



1440 BUSH STREET

SAN FRANCISCO CA 94109

3,571 SQFT CREATIVE OFFICE LOFT

ANDIE KATTER

Sr. Advisor

andie@andiekatter.com

415.271.5900

DRE 00884218

PW
PACIFIC WEST
ADVISORY GROUP

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale Properties
COMMERCIAL GROUP

PROPERTY DESCRIPTION

Stunning Studio Space

Wide open brick and timber space with 13 ft. ceilings, skylights, full kitchen including working Viking Range, Subzero refrigerator, handicap bathroom.

Huge industrial windows with views of Austin Alley. Garage included with parking for one car.

| | |
|-----------------------|--------------|
| Total Premises | ± 3,571 sqft |
|-----------------------|--------------|

| | |
|-----------------|---|
| Premises | 3,140 sf loft with 431 sqft storage / mezzanine |
|-----------------|---|

| | |
|--------------------|------------|
| Rental Rate | Negotiable |
|--------------------|------------|

| | |
|-------------|----------|
| Term | Flexible |
|-------------|----------|

| | |
|-------------------|----------------|
| Commission | 6% split 50/50 |
|-------------------|----------------|

| | |
|-----------------|----------------|
| Location | Lower Nob Hill |
|-----------------|----------------|

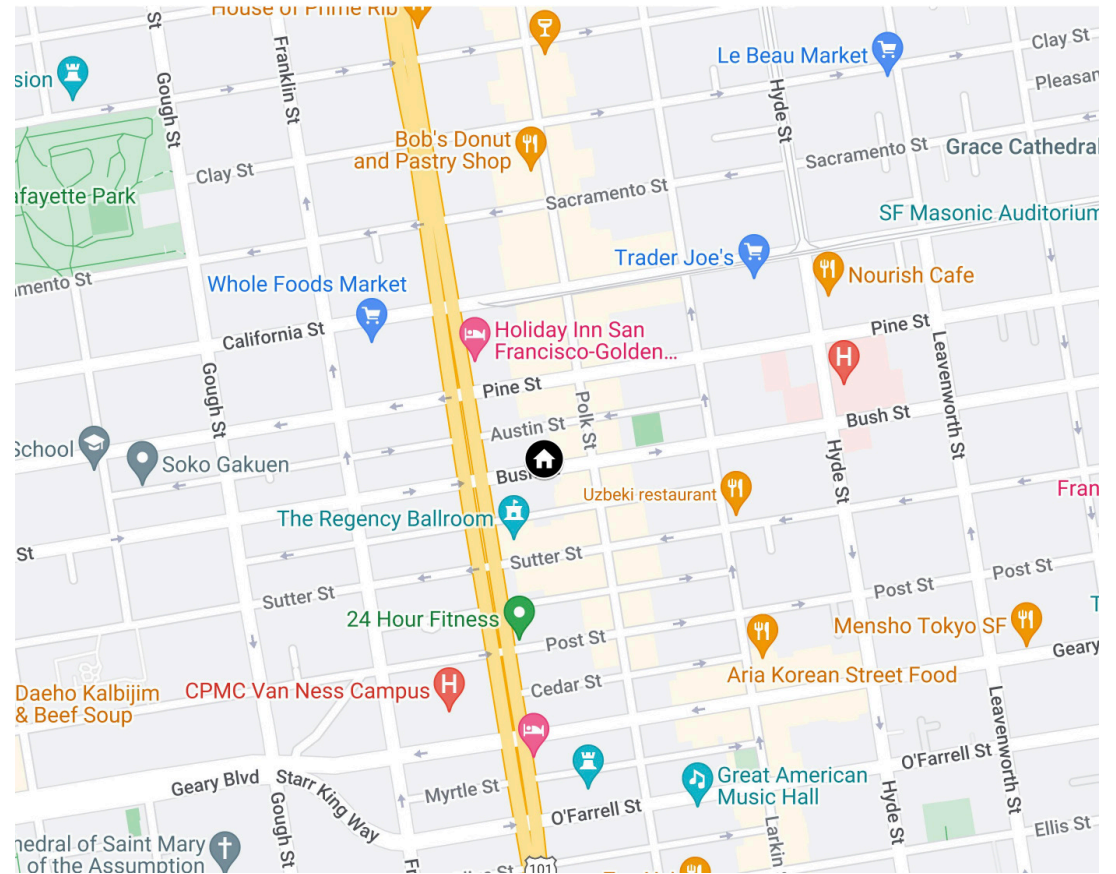


ABOUT THE NEIGHBORHOOD

Welcome to Nob Hill

Nob Hill is a vibrant and lively neighborhood that offers a unique blend of history, culture, and modern amenities. It is a great place to live for those looking for a luxurious and vibrant urban lifestyle.

The neighborhood is known for its upscale hotels, trendy restaurants, and iconic landmarks, such as the Grace Cathedral and the Cable Car Museum. Nob Hill is a great place for shopping and dining, with many boutique shops and high-end restaurants in the area.





Amenities Map

- 1) La Fina Estampa Restaurant
- 2) Aicha Moroccan Cuisine
- 3) Mayes Oyster House
- 4) Regency Ballroom
- 5) Calista Organic Hotel
- 6) Starbucks
- 7) Wayo Sushi
- 8) Zipcar Office
- 9) Grubsteak Diner
- 10) Modern Thai

07
Van Ness Ave

1440 Bush St

Polk Street

04

06

05

01

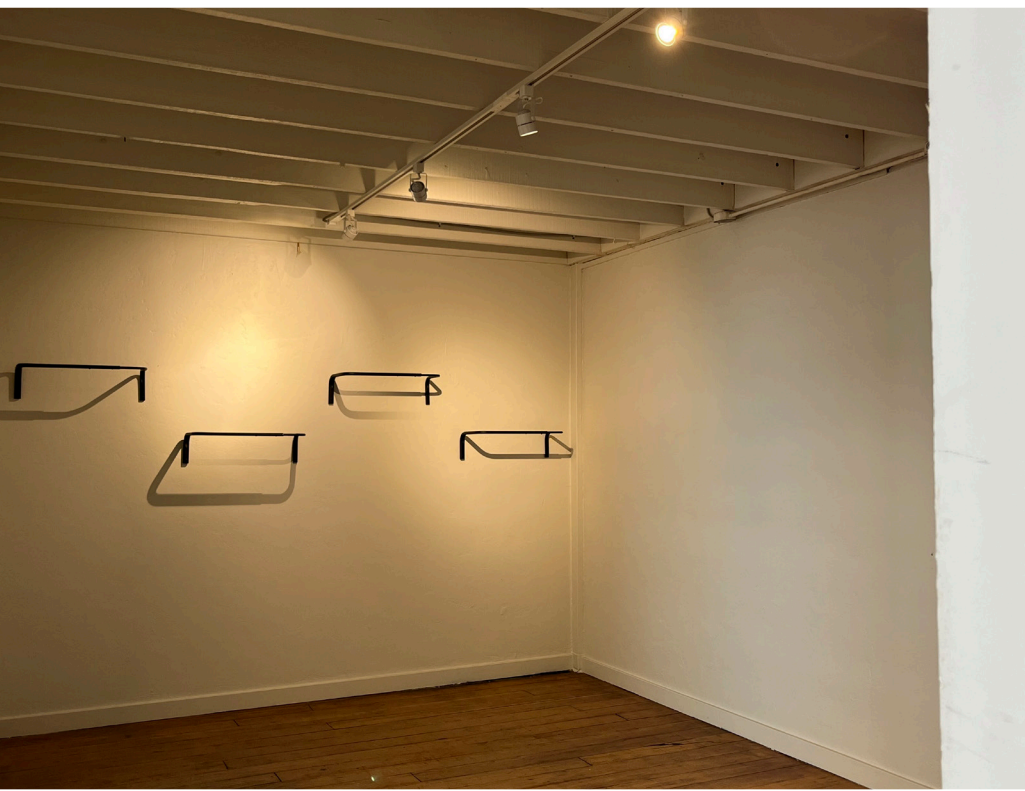
08

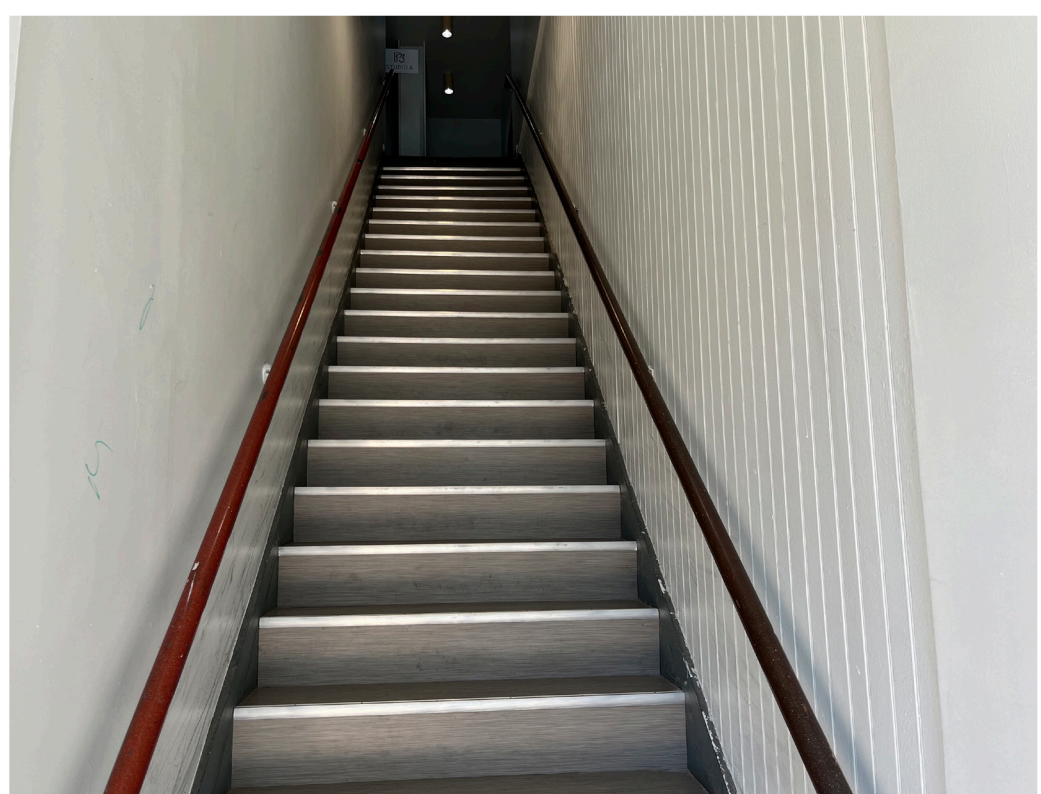
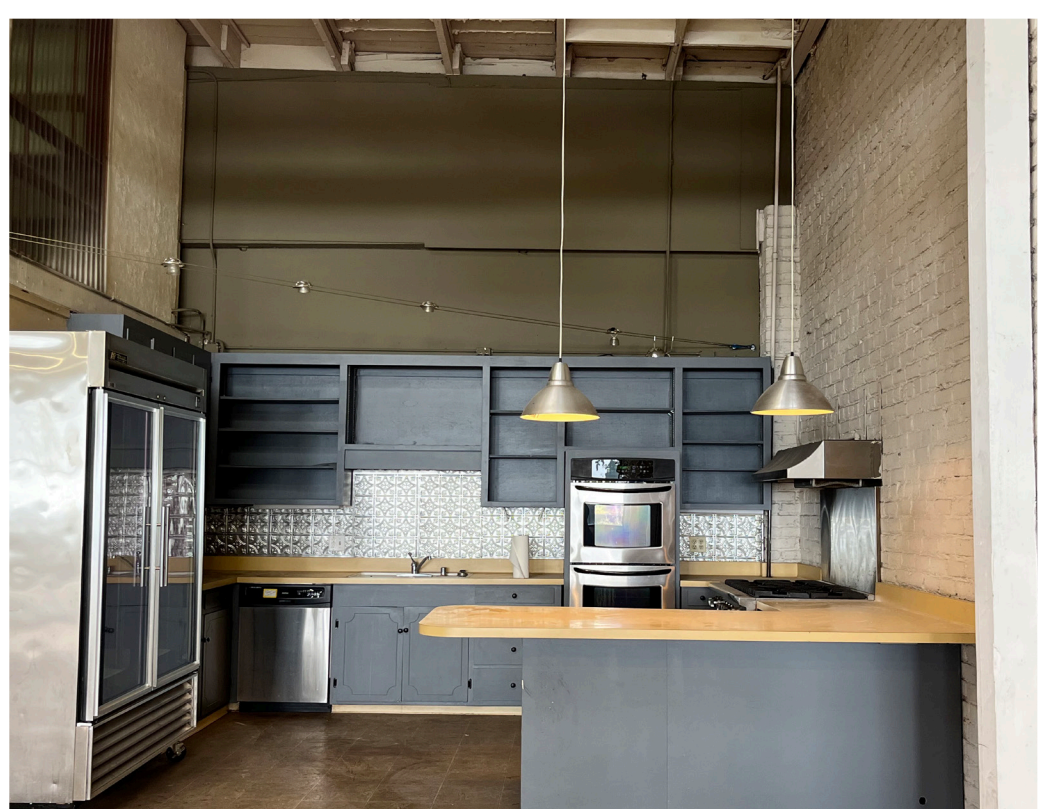
09

10

03

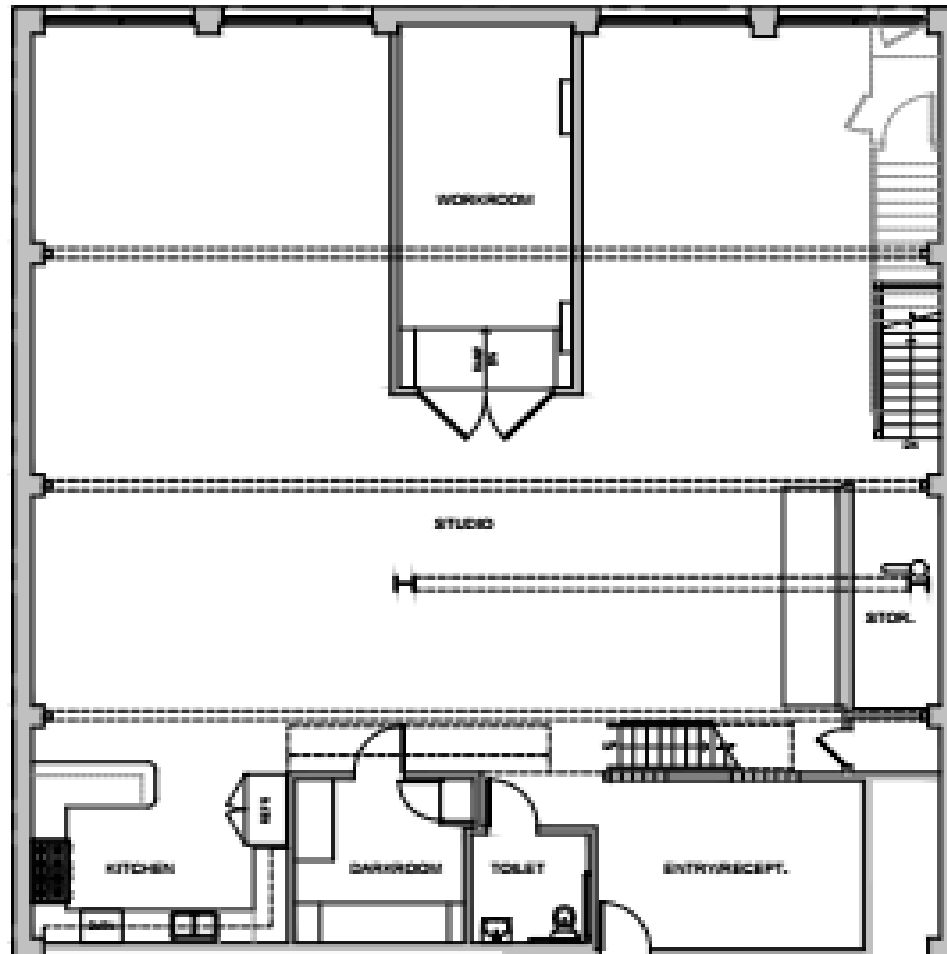
02



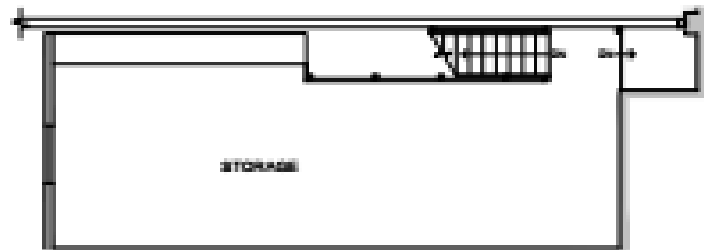


FLOOR PLAN

AUSTIN STREET



FLOOR PLAN
3/32"=1'-0"



STORAGE MEZZANINE PLAN
3/32"=1'-0"



Contact me with any questions about this property.



ANDIE KATTER

Sr. Advisor
andie@andiekatter.com
415.271.5900
DRE 00884218

3% Commission

PW
PACIFIC WEST
ADVISORY GROUP

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale Properties
COMMERCIAL GROUP