

CLASS A OFFICE SPACE *FOR LEASE*

1388 SUTTER ST
SAN FRANCISCO, CA 94109

Property Highlights



**EXCELLENT NATURAL LIGHT - SOME SUITES
HAVE BAY AND CITY VIEWS**



**ABUNDANT ON-SITE PARKING FOR TENANTS
AND VISITORS (CURRENTLY \$250/MONTH)**



**WITHIN BLOCKS OF MAJOR SAN FRANCISCO
BUS LINES AND GOLDEN GATE TRANSIT**

Quality Class A Office Building

Highly accessible Van Ness corridor location

Efficient floor plan - low load factor

Building conference room

24/7 security in a professional office - no medical use

Responsive ownership and on-site property management

On-site amenities include a conference room, cafe, dry cleaner,
print center, FedEx and UPS drop box



BRUCE MCLELLAN

415.229.8981

bruce.mclellan@kidder.com

LIC N° 00879071

DAVID WIENTJES

415.229.8969

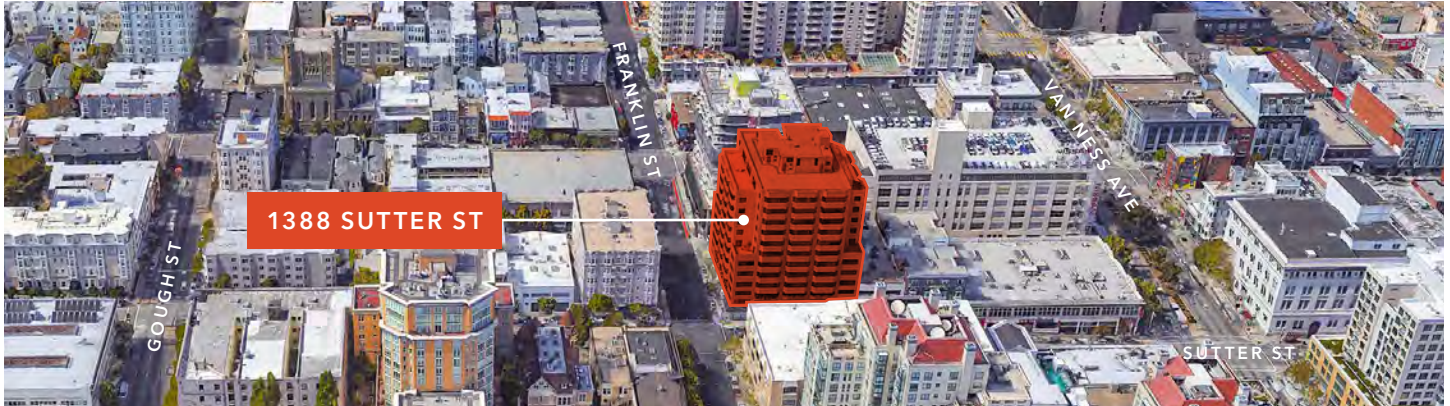
david.wientjes@kidder.com

LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder
Mathews**

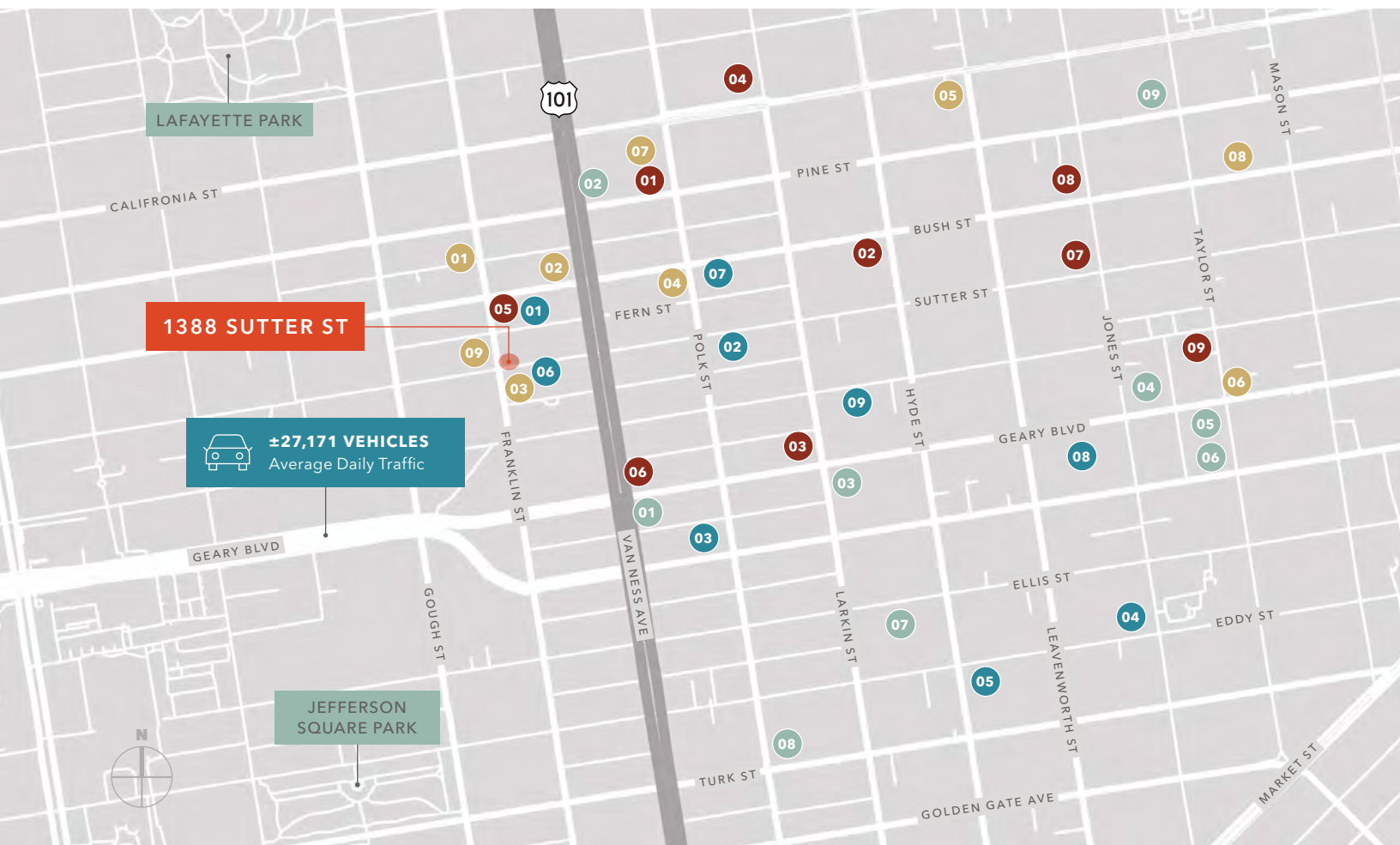


Availabilities

Suite	SF Available	Price/SF	Date Available	Comments
4th Floor	±13,568	\$36	Now	Private deck, office intensive space, conference rooms, kitchen/breakrooms, abundant parking spaces
400	±6,092	\$36	Now	Shared private deck, office intensive space - can be combined with suite(s) 412 and 425 for ±11,130 SF
408	±2,438	\$36	Now	3 private offices, 1 small and 1 large conference room, kitchen/breakroom, copy/storage
412	±3,869	\$36	Now	Shared private deck, 2 offices, conference room, kitchen/breakroom, 5 parking spaces - can be combined with Suite 400 and 425 for ±11,130 SF
425	±1,169	\$36	Now	3 offices, conference room, 1 parking space - can be combined with Suite 400 and 412 for ±11,130 SF
412/425	±5,038	\$36	Now	Shared private deck, 5 offices, conference room, kitchen/breakroom, 6 parking spaces
505	±3,470	\$28	Now	6 offices, large conference room, kitchen/breakroom, 3 parking spaces
525	±2,861	\$28	Now	7 offices, conference room, kitchen, 3 parking spaces
820	±3,090	\$33	Now	5 offices, large conference room, kitchen/breakroom, 3 parking spaces
1008	±1,568	\$36	Now	3 offices, kitchen
1012	±2,204	\$36	Now	4 offices, kitchen
1212	±292	\$36	Now	Open plan with access to (shared) roof deck

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**EAT + DRINK**

- 01 Pistachio Kitchen
- 02 Wayo Sushi Restaurant
- 03 Cafe Pacific Plaza
- 04 Rise and Set
- 05 Zeki's Bar
- 06 Botas Tapas & Paella Bar
- 07 Hi-Lo Club
- 08 Key Klub
- 09 Limencello

HOTELS

- 01 Courtyard by Marriott
- 02 Holiday Inn
- 03 Cathedral Hill Hotel
- 04 Hotel Adagio
- 05 Marker Union Square
- 06 Hotel Spero
- 07 Cova Hotel
- 08 The Embassy Hotel
- 09 Nob Hill Inn

CAFFEINE

- 01 Juniper
- 02 Crostini & Java
- 03 Jane on Larkin
- 04 Souvenir Coffee Co.
- 05 Haraz Coffee House
- 06 Starbucks
- 07 The Birdcage
- 08 The Morning Fix
- 09 Joy's Place

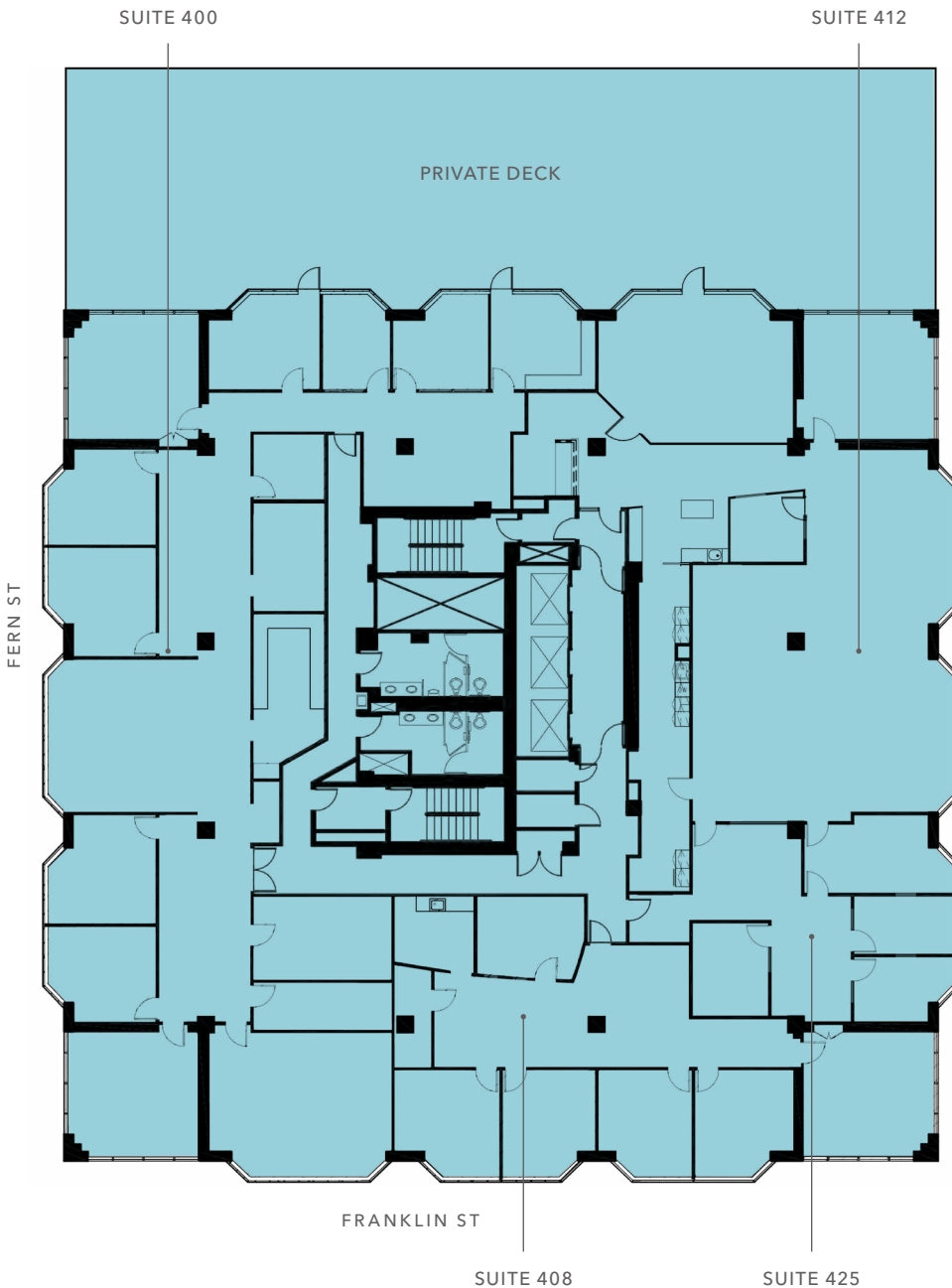
PARKING

- 01 Garage on Fern St
- 02 80 Hemlock Garage
- 03 1000 Van Ness Garage
- 04 EZ Public Parking
- 05 Golden State Parking
- 06 Sutter Place Garage
- 07 Polk Bush Garage
- 08 Flores Parking
- 09 989 Post Parking

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

ENTIRE FOURTH FLOOR



±13,568 SF

AVAILABLE

NOW

AVAILABLE

Office intensive

Private deck

Conference rooms

Kitchen/breakroom

Abundant parking

Flexibility to lease either the entire fourth floor or to combine preferred suites on the same floor

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

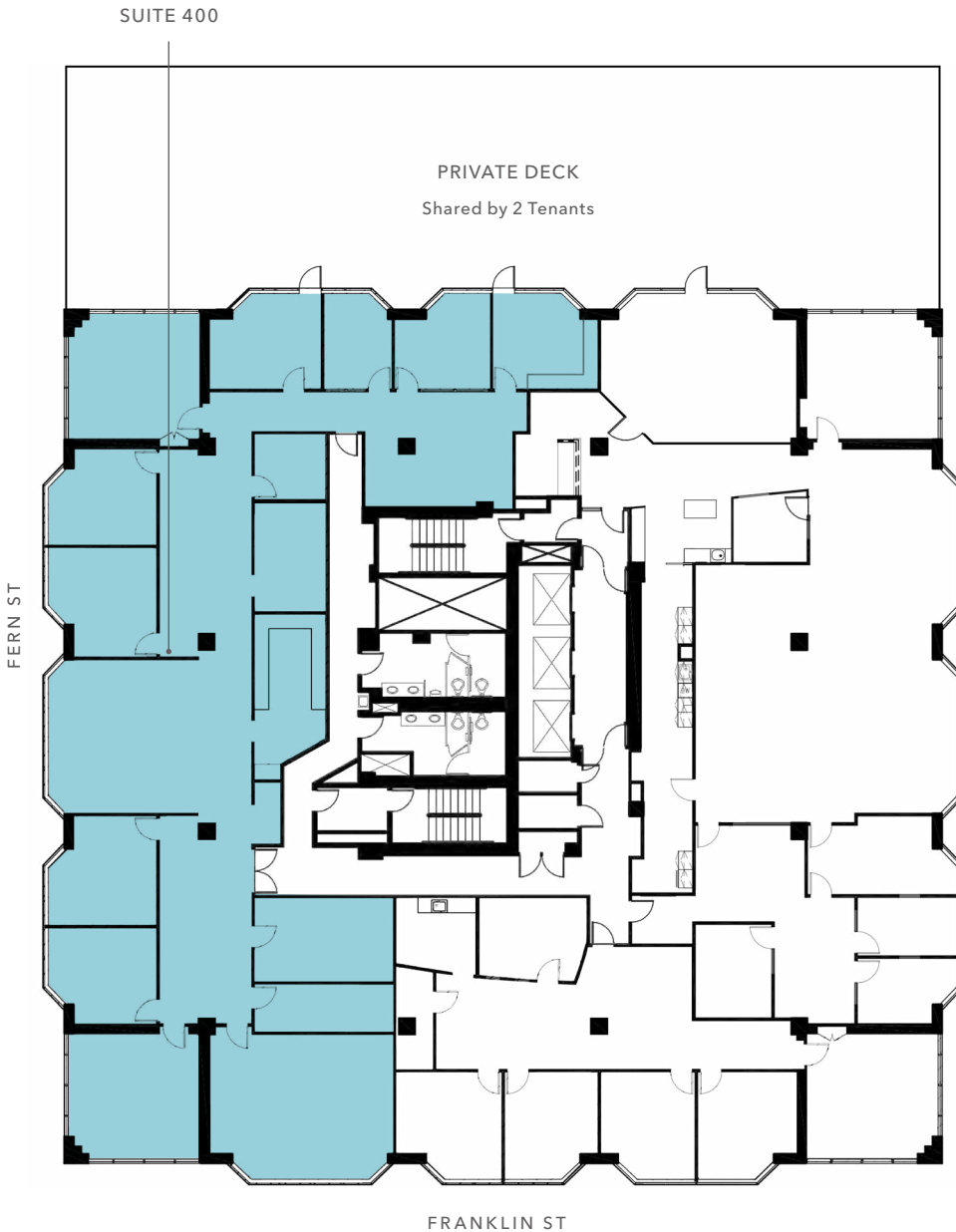
DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 400



±6,092 SF

AVAILABLE

NOW

AVAILABLE

8 offices

Shared private deck

Office intensive space

Kitchen/breakroom

Can be combined with
Suite(s) 412 and 425
for ±11,130 SF

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

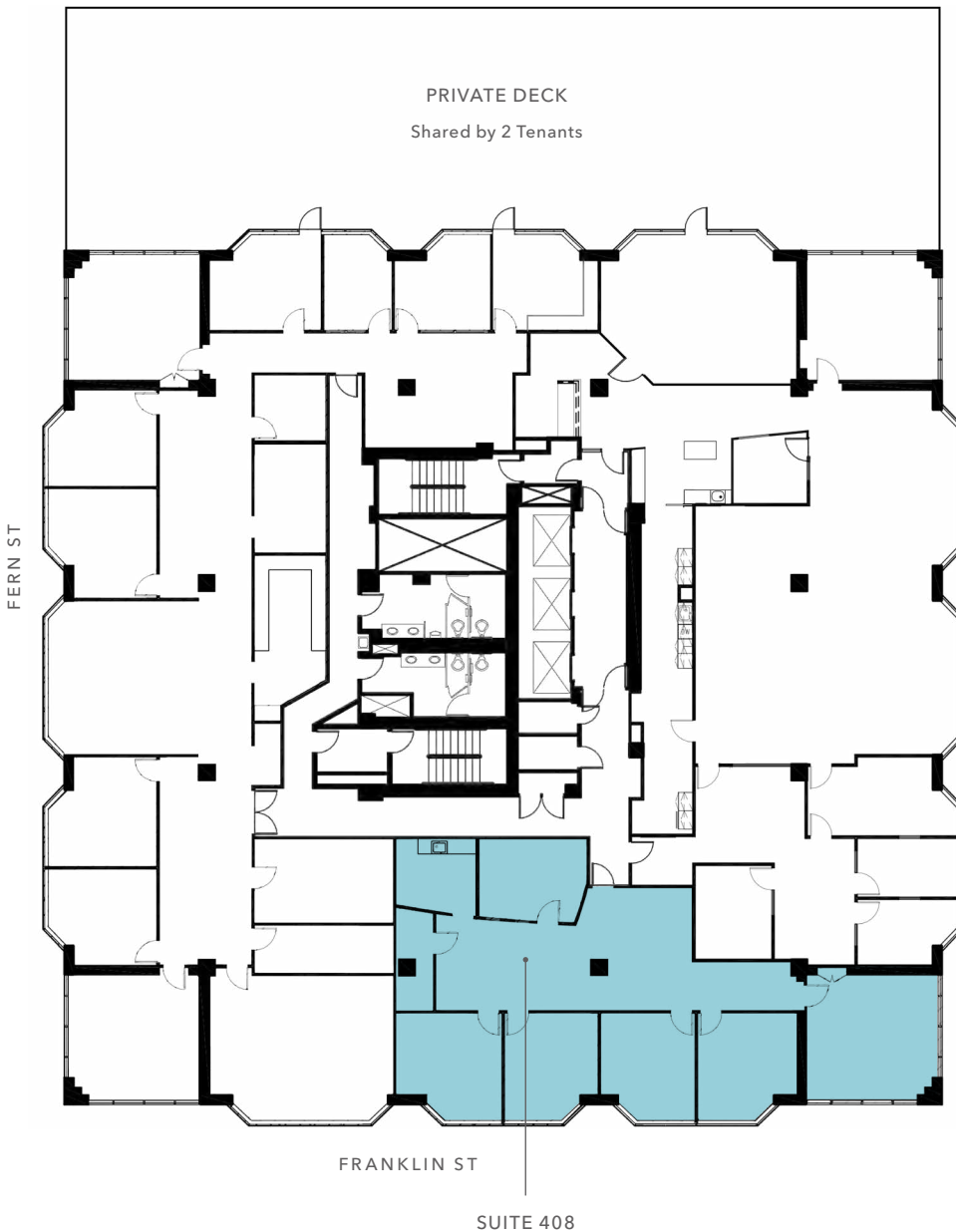
DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 408



±2,438 SF

AVAILABLE

NOW

AVAILABLE

3 offices

Large conference room

Small conference room

Kitchen/breakroom

Copy/storage

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 425



±1,169 SF

AVAILABLE

NOW

AVAILABLE

3 offices

Shared private deck

Conference room

1 parking space

Can be combined with
Suite 400 & 412
for ±11,130 SF

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 412 & SUITE 425



+13,568 SF

AVAILABLE

NOW

AVAILABLE

5 offices

Shared private deck

Conference room

Kitchen/breakroom

6 parking spaces

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

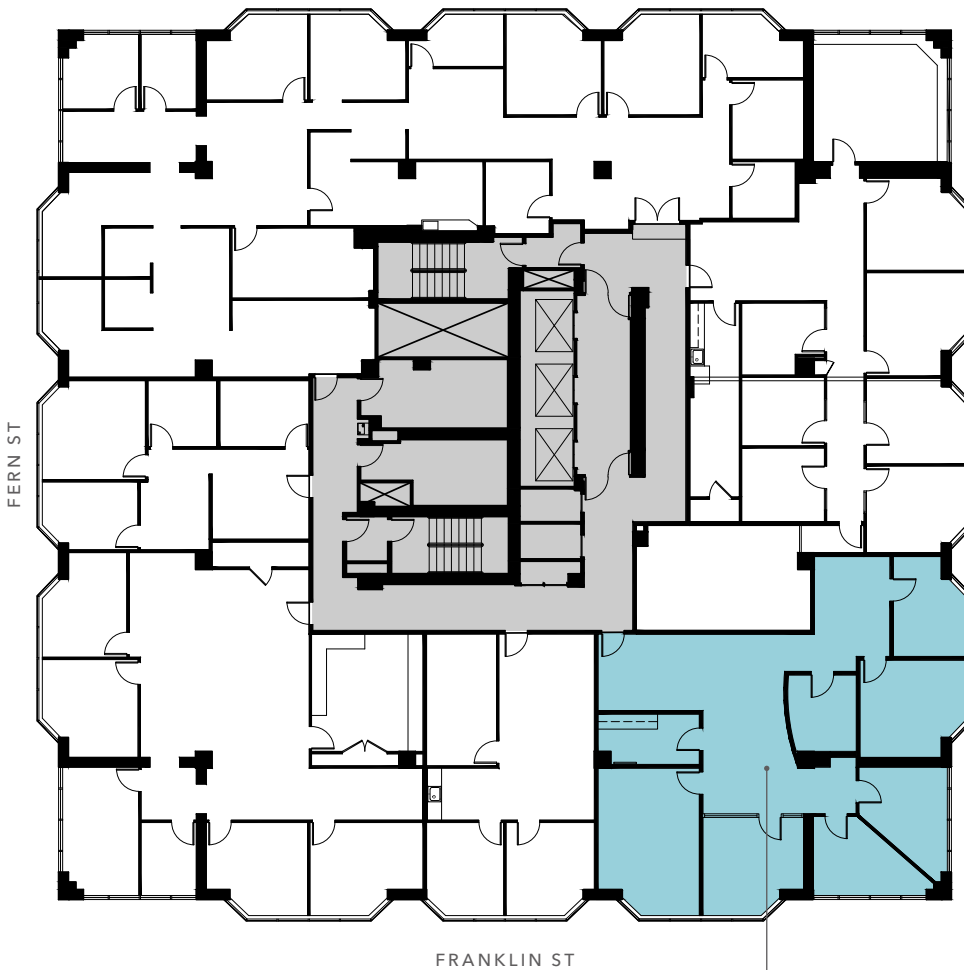
DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 505



SUITE 505

+3,470 SF

AVAILABLE

NOW

AVAILABLE

6 offices

Large conference room

Kitchen/breakroom

3 parking spaces

FLOOR PLAN NOT TO SCALE

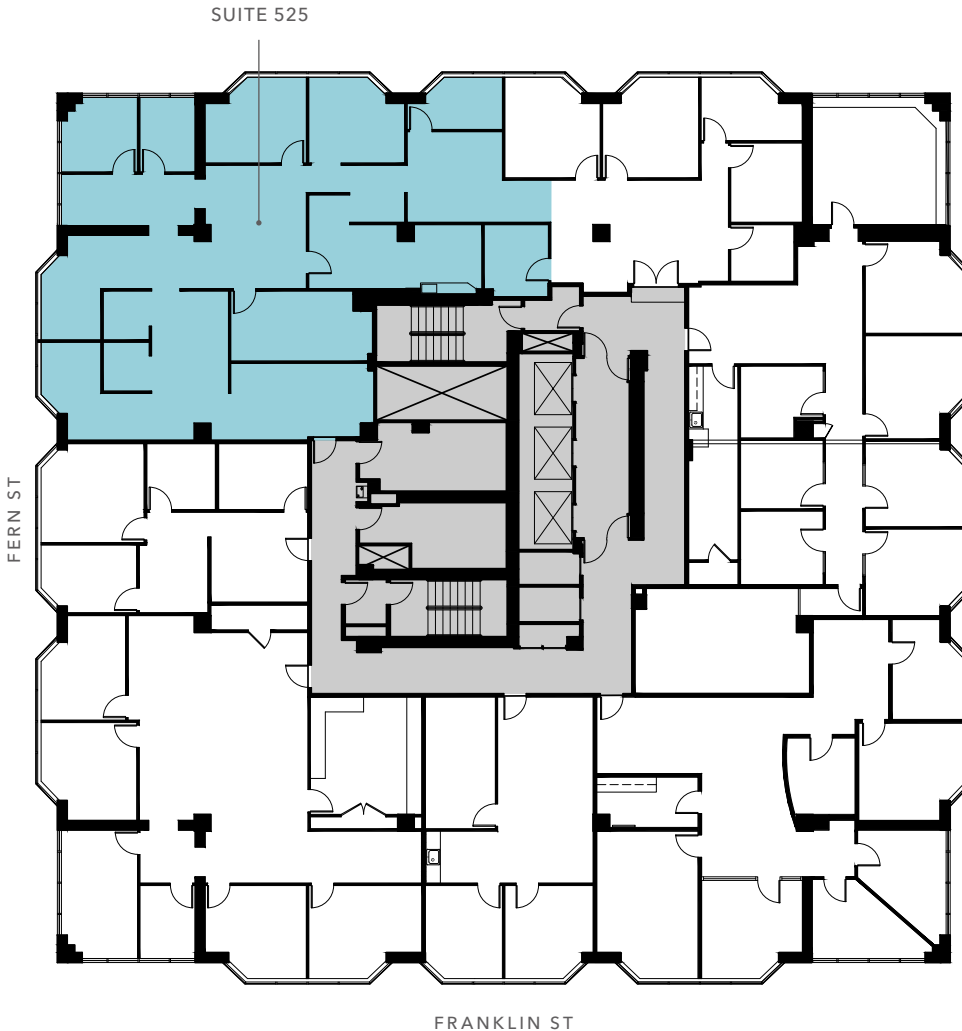
BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 525



±2,861 SF

AVAILABLE

NOW

AVAILABLE

7 offices

Conference room

Kitchen

3 parking spaces

FLOOR PLAN NOT TO SCALE

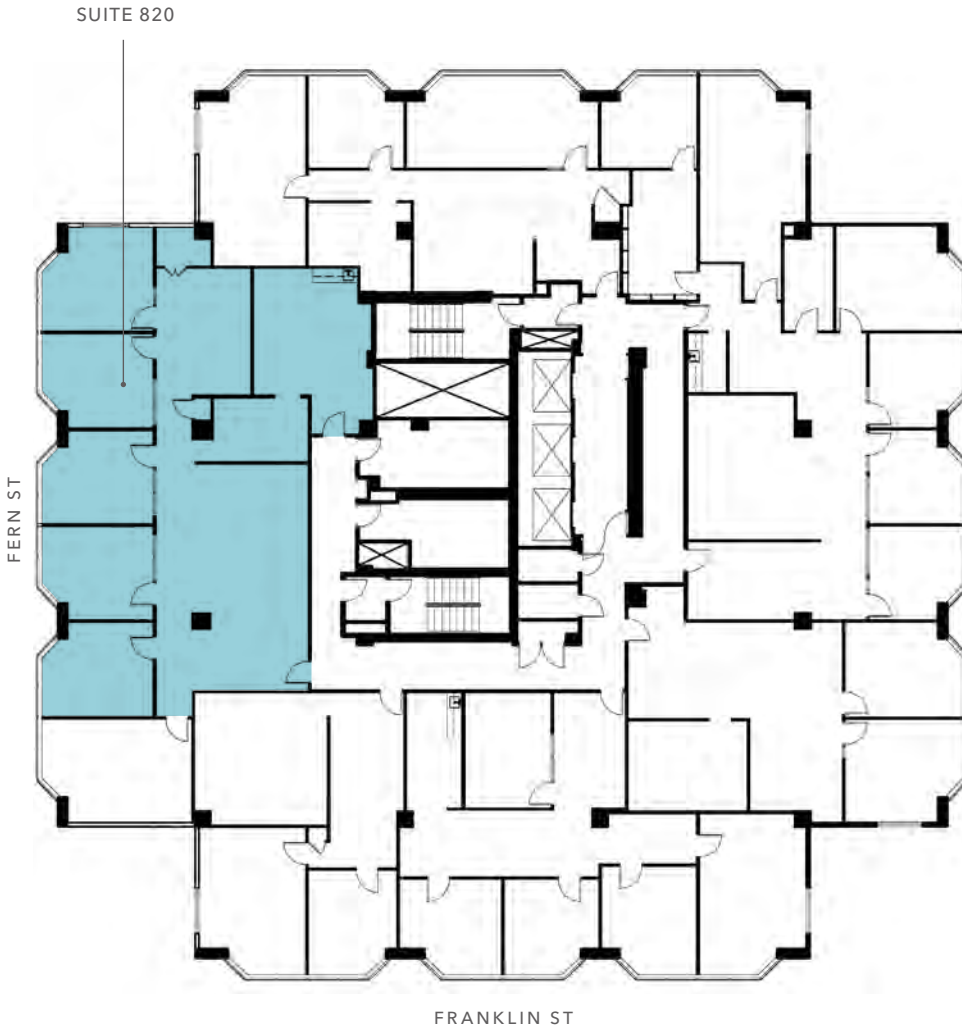
BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 820



±3,090 SF

AVAILABLE

NOW

AVAILABLE

5 offices

Conference room

Kitchen

3 parking spaces

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

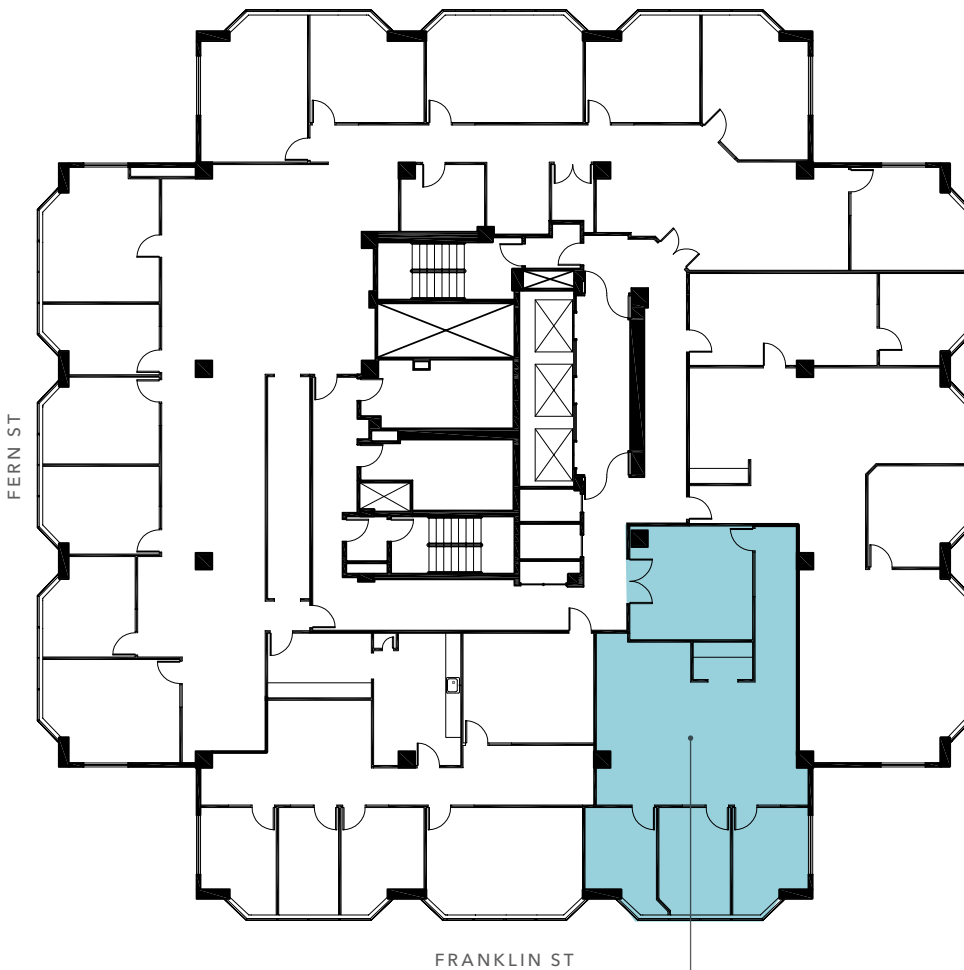
DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE 1008



SUITE 1008

+1,568 SF

AVAILABLE

NOW

AVAILABLE

3 offices

Kitchen

FLOOR PLAN NOT TO SCALE

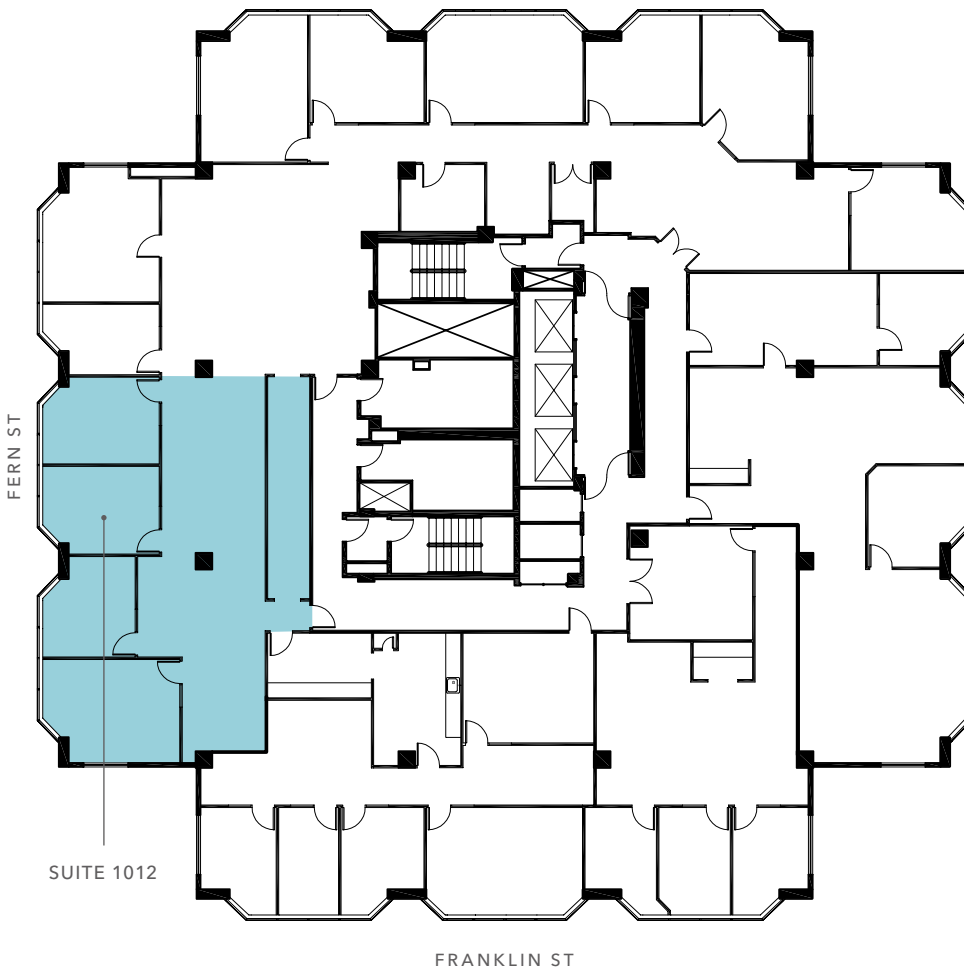
BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 1012



±2,204 SF

AVAILABLE

NOW

AVAILABLE

4 offices

Kitchen

FLOOR PLAN NOT TO SCALE

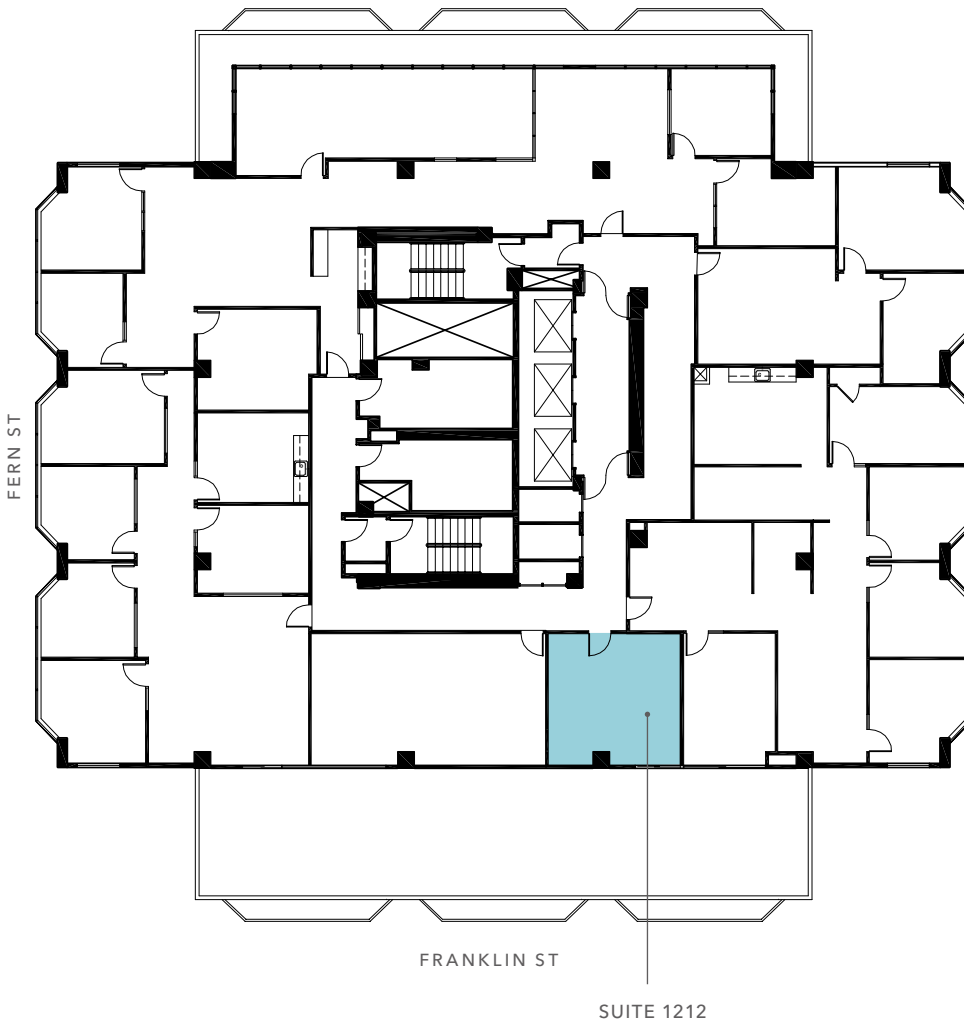
BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 1212



+292 SF

AVAILABLE

NOW

AVAILABLE

Open plan with access to
(shared) deck

FLOOR PLAN NOT TO SCALE

BRUCE MCLELLAN 415.229.8961 | bruce.mclellan@kidder.com | LIC N° 00879071

DAVID WIENTJES 415.229.8969 | david.wientjes@kidder.com | LIC N° 00869637

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

