



**SEQUOIA**  
COMMERCIAL GROUP

**FOR LEASE**

**OFFERING  
MEMORANDUM**

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





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This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with Sequoia Commercial Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Sequoia Commercial Group employees are licensed real estate agents and brokers in various states.

The information contained herein is not a substitute for a thorough due diligence investigation. Sequoia Commercial Group has supplied information in this document from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

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



## OVERVIEW

### PROPERTY DESCRIPTION

455 Arkansas Street is a ±12,000 SF, two-story Class C office building located in San Francisco's Mission/Potrero submarket. Built in 1969, the property features efficient ±6,000 SF floor plates and 25 on-site parking spaces, offering flexibility for full-building or multi-tenant occupancy.

The building is currently vacant, providing a rare opportunity for tenants to secure and customize a standalone office asset in a supply-constrained submarket. The functional layout and parking make it well-suited for a variety of uses, including office, educational, or creative workspace.

With a Walk Score of 95 and strong transit accessibility, the property offers excellent connectivity and convenience for employees and visitors alike.

### OFFERING SUMMARY

<b>Asking Rent:</b>	\$15,500 NNN
<b>Building Size:</b>	12,000 SF
<b>Typical Floor Size:</b>	6,000 SF
<b>Lot Size:</b>	0.55 AC
<b>Stories:</b>	2
<b>Year Built:</b>	1969
<b>Parking:</b>	25 Surface
<b>Walk Score:</b>	95
<b>Transit Score:</b>	72



### LOCATION DESCRIPTION

The property is located in the Mission/Potrero submarket of San Francisco, a 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 well-located, functional space outside of the downtown core.

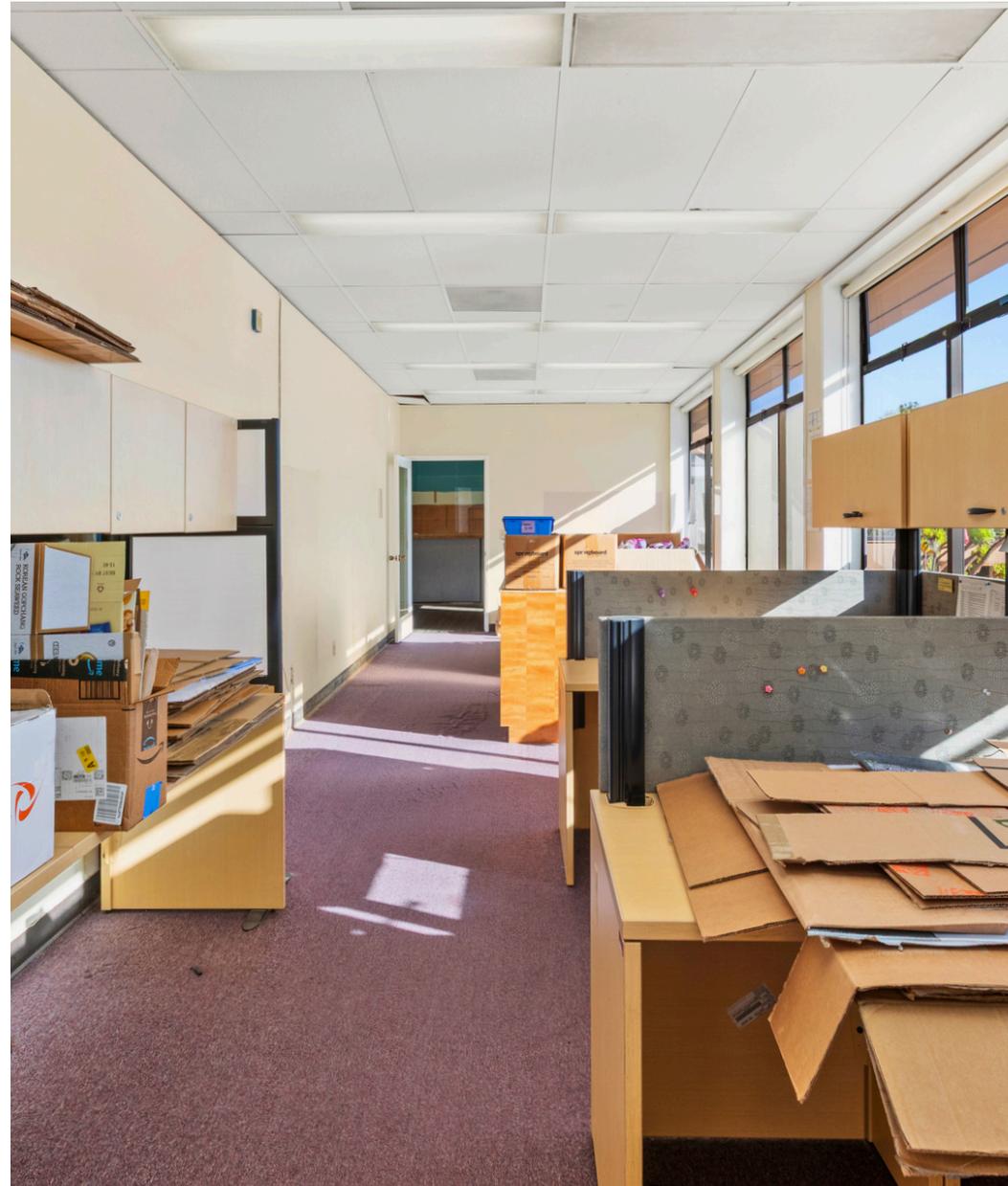
Mission/Potrero benefits from relatively low vacancy, limited new construction, and steady leasing demand. The broader San Francisco market is experiencing renewed activity driven by technology and AI-related tenants, contributing to positive absorption and improving leasing fundamentals.

Its central location, strong transit access, and proximity to key employment hubs make this an attractive option for tenants looking for accessibility, amenities, and long-term positioning within San Francisco.









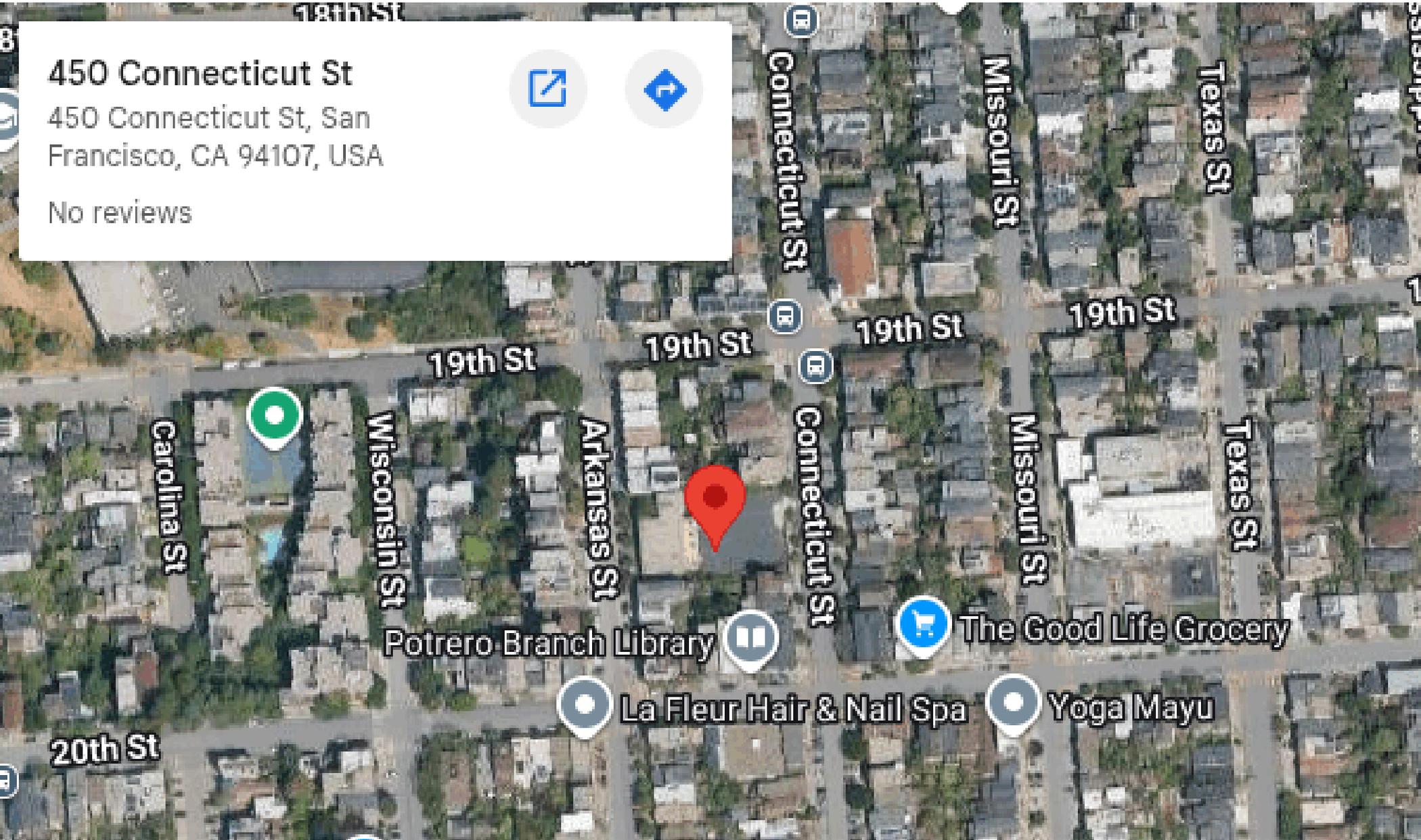




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**AERIAL MAP**

**450 Connecticut St**  
450 Connecticut St, San Francisco, CA 94107, USA  
No reviews

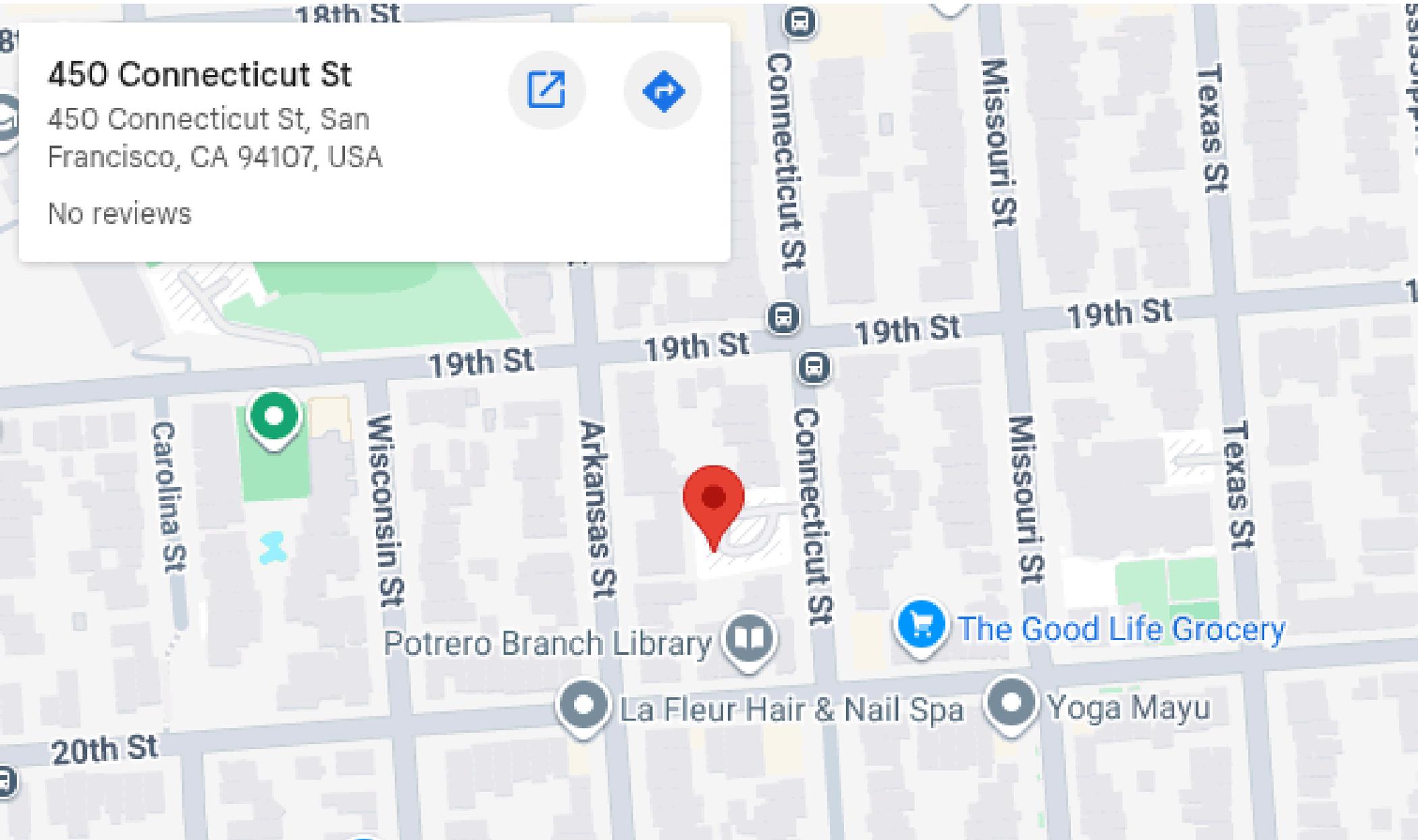


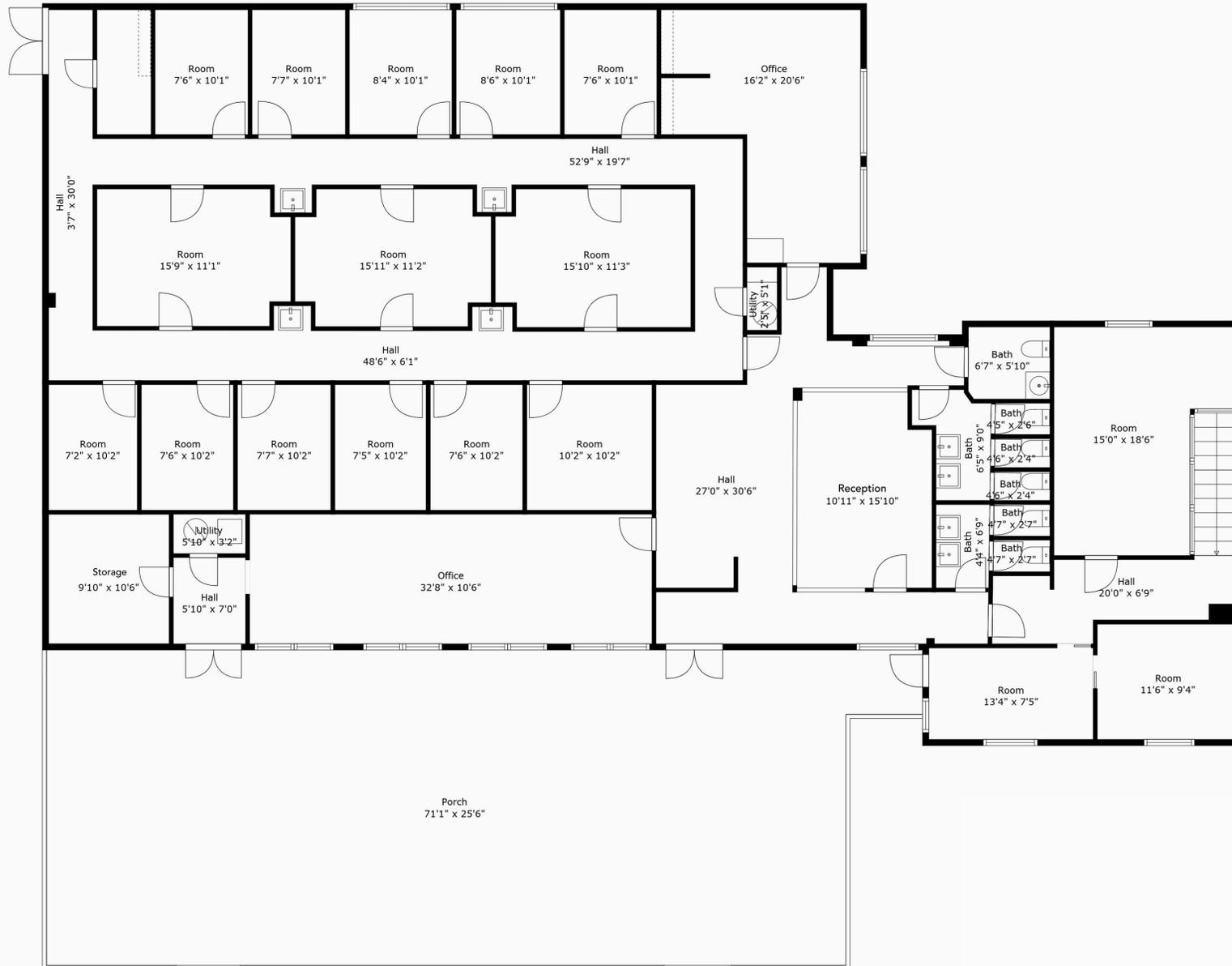


**450 Connecticut St**

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](http://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](mailto:info@sq-commercial.com) to start a conversation—where your vision meets our commitment to excellence.



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