

715 Bryant Street

San Francisco, CA 94107

Office Space
For Lease

**Fully furnished
Perfect for AI Startups**

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Building Summary

Address:	715 Bryant Street
Property Type:	Office Space
Available Suite:	101, 102, 103 & 201
Term:	1 to 3 Years

Individual Spaces

1	SUITE 101 ± 1,550 SF
2	SUITE 102 ± 1,550 SF
3	SUITE 103 ± 2,050 SF
4	SUITE 201 ± 1,550 SF

Combined Spaces

1	SUITES 101 & 102 ± 3,000 SF
2	SUITES 101 & 103 ± 3,600 SF



Kitchenettes

Each suite includes a private en-suite kitchen



ADA Bathrooms

Full ADA restrooms with showers



Power Ready

3×100 AMP circuits per suite



Natural Light

North & south exposure + downtown view



Creative Workspaces

Flexible suites for modern teams



Modern Infrastructure

Up-to-date systems for efficiency



Individually Metered

Each suite has separate utility meters



Fully Furnished

Move-in ready workspace



AI Ready

Ideal for tech startups



Utilities

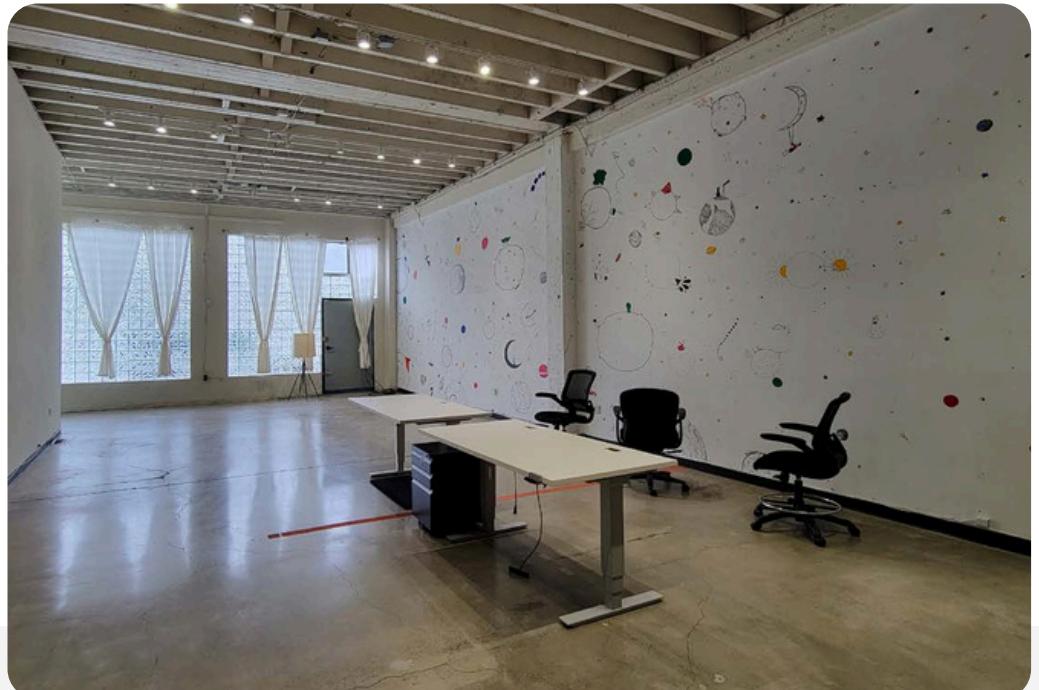
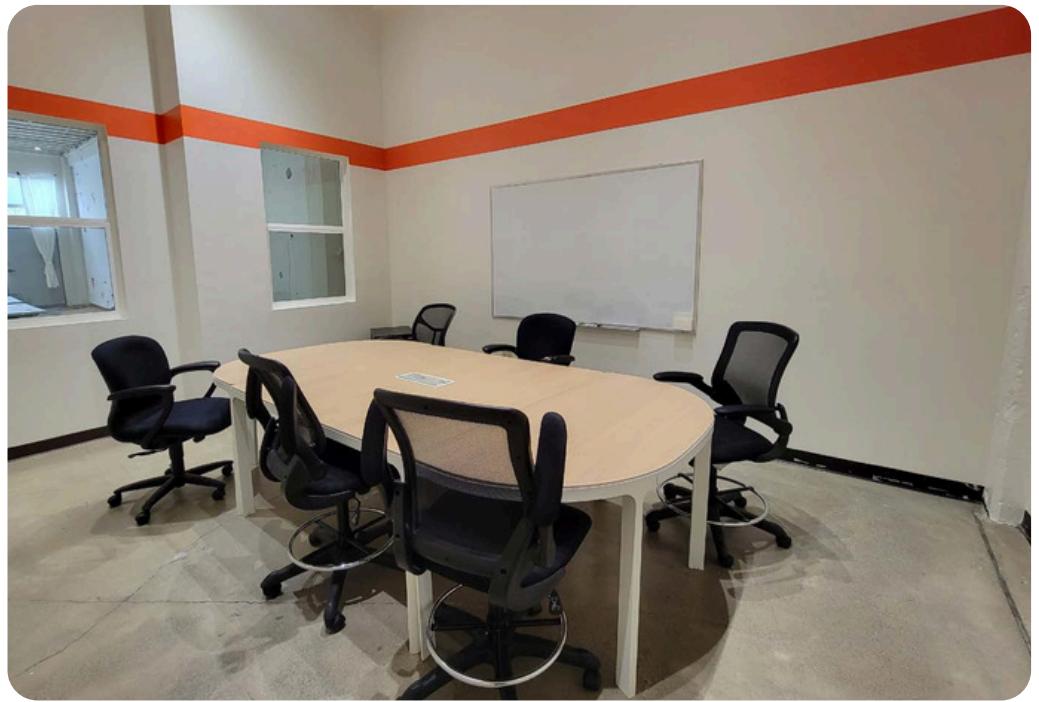
Tenant pays PG&E & garbage; water covered by landlord

SUITE 101

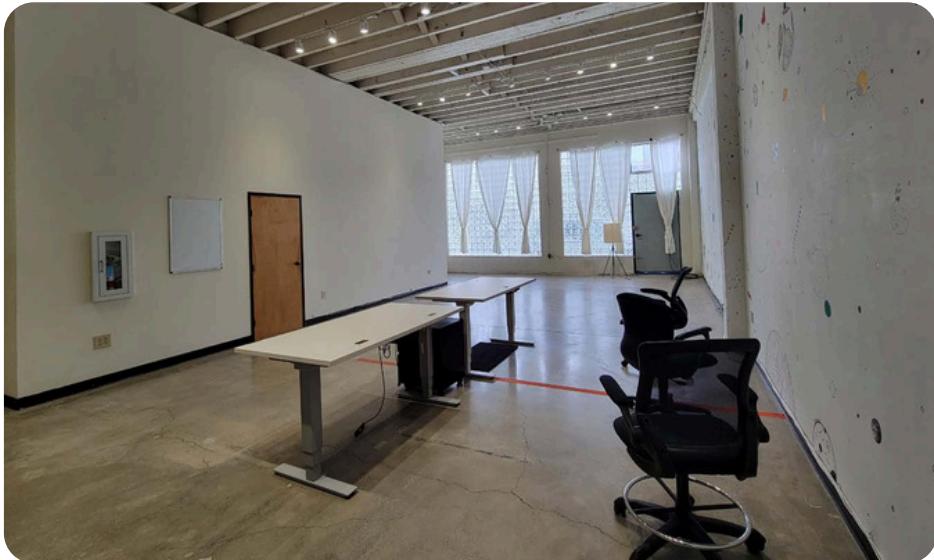
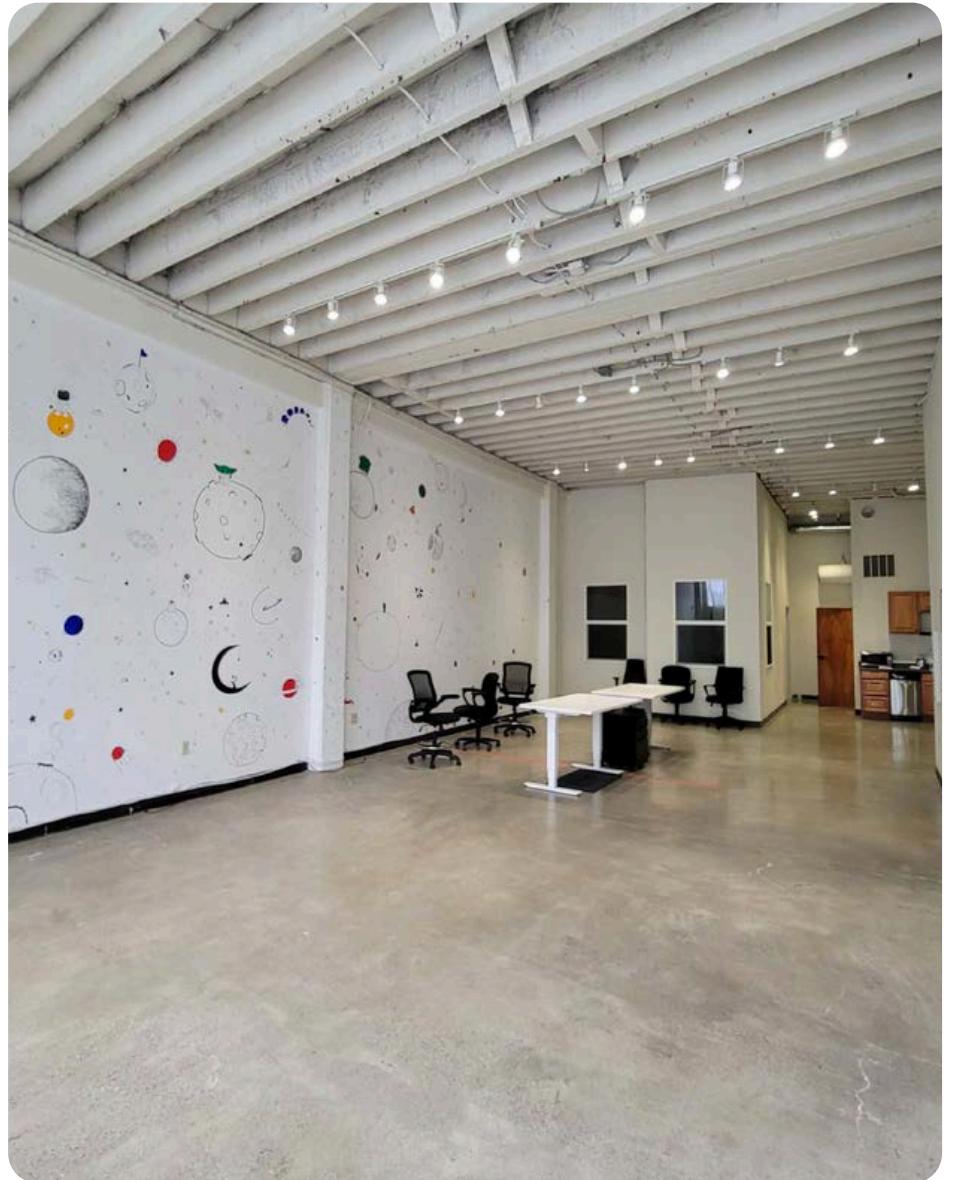
Size	± 1,550 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- Ground Floor Space
- Open Plan
- Private Office/Conference Room
- Full ADA Bathroom with Shower
- Located near FWS 101, 80, and 280 on Ramps
- Space Separately Metered Tenant pays PG&E and Garbage
- Water paid by Landlord
- Each Suite has 3x100 AMP Circuits
- AT&T Fiber comes with Building



SUITE 101

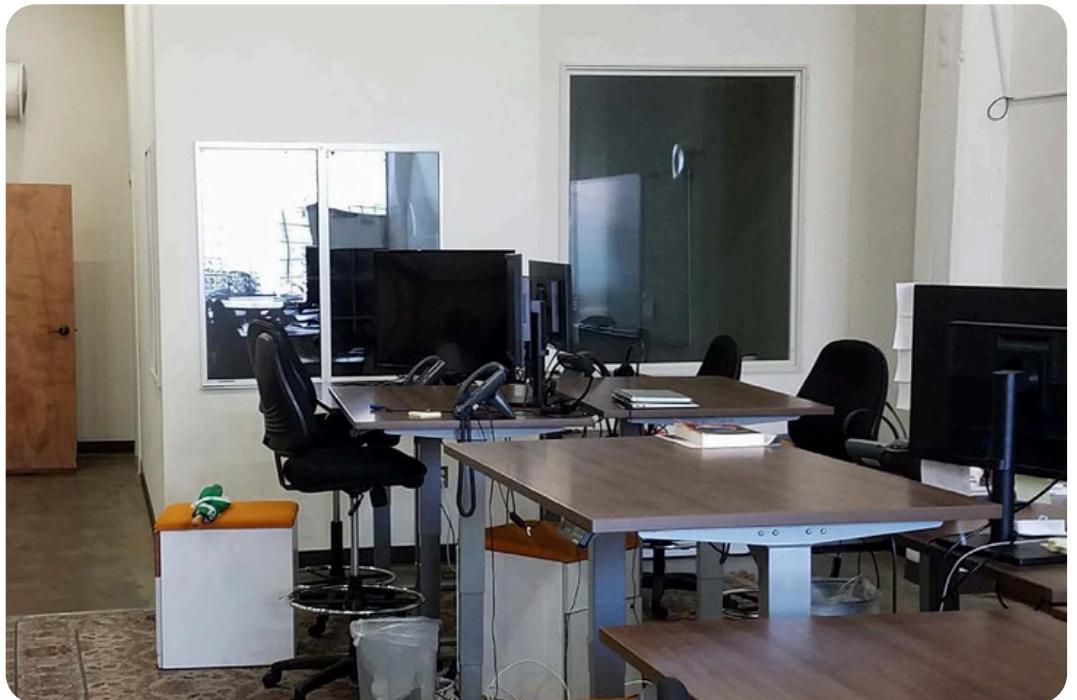


SUITE 102

Size	± 1,550 SF
Rate	\$29 PSF/YR
Term	1 to 3 Years

Highlights

- Open ground floor layout
- Lab-ready convertible space
- Direct lobby entry with steel door
- Private office/conference room
- En-suite kitchen area
- Polished concrete flooring
- 14 ft exposed ceilings
- 3×100 AMP power per suite
- AT&T fiber internet included
- ADA bathroom with shower



SUITE 102



SUITE 103

Size	± 2050 SF
Rate	\$26 PSF/YR
Term	1 to 3 Years

Highlights

- 18 ft ceiling height
- Includes Level 2 EV charging
- Two large skylights
- 520 SF mezzanine
- Private secured parking
- Entry and waiting area
- Handicap-accessible bathroom
- The shower is included in the restroom
- Kitchen area with hood
- Ideal for creative or light industrial use
- Efficient open layout

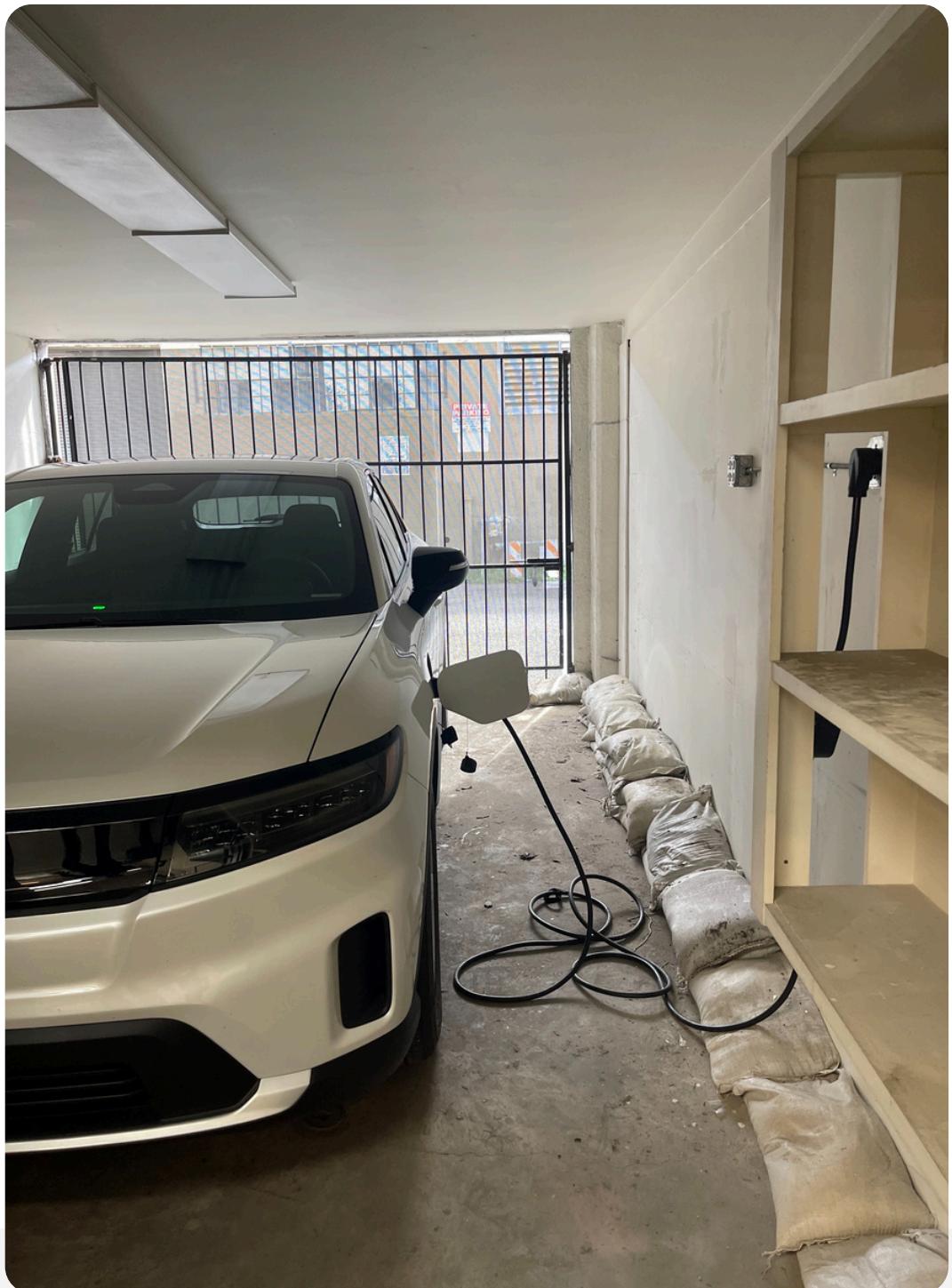


SUITE 103



SUITE 103

Suite 103 now includes Level 2 EV charging conveniently located in the secured parking area at the rear of the property.

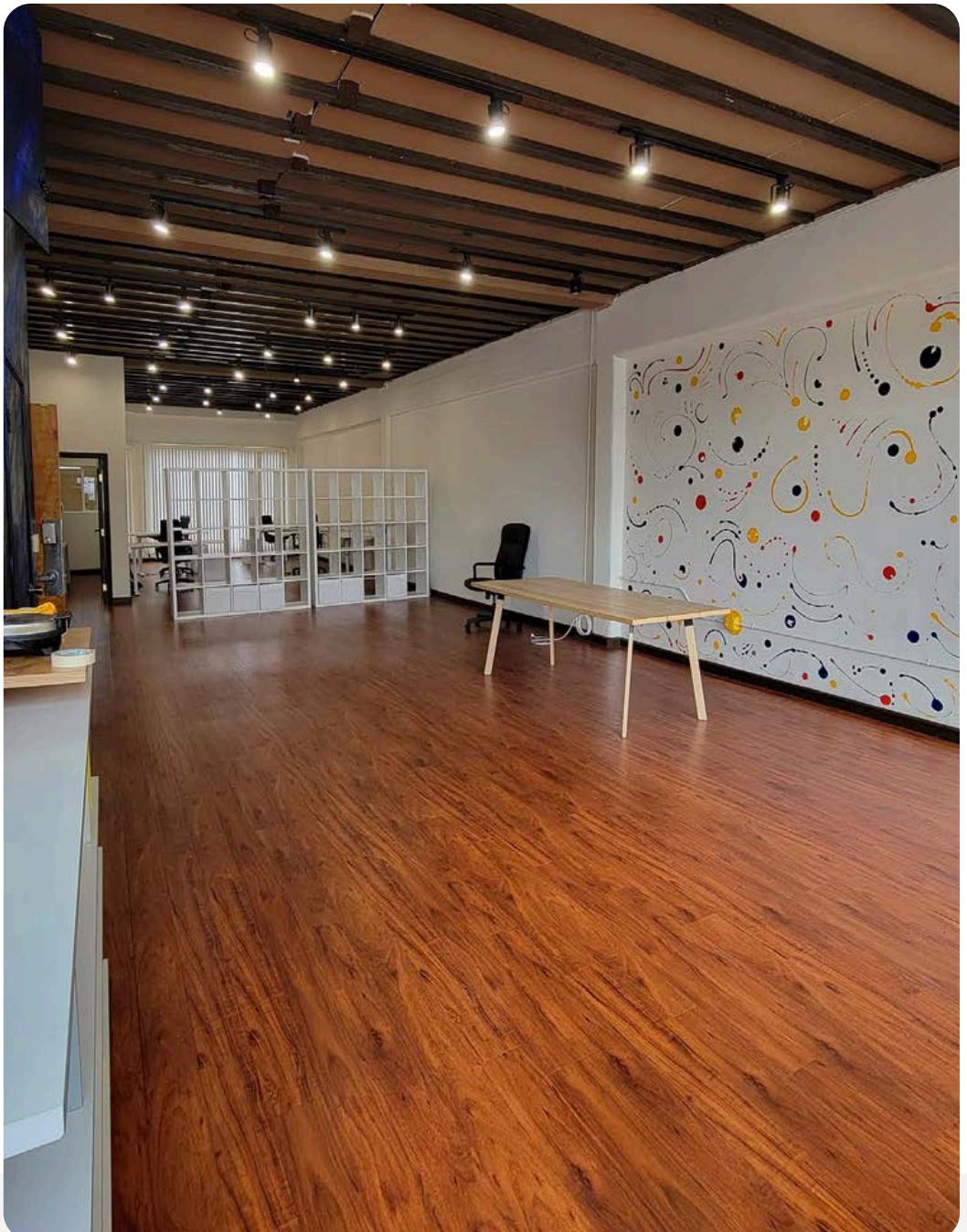


SUITE 201

Size	± 1,550 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- 2nd floor, bright and sunny
- En-suite kitchen
- Private office or conference room
- ADA bathroom with a shower
- Downtown views, north & south exposure
- Near 101, 80, and 280 ramps
- 11 ft insulated ceiling, laminate floors
- Roof access included
- Private HVAC with LED daylight control
- Separately metered; PG&E & garbage by tenant, water by landlord



SUITE 201

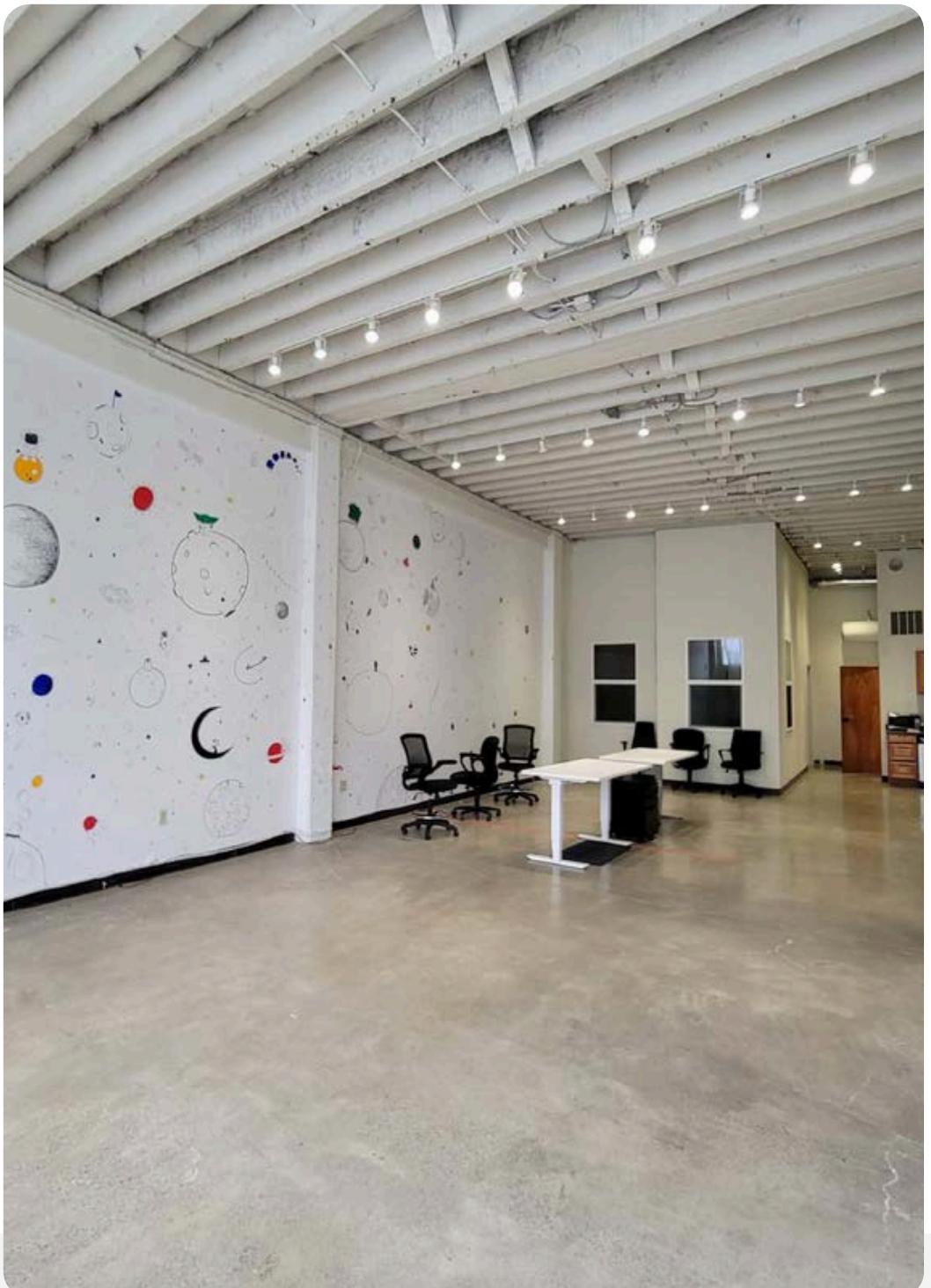


SUITES 101 & 102

Size	3,000 (lobby 100 sq')
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- Open-plan layout across both suites
- Two private offices or conference rooms
- Two ADA-compliant bathrooms with showers
- Direct ground floor entry with steel doors
- Two en-suite kitchen areas
- Polished concrete flooring
- 14 ft exposed ceilings
- Total of 6×100 AMP power
- AT&T fiber internet included
- Near 101, 80, and 280 freeway on-ramps



SUITES 101 & 103

Size	± 3,600 SF
Rate	\$29 PSF/YR
Term	1 to 3 Years

Highlights

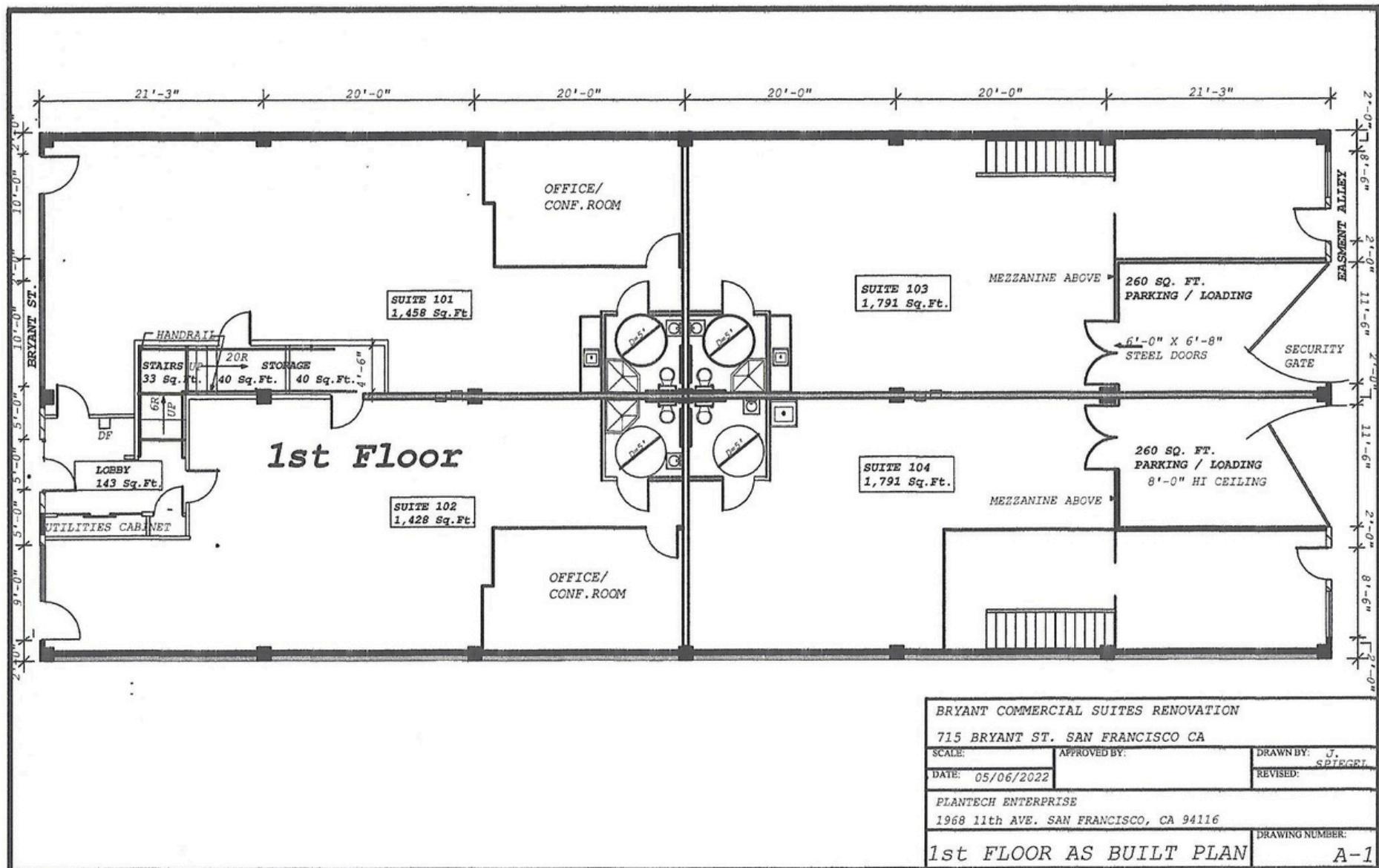
- Open floor plan with 520 SF mezzanine
- 18 ft ceilings and two large skylights
- Private office and dedicated waiting area
- Kitchen with hood plus en-suite kitchenette
- Two ADA-compliant bathrooms with showers
- Direct lobby access via secure steel door
- Polished concrete flooring throughout
- Private secured parking included
- 6×100 AMP power capacity
- AT&T fiber internet connectivity



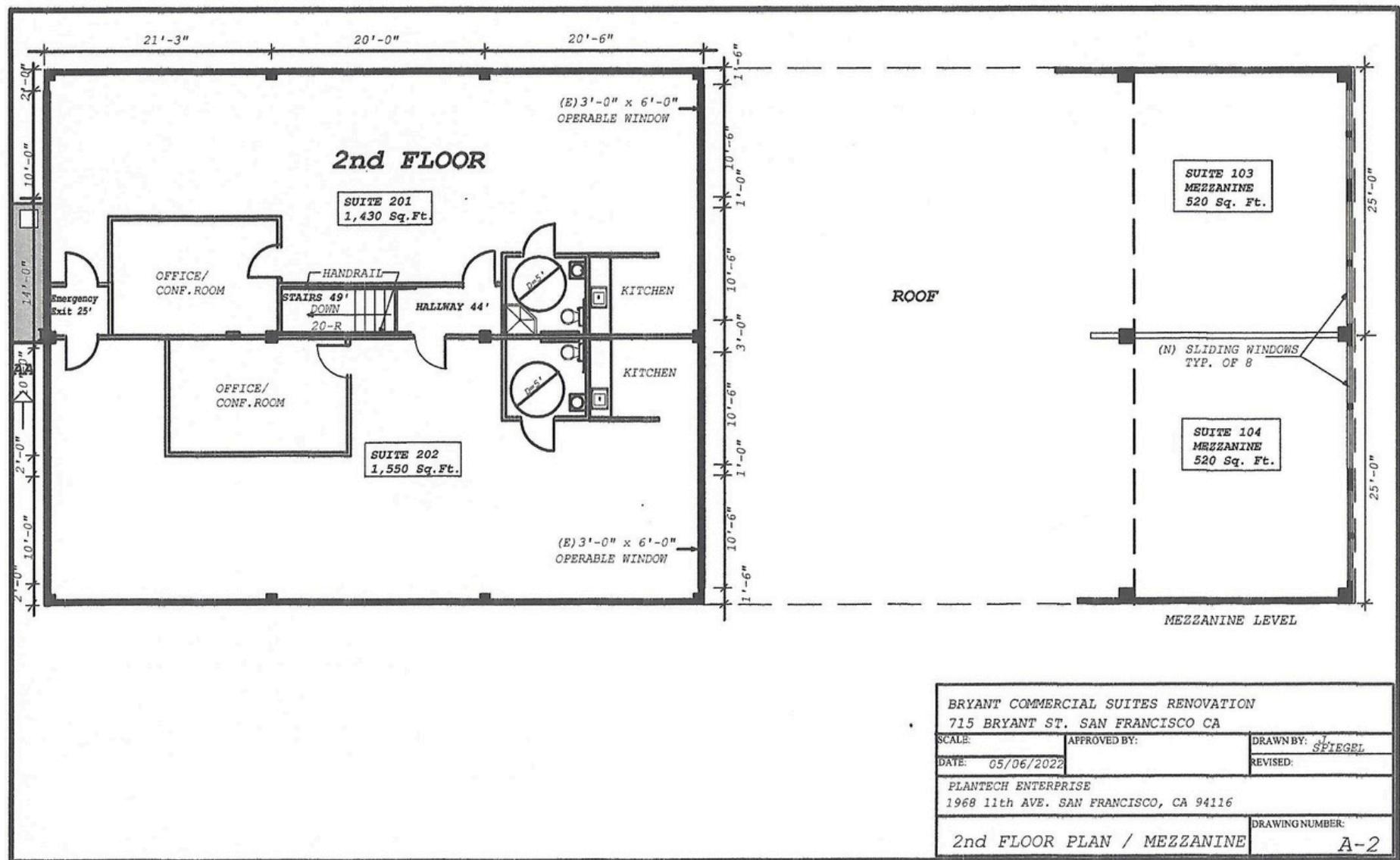
ROOFTOP



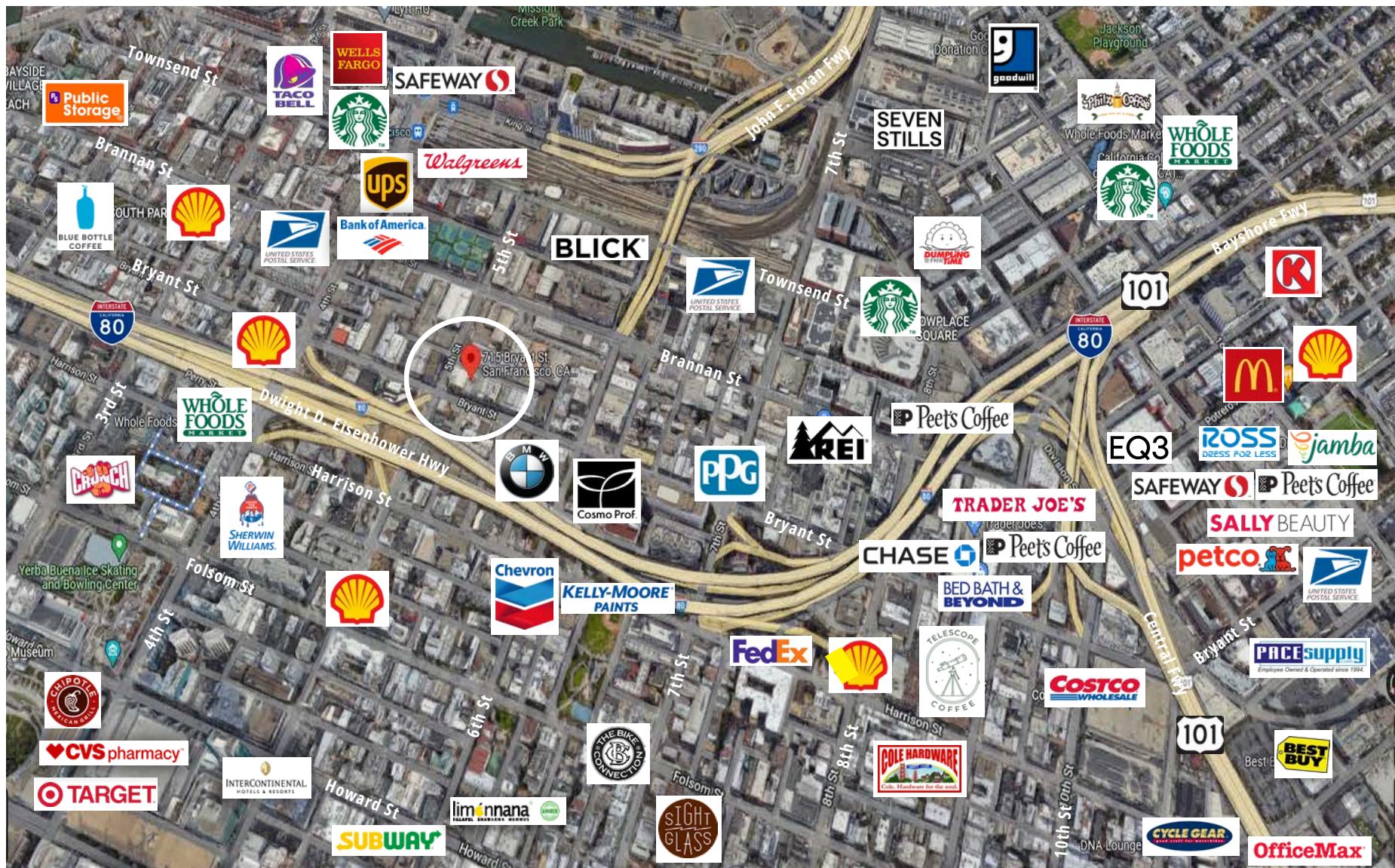
FIRST FLOOR - FLOOR PLAN



SECOND FLOOR - FLOOR PLAN



NEIGHBORHOOD



NEIGHBORHOOD



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