

500
SUTTER

SAN FRANCISCO, CA

*Inquire About
Rent Incentives!*

*\$4/SF Procuring
Commission + \$1,000
Broker Bonus!*

**Reintroducing
a San Francisco Classic**
Small Office Suites for Lease

**AVISON
YOUNG**



SAN FRANCISCO, CA

Located steps away from the center of San Francisco



On-Site Security



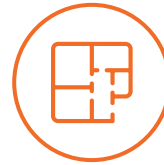
Mix of Small Traditional Office and Creative Spec Suites



Classic Union Square Location



Stunning Architecture



Flexible Terms



Easy Access to BART & MUNI



Operable Windows



Directly on the Iconic Cable Car Line



Conveniently Located Near Great Shopping/Dining



Affordable Rents!





SAN FRANCISCO, CA

Available Space

Suite	RSF	Available	Rent	Suite Description
201	794	Now	\$39/SF FSG*	Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.
204	2,132	Now	\$39/SF FSG*	Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.
300	1,001	Now	\$30/SF FSG*	4 private offices, reception area.
303	779	Now	\$30/SF FSG*	Spec suite to be completed.
310	2,040	Now	\$39/SF FSG*	Recently improved. 6 private offices / meeting rooms. 3-sides of windows. Great natural light.
405	2,575	Now	\$30/SF FSG*	Spec suite to be completed.
503	773	Now	\$30/SF FSG*	Excellent natural light. 3 private offices / meeting rooms, IT room, reception. Sutter Street window line.
509	260	Now	\$30/SF FSG*	Single office / room with window and sink (former esthetician office).
514	1,378	12/2024	\$30/SF FSG*	Former physical therapist office. Small kitchenette. May be combined with Suite 511 for 1,687 RSF.
602	523	Now	\$39/SF FSG*	Open space with windows facing Sutter Street.
612	359	Now	\$30/SF FSG*	Open space with window, perfect for many users.
700	657	Now	\$30/SF FSG*	2 private offices.
703	624	Now	\$30/SF FSG*	3 rooms (former esthetician office), two sinks in place. Sutter Street views.
708	953	Now	\$30/SF FSG*	Open space with 1 corner office / meeting room.
800	741	1/2025	\$39/SF FSG*	Open space and private office with kitchenette. Excellent natural light.
815	570	Now	\$39/SF FSG*	Open space, former law firm; excellent for professional / personal services.
906	1,253	Now	\$39/SF FSG*	Top floor suite, former chiropractic office. Perfect for many uses. Two small offices. One larger meeting room. Three sides of windows.
907	257	Now	\$39/SF FSG*	1 room with Sutter Street views.
921	487	2/2025	\$39/SF FSG*	Former esthetician space; great natural light; water access; three rooms and reception

*Quoted rent is for new, "as is" deals. For deals with TI, quoted rent is low-mid \$40s / SF FSG.

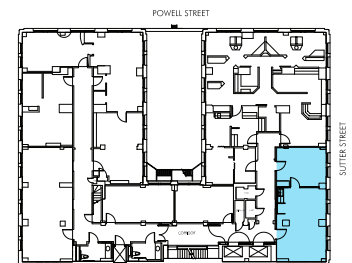
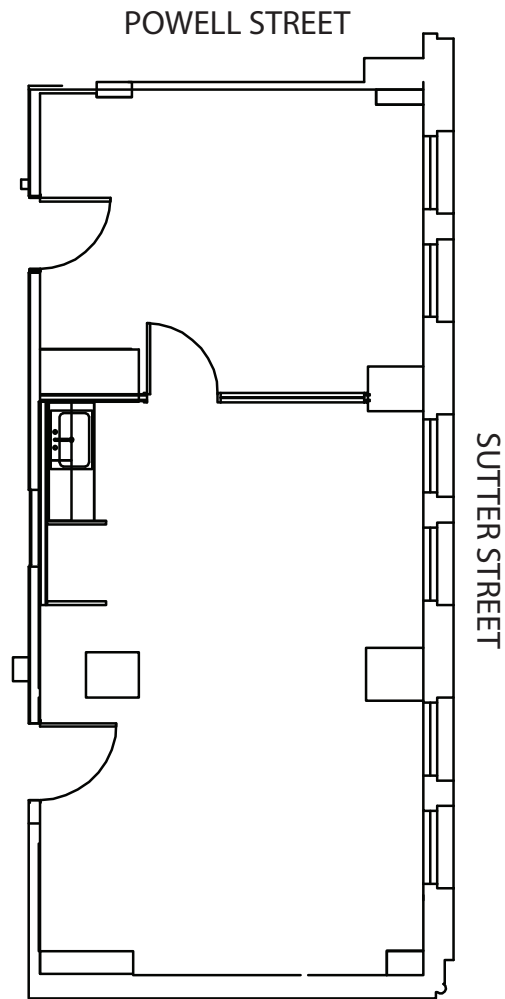


SAN FRANCISCO, CA

Suite 201

794 SF | Available now

Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

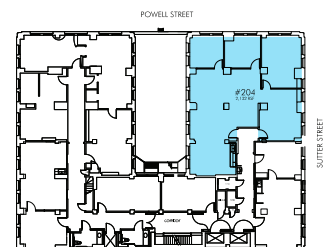
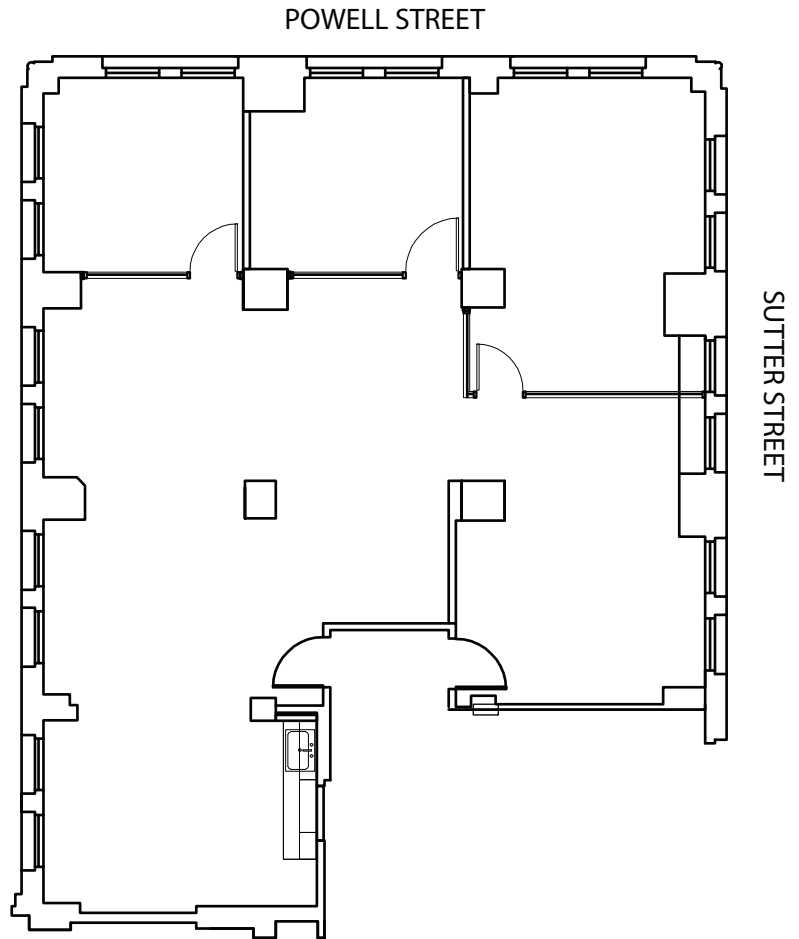


SAN FRANCISCO, CA

Suite 204

2,132 SF | Available now

Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

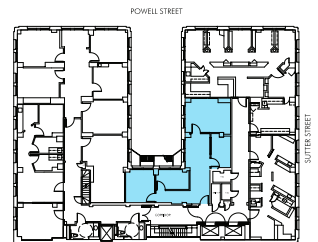
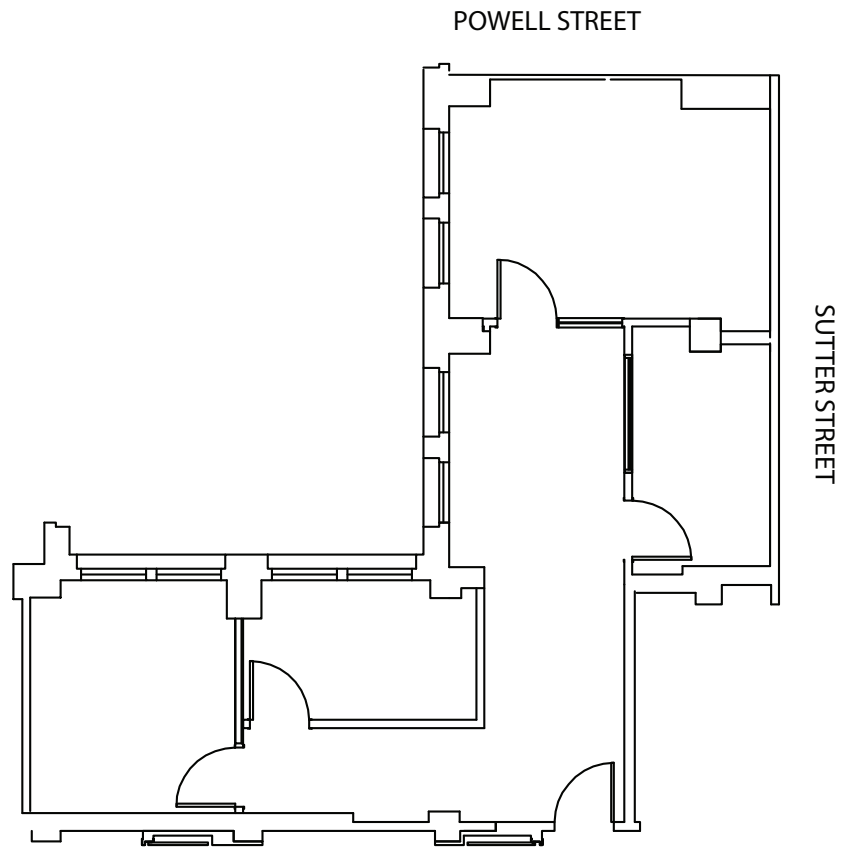




SAN FRANCISCO, CA

1,001 SF | Available now
4 private offices, reception area.

Suite 300



ANDREW REBENACK
415.349.3392
andrew.rebennack@avisonyoung.com
RE Lic#02025935



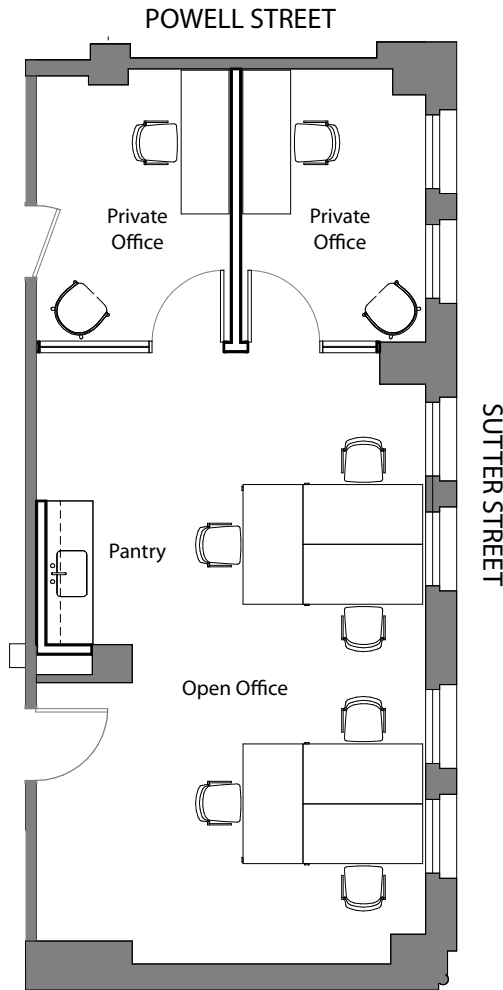


SAN FRANCISCO, CA

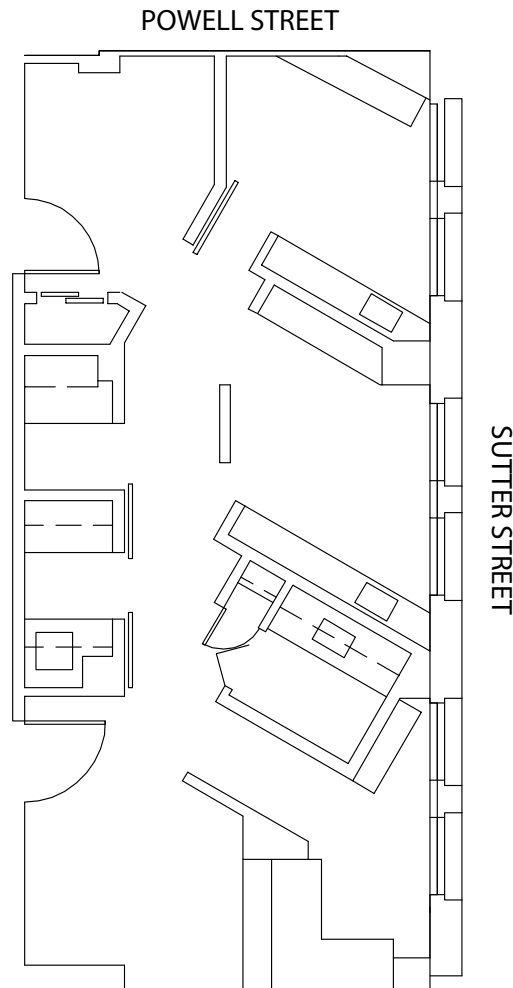
779 SF | Available now

Spec suite to be completed.

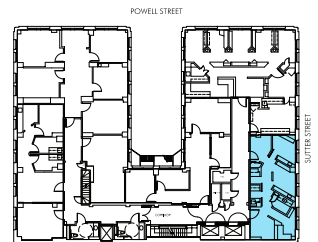
Suite 303



Hypothetical Layout



Current Layout



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935





SAN FRANCISCO, CA

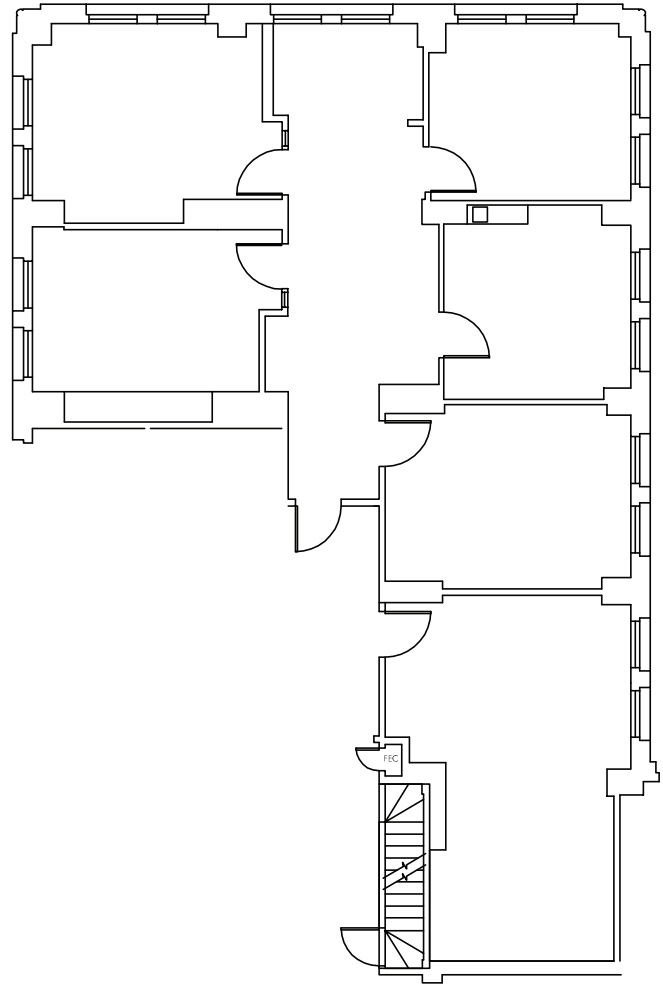
Suite 310

2,040 SF | Available now

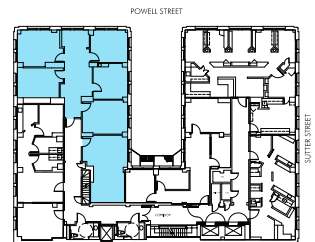
Recently improved. 6 offices / meeting rooms. 3-sides of windows, overlooking Powell Street. Great natural light.



POWELL STREET



SUTTER STREET



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

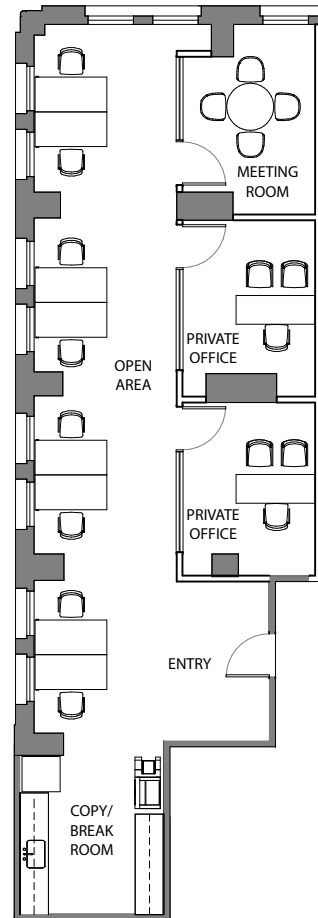
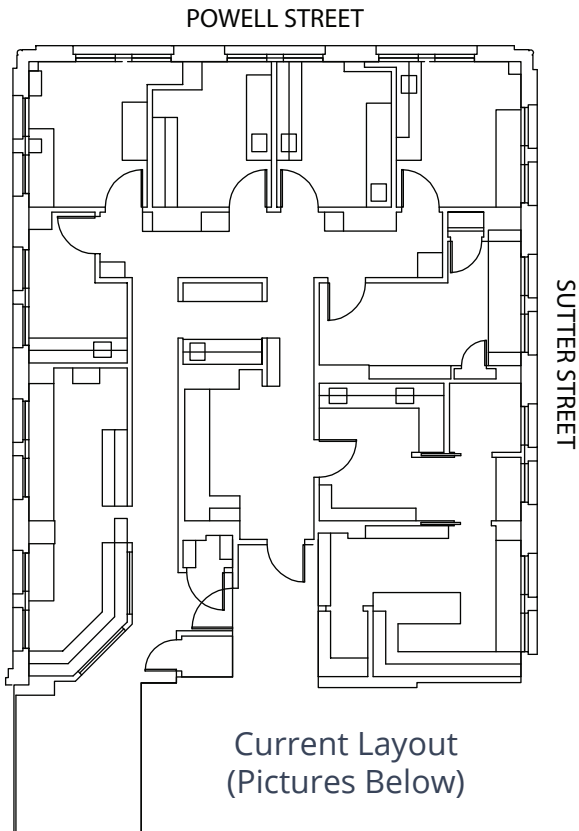


SAN FRANCISCO, CA

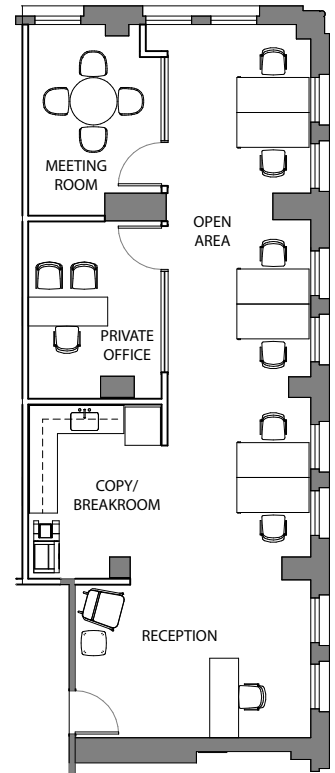
2,575 SF | Available now

Spec suite to be completed.

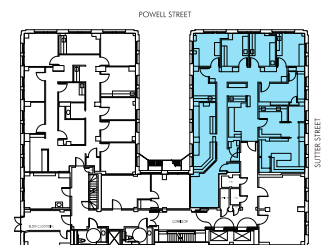
Suite 405



Hypothetical Layout A



Hypothetical Layout B



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935





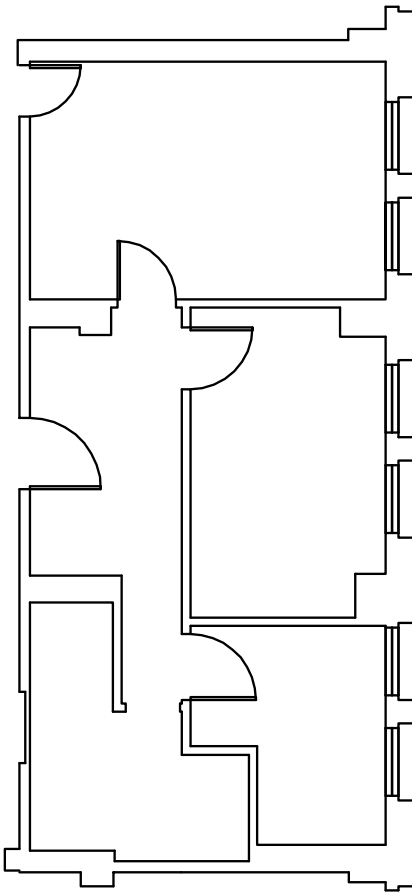
SAN FRANCISCO, CA

Suite 503

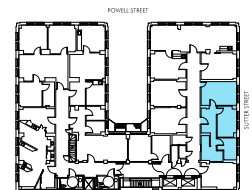
773 SF | Available Now

Excellent natural light. 3 private offices / meeting rooms, IT room, reception.
Sutter Street window line.

POWELL STREET



SUTTER STREET



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

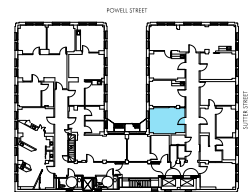
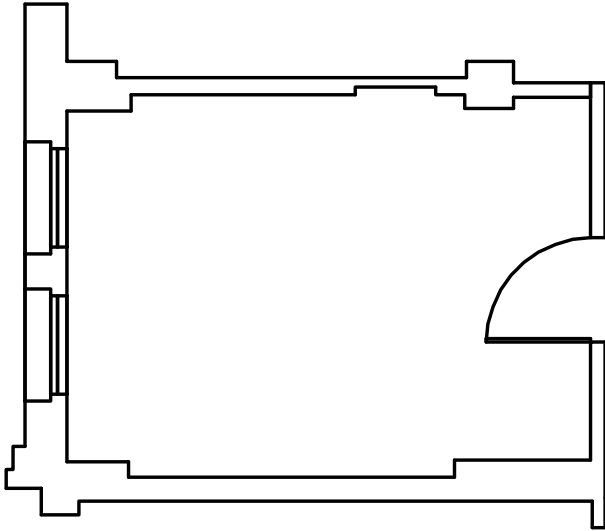


SAN FRANCISCO, CA

260 SF | Available Now

Single office / room with window and sink (former esthetician office).

Suite 509



ANDREW REBENNACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

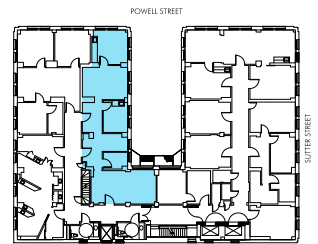
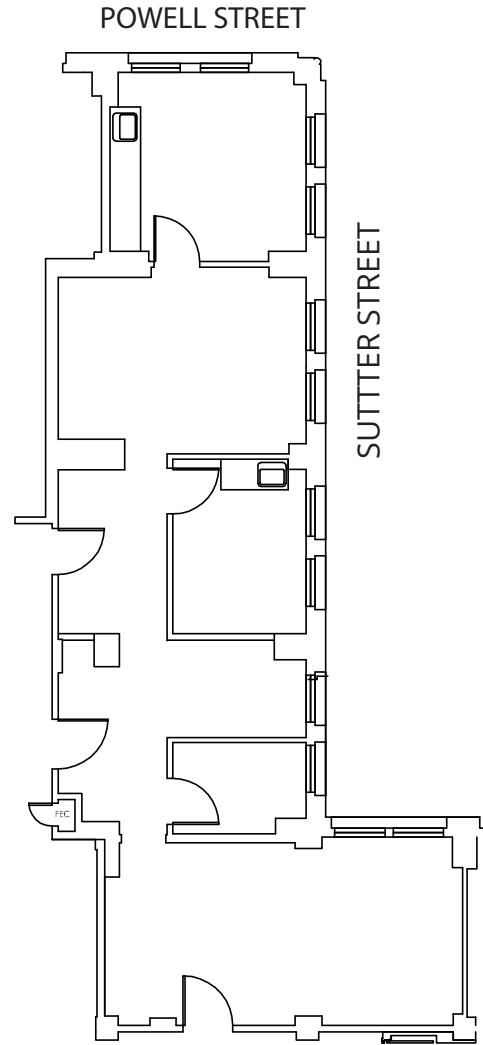


SAN FRANCISCO, CA

Suite 514

1,378 SF | Available December 2024

Former physical therapist office; small kitchenette. May be combined with Suite 511 for 1,687 RSF.



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935



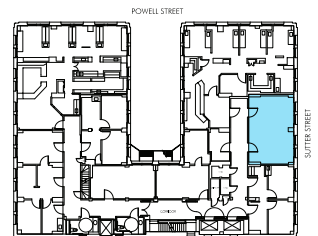
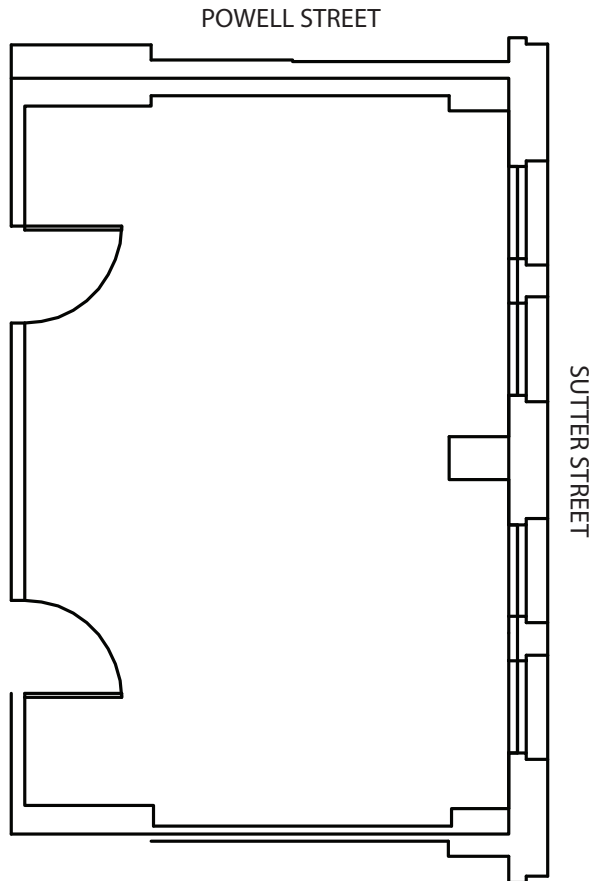


SAN FRANCISCO, CA

523 SF | Available Now

Open space with windows facing Sutter Street.

Suite 602



ANDREW REBENNACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

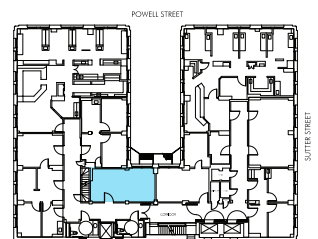
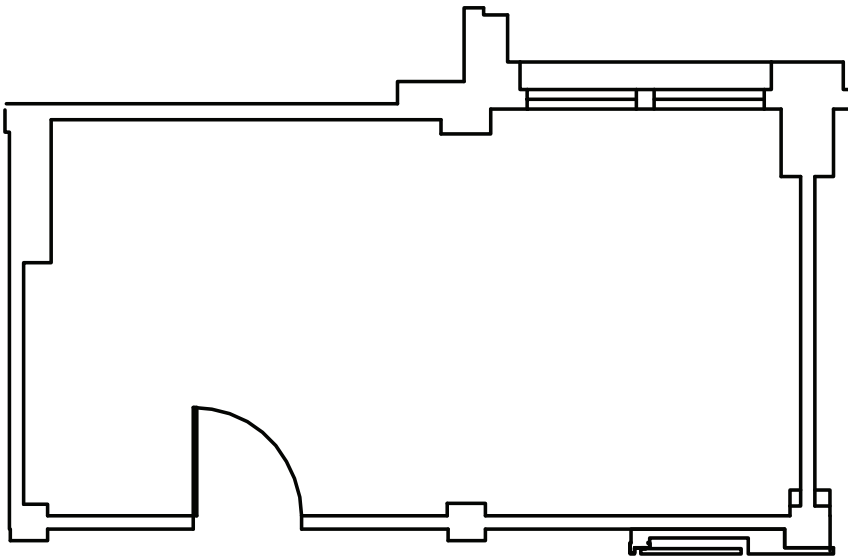


SAN FRANCISCO, CA

359 SF | Available Now

Open space with window, perfect for many uses.

Suite 612



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

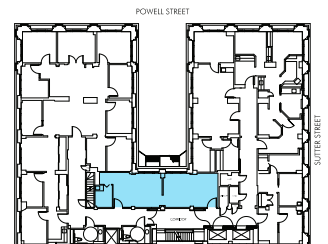
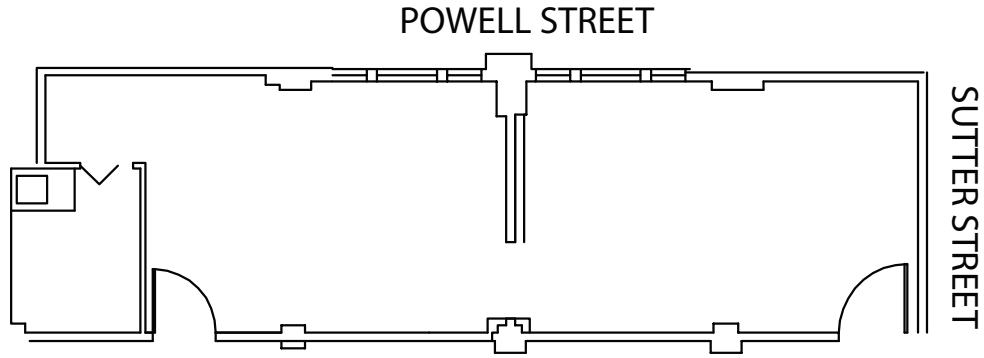


SAN FRANCISCO, CA

657 SF | Available now

2 private offices.

Suite 700



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935



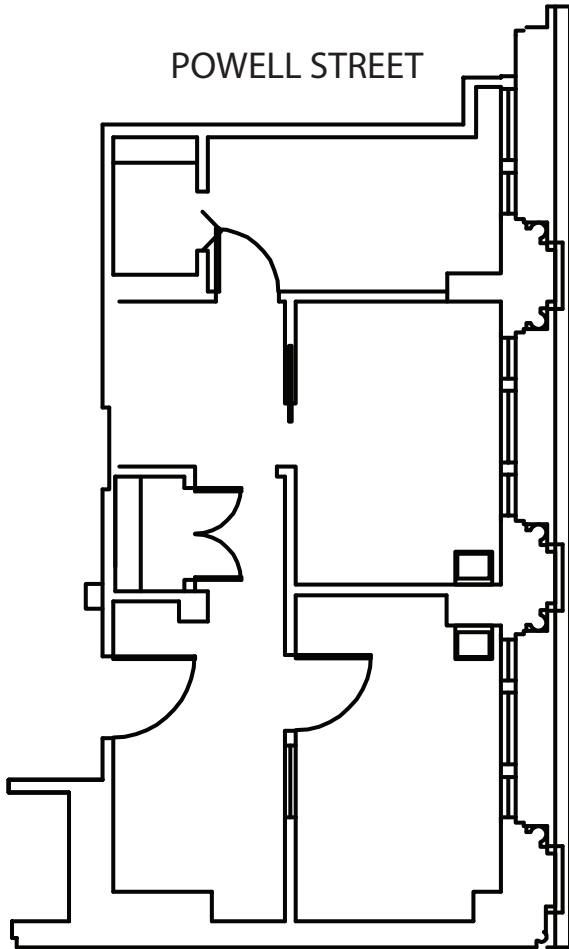


SAN FRANCISCO, CA

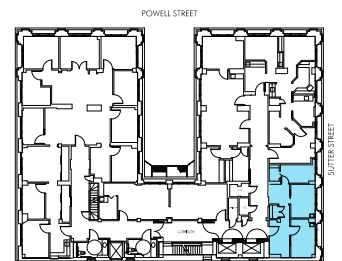
Suite 703

624 SF | Available now

3 rooms (former esthetician office), two sinks in place. Sutter Street views.



SUTTER STREET



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935



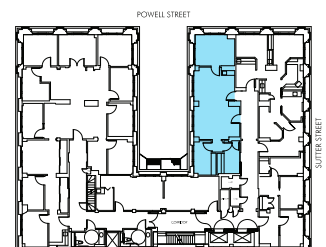
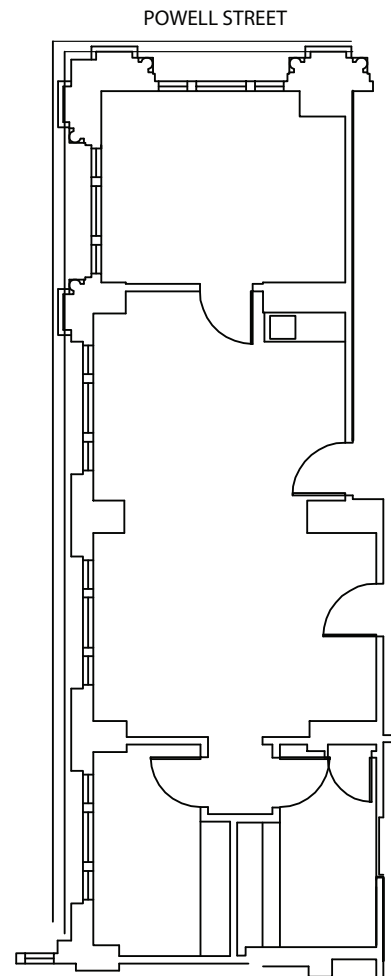


SAN FRANCISCO, CA

953 SF | Available now

Open space with 1 corner office / meeting room.

Suite 708



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

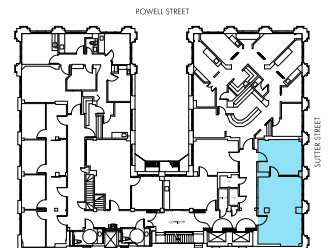
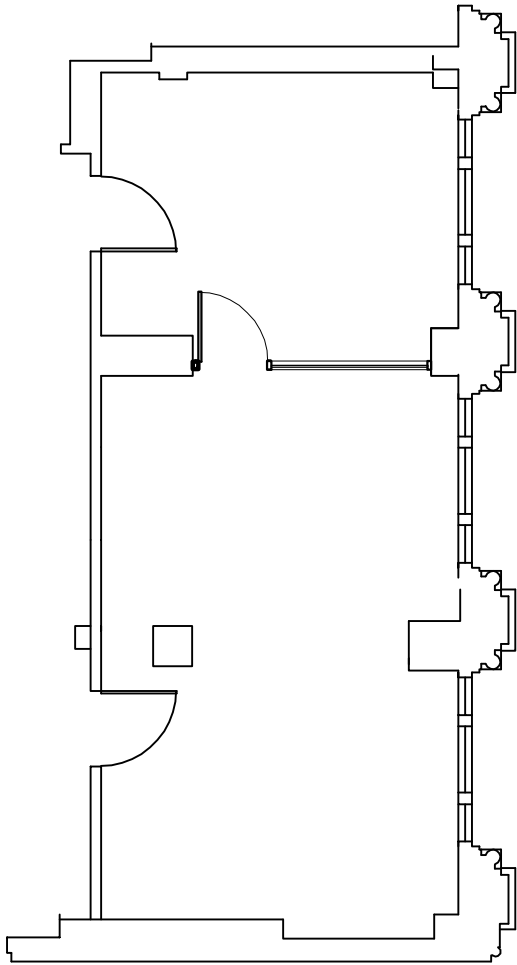


SAN FRANCISCO, CA

741 SF | Available 1/2025

Open space and private office with kitchenette. Excellent natural light.

Suite 800



ANDREW REBENNACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

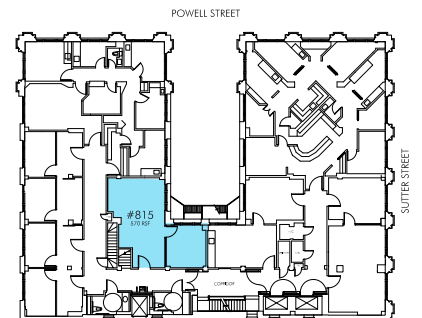
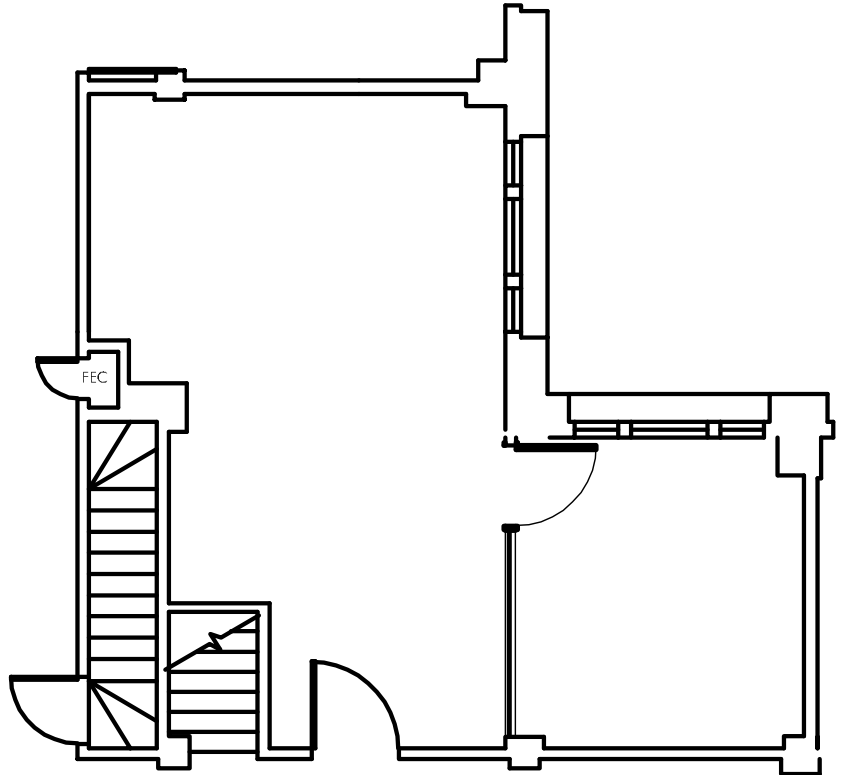


SAN FRANCISCO, CA

Suite 815

570 SF | Available now

Open space, former law firm; excellent for professional / personal services



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935



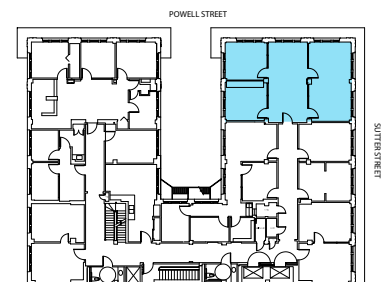
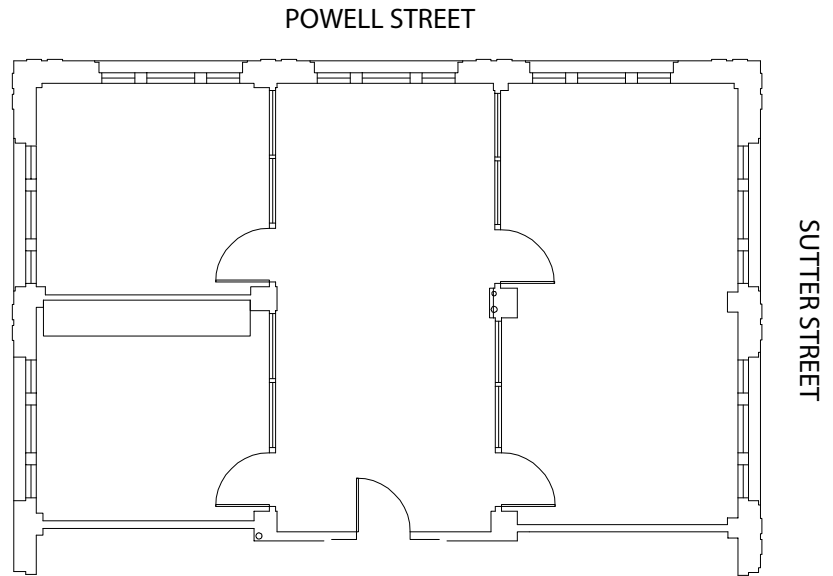


SAN FRANCISCO, CA

Suite 906

1,253 SF | Available now

Top floor suite, former chiropractic office. Perfect for many uses. Two small offices. One larger meeting room. Three sides of windows.



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935



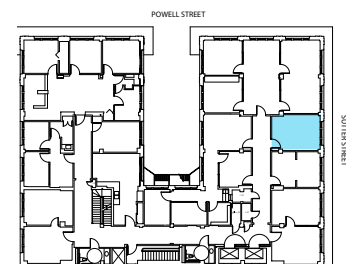
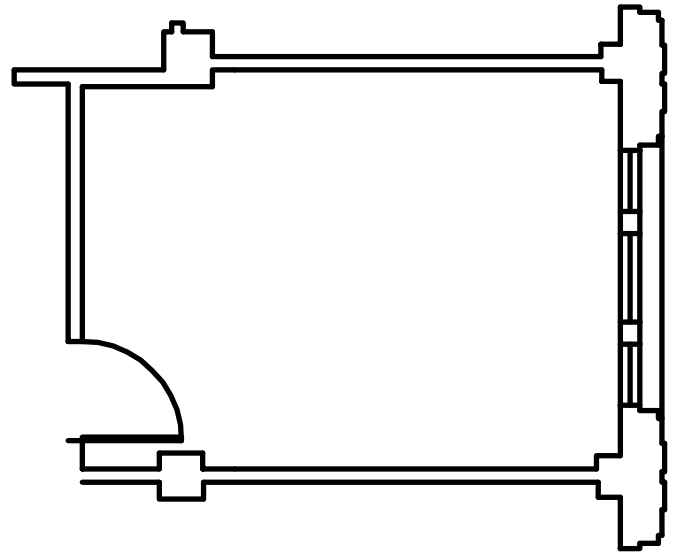


SAN FRANCISCO, CA

257 SF | Available now

One room with Sutter Street views.

Suite 907



ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

**AVISON
YOUNG**

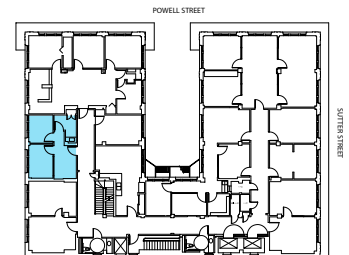
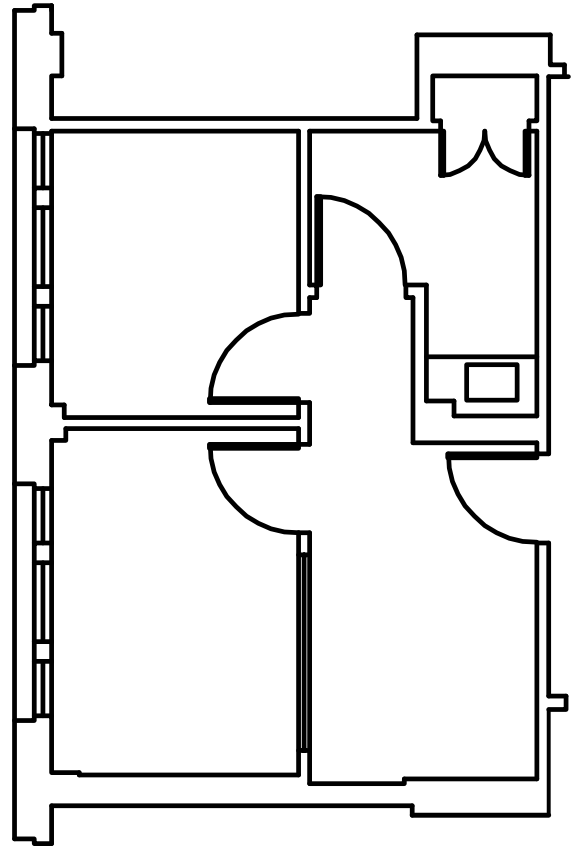


SAN FRANCISCO, CA

Suite 921

487 SF | Available February 1, 2025

Former esthetician space; great natural light; water access; three rooms and reception



ANDREW REBENACK

415.349.3392

andrew.rebenack@avisonyoung.com

RE Lic#02025935

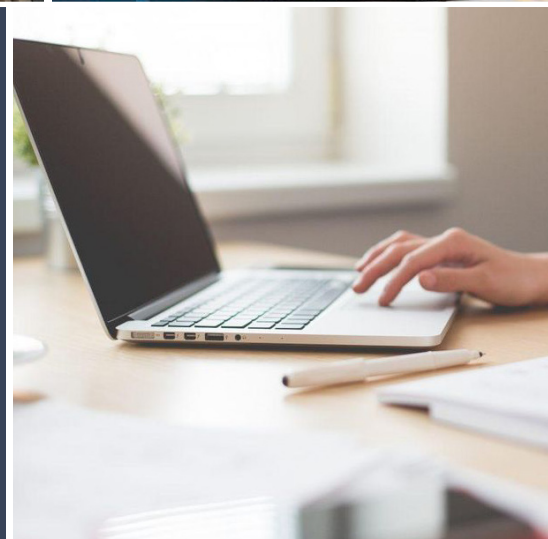


AVISON
YOUNG



500
SUTTER

SAN FRANCISCO, CA



SMALL OFFICES SUITES

AVAILABLE FOR LEASE

**LOCATED STEPS AWAY
FROM THE CENTER OF
SAN FRANCISCO**

ANDREW REBENACK

415.349.3392

andrew.rebennack@avisonyoung.com

RE Lic#02025935

500 SUTTER

SAN FRANCISCO, CA

JACKSON
SQUARE

FINANCIAL
DISTRICT

500
SUTTER

UNION
SQUARE

SOUTH OF
MARKET



RESTAURANTS

- 1 Golden Gate Tap Room
- 2 Hops & Hominy
- 3 Tacorea
- 4 Del Popolo
- 5 Hopwater Distrution
- 6 Akiko's
- 7 Ryoko's Japanese Restaurant
- 8 Honey Honey Cafe & Crepery
- 9 Aliment
- 10 Rue Lepic French Restaurant



SHOPPING

- 1 Apple Union Square
- 2 Tiffany & Co
- 3 Saks Fifth Avenue
- 4 Nike Town
- 5 Macy's
- 6 Sunglass Hut
- 7 Neiman Marcus
- 8 Louis Vuitton
- 9 SHOP657
- 10 DSW Designer

AVISON
YOUNG

ANDREW REBENACK
415.349.3392
andrew.rebenack@avisonyoung.com
RE Lic#02025935