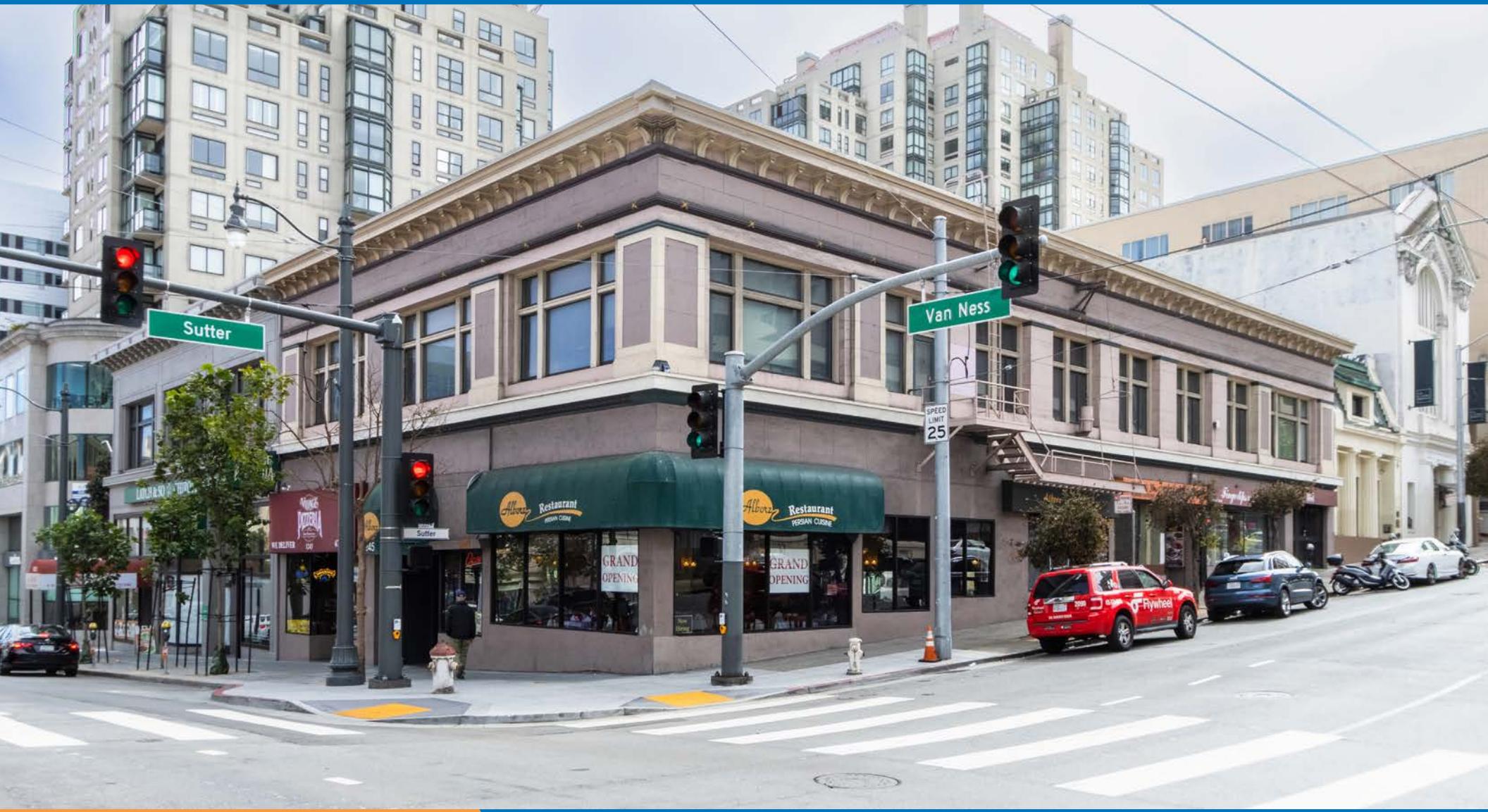


# 1311 SUTTER STREET

FOR LEASE | OFFICE SUITES AVAILABLE | VAN NESS CORRIDOR

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 1311 SUTTER STREET

## PROPERTY SUMMARY

### ADDRESS

1311 Sutter Street, San Francisco, CA 94109

### AVAILABLE SPACE

Suite 202: +/- 660 Square Feet

\*Suite 200B: +/- 1,107 Square Feet

\*Suite 200C: +/- 1,450 Square Feet

**TOTAL: +/- 3,217 Square Feet**

*\*200B & 200C Are Currently Combined (+/- 2,557 Square Feet)*

*\*\*Suites Can Be Leased Together or Separately*

### RENTAL RATE

\$1.25 / Square Foot / Month, IG

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Common Area Restrooms
- + Natural Light Throughout
- + Secure Gate Entrance
- + Walkable To Bart, Caltrain w/  
Easy Access to Hwy 101



# 1311 SUTTER STREET



# 1311 SUTTER STREET

## FLOOR PLAN

■ Suite 202: +/- 660 Square Feet

■ \*Suite 200B: +/- 1,107 Square Feet

■ \*Suite 200C: +/- 1,450 Square Feet

\*200B & 200C Are Currently Combined (+/- 2,557 Square Feet)



# 1311 SUTTER STREET

## LOCATION OVERVIEW

Desirable Van Ness Corridor location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



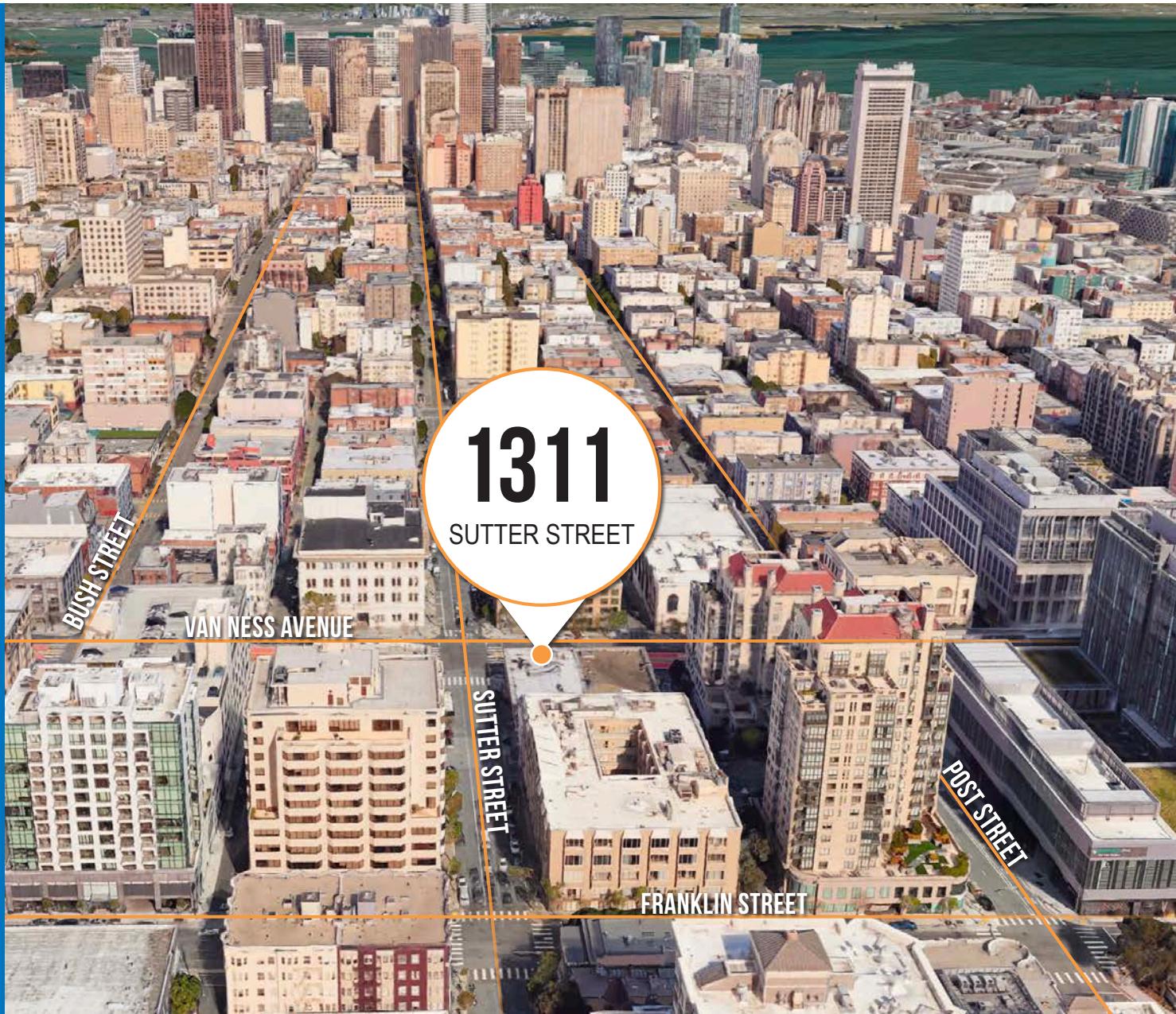
**02 MIN** to Bush St Muni  
**02 MIN** to CPMC Van Ness  
**19 MIN** to Civic Center Bart



**05 MIN** to Pacific heights  
**10 MIN** to Mission District  
**11 MIN** to SOMA



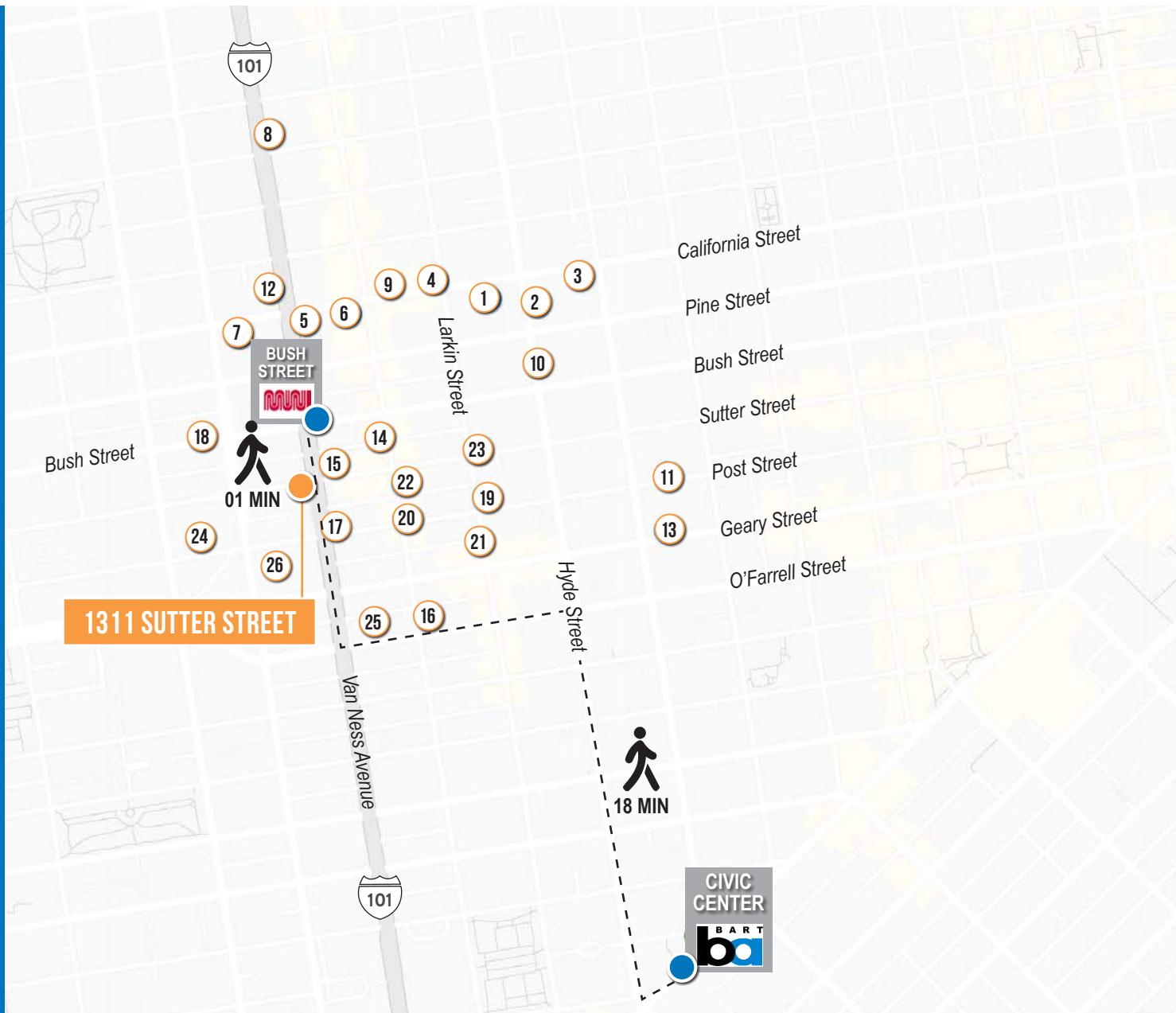
**02 MIN** to 101 On-Ramp  
**08 MIN** to 80 On-Ramp  
**11 MIN** to 280 On-Ramp



# 1311 SUTTER STREET

## NEARBY AMENITIES

- 1.....Trader Joe's
- 2.....Nourish Cafe
- 3.....Zeki's Bar
- 4.....Mymy
- 5.....Starbucks
- 6.....Crustacean Restaurant
- 7.....Whole Foods Market
- 8.....House of Prime Rib
- 9.....Cordon Bleu Restaurant
- 10.....Saint Francis Hospital
- 11.....Farm : Table
- 12.....Guitar Center
- 13.....Mensho Tokyo SF
- 14.....Mayes Oyster House
- 15.....The Regency Ballroom
- 16.....Bread & Butter Market & Deli
- 17.....24 Hour Fitness
- 18.....Akira Japanese Restaurant
- 19.....Members Only
- 20.....Jackalope
- 21.....Jane on Larkin
- 22.....DecoDance Bar
- 23.....halal DASTARKHAN
- 24.....Walgreens
- 25.....City Smoke House
- 26.....CPMC Van Ness



# 1311 SUTTER STREET



MEMBERS ONLY



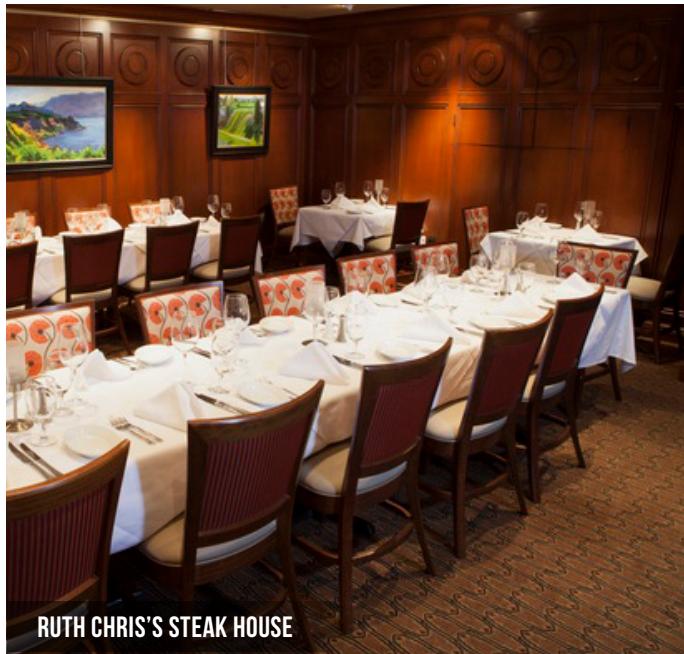
CPMC VAN NESS



WHOLE FOODS MARKET



24 HOUR FITNESS



RUTH CHRIS'S STEAK HOUSE

1311 SUTTER  
STREET



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**TOUCHSTONE**  
COMMERCIAL PARTNERS

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