

**LEASE IS MORE** is produced monthly and distributed to tenants located in Downtown San Francisco.

**TRITON COMMERCIAL REAL ESTATE, INC.** is a tenant-focused real estate services and brokerage company.

Triton Commercial's brokers come from big company environments. As a result, we are able to provide our clients large company experience with a small company focus and an attention to detail that larger firms are unable to deliver. We adhere to the concept that by focusing on the best interests of our clients' business, our business interests follow. Clients first, Triton second. It's a policy that has served our clients well and, as a result, has served us well too.

Triton Commercial can assist whether it is in strategic planning, asset acquisition or disposition, site selection or transaction negotiation.

TRITON

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## Happy Holidays!!

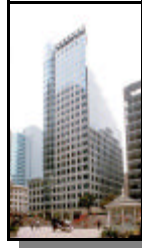
As the end of 2002 approaches now is a time for reflection for most, so with that in mind we wanted to share with you details of lease transactions that have occurred in Downtown San Francisco over the last 3 to 4 months. In addition to that, also shown below are details of a variety of currently available office suites in similar locations.

### Recent Transactions

150 California, 22<sup>nd</sup> Fl.

Class A Building

- » Direct Space
- » 5,676 RSF
- » **\$38.50/RSF**
- » \$57/RSF TI allowance
- » Deal done 10/9/02
- » Lease from 1/1/03–1/31/11



595 Market, 12<sup>th</sup> Fl.

Class A Building

- » Direct Space
- » 7,329 RSF
- » **\$26.68/RSF**
- » 3 months free rent
- » Deal done 10/15/02
- » 10-yr lease from 12/16/02



909 Montgomery, 1<sup>st</sup> Fl.

Class A Building

- » Direct Space
- » 1,890 RSF
- » **\$22.00/RSF**
- » 2 year lease
- » Deal done August '02

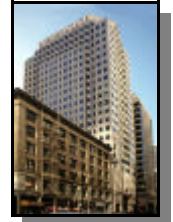


### Available Space

235 Pine, 11<sup>th</sup> Fl.

Class A Building

- » Direct Space
- » 2,317 RSF
- » **Hi \$20s/RSF**
- » 5–10 year term
- » Well lit, efficient suite. Mix of private offices and open areas

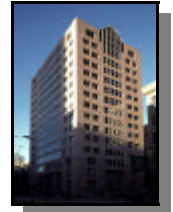


90 New Montgomery, 3<sup>rd</sup> Fl.

Class A Building

- » Direct Space
- » 4,534 RSF
- » **\$19.00/RSF**
- » 5 year term
- » Efficient mix of private offices and open areas.

*"One of the best deals around"*



75 Broadway, 2<sup>nd</sup> Fl.

Class A Building

- » Direct Space
- » 4,263 RSF
- » **\$25.00/RSF**
- » 5–10 year term
- » Mix of private offices and open areas, with bay views



*Want to know rental and vacancy rates for 60 of San Francisco's premier office buildings?*

E-mail [nmcallester@tritoncommercial.com](mailto:nmcallester@tritoncommercial.com) for your complimentary copy of the "Triton 60"

*For further information on the above, or any other Financial District buildings, or if you need commercial real estate advice, please contact either Nick McAllester or Mark George at Triton Commercial Real Estate.*

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