

# 507

## POLK STREET

CIVIC CENTER SUB-MARKET

MULTIPLE SUITES AVAILABLE

+/- 632 - 3,027 RSF



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# 507 POLK STREET

POLK GULCH SUB-MARKET

## PROPERTY HIGHLIGHTS

Local Ownership

Onsite Property Management

Full HVAC

Operable windows

Onsite Storage Options

Amenity Rich Location

Across Street from Federal Building and U.S. Courthouse

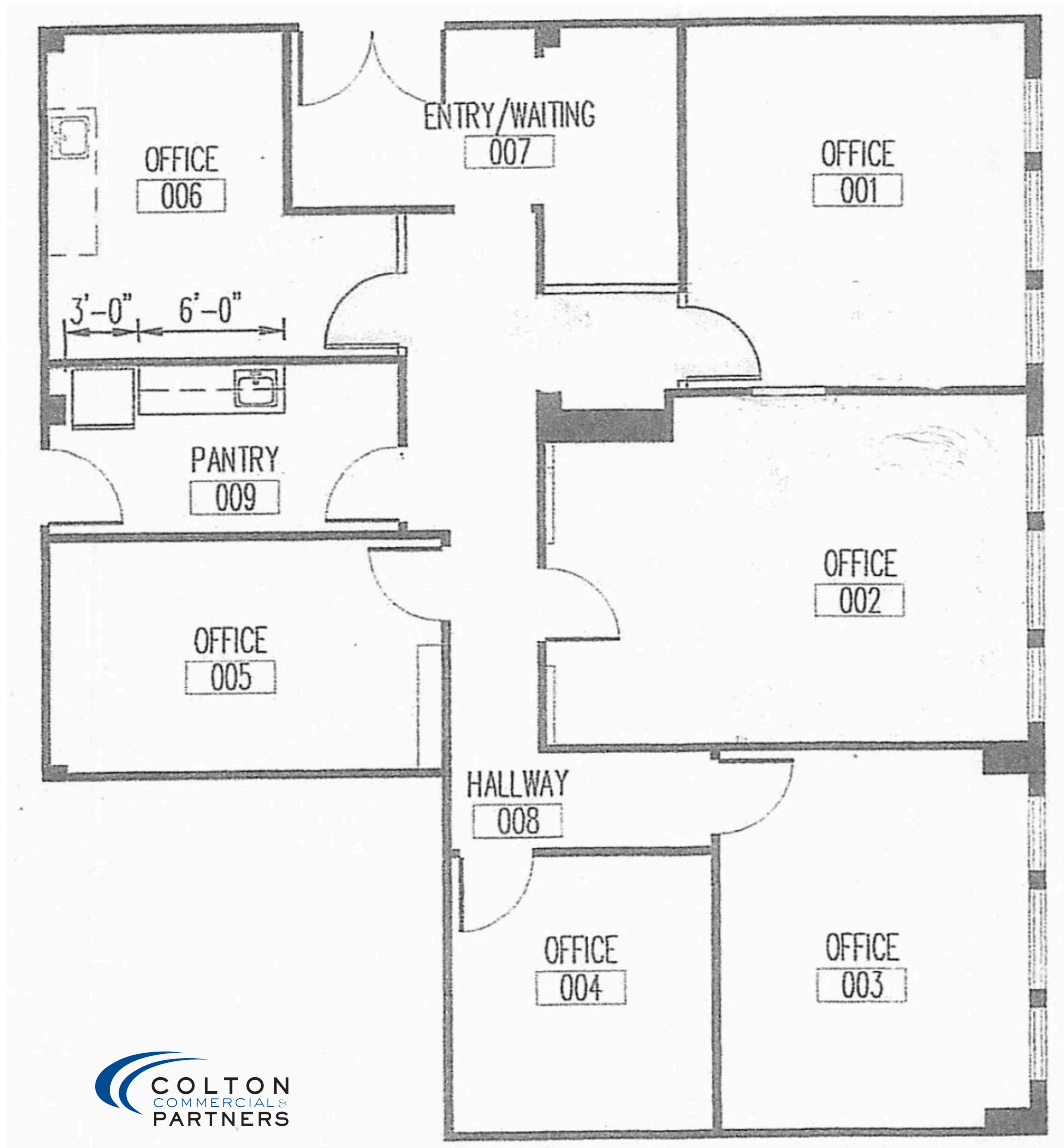
## AVAILABLE SPACES

SUITE	SIZE	RATE	AVAILABILITY	TERM	COMMENTS
1st Floor (Suite B)	2,433 +/- RSF	\$24 per RSF/YR Fully Serviced	NOW	3-10 Years	1st floor with direct street access, signage and identity. Office intensive layout. In suite restrooms and shower.
Suite 260	873 +/- RSF	\$24 per RSF/YR Fully Serviced	NOW	3-10 Years	Great natural light. 2 private offices, 1 conference, kitchenette and small open area.
Suite 270	632 +/- RSF	\$24 per RSF/YR Fully Serviced	NOW	3-10 Years	All open space (TI available).
Suite 280	3,027 +/- RSF	\$24 per RSF/YR Fully Serviced	NOW	3-10 Years	All open space (TI available).
Suite 410	1,827 +/- RSF	\$24 per RSF/YR Fully Serviced	NOW	3-10 Years	3 window line offices, reception & waiting room, kitchen, conference room and 2 interior rooms





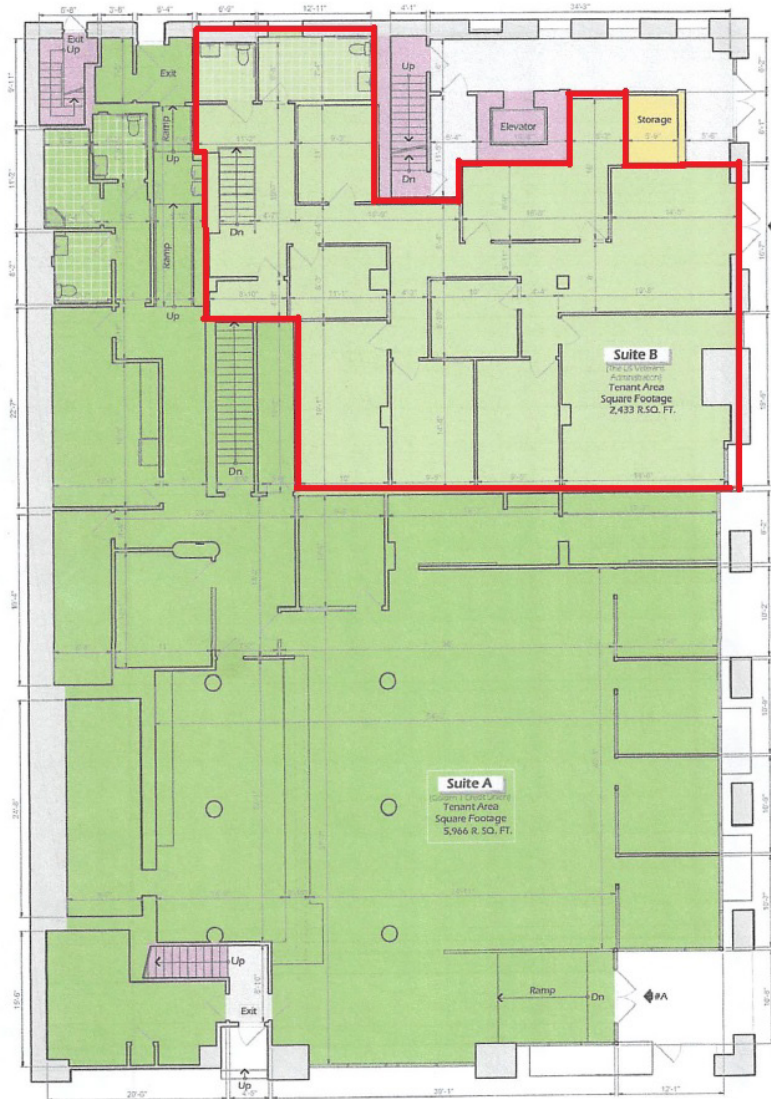
# SUITE 410 1,827 +/- RSF



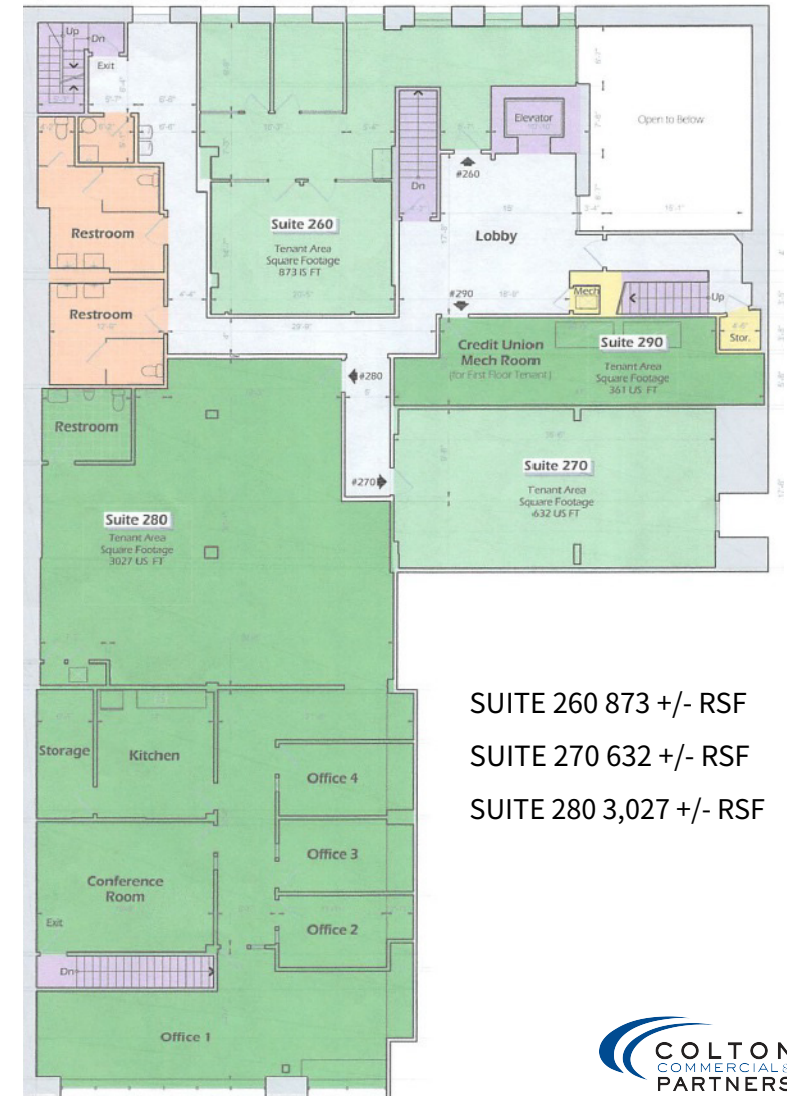
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POLK GULCH SUB-MARKET

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

## 1ST FLOOR PLAN SUITE B 2,433 +/- RSF



## 2ND FLOOR PLAN



SUITE 260 873 +/- RSF  
 SUITE 270 632 +/- RSF  
 SUITE 280 3,027 +/- RSF







**FEDERAL BUILDING &  
US COURTHOUSE**



**507 POLK STREET,  
SAN FRANCISCO, CA**



**ELEMENTARY SCHOOL**

## LOCATION

507 Polk Street is located in the heart of Civic Center neighborhood, with easy access to Freeway and Public Transportation. Across the street from San Francisco Superior Courthouse and City Hall and near CPMC Van Ness Campus. Within walking distance to Herbst Theatre, War Memorial Opera House and the San Francisco Symphony.

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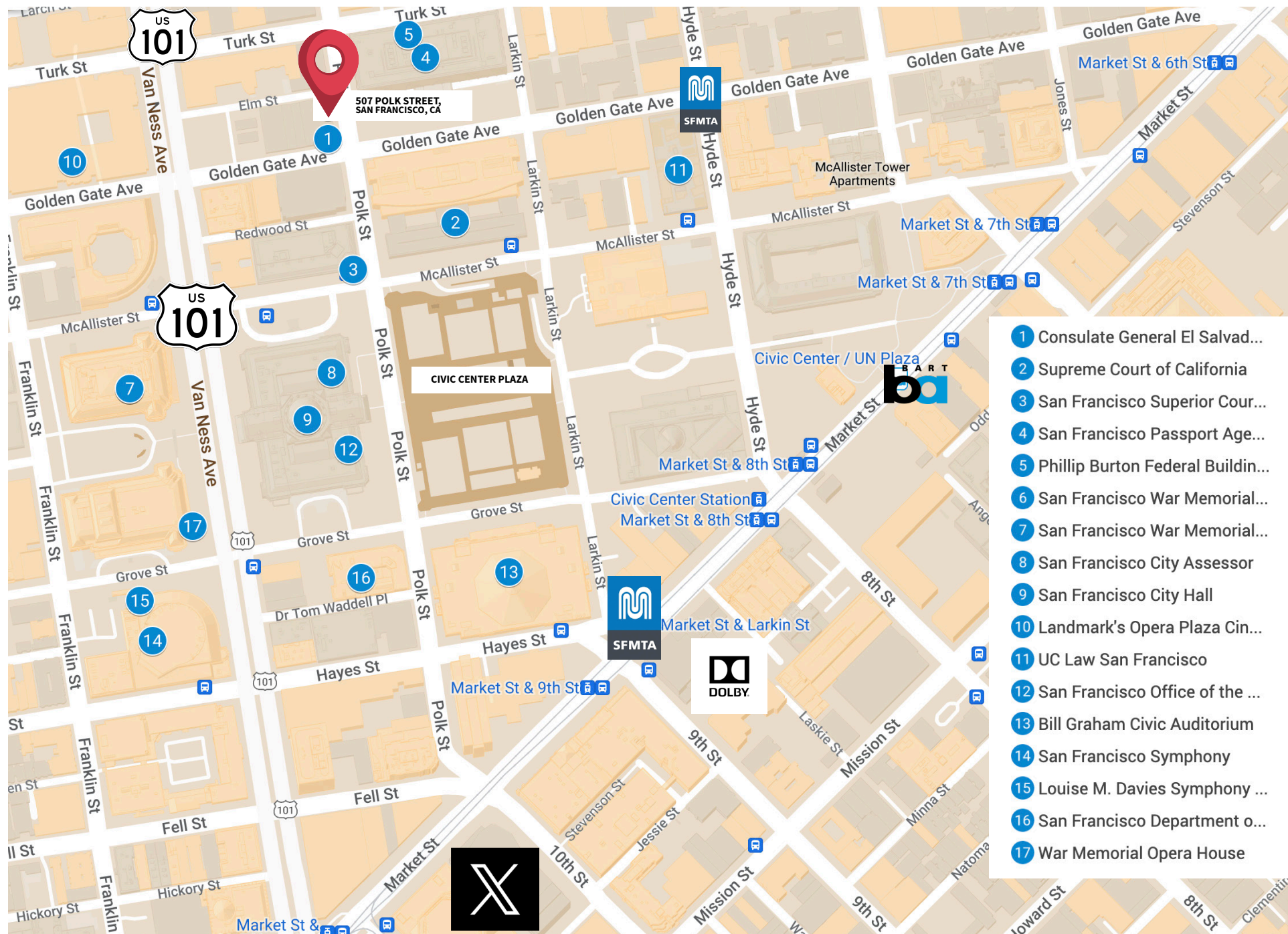
# 507

POLK STREET

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POLK GULCH SUB-MARKE

## LOCATION MAP





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POLK GULCH SUB-MARKET

FOR MORE INFORMATION, PLEASE CONTACT:

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