

FOR LEASE

# OFFICE AND RETAIL SUITES AVAILABLE

445-447 SUTTER ST, SAN FRANCISCO, CA



**HISTORICAL  
LOW-RISE**



**LEASED  
BILLBOARD**



**20 MINUTE  
WALK TO  
FERRY BLDG**



**100/100  
WALKER'S  
PARADISE**



**8 MINUTE  
WALK TO BART**



**100/100  
RIDER'S  
PARADISE**

## SUITE AVAILABILITY

Suite	Total SF	Monthly Rent	Available
GROUND	±2,103	Negotiable	Now
300	±10,659	Negotiable	Now
411	±202	\$3.00 PSF	Now
423	±221	\$3.00 PSF	Now
425 & 427	±421	\$3.00 PSF	Now
429	±209	\$3.00 PSF	Now
513	±236	\$3.00 PSF	Now

Suite	Total SF	Monthly Rent	Available
514	±195	\$3.00 PSF	Now
515	±258	\$3.00 PSF	Now
516	±271	\$3.00 PSF	Now
705-A	±223	\$3.00 PSF	Now
715	±217	\$3.00 PSF	Now
801	±249	\$3.00 PSF	Now

**BRUCE MCLELLAN**  
415.229.8981  
bruce.mclellan@kidder.com  
LIC N° 00879071

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±2,103 SF

AVAILABLE

NEGOTIABLE

RATE

NOW

AVAILABLE



- One block off of Union Square
- Branding exposure with awning and banner signage available
- Open showroom area
- Private office
- Two restrooms

\*Floor plans not to scale

LEGEND

- Available
- Leased

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***±10,659 SF***

DIVISIBLE TO ±5,000 SF

***NEGOTIABLE***

RATE PSF

***NOW***

AVAILABLE

- Full floor available
- Creative lease opportunity
- Mix of open space and private offices
- Operable windows and HVAC
- 24 hour on-site security

\*Floor plans not to scale



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445-447 SUTTER ST, 4TH FLOOR



\*Floor plans not to scale

**LEGEND**

- Available
- Leased

**SUITE AVAILABILITY**

Suite	Total SF	Rate	Monthly Rent	Available	Suite	Total SF	Rate	Monthly Rent	Available
411	±202	\$3.00 PSF	\$707.00	Now	425 & 427	±421	\$3.00 PSF	\$1,473.50	Now
423	±221	\$3.00 PSF	\$773.50	Now					

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445-447 SUTTER ST, 5TH FLOOR



\*Floor plans not to scale

**LEGEND**

- Available
- Leased

**SUITE AVAILABILITY**

Suite	Total SF	Rate	Monthly Rent	Available	Suite	Total SF	Rate	Monthly Rent	Available
505	±208	\$3.00 PSF	\$728.00	Now	514	±195	\$3.00 PSF	\$682.50	Now
507	±218	\$3.00 PSF	\$763.00	Now	515	±258	\$3.00 PSF	\$903.00	Now
513	±236	\$3.00 PSF	\$826.00	Now	516	±271	\$3.00 PSF	\$948.50	Now

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445-447 SUTTER ST, 7TH FLOOR



\*Floor plans not to scale

**LEGEND**

- Available
- Leased

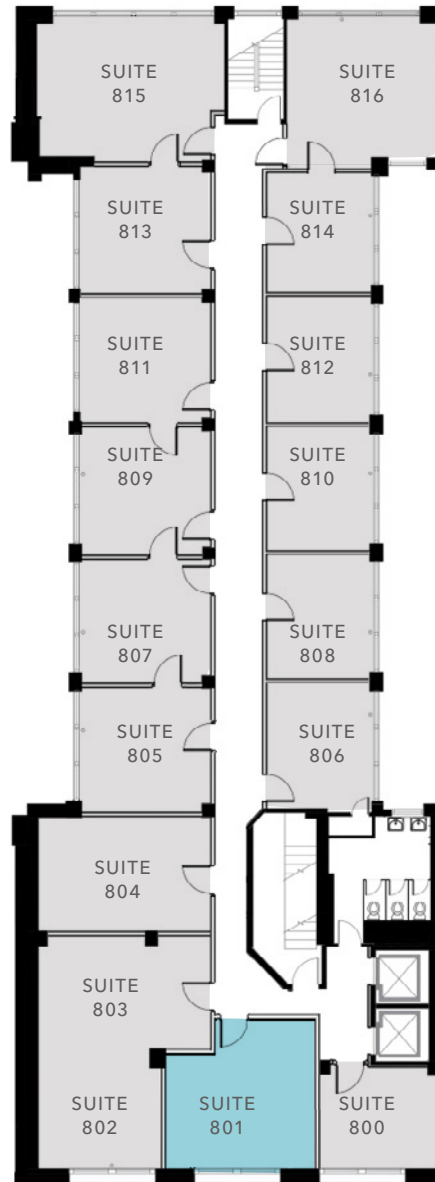
**SUITE AVAILABILITY**

Suite	Total SF	Rate	Monthly Rent	Available	Suite	Total SF	Rate	Monthly Rent	Available
703	±267	\$3.00 PSF	\$934.50	Now	715	±217	\$3.00 PSF	\$759.50	Now
705-A	±223	\$3.00 PSF	\$780.50	Now					

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\*Floor plans not to scale

**LEGEND**

- Available
- Leased

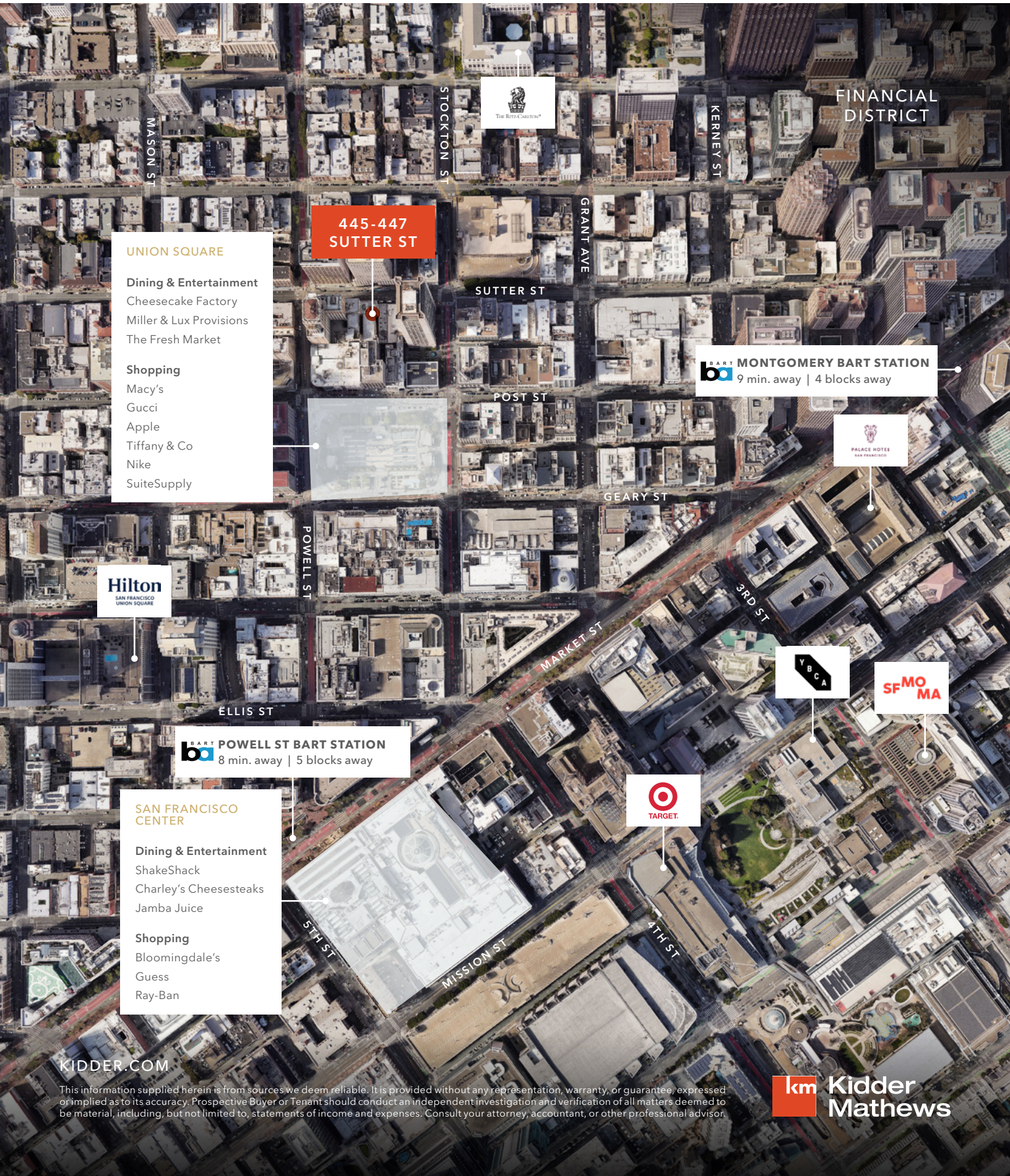
**SUITE AVAILABILITY**

Suite	Total SF	Rate	Monthly Rent	Available
801	±249	\$3.00 PSF	\$871.50	Now

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FINANCIAL DISTRICT



445-447 SUTTER ST

- UNION SQUARE**
- Dining & Entertainment**  
 Cheesecake Factory  
 Miller & Lux Provisions  
 The Fresh Market
- Shopping**  
 Macy's  
 Gucci  
 Apple  
 Tiffany & Co  
 Nike  
 SuiteSupply

**BART MONTGOMERY BART STATION**  
9 min. away | 4 blocks away



**BART POWELL ST BART STATION**  
8 min. away | 5 blocks away

- SAN FRANCISCO CENTER**
- Dining & Entertainment**  
 ShakeShack  
 Charley's Cheesesteaks  
 Jamba Juice
- Shopping**  
 Bloomingdale's  
 Guess  
 Ray-Ban

