

999 SUTTER STREET

LOWER NOB HILL · SAN FRANCISCO, CA 94109

THE HEALING ARTS BUILDING · SUITE 100 · AVAILABLE FOR LEASE

TOTAL SPACE	ASKING RENT	LEASE TYPE	AVAILABILITY
±2,164 SF	\$6,000/mo	Modified Gross	June 1, 2026



Corner of Sutter & Hyde



Open Office / Collaboration Area



Full Kitchen / Breakroom

PROPERTY OVERVIEW

A rare opportunity to lease space in one of Lower Nob Hill's most distinguished addresses. 999 Sutter Street — the Healing Arts Building — is a landmark Beaux Arts corner building originally designed by architect Herman Barth. Fully renovated and move-in ready, this ±2,164 SF ground floor suite (Suite 100) combines historic character with modern infrastructure at a price well below comparable SF office space.

SPACE DETAILS

- Suite 100 — ±2,164 SF open modern floor plan
- Recently updated with modern finishes
- Exposed brick & polished concrete floors
- Private entrance
- Full kitchen / breakroom
- Move-in ready — no TI required
- Flexible lease terms available

BUILDING FEATURES

- Landmark Beaux Arts architecture — corner of Sutter & Hyde
- Key fob building & suite access
- New HVAC units throughout
- WiFi & Cat 5/6 cabling in place
- Security cameras throughout

LEASE TERMS

- Asking Rent: \$6,000/month — Modified Gross
- Tenant pays electricity; all other costs included
- Term: 12–36 months preferred
- Available: June 1, 2026
- Zoning: RC-4
- 24/7 key fob access
- Parking: street parking nearby
- Signage: possible — inquire
- Pre-ADA construction — inquire regarding accessibility
- Brokers welcome — \$2/SF co-broke commission

Ideal For: Tech Startups · Creative Agencies · Professional Services · Teams of 8–20

CONTACT TO SCHEDULE A TOUR

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