

JACKSON SQUARE PREMIER OFFICE SPACE FOR LEASE

595
PACIFIC AVENUE



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595

PACIFIC AVENUE

3RD FLOOR | FULL FLOOR
14,282 RSF +/-

2ND FLOOR | SUITE 210, 240, 280
1,625 - 8,050 RSF +/- (DIVISIBLE)

GROUND FLOOR
4,000 - 9,601 RSF +/- (Divisible)

BUILDING HIGHLIGHTS



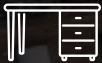
Unbeatable Location & close vicinity to Financial District, North Beach & China Town



Large Onsite 103 Stall Secure Parking Garage



Fiber Optic IT / Tech Ready



Move-in Ready, Furnished Plug & Play Spaces



Efficient Spaces



Great Natural Light & High Ceilings



Full HVAC



New Upgraded Lobby and Common Area



Local Ownership & Onsite Property Management



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SPACE AVAILABLE:

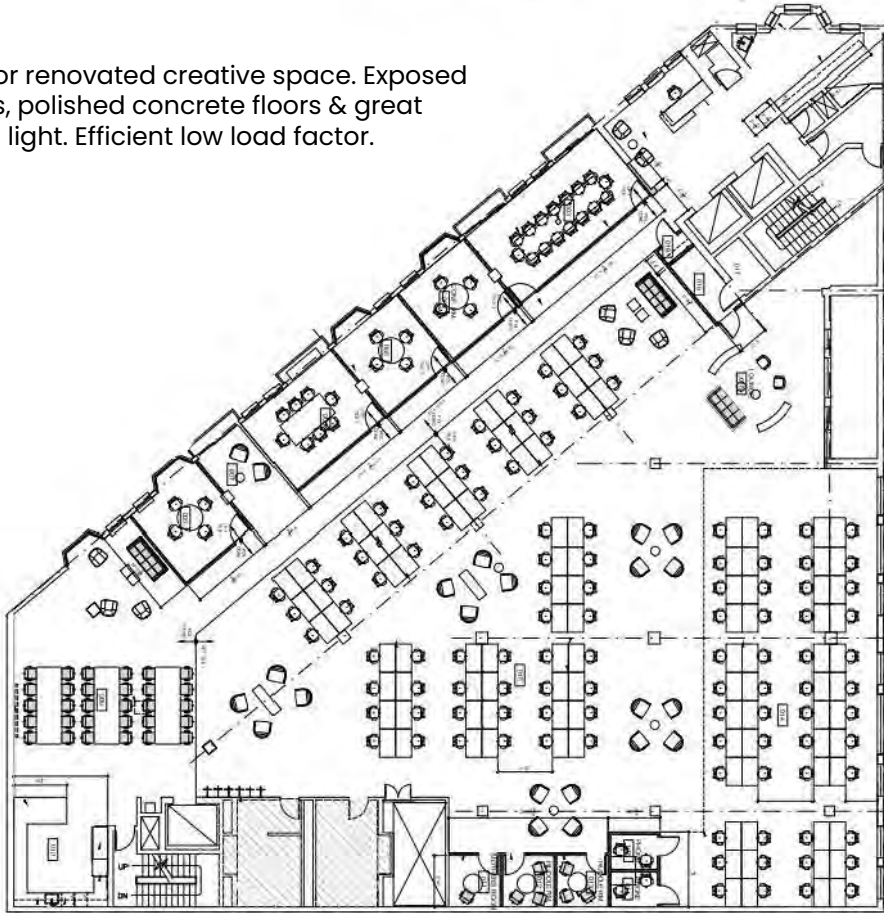
3RD FLOOR FULL FLOOR		AVAILABLE	TERM	RATE
FULL FLOOR	14,282 RSF +/-	November 1, 2024	3 - 7 Years	\$60 - \$65 IG
2ND FLOOR SUITE 210, 240, 280		AVAILABLE	TERM	RATE
SUITE 210	1,625 RSF +/-	NOW	3 - 7 Years	\$49.00 IG
SUITE 240	4,863 RSF +/-	NOW	3 - 7 Years	\$49.00 IG
SUITE 280	8,050 RSF +/-	November 1, 2024	3 - 7 Years	\$49.00 IG
GROUND FLOOR		AVAILABLE	TERM	RATE
SUITE 150	4,000 - 9,601 RSF +/- (Divisible)	NOW	1 - 5 Years	\$24.00 IG

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3RD FLOOR PLAN

FULL FLOOR - 14,282 RSF +/-

Full Floor renovated creative space. Exposed ceilings, polished concrete floors & great natural light. Efficient low load factor.



82 Sit/Stand Workstations



1 Reception Area



1 Large Conference Room



1 Mothers/Wellness Room



3 Medium Conference Rooms



1 Open Kitchen with all hands area



2 Small Conference Rooms



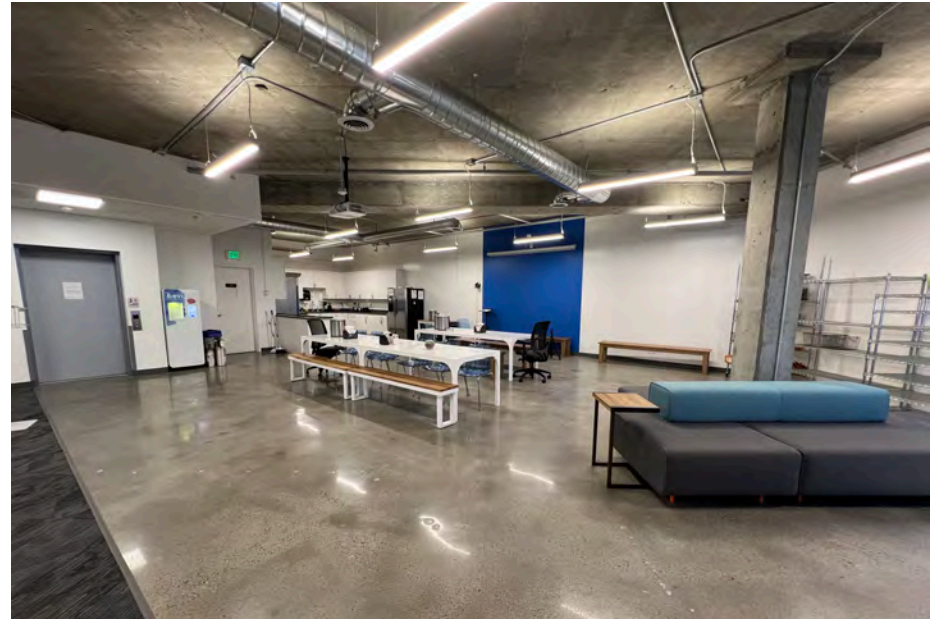
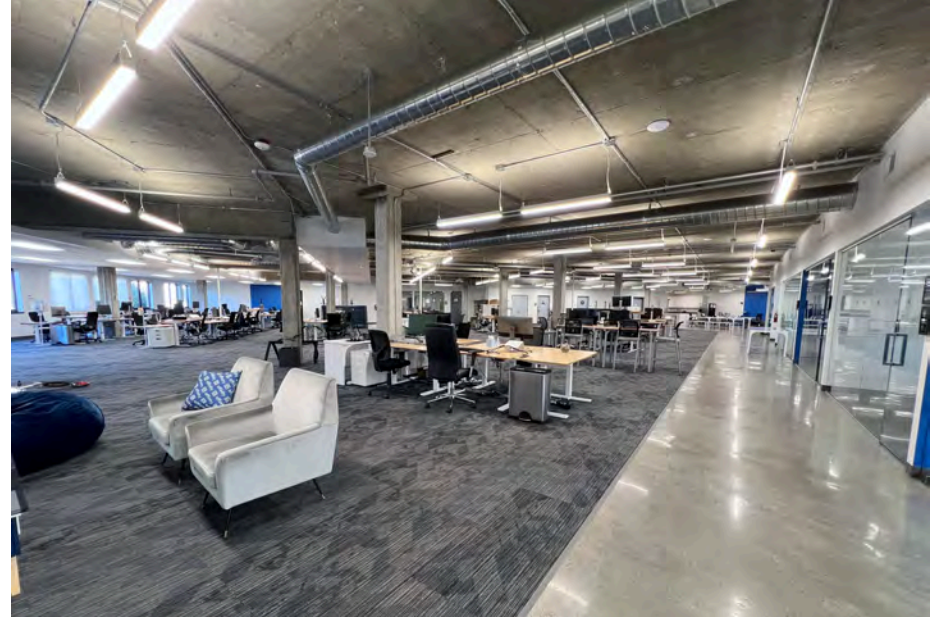
2 Built-out Phone Rooms



1 Large Board Room

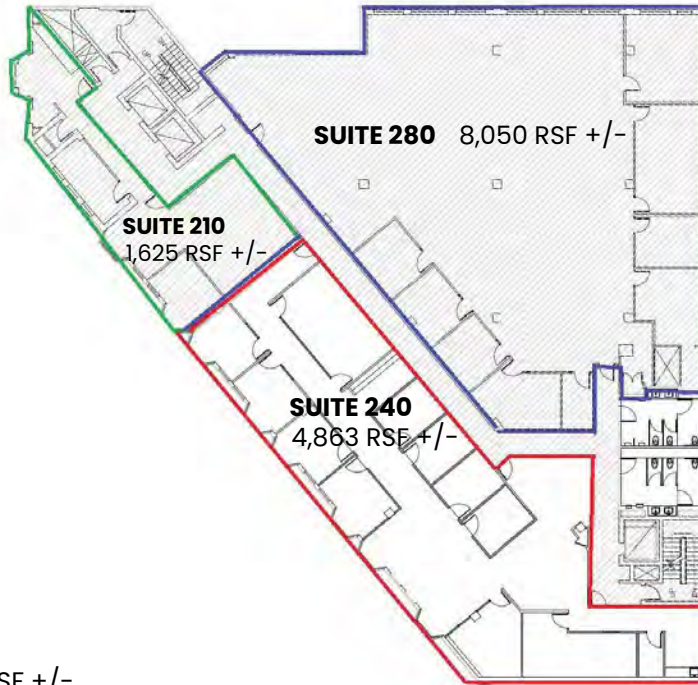


Furniture potentially available



2ND FLOOR PLAN

1,625 - 8,050 RSF +/-



SUITE 210 1,625 RSF +/-

Elevator identity and great natural light. 2 offices or conference rooms, open area and kitchenette. Tenant improvements available. Can be combined with Suite 240, totaling 6,488 RSF +/-

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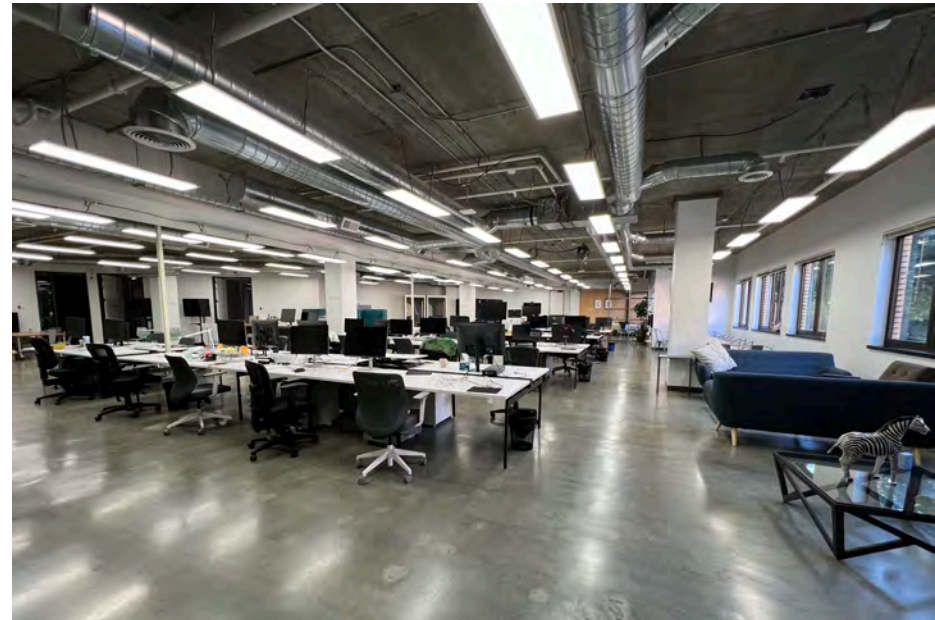
SUITE 240 4,863 RSF +/-

Spec New Improvements Underway. Tenant improvements available.

Can be combined with Suite 210, totaling 6,488 RSF +/-

SUITE 280 8,050 RSF +/-

Spec Suite. Potentially Plug & Play. High-end creative space, polished concrete floors, exposed ceiling with HVAC and move-in ready. Most open space for up to +/- 70-80 desks, large kitchen, 6 conference rooms, 1 phone booth and IT storage room.

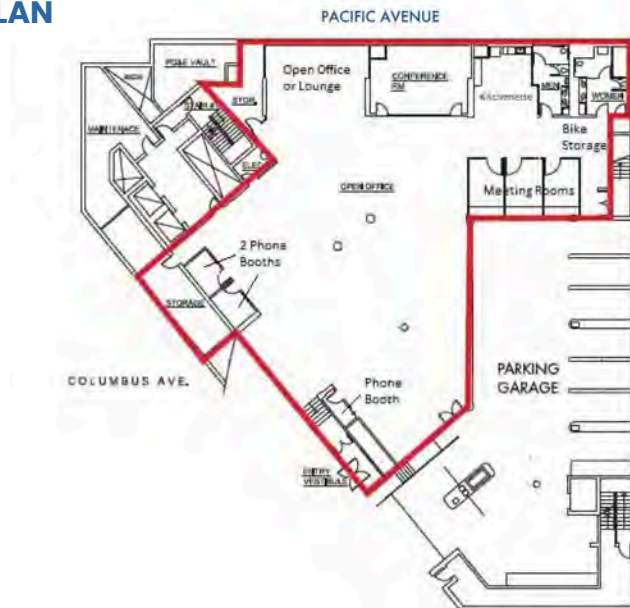


GARDEN LEVEL FLOOR PLAN

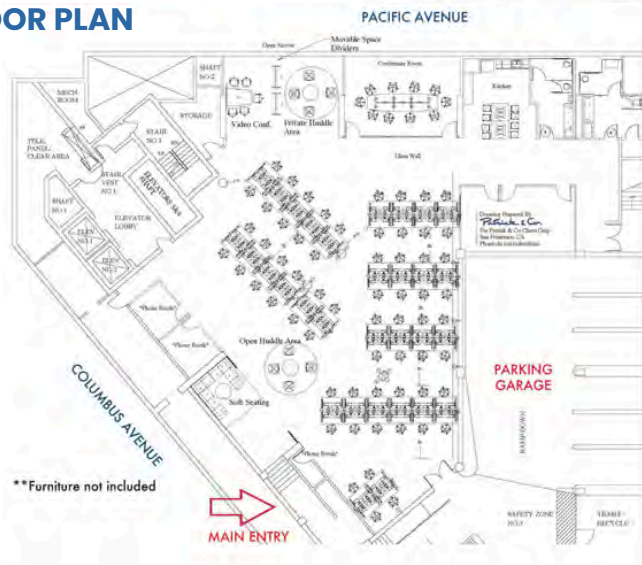
FULL FLOOR | 4,000-9,601 RSF +/- (Divisible)

One-of-a-kind building exterior signage and branding opportunity. Creative space with exposed ceilings, polished concrete floors, mostly open space and more. Excellent value opportunity!

EXISTING FLOOR PLAN



HIPOTHETICAL FLOOR PLAN



UNMATCHED LOCATION



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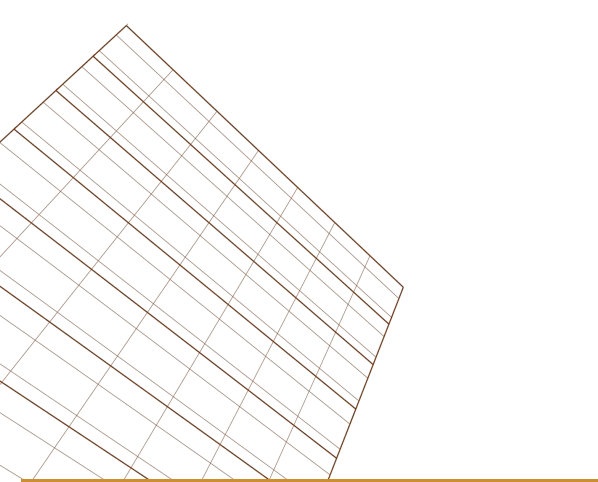
3RD FLOOR | FULL FLOOR - 14,282 RSF +/-



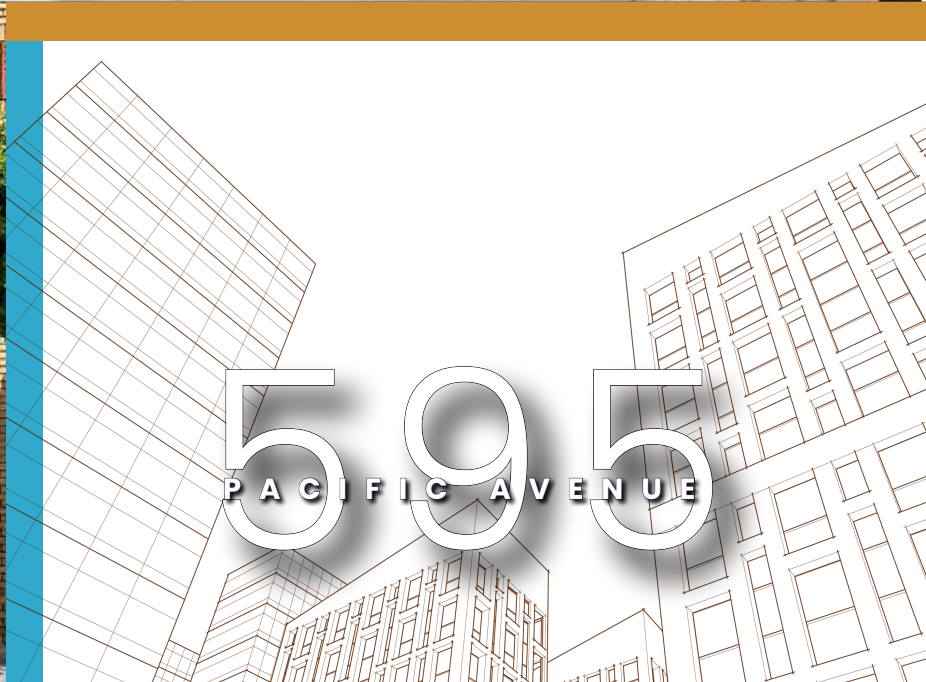


SUITE 280 | 8,050 RSF +/-





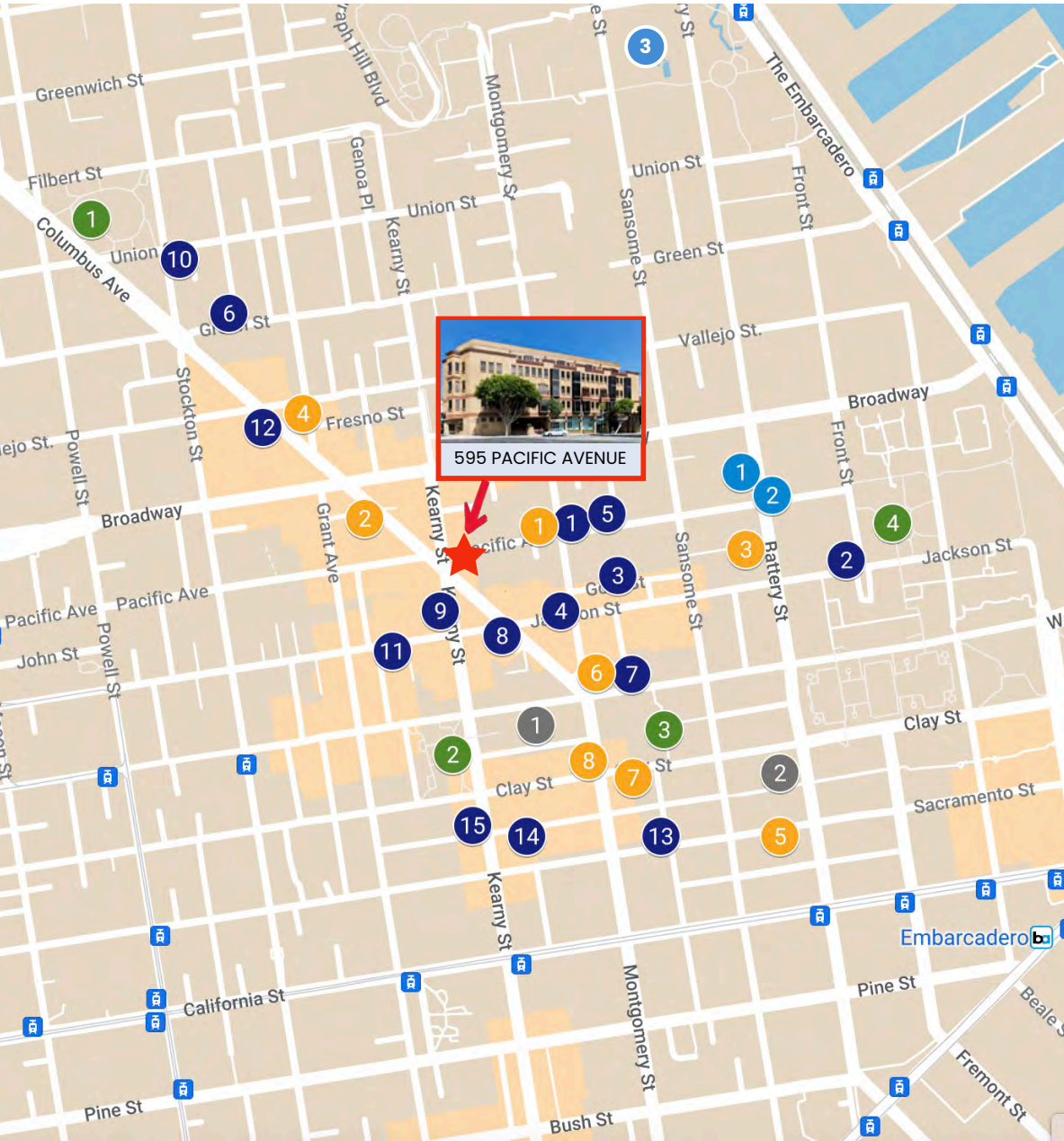
SIGNAGE OPPORTUNITY
& GARAGE ADJACENT



NEIGHBORHOOD

JACKSON SQUARE

Desirable and lively Jackson Square location. Surrounded by restaurants, shops and cafes. Easy walk to Financial district and China Town.



RESTAURANTS

- 1 COTOGNA
- 2 KOKKARI
- 3 BIX
- 4 ROKA AKOR
- 5 QUINCE
- 6 SOTTO MARE
- 7 KUSAKABE
- 8 TRESTLE RESTAURANT
- 9 HOUSE OF NANKING
- 10 TONY'S PIZZA NAPOLETANA
- 11 Z & Y RESTAURANT
- 12 MOLINARI DELICATESSEN
- 13 WAYFARE TAVERN
- 14 SISTERITA
- 15 R & G LOUNGE

CAFES

- 1 BLUE BOTTLE COFFEE
- 2 VESUVIO CAFE
- 3 JACKSON PLACE CAFÉ
- 4 CAFFE TRIESTE
- 5 IL CANTO CAFE
- 6 MAISON NICO
- 7 STARBUCKS
- 8 VIVA CAFE

HOTELS

- 1 THE HILTON HOTEL
- 2 THE JAY HOTEL

NEARBY AMMENITIES

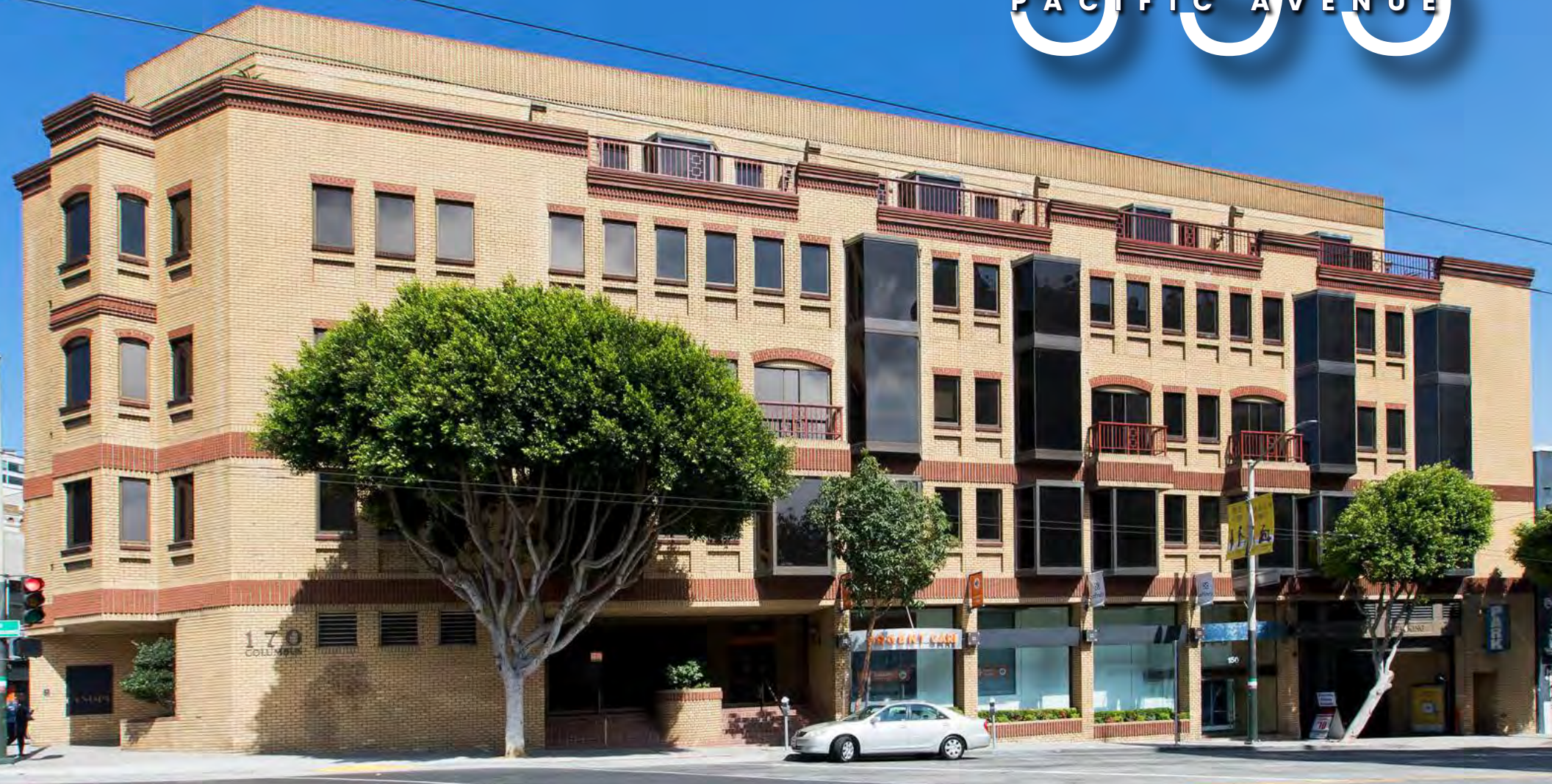
- 1 THE BATTERY CLUB
- 2 THE OLD SHIP SALOON
- 3 LEVI'S PLAZZA

PARKS

- 1 WASHINGTON SQUARE
- 2 PORTSMOUTH SQUARE
- 3 TRANSAMERICA REDWOOD PARK
- 4 SYDNEY G. WALTON SQUARE



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