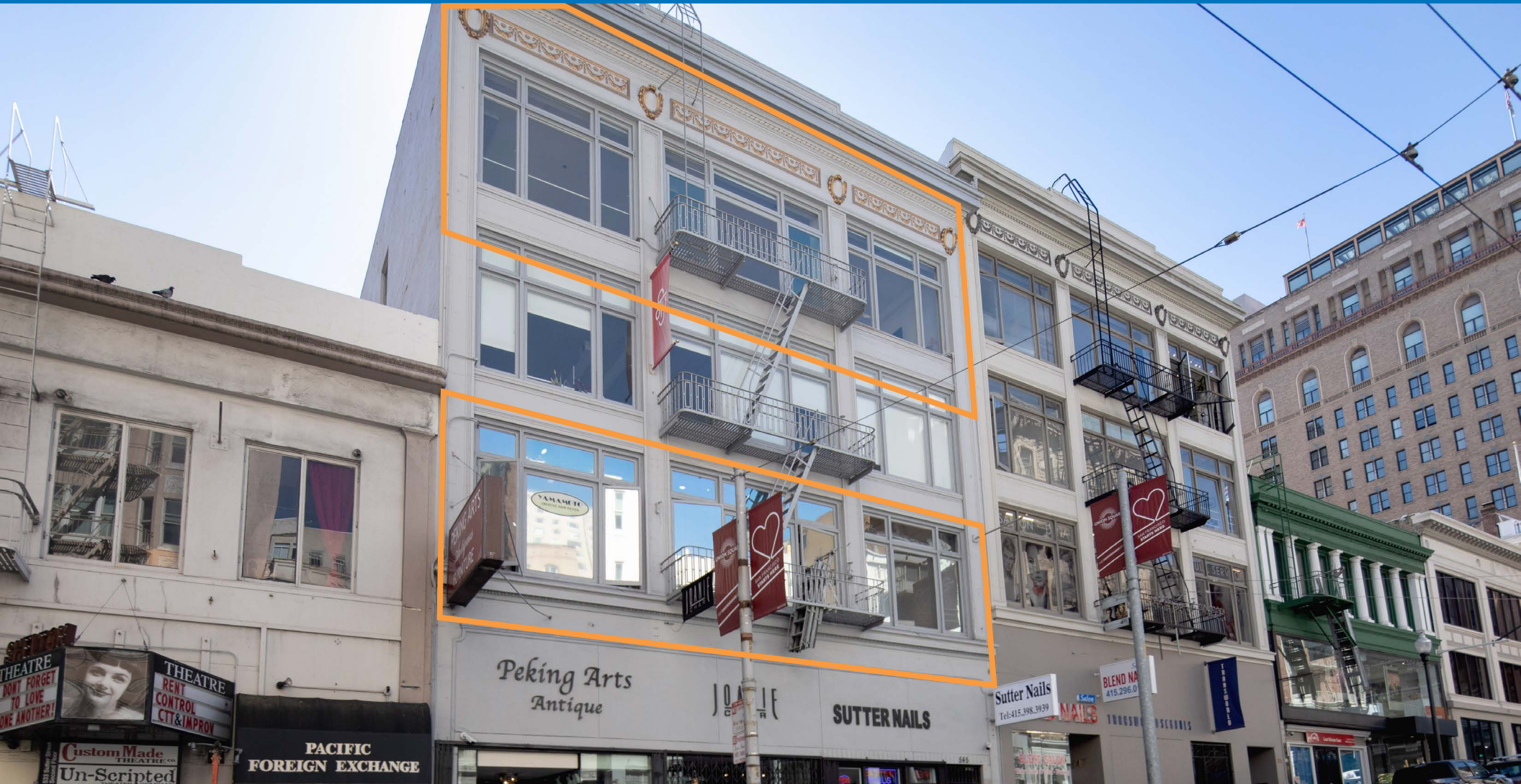


545 SUTTER STREET

FOR LEASE | CREATIVE OFFICE SUITES IN UNION SQUARE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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545 SUTTER STREET

PROPERTY SUMMARY

ADDRESS

545 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Suite 402	+/- 1,995 Square Feet
Suite 404	+/- 1,995 Square Feet
Suite 204	+/- 750 Square Feet
Suite 205	+/- 750 Square Feet
Suite 206	+/- 750 Square Feet
Total	+/- 6,240 Square Feet

RENTAL RATE

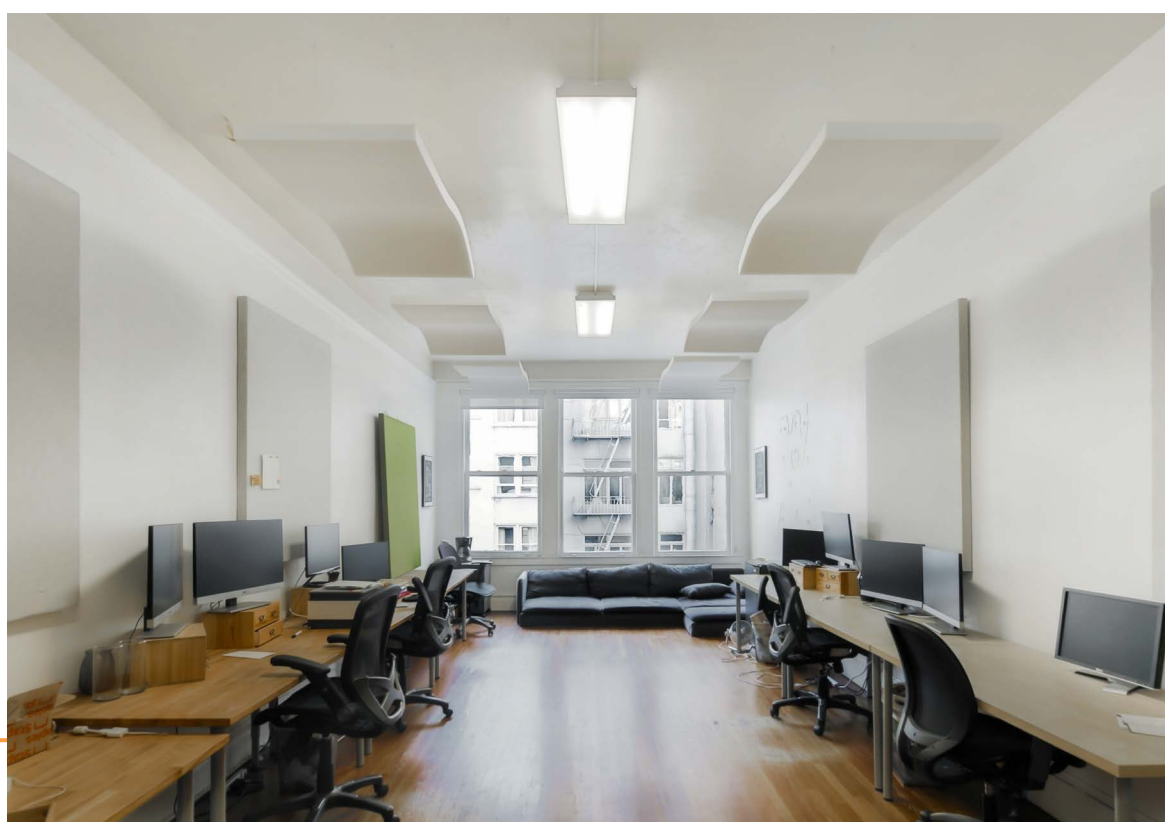
High \$20's / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Creative Office Suites in Heart of Union Square
- + High Ceilings w/ Ample Natural Light
- + Built-out Conference Rooms
- + Short Term Leases Available
- + Highly Visible Location in Union Square
- + Walking Distance to Many Amenities in Union Square, the Financial District and the Embarcadero
- + Elevator Access
- + HVAC Throughout



545 SUTTER STREET



545 SUTTER STREET

LOCATION OVERVIEW

Desirable Union Square location, walkable to nearby amenities, public transportation and to surrounding neighborhoods. Next Door to Sutter Stockton Garage.



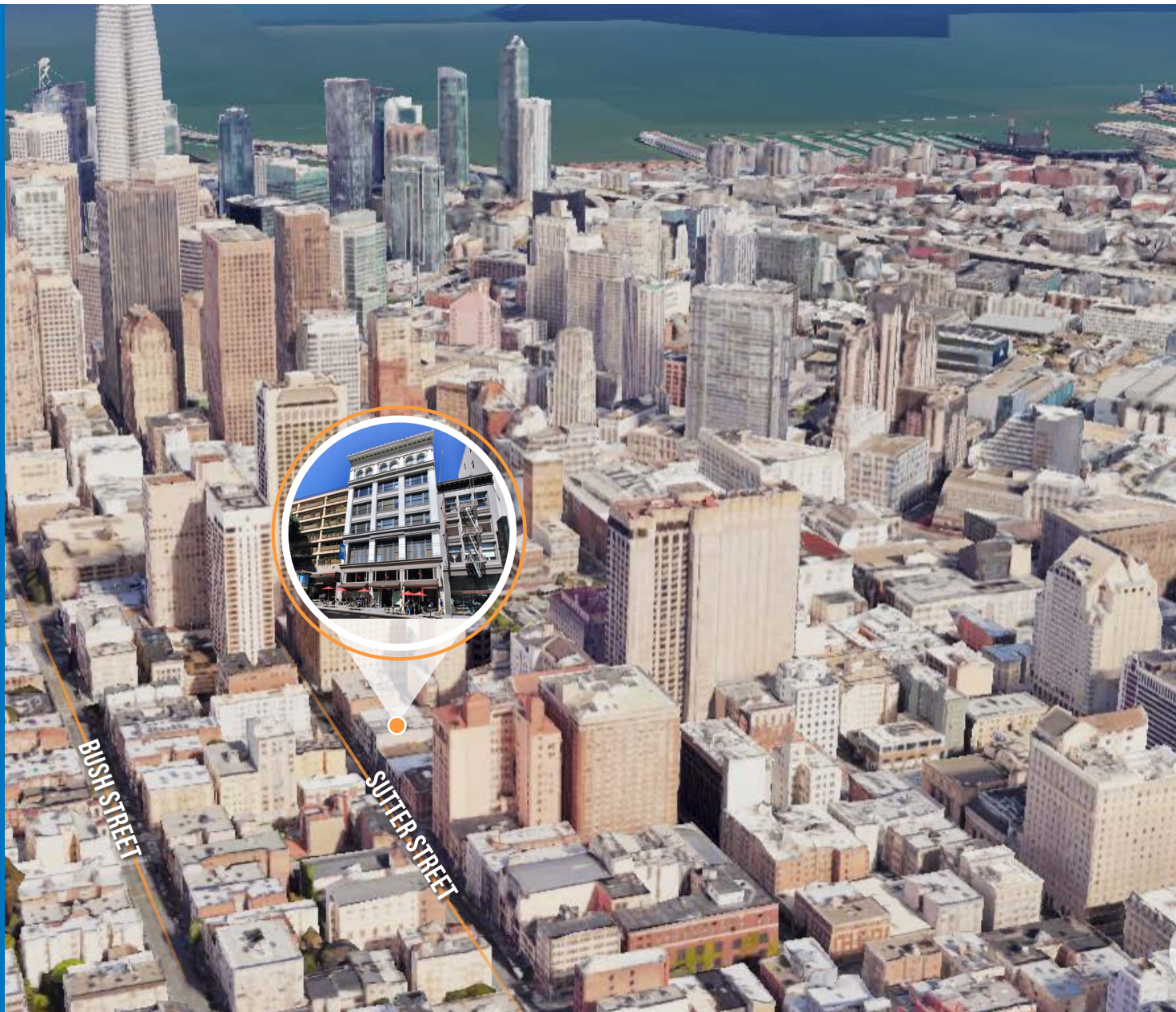
02 MIN to Union Square
08 MIN to Powell St BART
08 MIN to 4th & Market St



07 MIN to SOMA
09 MIN to Financial District
14 MIN to Mission District



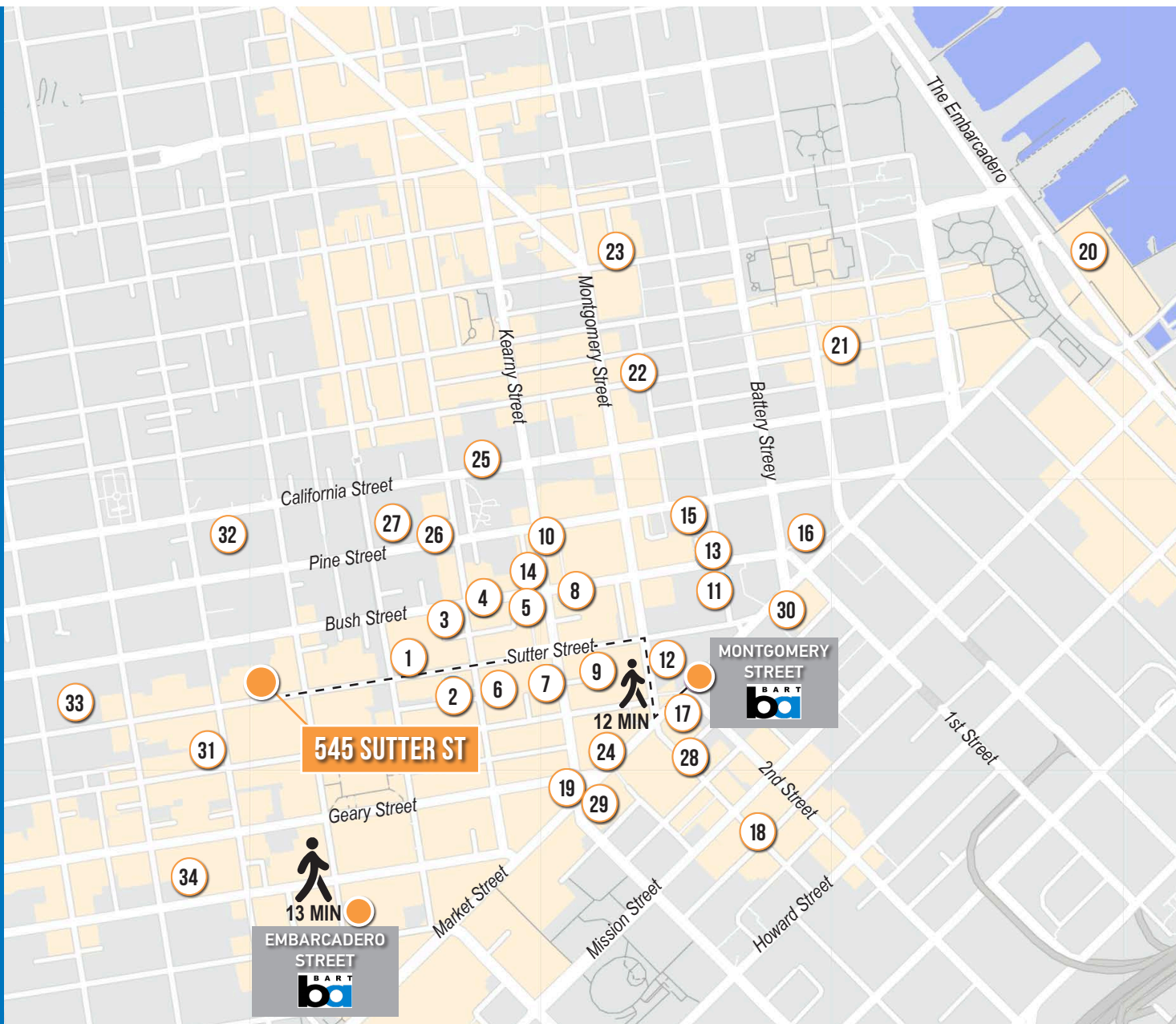
07 MIN to 80 On-Ramp
10 MIN to 280 On-Ramp
12 MIN to 101 On-Ramp



545 SUTTER STREET

NEARBY AMENITIES

- 1.....E&O Kitchen and Bar
- 2.....Teuscher Chocolate
- 3.....Starbucks
- 4.....Café de la Presse
- 5.....Amorino Gelato
- 6.....Posh Bagel
- 7.....Walgreens
- 8.....Pagan Idol
- 9.....Crocker Galleria
- 10.....AMAMI Ramen
- 11.....Target
- 12.....Starbucks
- 13.....Blue Bottle Coffee
- 14.....Sababa
- 15.....Equinox Pine Street
- 16.....Philz Coffee
- 17.....McDonald's
- 18.....The Bird
- 19.....Asha Tea House
- 20.....Ferry Building
- 21.....Embarcadero Center
- 22.....Wayfare Tavern
- 23.....Verjus
- 24.....Ginto
- 25.....Blue Bottle Coffee
- 26.....Rock Japanese Cuisine
- 27.....JCB Tasting Lounge
- 28.....The House Of Shields
- 29.....Local Edition
- 30.....Joe & The Juice
- 31.....Zingari Ristorante
- 32.....Top of the Mark
- 33.....Peacekeeper
- 34.....Mastro's Steakhouse



545 SUTTER STREET



ZINGARI RISTORANTE



TOP OF THE MARK



MASTRO'S STEAKHOUSE



LOCAL EDITION



PEACEKEEPER SF

545 SUTTER
STREET



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