

# 715

## Bryant Street

San Francisco, CA 94107

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

Office Space  
**For Lease**

**Fully furnished  
Perfect for AI Startups**

Hans Hansson  
hans@starboardcre.com  
415.517.2589

Craig Hansson  
craig@starboardcre.com  
415.710.7768

Jordana Cahen  
jordana@starboardcre.com  
415.818.5298



**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL

# 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

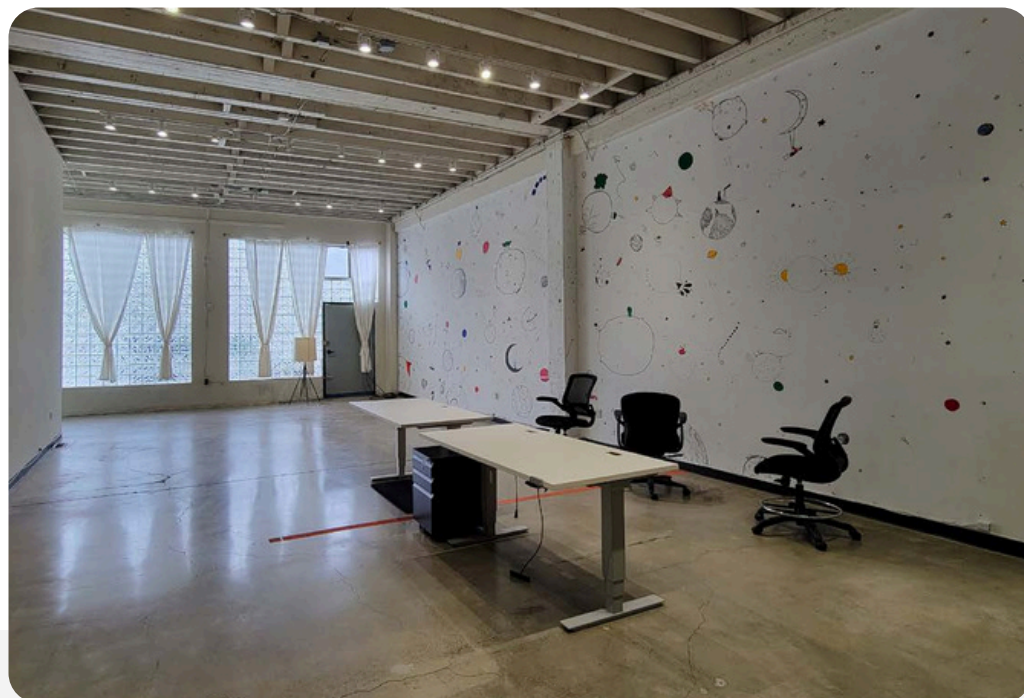
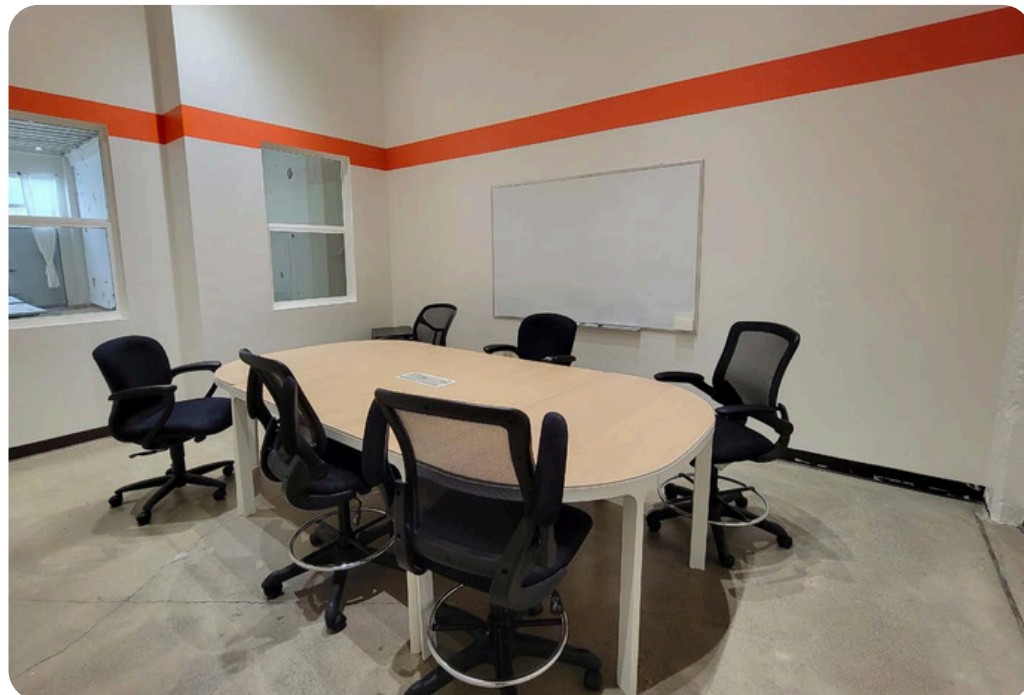
Tenant pays PG&E & garbage; water covered by landlord

# SUITE 101

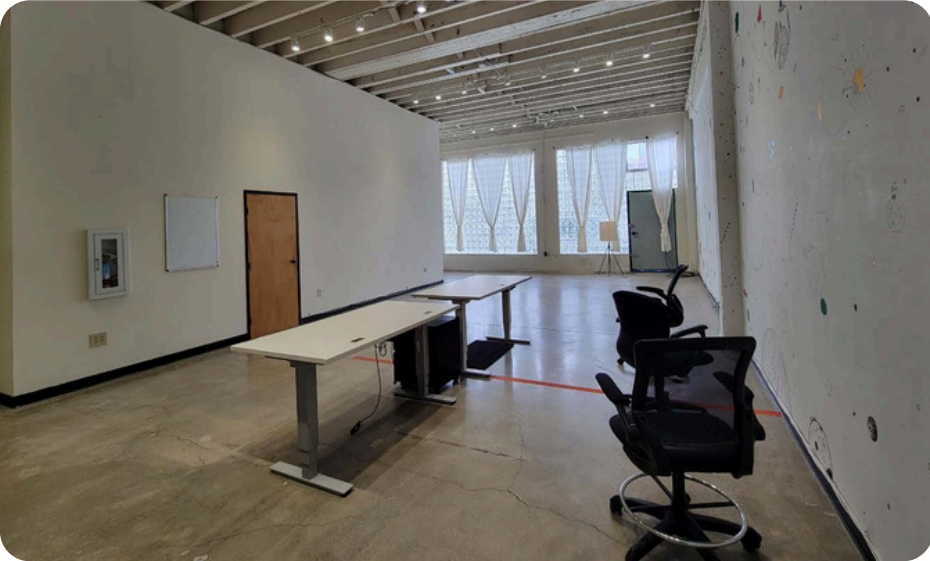
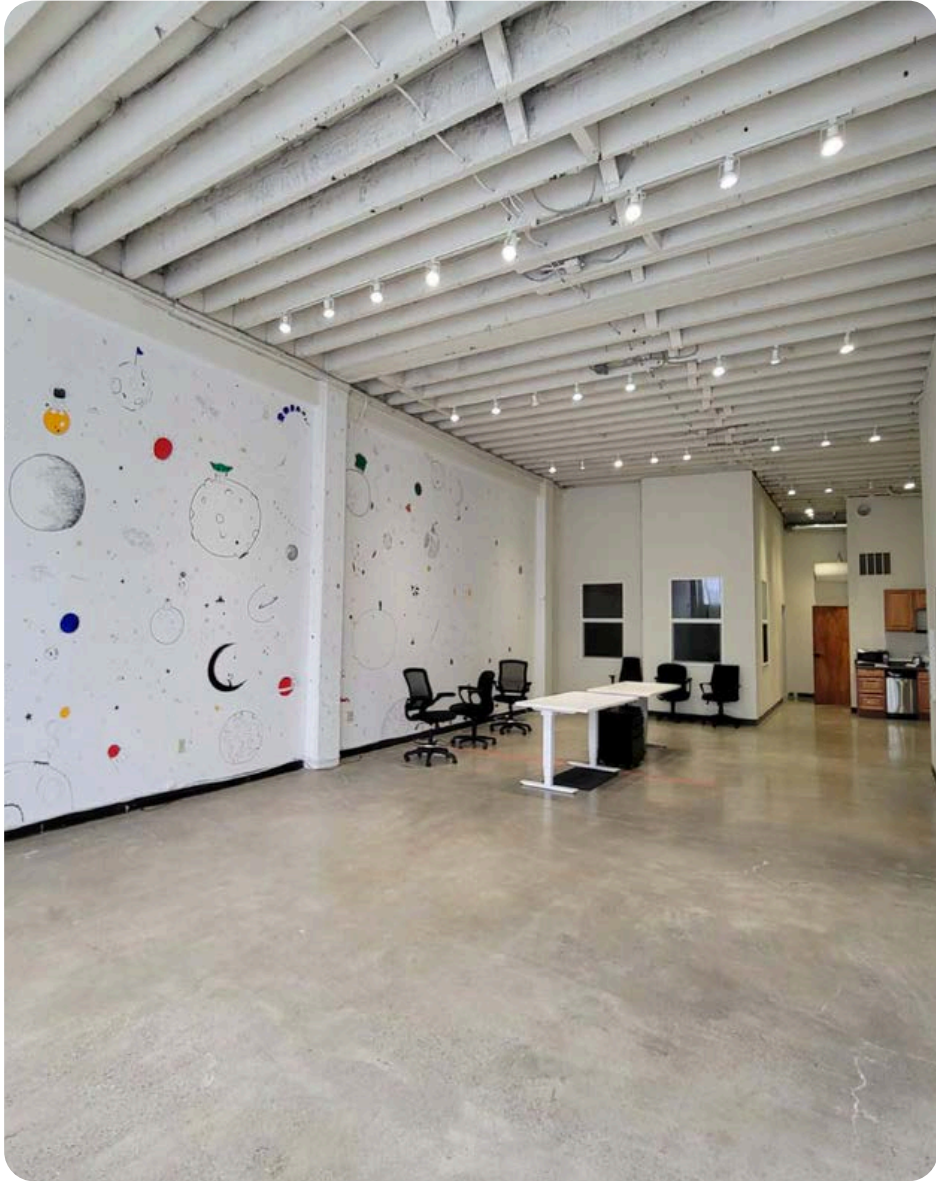
<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	1 to 3 Years

## 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

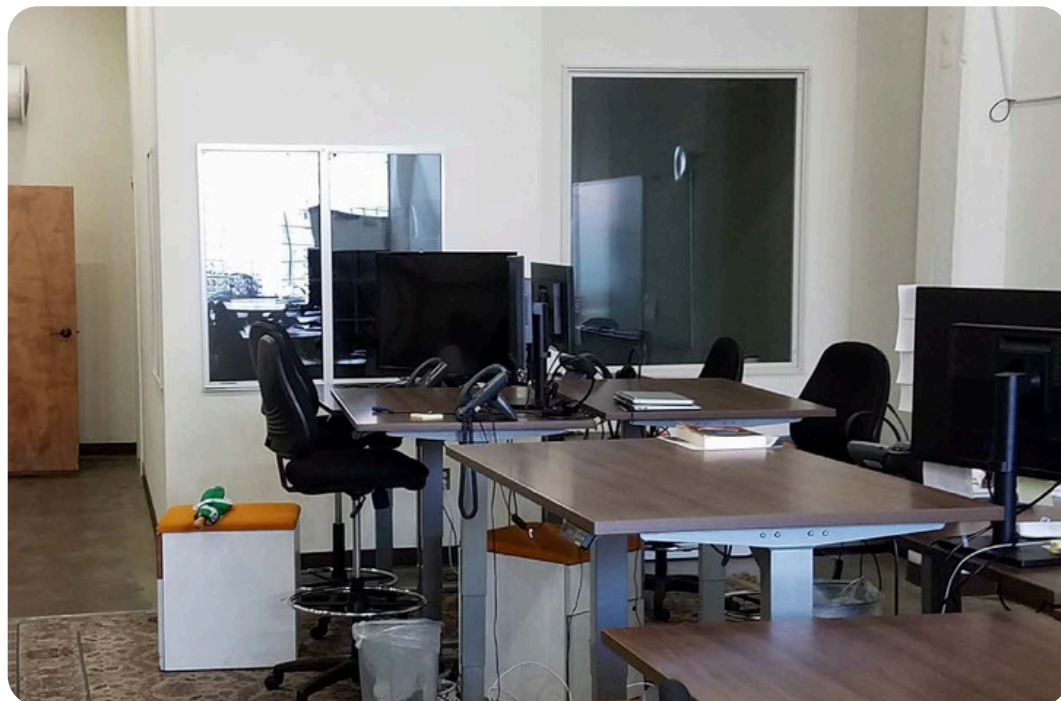


# SUITE 102

<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$29 PSF/YR
<b>Term</b>	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

<b>Size</b>	± 2050 SF
<b>Rate</b>	\$26 PSF/YR
<b>Term</b>	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

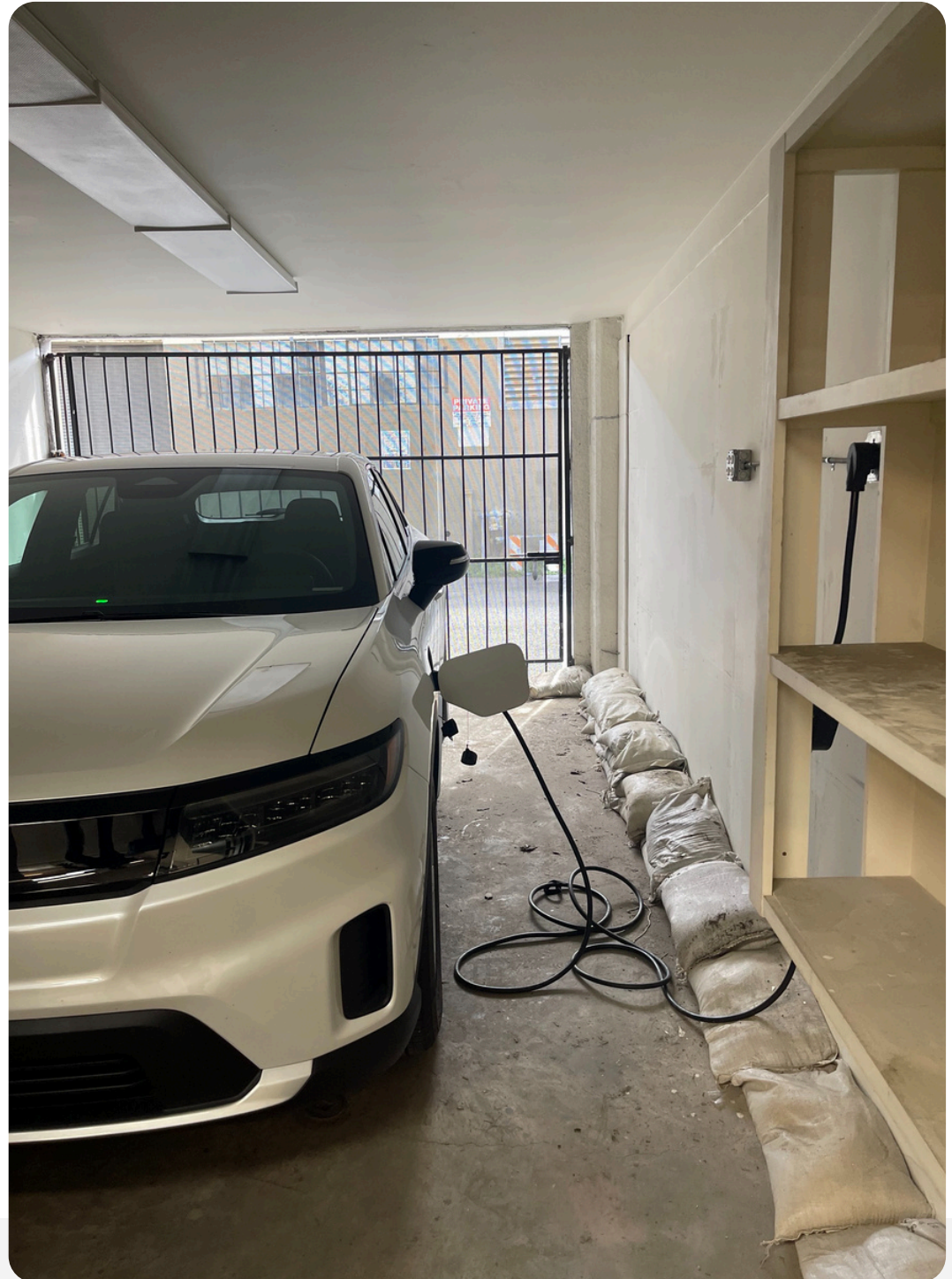




# SUITE 103

---

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

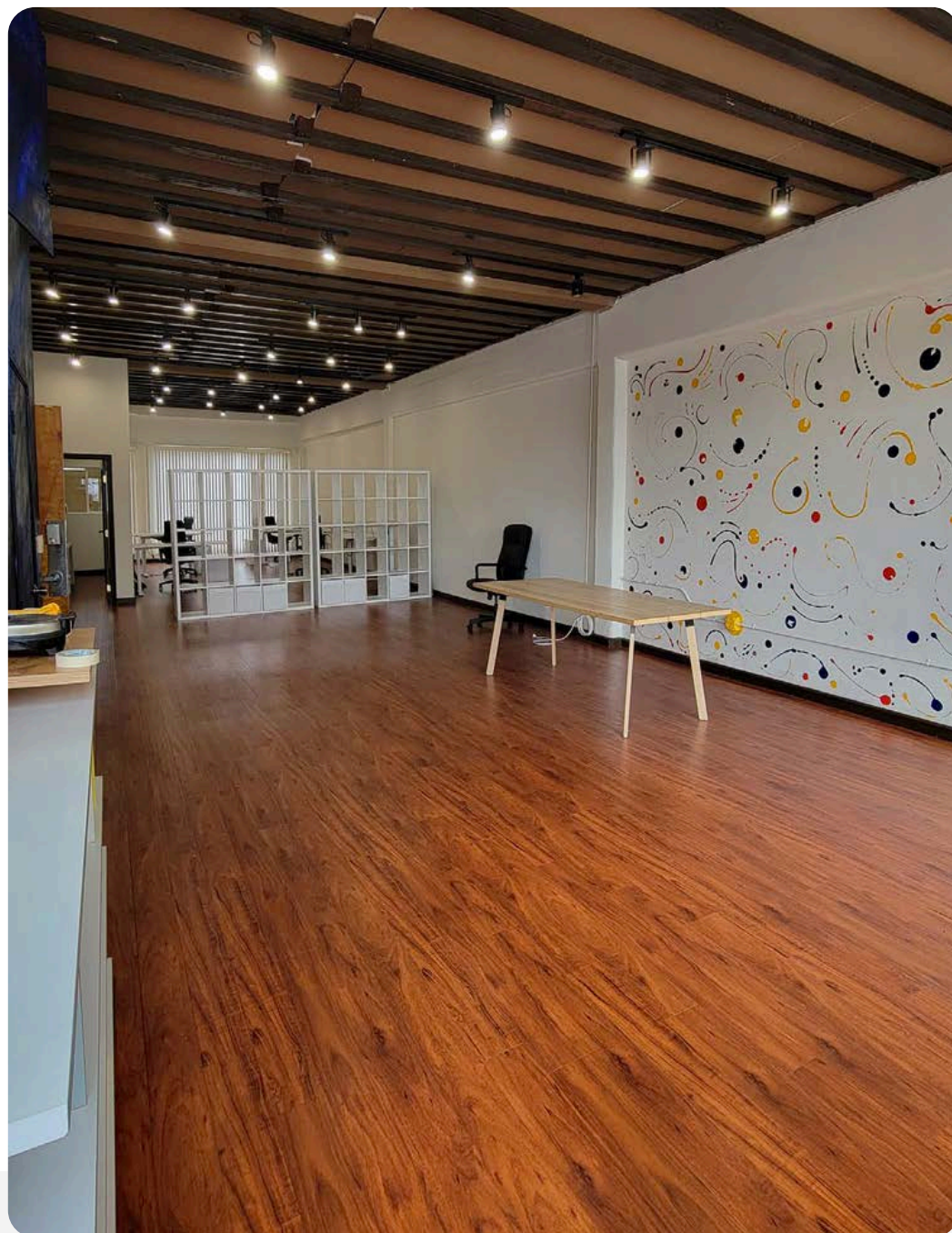


# SUITE 201

<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	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

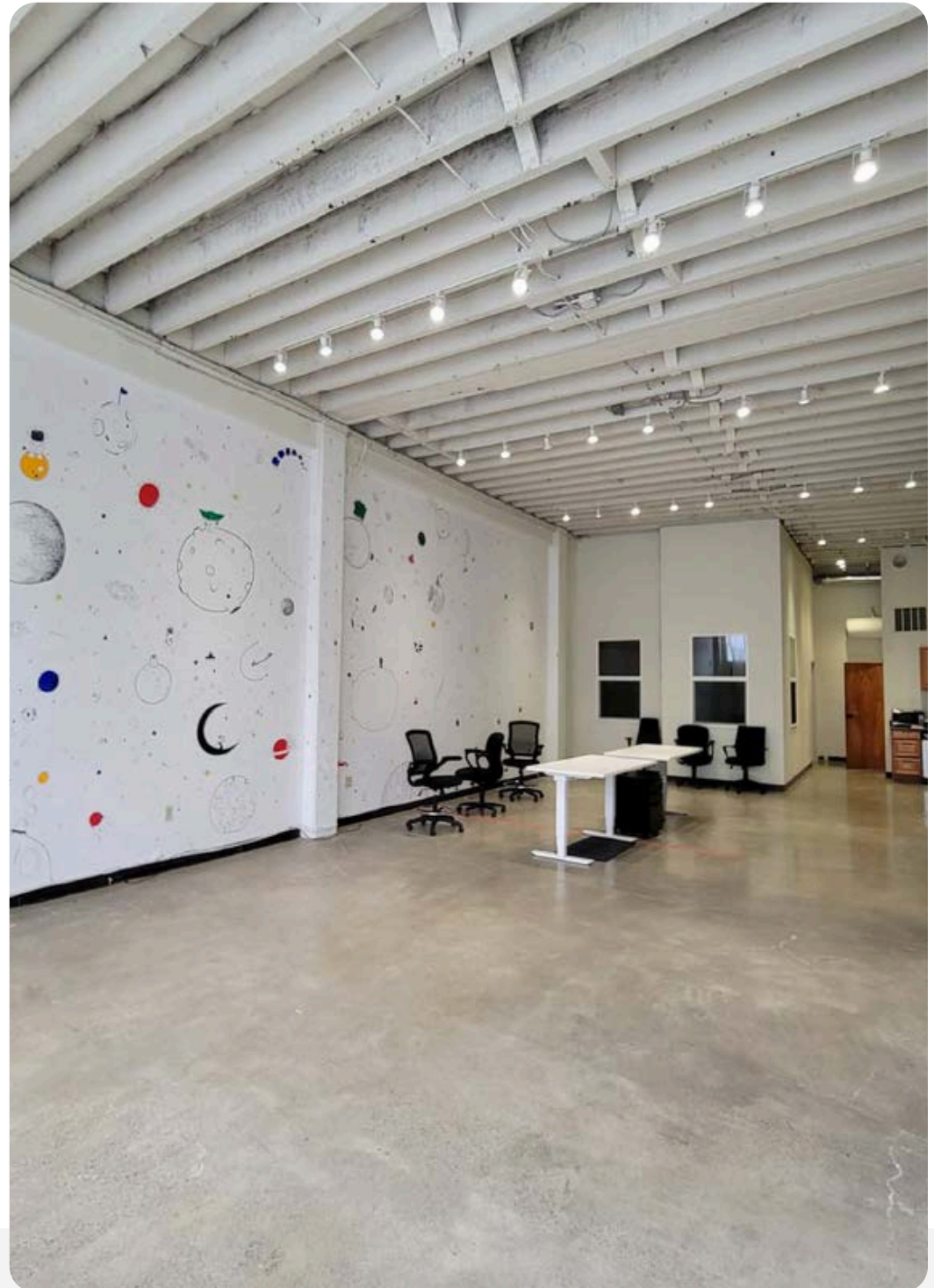


# SUITES 101 & 102

<b>Size</b>	3,000(lobby 100 sq')
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	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

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

## Highlights

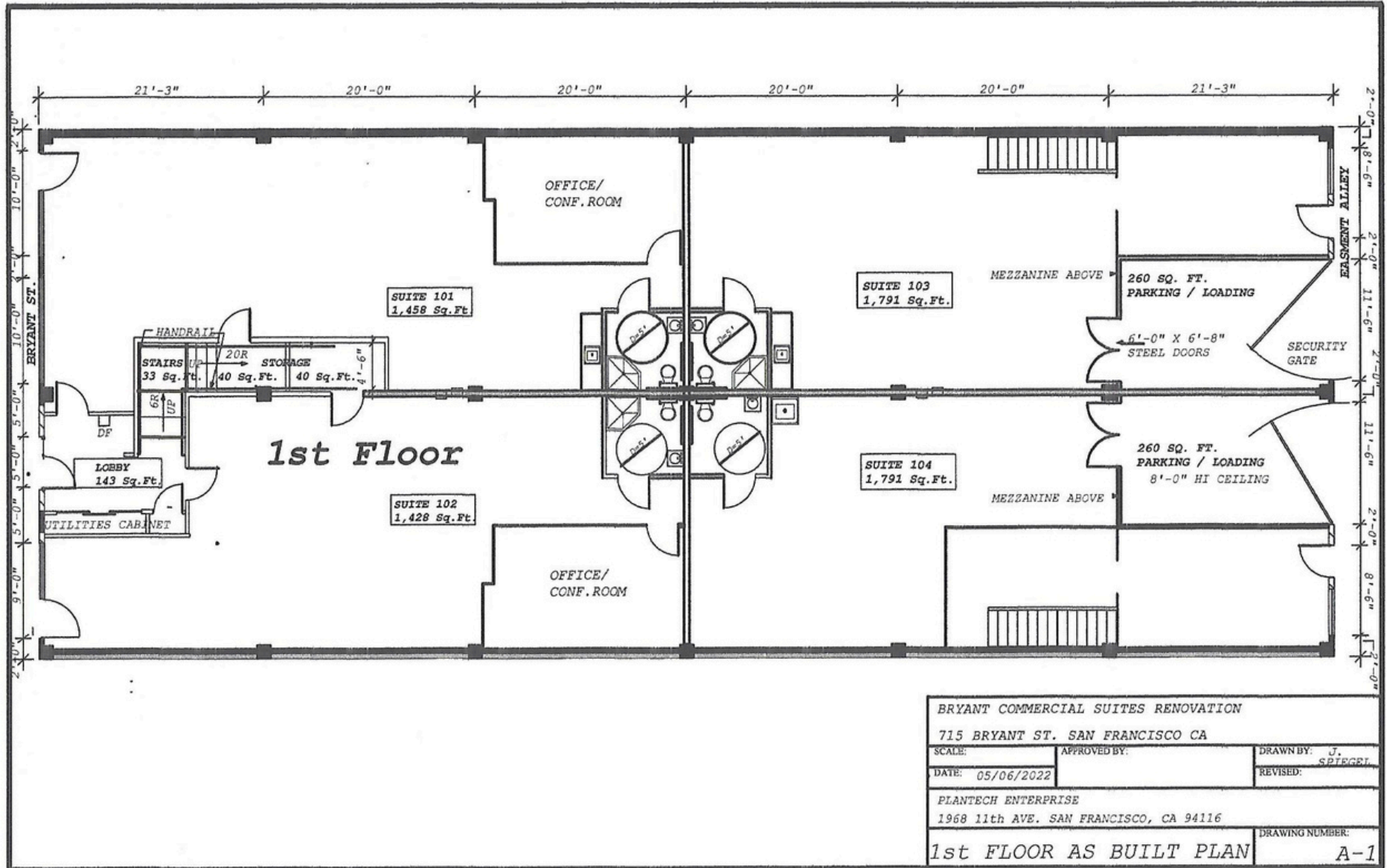
- Open floor plan with 520 SF mezzanine
- 18 ft ceilings and two large skylights
- Private office and dedicated waiting area
- Kitchen with hood plus en-suite kitchenette
- Two ADA-compliant bathrooms with showers
- Direct lobby access via secure steel door
- Polished concrete flooring throughout
- Private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



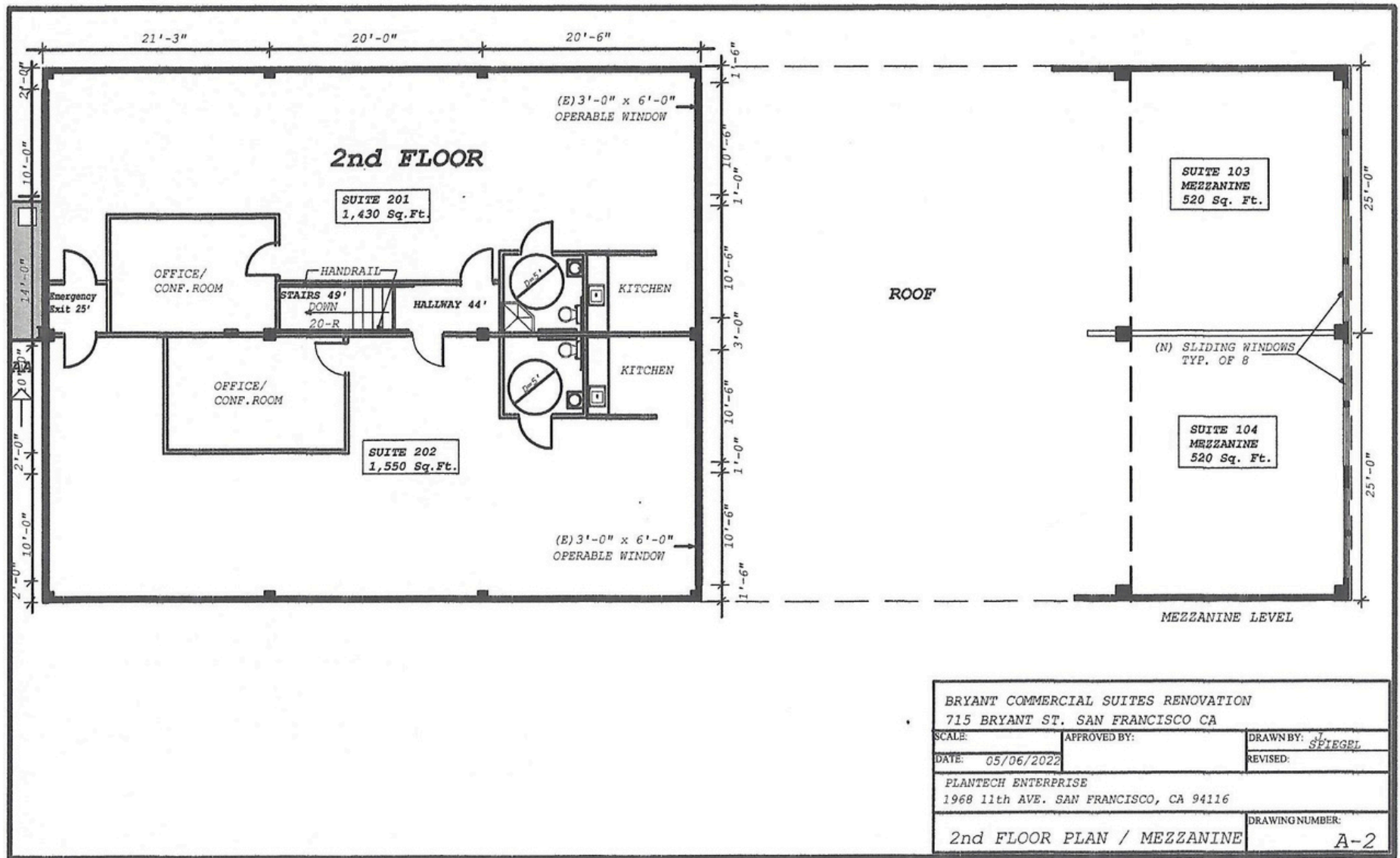
# ROOFTOP



# FIRST FLOOR - FLOOR PLAN



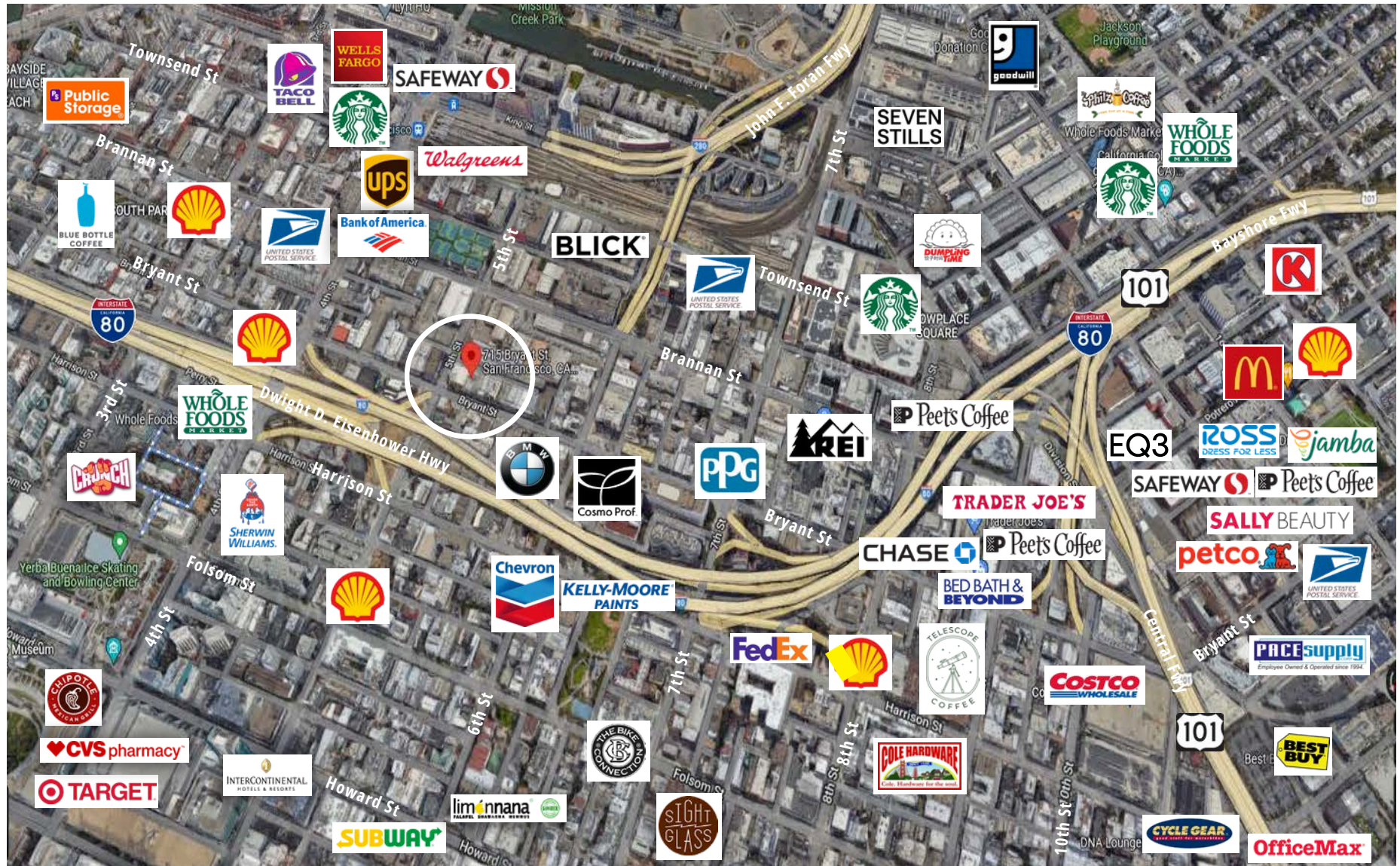
# SECOND FLOOR - FLOOR PLAN



BRYANT COMMERCIAL SUITES RENOVATION		
715 BRYANT ST. SAN FRANCISCO CA		
SCALE:	APPROVED BY:	DRAWN BY: SPIEGEL
DATE: 05/06/2022		REVISED:
PLANTECH ENTERPRISE		
1968 11th AVE. SAN FRANCISCO, CA 94116		
2nd FLOOR PLAN / MEZZANINE		DRAWING NUMBER: A-2



# NEIGHBORHOOD



# NEIGHBORHOOD



# Team

---



## Hans Hansson

President / Broker of Record  
hans@starboardcre.com  
CELL: 415.517.2589  
DRE # 00872902

Call

View Profile



## Craig Hansson

Vice President  
craig@starboardcre.com  
CELL: 415.710.7768  
DRE # 01841643

Call

View Profile



## Jordana Cahen

Leasing & Sales Associate  
jordana@starboardcre.com  
CELL: 415.818.5298  
DRE # 02191670

Call

View Profile





**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL

STARBOARDCRE.COM  
OFC. PHONE 415.765.6900  
49 POWELL STREET, SAN FRANCISCO, CA 94102



## Unique Vision

We see what others miss

## Local Market Leader

No one knows Northern  
California like we do

## Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

**CA DRE# 01103056**

