



FOR LEASE

OFFERING MEMORANDUM

**455 ARKANSAS
STREET, SAN
FRANCISCO, CA
94107**





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Sequoia Commercial Group affiliates have an ownership interest in the subject property.



OVERVIEW

PROPERTY DESCRIPTION

455 Arkansas Street is a two-story Class C office building located in San Francisco's Mission/Potrero submarket. The property features efficient floor plates and 25 on-site parking spaces, a rare amenity in this urban infill location.

The available space consists of approximately $\pm 5,000$ SF on the second floor, offering a flexible layout suitable for a variety of office, creative, or educational uses. The space provides an excellent opportunity for tenants to customize improvements and establish a presence within a standalone building environment.

With a Walk Score of 95 and strong transit accessibility, the property offers convenient access for employees and visitors, along with proximity to nearby neighborhood amenities.

OFFERING SUMMARY

Asking Rent:	\$15,500 NNN
Building Size:	12,000 SF
Available Size:	5,000 SF
Lot Size:	0.55 AC
Stories:	2
Year Built:	1969
Parking:	25 Surface
Walk Score:	95
Transit Score:	72



LOCATION DESCRIPTION

The property is situated in the Mission/Potrero submarket of San Francisco, a centrally located and highly desirable area known for its mix of creative office, light industrial, and residential uses.

The neighborhood continues to attract a diverse tenant base seeking functional, well-located space outside of the downtown core. Mission/Potrero benefits from relatively low vacancy, limited new construction, and steady leasing demand.

Tenants also benefit from a vibrant surrounding environment with convenient access to retail, dining, and public transportation, making it an attractive and accessible location within San Francisco.













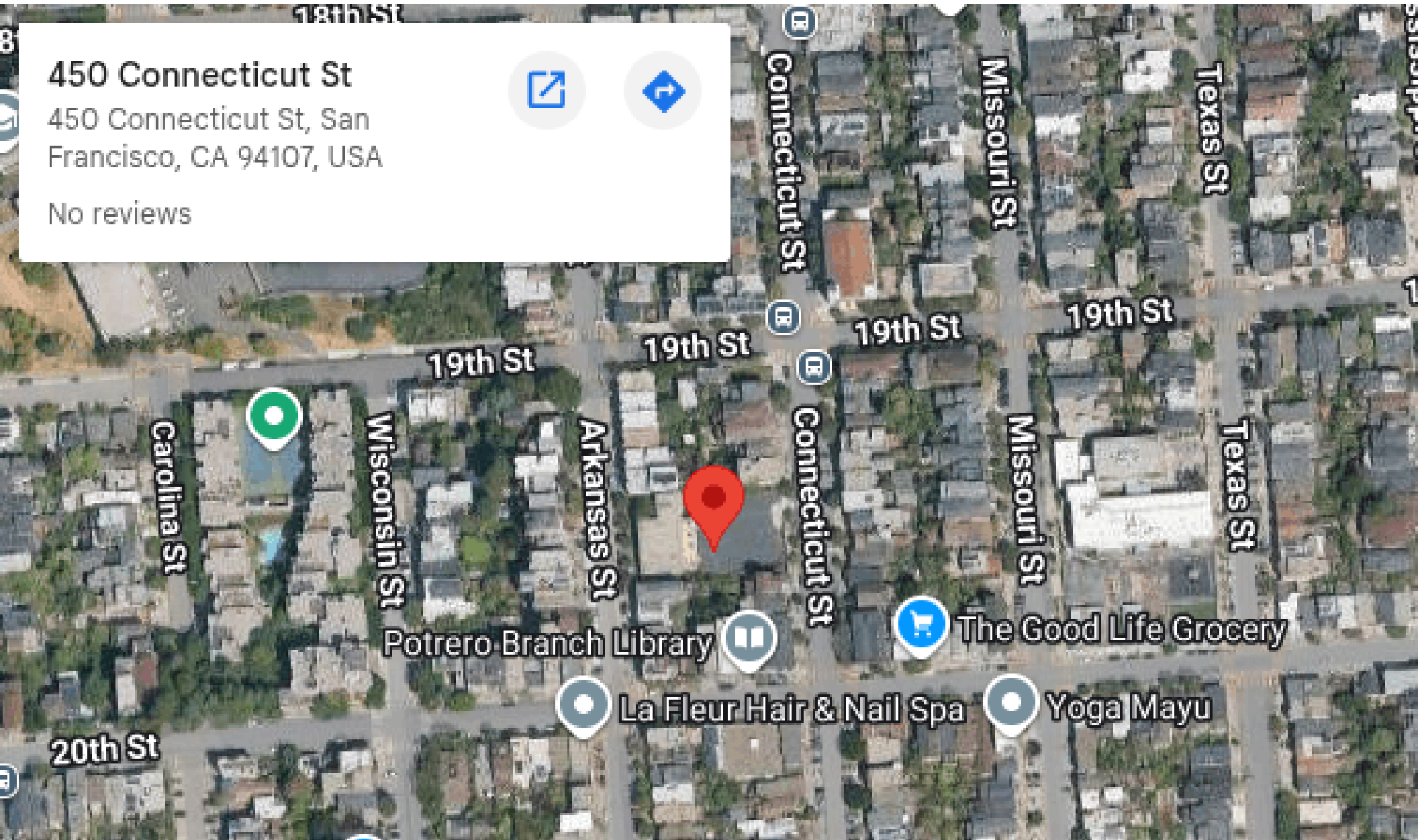
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AERIAL MAP

450 Connecticut St

450 Connecticut St, San
Francisco, CA 94107, USA

No reviews





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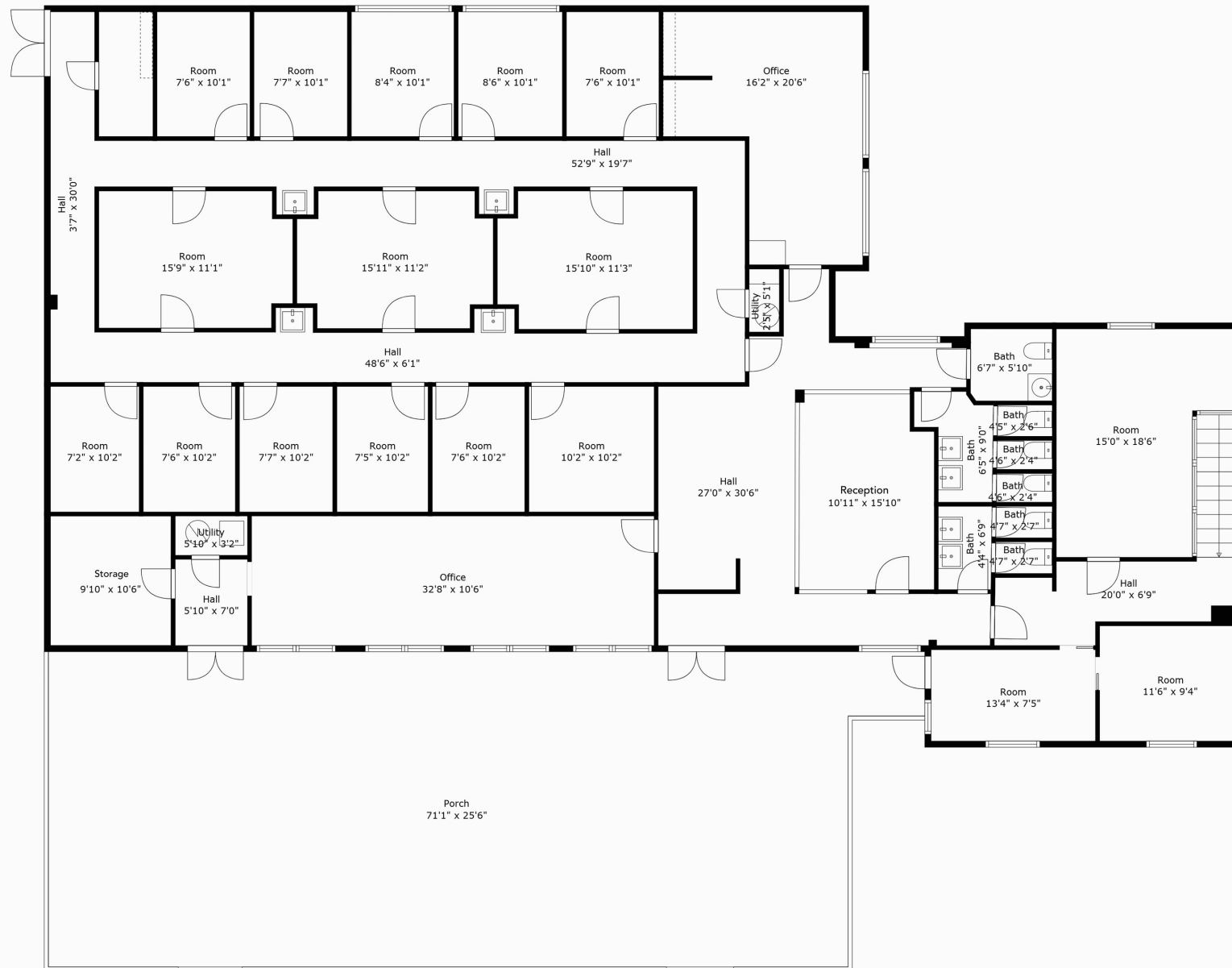
STREET MAP

450 Connecticut St

450 Connecticut St, San Francisco, CA 94107, USA

No reviews







COMPANY SUMMARY

WHO WE ARE

Sequoia Commercial Group is a San Francisco-based leader in commercial real estate, founded in 2020 with a mission to redefine excellence through client-centric service and industry expertise. Specializing in sales, leasing, and advisory services, we cater to businesses of all sizes, offering tailored solutions for retail spaces, corporate offices, and investment portfolios. Our commitment to integrity, transparency, and proactive strategies ensures seamless transactions, supported by deep local market knowledge and innovative tools. Whether navigating complex acquisitions, optimizing lease terms, or providing strategic advisory, we prioritize your goals with responsiveness and a forward-thinking vision.

With a proven track record spanning the San Francisco Bay Area, Sequoia Commercial Group stands out for its blend of local insight and global perspective. Our team delivers end-to-end support—from initial consultations to post-transaction follow-ups—ensuring every client benefits from personalized attention and results-driven strategies. We combine ethical practices with cutting-edge market analysis to empower informed decisions, whether you're expanding a portfolio, securing prime retail space, or streamlining property management.

Discover how we can elevate your commercial real estate experience. Visit us at www.sq-commercial.com or connect directly at 3595 Balboa Street, San Francisco, CA 94121. Reach our team at (415) 702-9184 or info@sq-commercial.com to start a conversation—where your vision meets our commitment to excellence.



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