



**FREE RENT
&
BROKER BONUS**

CALL FOR DETAILS

530 BUSH

/ OFFICE SPACE FOR LEASE /

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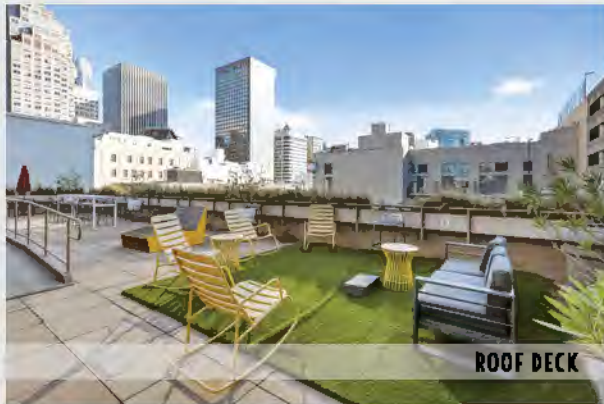
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PROPERTY HIGHLIGHTS

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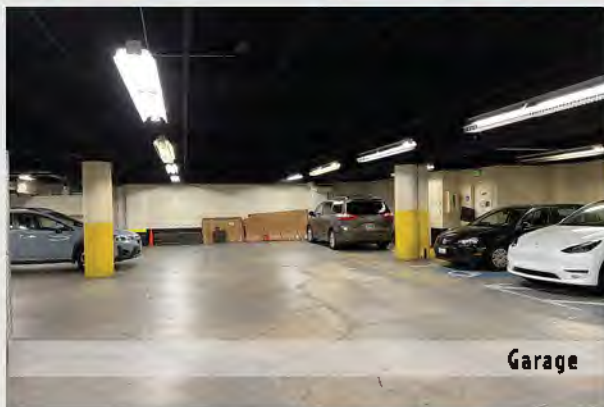
ROOF DECK



SUITE 900 - example of finished space



SUITE 600 - example of finished space



Garage

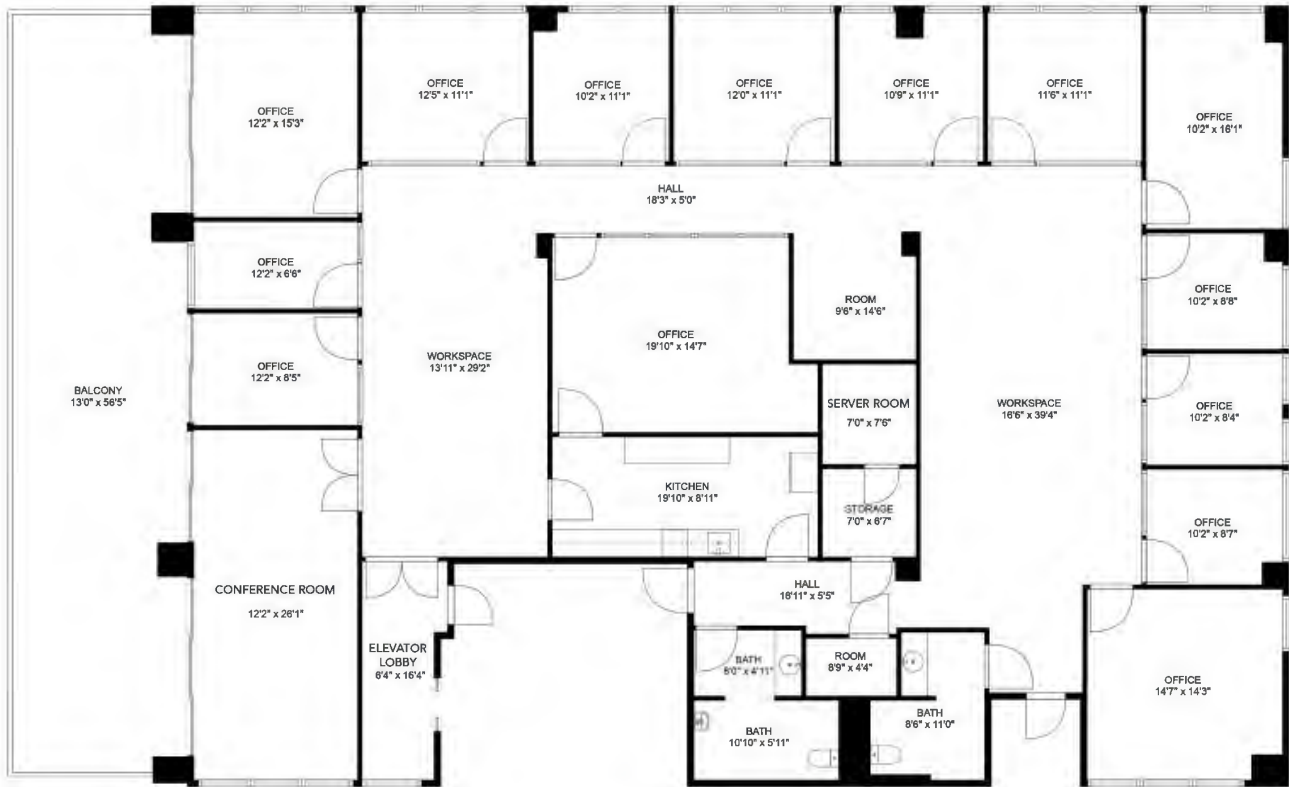
- Full HVAC
- Access to Roof Deck/Patio
- Excellent Natural Light
- 24 Hour On-Site Security
- Adjacent to Union Square
- Responsive Ownership
- Steps to Sutter Stockton parking garage
- On site Parking Potentially Available
- Shared access to roof deck garden
- Elevator & Air Conditioning Upgrades Completed

Call Brokers for Pricing Information

AVAILABILITY:

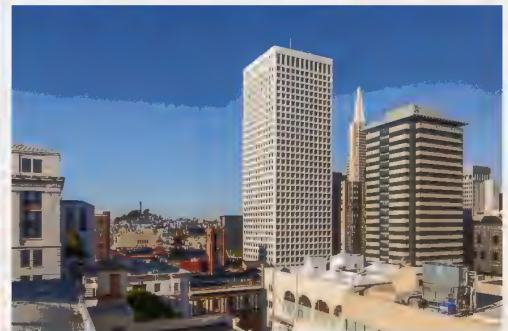
SUITE #	RSF +/-	AVAILABILITY	Space Highlights
10TH FLOOR	5,143	NOW	Penthouse Opportunity, Large private balcony, Excellent natural light, City Views, Professional service space with 13 private offices, 2 large conference rooms, Kitchenette, 2 restrooms.
801	2,424	30 Days	Mix of private offices and open space. VIRTUAL TOUR LINK
700	4,632	NOW	Corner Suite, 3 window lines, great natural light, office intensive layout, and Private Balcony.
501/650	10,849	NOW	Exclusive outdoor roof deck. Multi-floor suite with interconnecting staircase. Mostly open space with many offices/break-out rooms. VIRTUAL TOUR LINK
500	7,173	NOW	Exclusive outdoor balcony. Private offices and open space, Kitchenette. VIRTUAL TOUR LINK
403	2,300	NOW	Mostly open space with 2 private offices, 1 interior file/copy room and IT room. VIRTUAL TOUR LINK
302/400	8,136	NOW	Must be Leased together/not divisible. Great identity, unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more. Interconnecting staircase and elevator accessible to both floors.
	7,831		
	Total 15,967		
204	3,670	NOW	Mix of private offices and open space. Can be combined with Suite # 002 for a Total of 9,617 RSF +/-
104/202	7,644	NOW	Mix of private offices and conference rooms. Multi-floor suite with interconnecting staircase, Kitchenette. VIRTUAL TOUR LINK
100	3,936	NOW	Shell condition. Ready for improvements. Direct street entry. VIRTUAL TOUR LINK
002	5,947	NOW	Direct street entry and identity. VIRTUAL TOUR LINK

10TH FLOOR PLAN



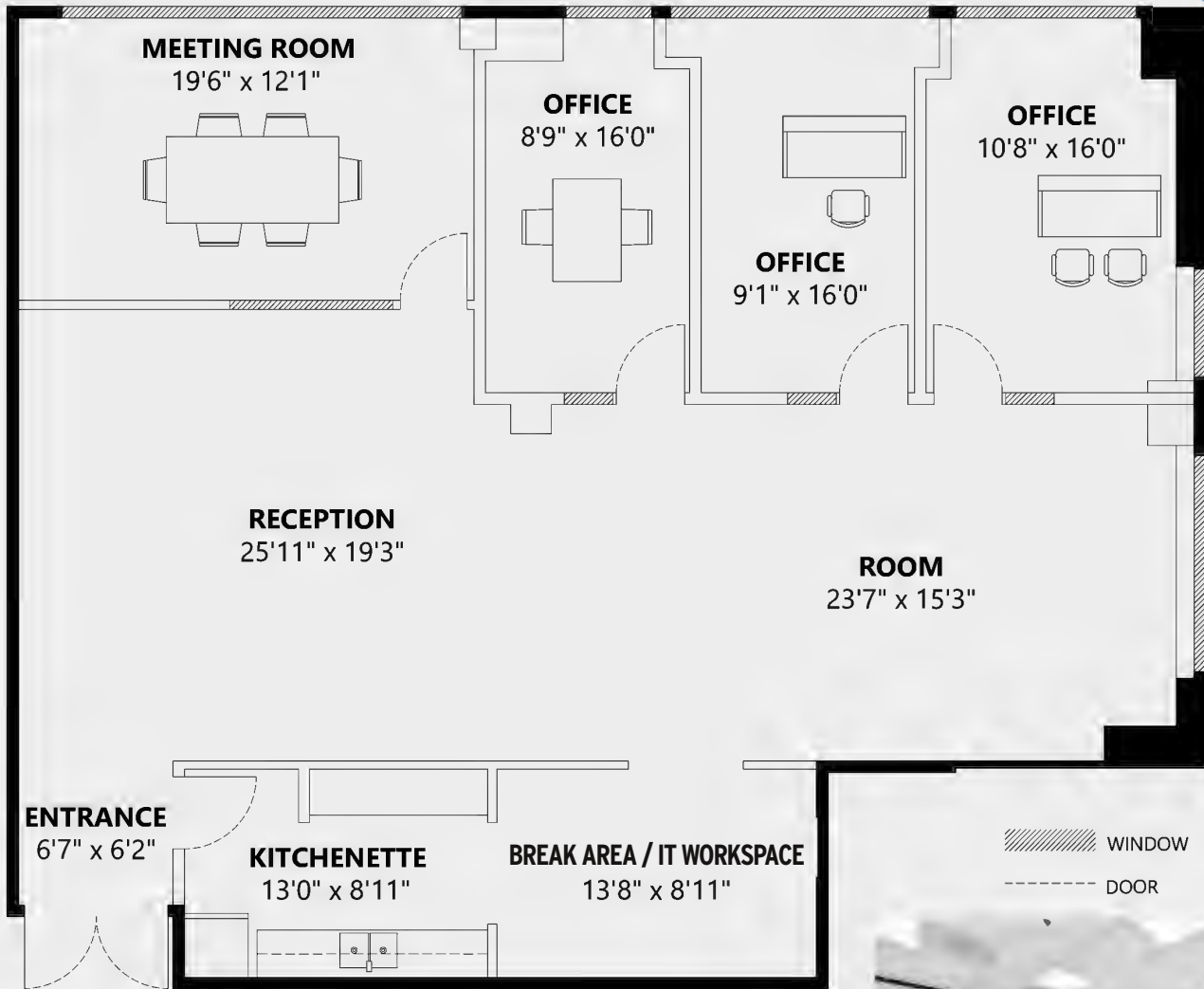
10TH FLOOR - 5,143 RSF:

- Penthouse Opportunity
- 13 Private Offices
- 2 Large Conference rooms
- Large private balcony
- Excellent natural light
- City views
- Kitchenette
- Two Restrooms



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SUITE # 801 FLOOR PLAN



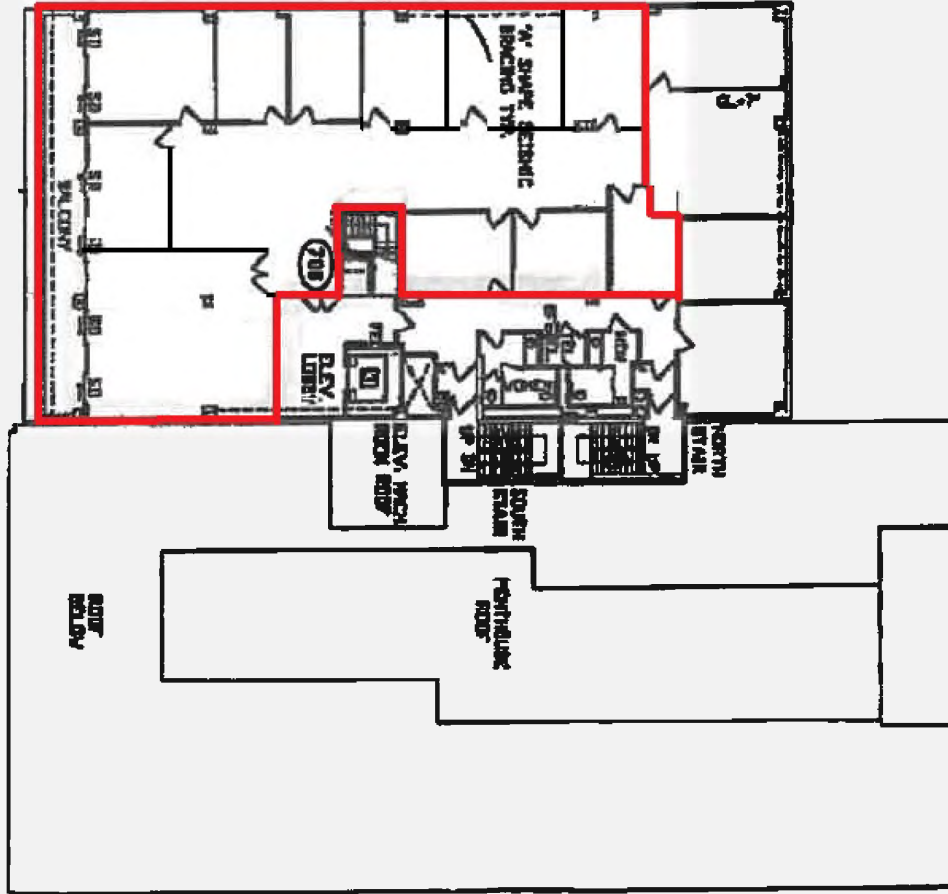
SUITE # 801 - 2,424 RSF:

- 4 private offices
- 1 Conference Room
- Open Space
- Access to Large Shared Outdoor Roof Deck
- Kitchenette



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SUITE #700 FLOOR PLAN



Actual layout may vary. No warranties, nor representations made herein.

SUITE 700 - 4,632 RSF +/-

- Corner suite
- 3 window lines
- Great natural light
- Office intensive layout
- Private balcony

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SUITE # 500 FLOOR PLAN



//// WINDOW
- - - DOOR
□ BALCONY



SUITE # 500: 7,173 RSF+/-

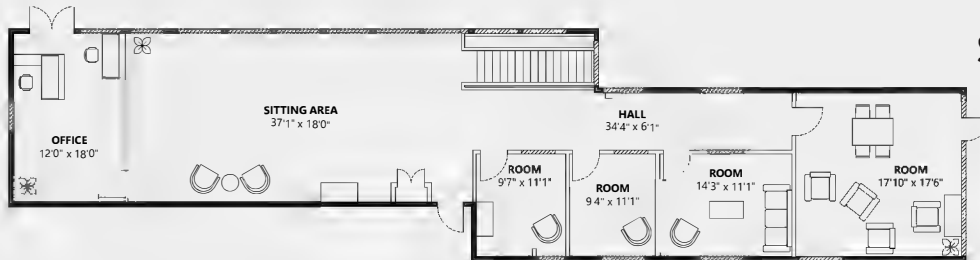
- Exclusive outdoor balcony
- Private offices and open space
- Kitchenette

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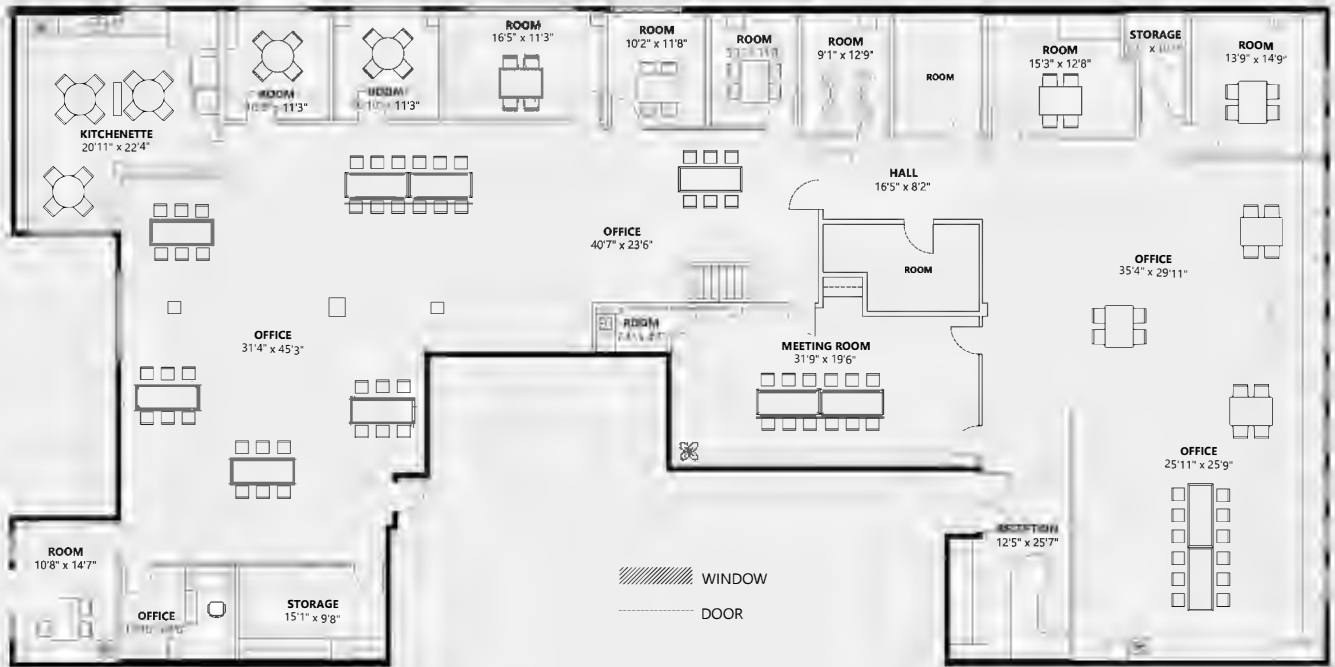
SUITE # 501/650 FLOOR PLANS



PRIVATE ROOF DECK



SHARED ROOF DECK

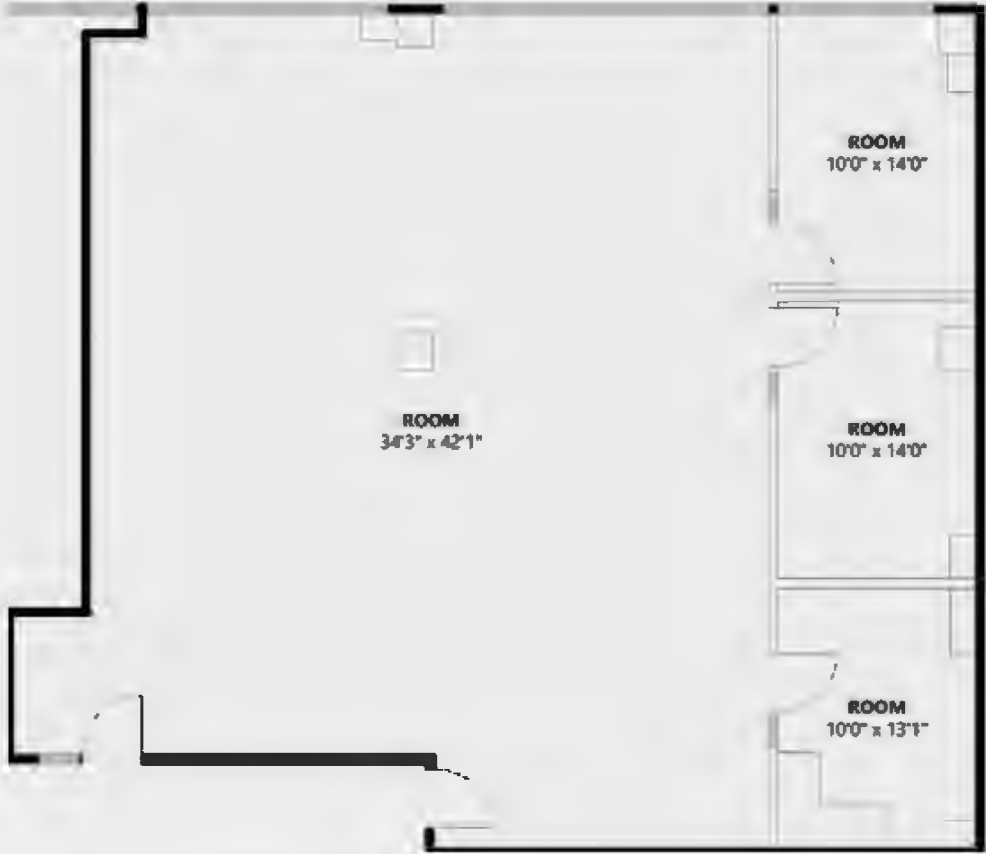


SUITE # 501/650- 10,849 RSF:

- Exclusive outdoor patio + Access to Large shared
- Outdoor Roof Deck
- Mostly open space with many offices/break-out rooms
- Multi-floor suite with interconnecting staircase
- Break room and Kitchenette
- Room for 75 Desks +/-
- Furniture Available

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SUITE # 403 FLOOR PLAN



////// WINDOW
----- DOOR

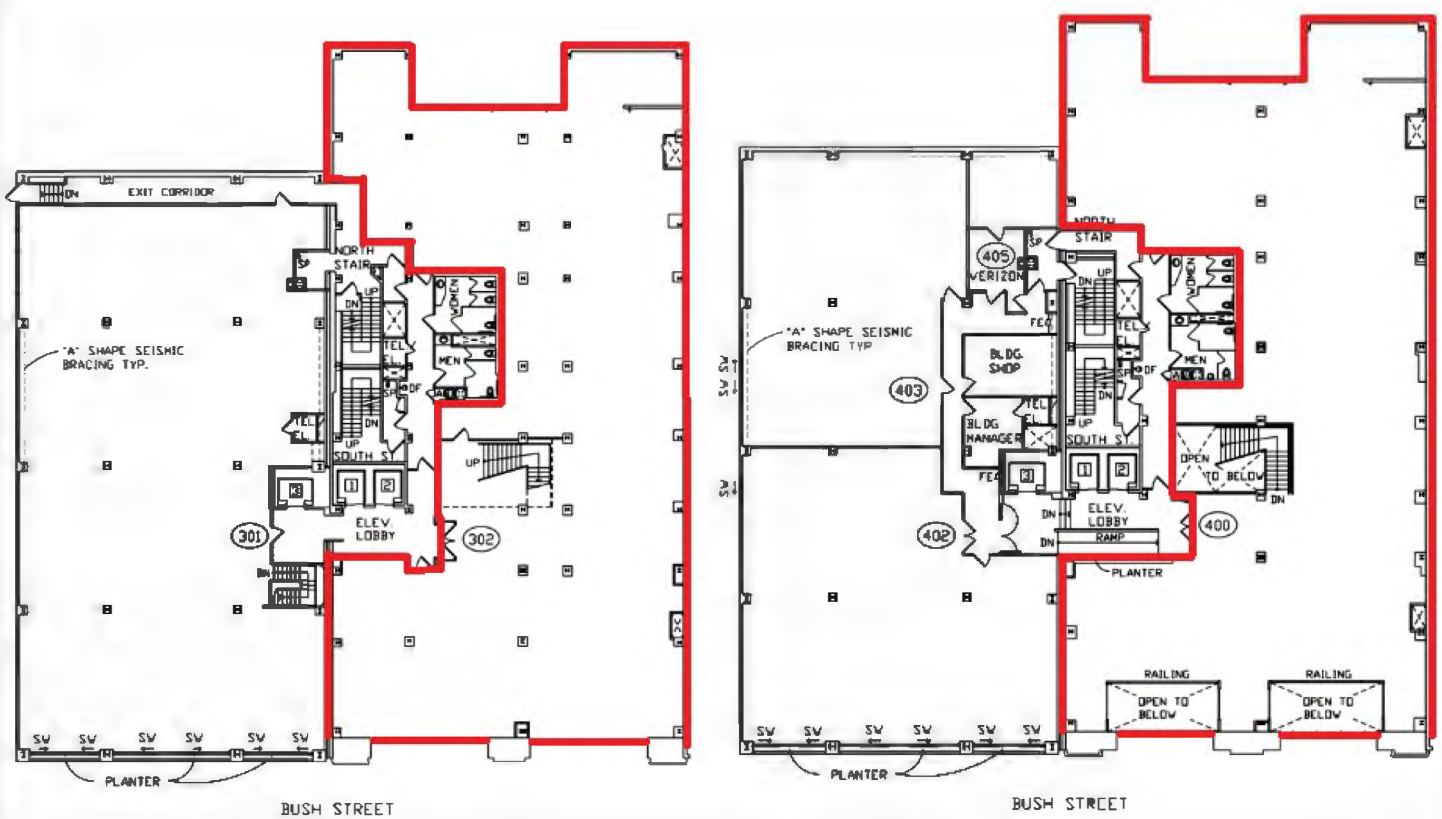
SUITE # 403 - 2,300 RSF +/-

- Mostly open space
- 2 Private Offices
- 1 interior file/copy room & IT room



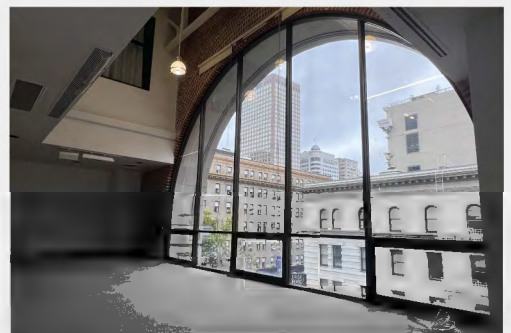
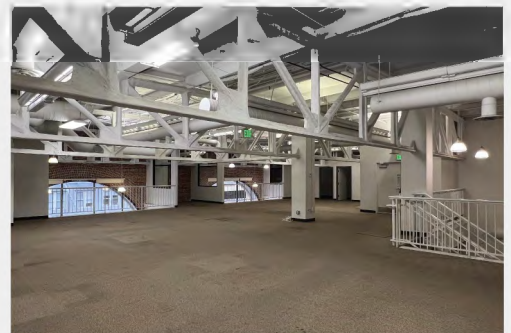
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SUITE #302/400 FLOOR PLAN



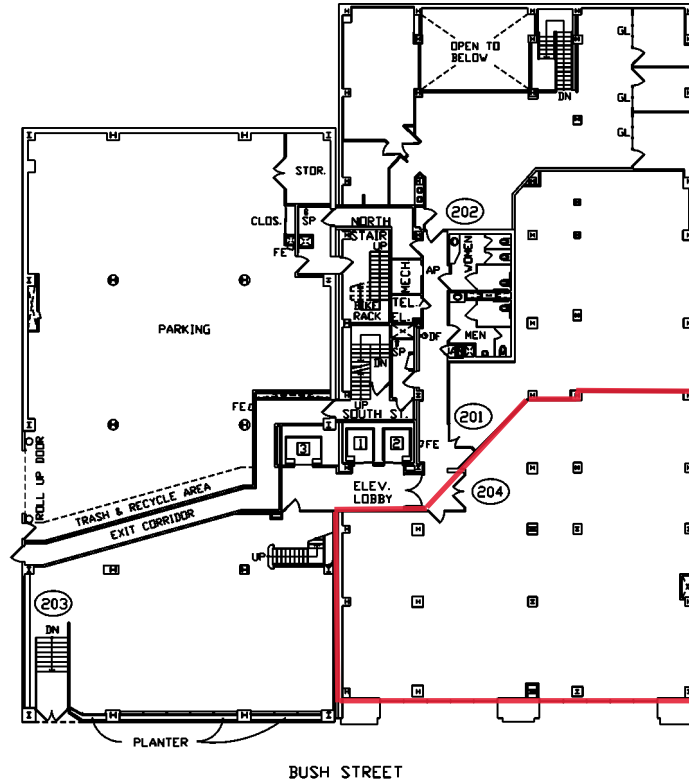
SUITE 302	8,136 RSF +/-
SUITE 400	7,831 RSF +/-
TOTAL	15,967 RSF +/- (MUST BE LEASED TOGETHER / NOT DIVISIBLE)

- Great identity
- Unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more
- Full HVAC
- Interconnecting staircase and elevator accessible to both floors
- Onsite parking potentially available



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SUITE # 204 FLOOR PLAN

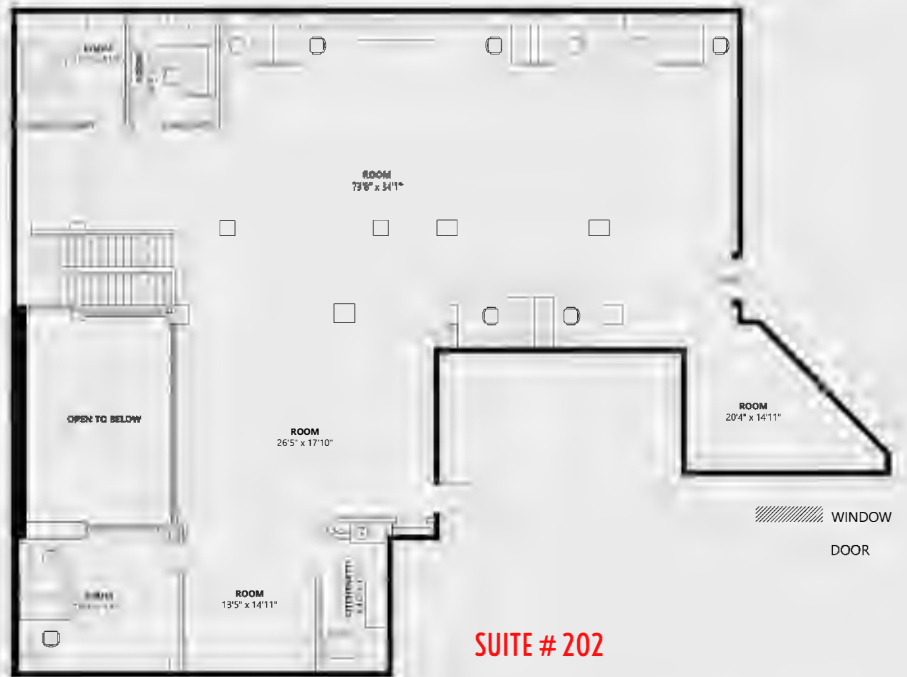


SUITE 204 - 3,670 RSF +/-

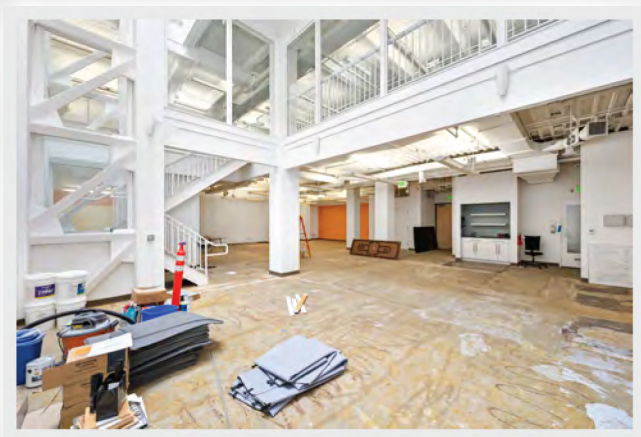
- Can be combined with Suite # 002 for a Total of 9,617 RSF +/-
- Mix of private offices and open space.

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SUITE #104/202 FLOOR PLAN



WINDOW
DOOR

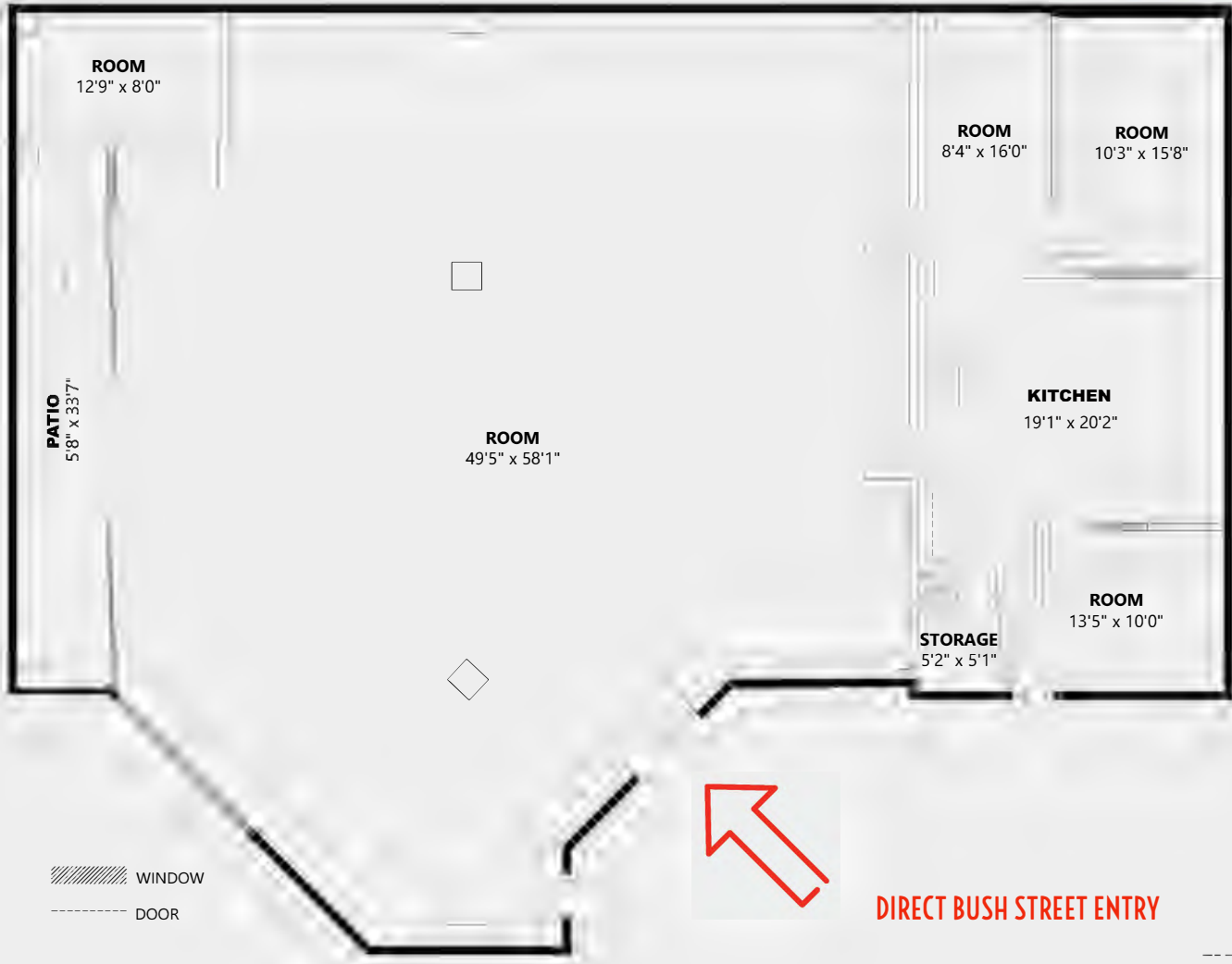


SUITE # 104/202 - 7,644 RSF +/-

- Mix of private offices and conference rooms.
- Multi-floor suite with interconnecting staircase.
- Kitchenette.

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SUITE # 100 FLOOR PLAN

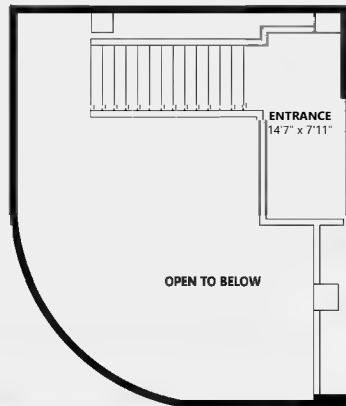


SUITE # 100 - 3,936 RSF +/-

- Direct street entry
- Shell condition
- Ready for improvements

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SUITE # 002 GARDEN LEVEL FLOOR PLAN



FLOOR 2



SUITE # 002 - 5,947 RSF +/-

- Bush Street Visibility and Signage
- Ground floor & 2nd floor suite interconnected with interior staircase
- Elevator access
- Mostly open creative space with high exposed ceilings
- Kitchenette
- Various break-out meeting rooms conference rooms

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LOCATION MAP



- Amenity Rich Location
- Adjacent to Union Square
- Onsite Parking Garage
- Steps to Sutter Stockton parking garage

FOR MORE INFORMATION, PLEASE CONTACT:

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