

354

Pine Street

San Francisco CA 94104

TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE

Full-floor Office Opportunities

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LOCAL • INDEPENDENT • ENTREPRENEURIAL

BUILDING SUMMARY

District:	Financial
Building:	348 – 354 Pine St.
Square Footage:	±6,120 SF Available
Frontage:	36' on Pine St.
Ceiling Height:	±9' – 12'
Spaces:	6 th & 7 th Floors
Zoning:	C-3-0
Rate:	\$35 PSF / YR Full-Service



Central Financial Hub

Prime Financial District Location



Prominent Neighbors

Among Top Corporates



Excellent Transit Access

Steps from Montgomery & Embarcadero BART



Rich Amenities

Cafes, gyms & shops nearby



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FINANCIAL DISTRICT

354 Pine Street is positioned in the heart of San Francisco's Financial District, the city's most established hub for business and commerce. The neighborhood is defined by its high concentration of office towers, historic landmarks, and steady flow of professionals, residents, and visitors.

With streamlined access to BART, Muni, and regional transit, as well as close proximity to the Embarcadero waterfront, Ferry Building, and Union Square, 354 Pine Street represents an exceptional opportunity for retailers and service operators to establish themselves in one of San Francisco's most connected, dynamic districts.

The area is surrounded by world-class retail, restaurants, and cafés, giving operators access to consistent foot traffic and strong demand throughout the week.

Directly across the street from the premiere Equinox fitness club, the property benefits from a built-in base of health- and lifestyle-focused clientele alongside traditional business users.

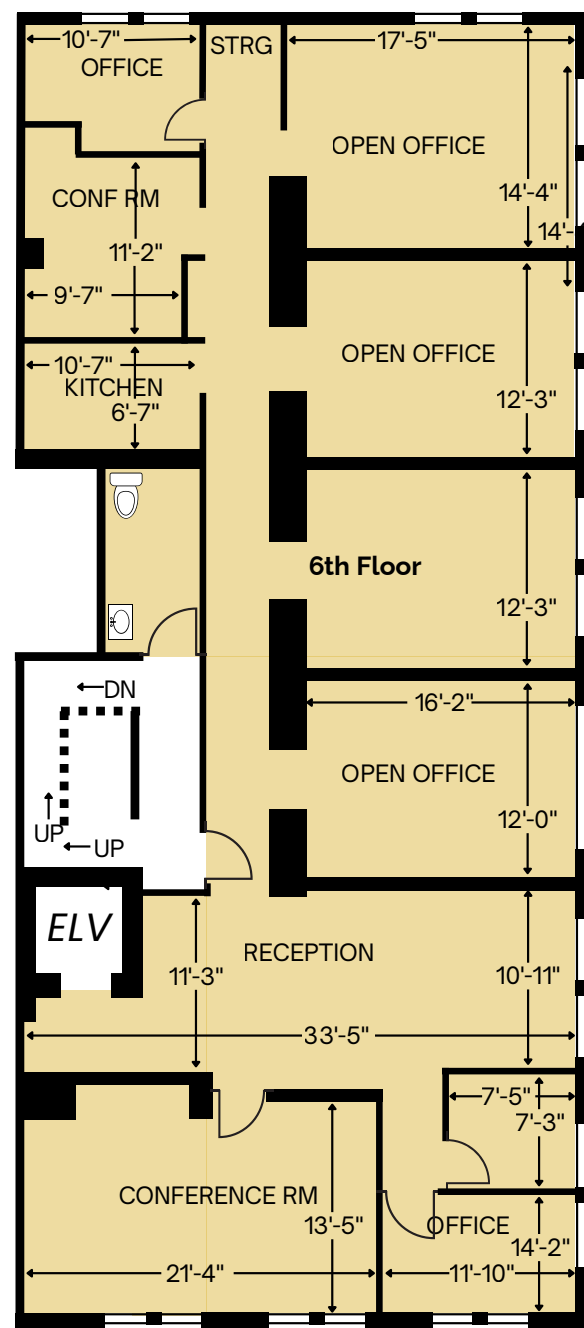


SIXTH FLOOR

Position:	Full 6 th Floor
Private Offices:	3 – 4
Square Footage:	±3,060 SF
Rate:	\$35 PSF / YR Full-Service
Term:	Negotiable

HIGHLIGHTS

- Flexible Layout
- 1 Large Partitioned Room
- 4 Private Offices + 1 Conference Room
- Bathroom
- Kitchenette
- Storage Room
- Zones C-3-0 (Downtown Office)



Floorplan (6th)

SIXTH FLOOR



SIXTH FLOOR

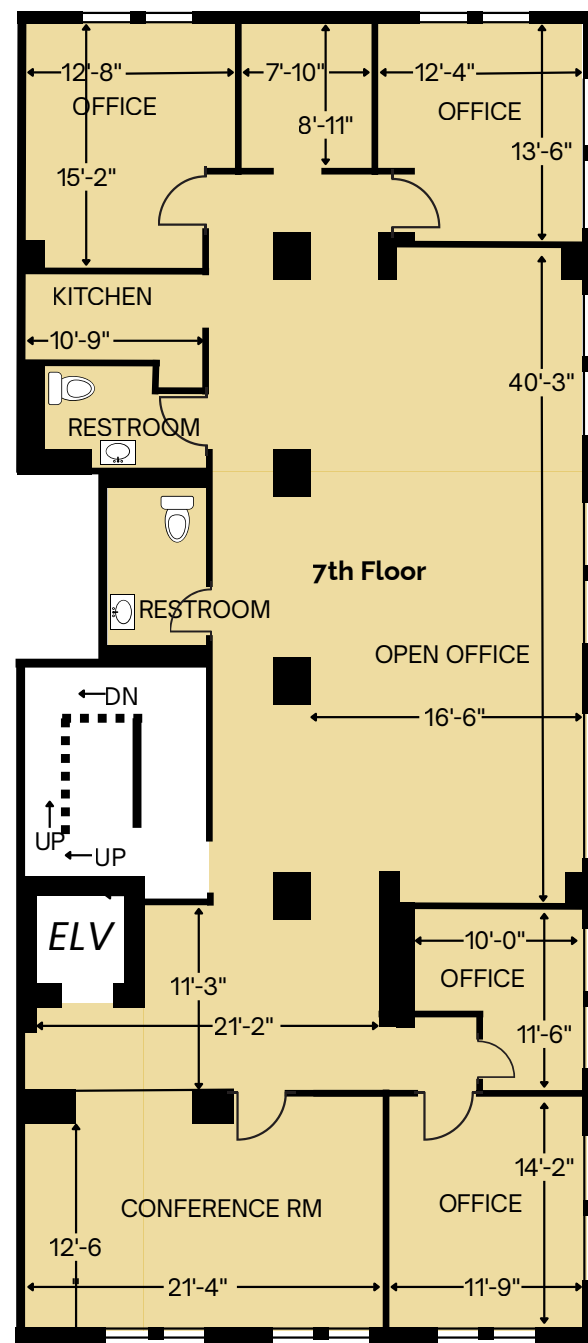


SEVENTH FLOOR

Position:	Full 7 th Floor
Private Offices:	3 Window line offices
Square Footage:	±3,060 SF
Rate:	\$35 PSF / YR Full-Service
Term:	Negotiable

HIGHLIGHTS

- 3 private offices with window lines
- 1 conference room
- 2 additional private offices
- Corner suite with abundant natural light
- 2 Bathrooms
- Kitchenette
- Storage room
- Zoned C-3-O (Downtown Office)



Floorplan (7th)

SEVENTH FLOOR



SEVENTH FLOOR





354 Pine St

LEIDENSDORFF ST



LENSCRAFTERS

PINE ST



CALIFORNIA CENTER



SUPERCUTS



BELDEN PL

SAM'S GRILL
& SEAFOOD
RESTAURANT
Est. 1867
SAN FRANCISCO

MONTGOMERY

CAFE
VENUE

SANSOME

BATTERY

BUSH ST

pagan idol

FHLBank
San Francisco

CHASE

HARDIE PL

TRINITY PL



ONE
SANSOME
SAN FRANCISCO



Le Parc
BISTROBAR



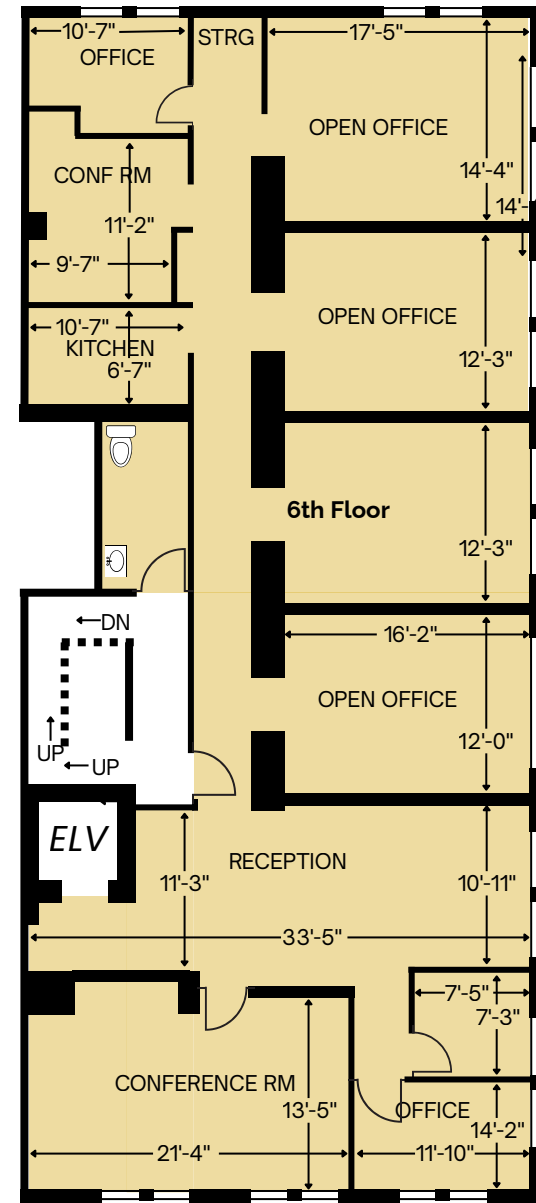
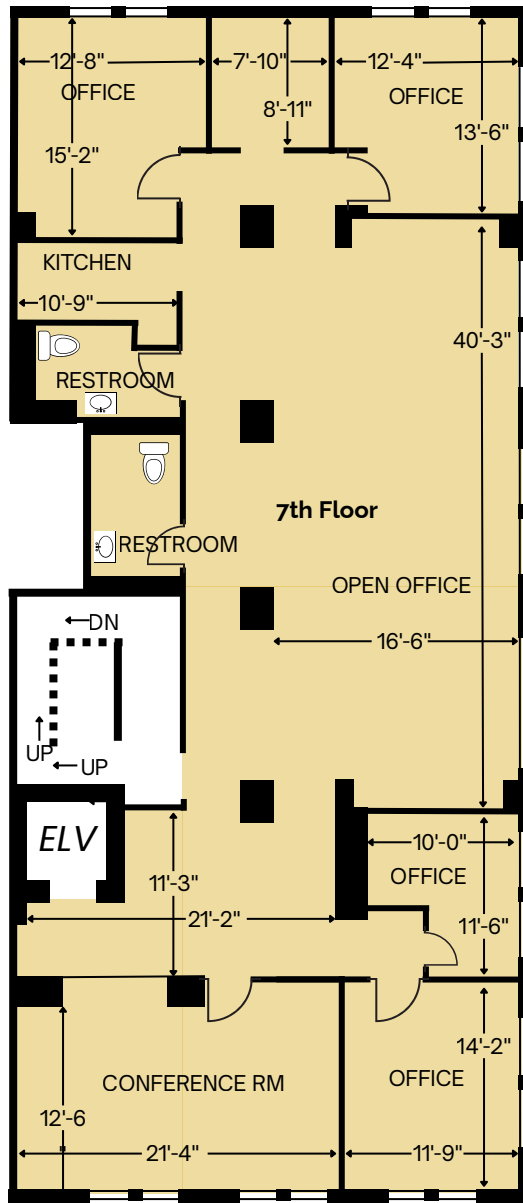
SUTTER ST

MARKET ST.

1st



FLOOR PLANS



LEASING TEAM



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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REAL ESTATE SERVICES

AREA
ASSOCIATED REALTY OF THE AMERICAS