nd Kitchen 1
- All Hands Area 1
- Loading Area / Hardware Room 1
- Storage 2
- Restrooms (ADA) 1
- Restrooms (Unisex) 4

*Disclosure: Actual layout may vary. Furniture not included. Tenant improvements are negotiable. No warranties, nor representations are made herein. Tenant is advised to conduct its own independent investigation.



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