

BEAUTIFUL PRESIDIO OFFICE SUBLEASE

38 Keyes Ave – Suite 208 & Suite 221



LOBBY

SUITE 208

Available Space: +/- 1,965 SF 2nd Floor

Rent: \$6.10 psf/Month Full Service

SUITE 221

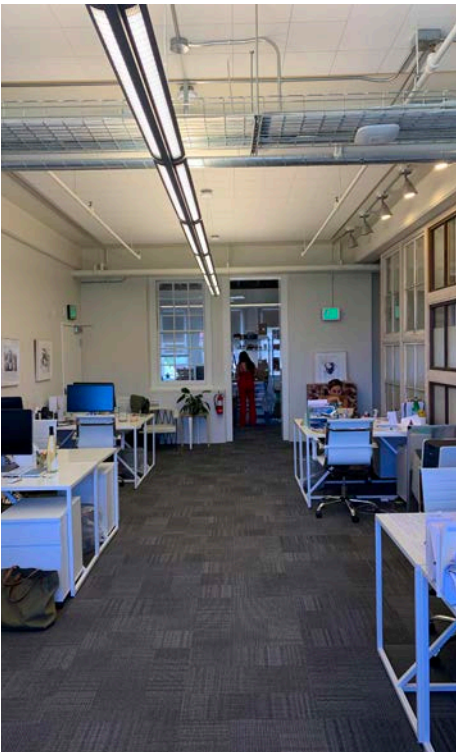
Available Space: +/- 513 SF 2nd Floor

Rent: \$6.82 psf/Month Full Service

THE PERKS



- + Unique Office in National Park
- + Easy Parking and Public Transit Accessibility
- + Beautifully Remodeled Building
- + Turn-Key, Ready-to-Go with Fully Furnished Option



- + Shared Conference Room and Kitchen Access



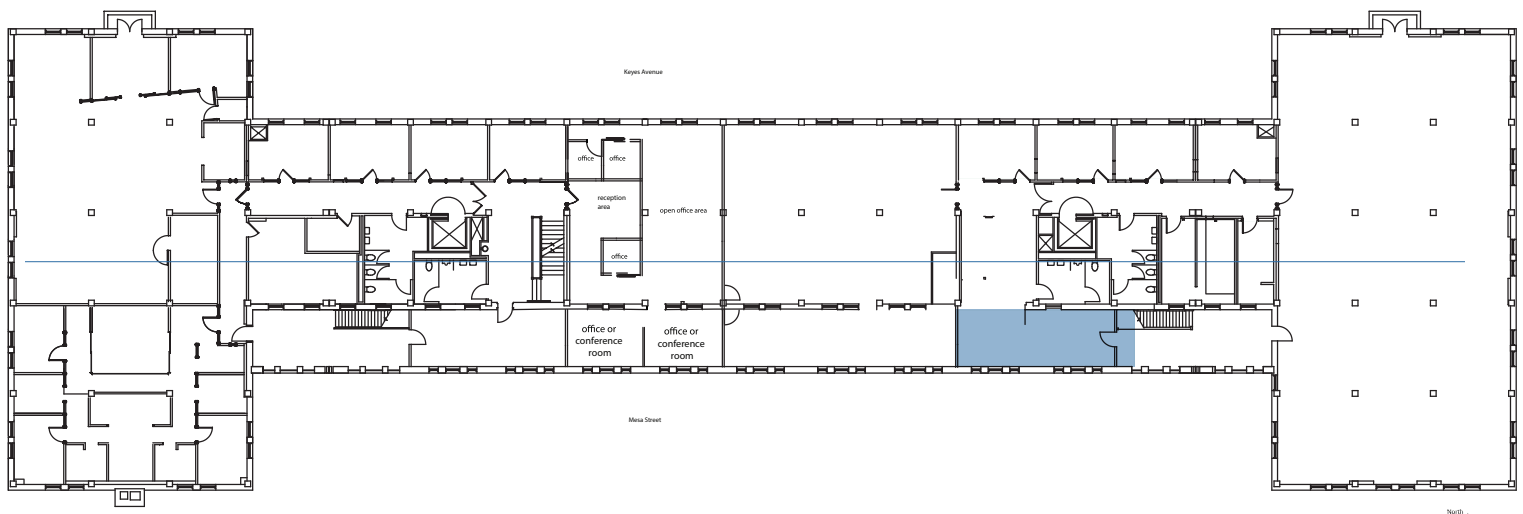
Suite 208

+/- 1,965 SF 2nd Floor



Suite 221

+/- 513 SF 2nd Floor



AREA – THE PRESIDIO



VIEW

Building 38 is located in the Presidio, a national park and 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 underwriting. Low traffic, low impact tenants are preferred.

Presidio Amenities

- + Post Office and banking within walking distance
- + Multiple transportation options including SFMUNI, Golden Gate Transit, and the free PresidiGo shuttle
- + Cafés within walking distance
- + Easy access to Marina and Pacific Heights districts
- + Trails/outdoor recreation - Crissy Field and the Marina Green



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