

TUNNEL TOPS

THE PRESIDIO **BUILDINGS** 201



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THE PRESIDIO

Part of the 80,000-acre Golden Gate National Recreation Area, the Presidio of San Francisco is a former Army post and one of the most popular national park sites in the United States.

A PLACE TO GET AWAY

- 2-acre outdoor playground
- 24 miles of walking and hiking trails
- 15 miles of biking trails
- Camp sites & picnic areas
- World-class golf course
- Creeks, marshlands, and forests
- Indoor rock climbing
- Trampoline house
- Museums & Art installations

PRESIDIO BY THE NUMBERS

- 2 acre playground at Tunnel Tops
- Over 10,000,000 visitors annually
- 2 hotels
- 3,000 residents
- 4,000 employees
- 2M SF of Commercial Space
- Dedicated public transportation system

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PRESIDIO TUNNEL TOPS

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TUNNEL TOP HIGHLIGHTS

- The Golden Gate Meadow - a place to sit, relax, and/or picnic with friends
- Built-in BBQ stations for gatherings
- Walking trails that leads to the Waterfront
- A new Field Station where schools, families and all visitors can experience exhibits and host classes
- Two Acre outdoor playground
- Newly opened Visitor Center
- 2,222 parking spaces within 1/2 mile

LEASING OPPORTUNITIES

BUILDING 201





























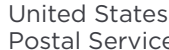

- +/- 6,200 SF of interior building area
- 2,700 SF of outdoor patio
- Water, bridge, and Tunnel Top views

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PRESIDIO



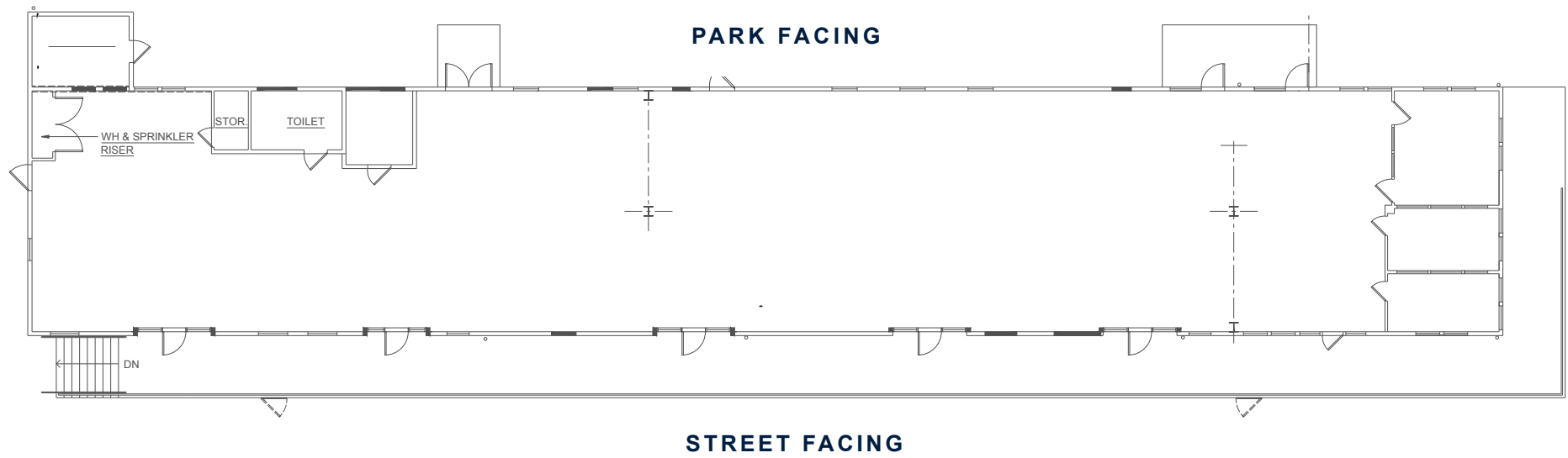
PRESIDIO

- | | | | | | | | |
|---|---|----|--|----|---|----|---|
| 1 | 
Lodge at the Presidio | 8 | 
Golden Gate Club | 17 | 
Cafe RX | 25 | 
The Bay School of San Francisco |
| 2 | 
The Walt Disney Family Museum | 9 | 
Presidio Chapel | 18 | 
Place of Fine Arts | 26 | 
Sports Basement Presidio |
| 3 | 
The Presidio Trust | 10 | 
Presidio Bowl | 19 | 
SenSpa | 27 | 
Fort Point Beer Company Production Brewery |
| 4 | 
Society of California Pioneers | 11 | 
Presidio Officers' Club | 20 | 
Sessions at the Presidio | 28 | 
Planet Granite San Francisco |
| 5 | 
The Commissary | 12 | 
Chapel of Our Lady | 21 | 
A Body of Work | 29 | 
Presidio Cafe |
| 6 | 
Futures Without Violence | 13 | 
Inn at the Presidio | 22 | 
Starbucks | 30 | 
Presidio Social Club |
| 7 | 
Presidio Theater | 14 | 
Presidio Picnic | 23 | 
Lucasfilm | | |
| | | 15 | 
Baptiste Yoga | 24 | 
United States Postal Service | | |
| | | 16 | 
Presidio Community YMCA | | | | |

BUILDING 201

FLOOR PLAN AND SUMMARY

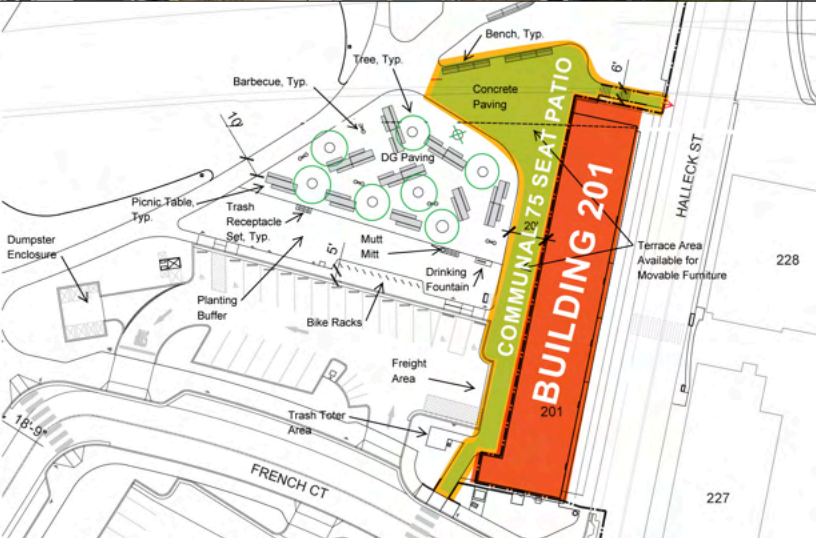
PRIVATE 6,200 SF SPACE WITH 2,700 SF. PATIO



Premises	+/- 6,200 SF of interior building area
Outdoor	2,700 SF outdoor patio
Delivery	Now
Liquor License	Federal Process not done through the State. Significantly less cost. Process coordinated through the Trust.
Design Review	Permitting through Presidio Trust (No city permitting required)
Parking	Nearby short and long term parking
Green Building	Design for any type of new construction, rehabilitation, or repair work in the Presidio must comply with U.S. Green Building Council LEED® project certification requirements. All Adaptive use projects are required to achieve LEED® Silver certification or better.

BUILDING 201 HIGHLIGHTS

- Views of Golden Gate Bridge, Palace of Fine Arts, Alcatraz, Treasure Island and Downtown
- Original construction in 1897 with period architectural details
- Easy access to and from 101 North as well as the City of San Francisco
- Short and long term parking nearby



CULINARY VISION

Our vision is to **bring a memorable culinary experience** throughout the day and evening that serves our local community, our visitors, and the people that live and work in the Presidio. Whether to consume on premises or at outdoor spaces or parks, or to take home and enjoy, the **Presidio wants a partner that combines basic needs with the element of surprise,** and also aims to please the customers.



POTENTIAL TENANTS

BUILDING 201



GROCER



RESTAURANT/CAFÉ

Looking for a vibrant gathering place that supports the San Francisco Community and its visitors by way of a culinary emporium and destination. Tenant to serve prepared foods and grocery items as well as to offer hard to find specialty items. This tenant has a multi-faceted concept with the combined elements of a deli, grocery store and café.



ROTISSERIE MEATS



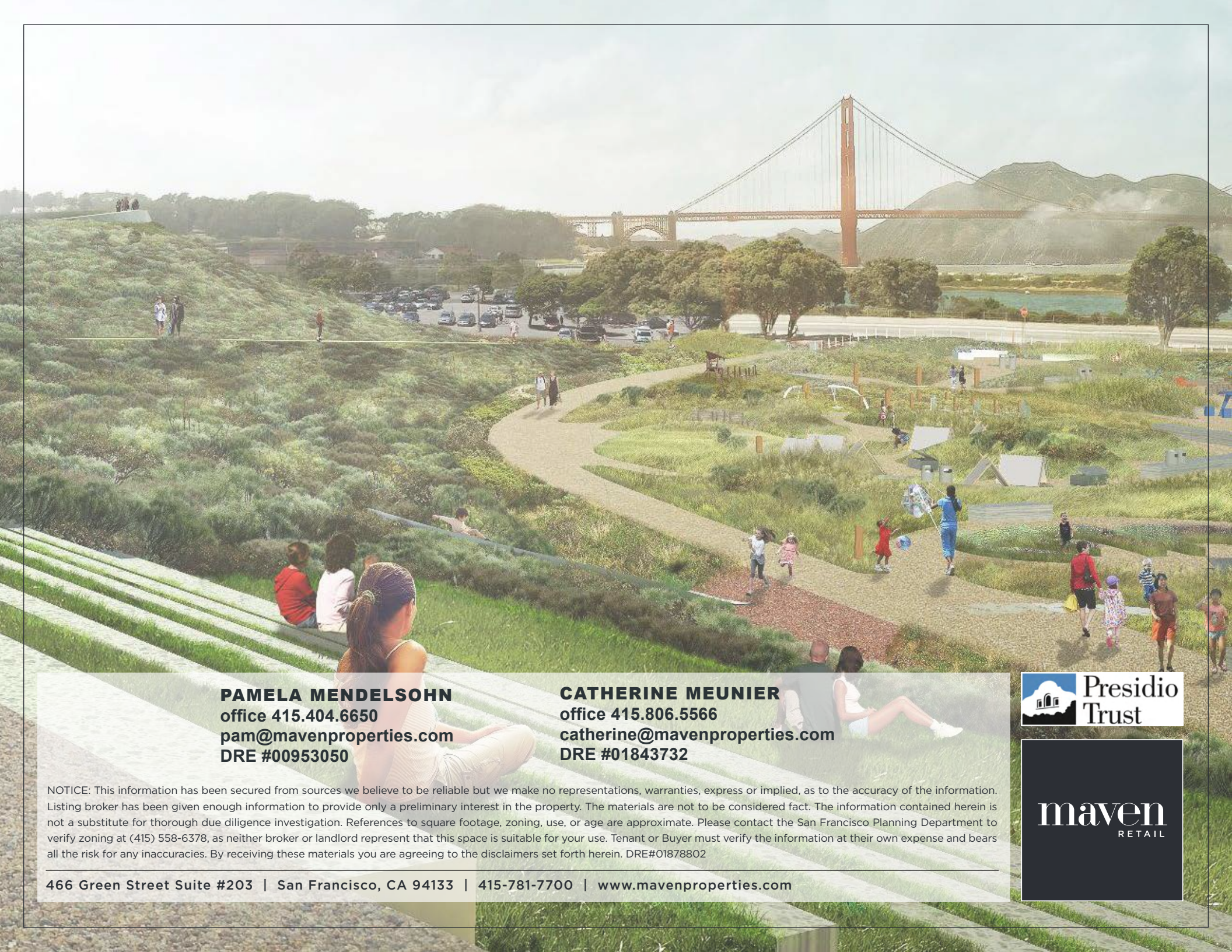
FOOD EMPORIUM/
SPECIALTY FOODS



PREPARED FOOD/
PICNIC MEALS



LOCAL BEER & WINE



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