

# HAYES VALLEY

## CREATIVE BUILDING AVAILABLE

2,900 SQUARE FEET



**330  
FELL  
STREET  
HAYES VALLEY**

1,900 +/- RSF FIRST FLOOR  
1,000 +/- RSF SECOND FLOOR  
HIGH END FINISHES, IDENTITY, LIGHT & 18' CEILINGS



EXCLUSIVELY REPRESENTED BY:

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**330  
FELL  
STREET**  
HAYES VALLEY

## **BUILDING HIGHLIGHTS:**

CONVENIENTLY LOCATED IN HAYES VALLEY  
BETWEEN GOUGH AND OCTAVIA STREETS  
FULL FLOOR IDENTITY AND SECURITY  
SMALL RENOVATED BUILDING

### **AVAILABLE NOW:**

#### **FIRST FLOOR: 1,900 RSF +/-**

- 2 conference rooms
- Kitchen with dishwasher
- Open area for 12-15 desks
  - Mezzanine
- Lobby/reception area
- 2 restrooms

#### **2ND FLOOR: 1,000 RSF +/-**

- Open space for 6-10 desks
- Two meeting rooms or private offices
  - Private Restroom
- Kitchenette with sink



**RATE: NEGOTIABLE**

*\*\*All Rates are Net of Utilities*

**TERM: 1-5 YRS OR MORE**





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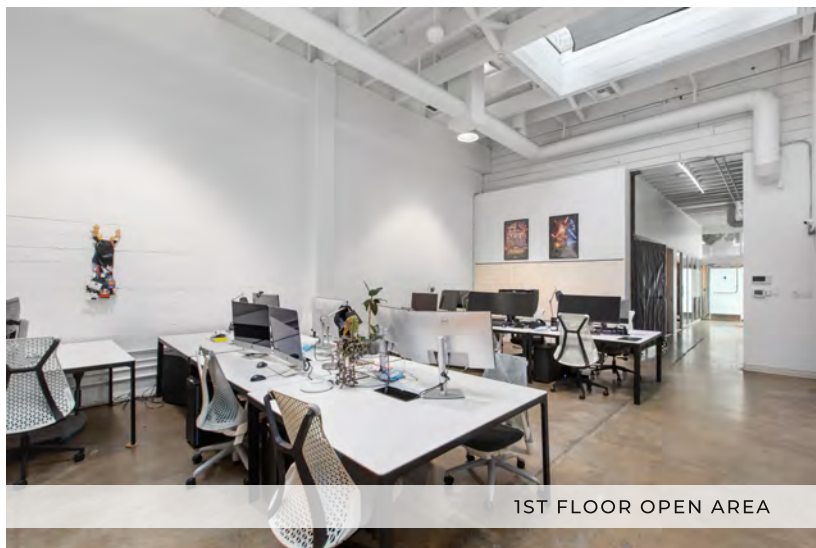
1ST FLOOR RECEPTION AND CONFERENCE ROOM



2ND FLOOR OPEN AREA



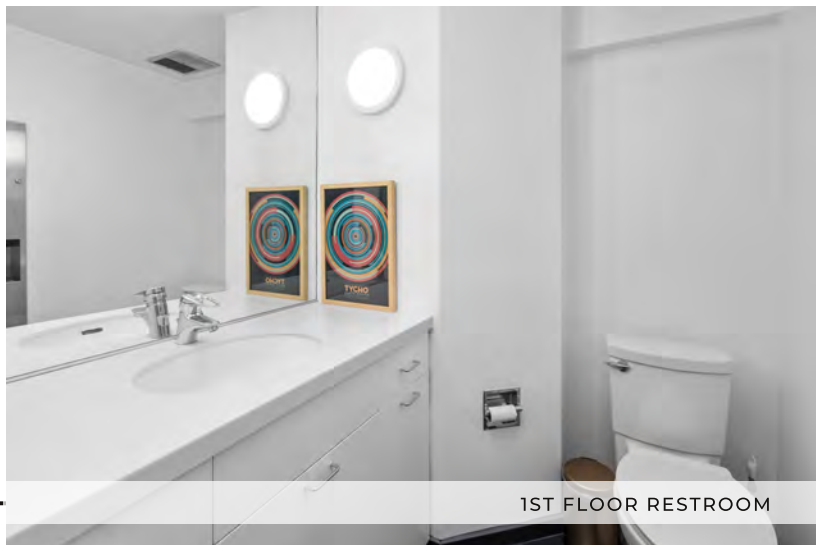
1ST FLOOR KITCHEN



1ST FLOOR OPEN AREA



2ND FLOOR OPEN AREA (WEST)

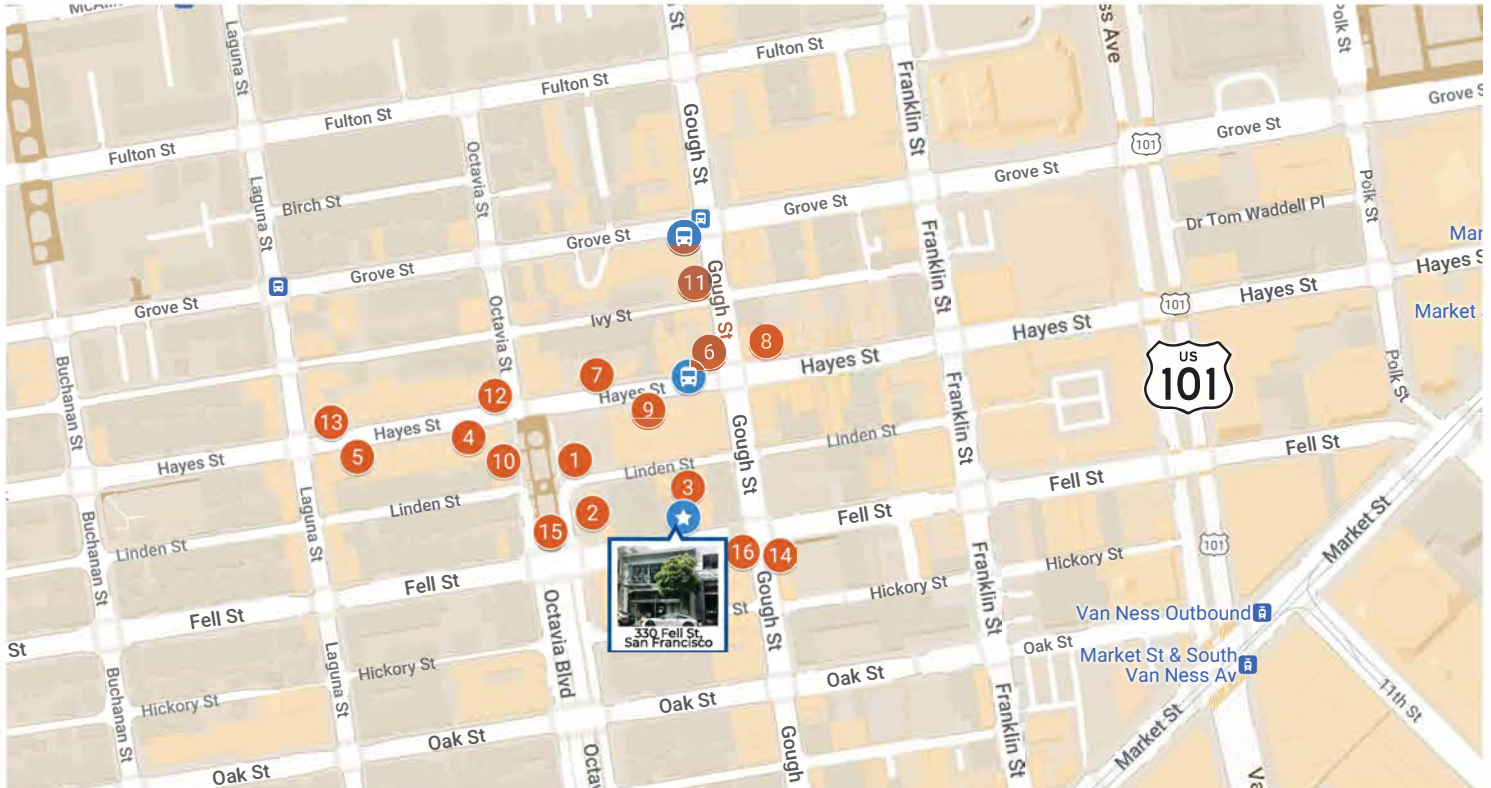


1ST FLOOR RESTROOM

# 330 FELL STREET

HAYES VALLEY

## NEIGHBORHOOD MAP:



### Restaurants, Cafes, Amenities:

- |                            |   |
|----------------------------|---|
| 1 Ritual Coffee Roasters   | 10 Hazie's                                |
| 2 Biergarten               | 11 Monsieur Benjamin                      |
| 3 Blue Bottle Coffee       | 12 La Boulangerie de San Francisco, Hayes |
| 4 Souvla                   | 13 Salt & Straw                           |
| 5 GIOIA Pizzeria           | 14 Dumpling Home                          |
| 6 Chez Maman West          | 15 Patricia's Green In Hayes Valley       |
| 7 a Mano                   | 16 Live Fit Gym • Hayes Valley            |
| 8 Absinthe Brasserie & Bar |   |
| 9 ZERO& Hayes Valley       |   |

### Transportation:

- Hayes St & Gough St
- Grove St & Gough St
- Van Ness Outbound
- Market St & South

Van Ness



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