



INNOVATION  
PROPERTIES  
GROUP

# 329 Bryant Street

South Park / Rincon Hill Submarket | San Francisco, CA

Rare & Highly Coveted Location  
Direct Freeway Access  
On-Site Gated Parking Available

700 - 6,000 SF  
Turnkey Office Suites Available Now

[ipgsf.com](http://ipgsf.com)

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## Property Highlights

Modern Office Finishes with Exposed Concrete Beams & Ceilings, Hardwood Floors, Full Glass Conference Rooms & In-Suite Showers.

Exceptional Bay, Bridge, & Skyline Views with an Abundance of Natural Light & Operable Windows with Fresh Air.

Private & Secured Off-Street Access with Gated On-Site Parking Stalls (<30 Seconds to I-80 Bay Bridge On Ramp)

Surrounded by a Plethora of Walkable Retail Amenities Including Cafes, Quick-Service Food, Premier Restaurants, Open Walking Parks, & the Giants Ballpark

Walkable & Transit Oriented Location with Direct Bridge/Freeway Access & Short Walks to BART, Muni, Caltrain, Ferry Building, and more.

Ideal Offices for Individuals & Teams of All Sizes with Flexible Spaces & a Variety of Amenities to Fit Your Needs.





Walk Score  
**89**  
**Very Walkable**  
Most errands can be accomplished on foot

Walk Score  
**100**  
**Rider's Paradise**  
World-class public transportation

Walk Score  
**81**  
**Very Bikeable**  
Biking is convenient for most trips.

- |                                  |                        |
|----------------------------------|------------------------|
| 1. Flour & Branch                | 13. Rooster & Rice     |
| 2. Local Kitchen & Wine Merchant | 14. Caffe Centro       |
| 3. Hi Dive                       | 15. SAJJ Mediterranean |
| 4. Frankie's Java House          | 16. Birdbox            |
| 5. Strength-Fit                  | 17. South Beach Cafe   |
| 6. Kinetic Playground            | 18. Red's Java House   |
| 7. Movida                        | 19. House Of Hunan     |
| 8. Delancey Street Restaurant    | 20. The Sandwich Boss  |
| 9. Garaje                        | 21. Soma Pizza & Grill |
| 10. ROOH                         | 22. Curry & Kababs     |
| 11. DragonEats                   | 23. Mendocino Farms    |
| 12. Town's End Brunch            | 24. Blue Bottle        |

Immediate Access to Bay Bridge & 101 Freeway (~1min drive from freeway on & off ramps)	Short bike/walk to BART Caltrain, Ferry Terminal
Walking Distance to Ballpark Entertainment District (<10min)	Surrounded by Quick Service Restaurants & Day-Time Dining
Close Proximity to Major Technology & Venture Capital Companies	1 Block From Public Open Space & Parks Along Embarcadero
Close Proximity to Major Technology & Venture Capital Companies	Walking Distance from Luxury & Affordable Housing Options

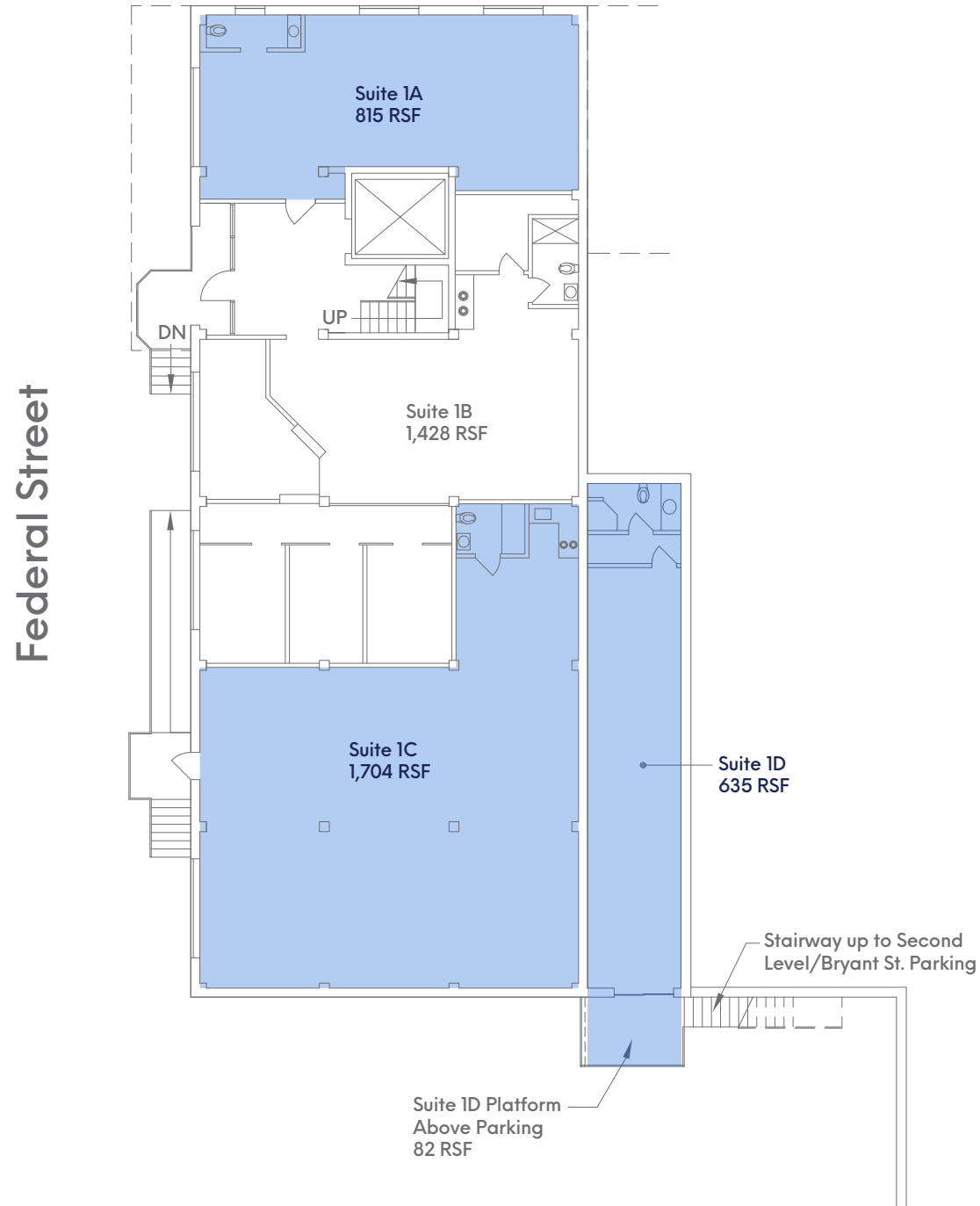


Centrally Located Between  
South Park & Rincon Hill

Rare & Highly Coveted Location,  
Direct Freeway Access &  
On-Site Gated Parking Available!

Suite #	Size (Sq.Ft.)	Rent (Sq.Ft. per year)	Base Rent (Monthly)
1A	815	\$28	\$1,902
1C	1,704	\$30	\$4,260
1D	635	\$24	\$1,270
2B	976	\$28	\$2,277
2C	3,948	\$32	\$10,528
2D	1,306	\$32	\$3,483
3D	1,745	\$36	\$5,235
4D	2,742	\$42	\$9,597

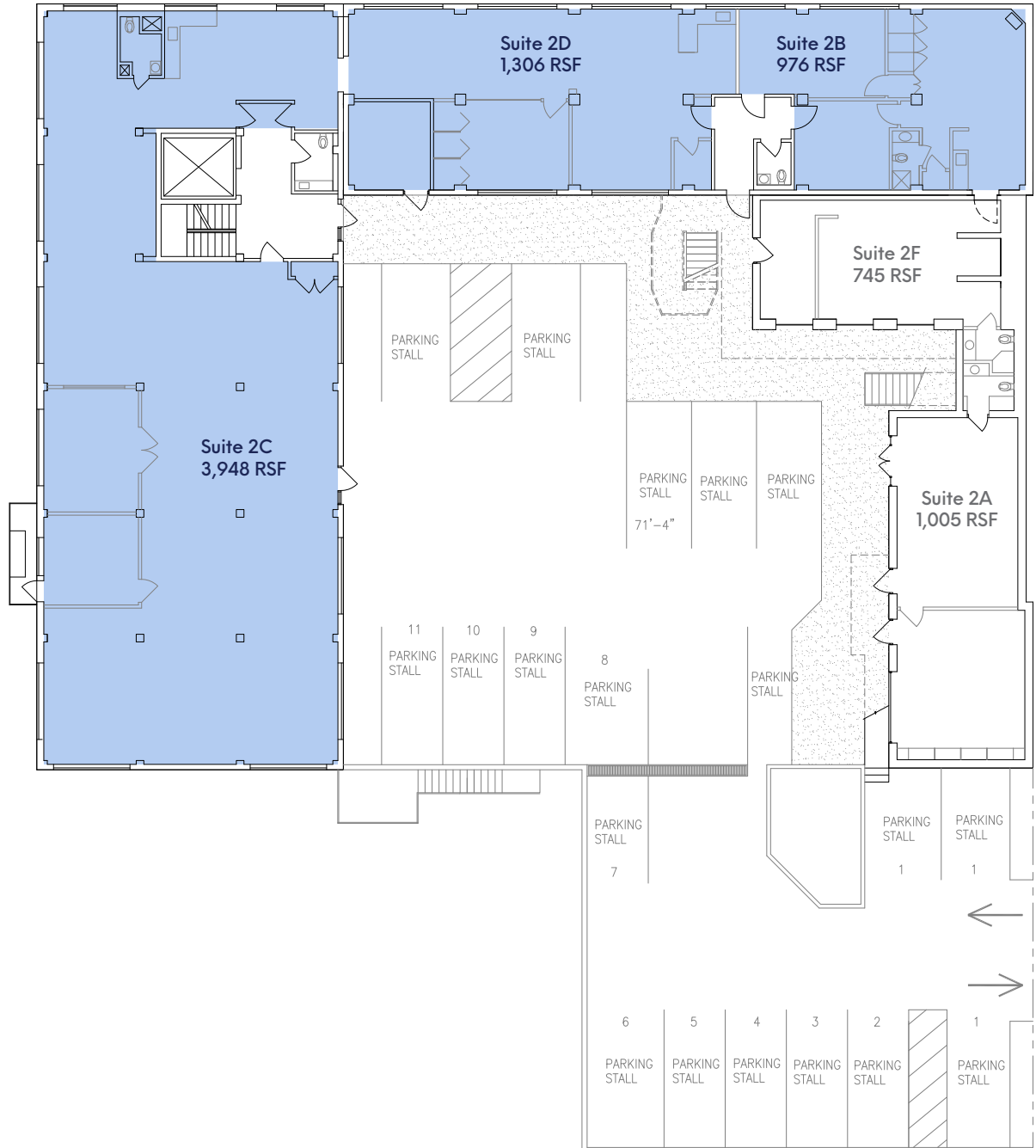
# First Floor



# Second Floor

Ability to merge suites 2C, 2D, & 2B into a single contiguous 6,230 SF suite.

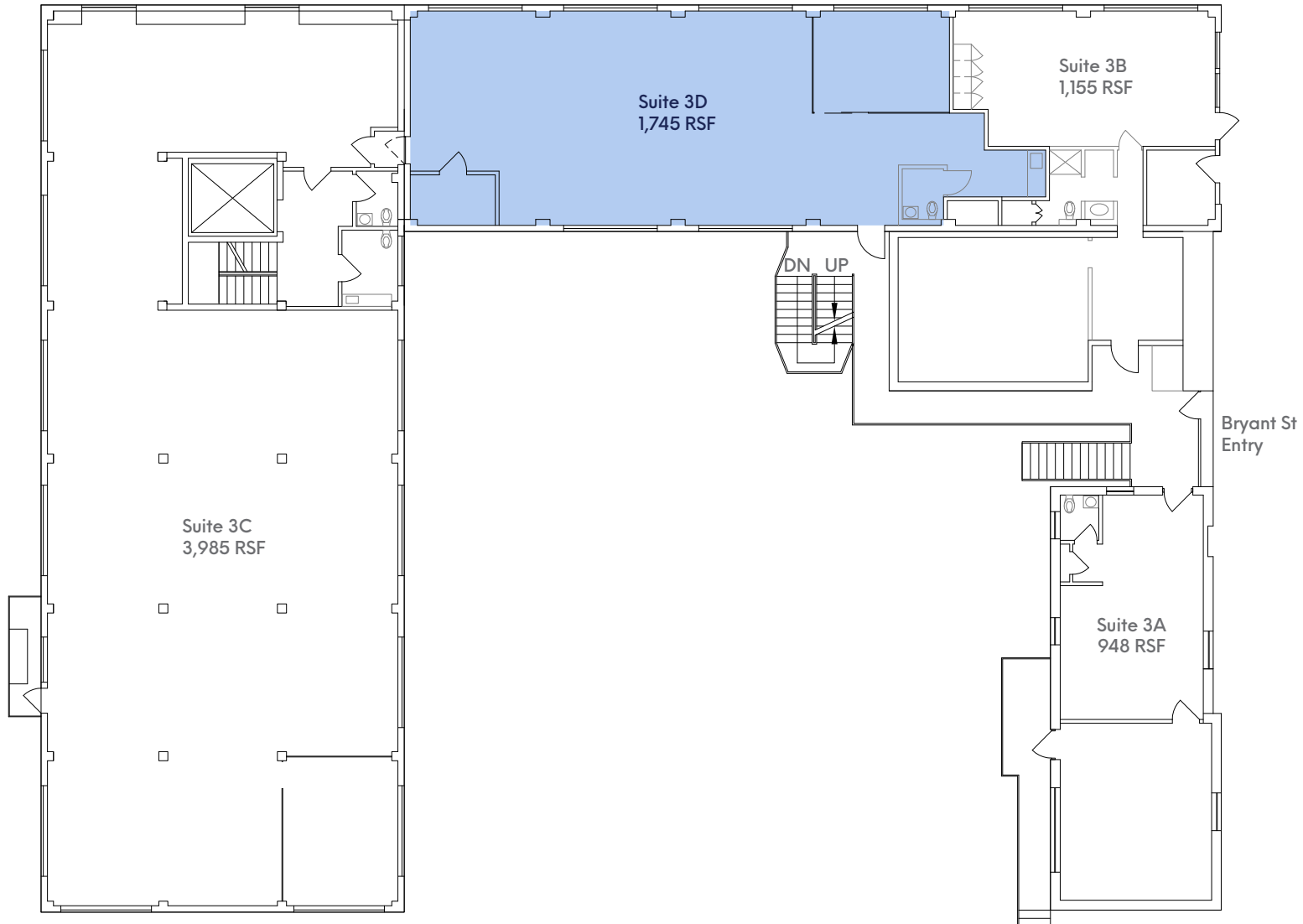
Federal Street



Bryant Street

# Third Floor

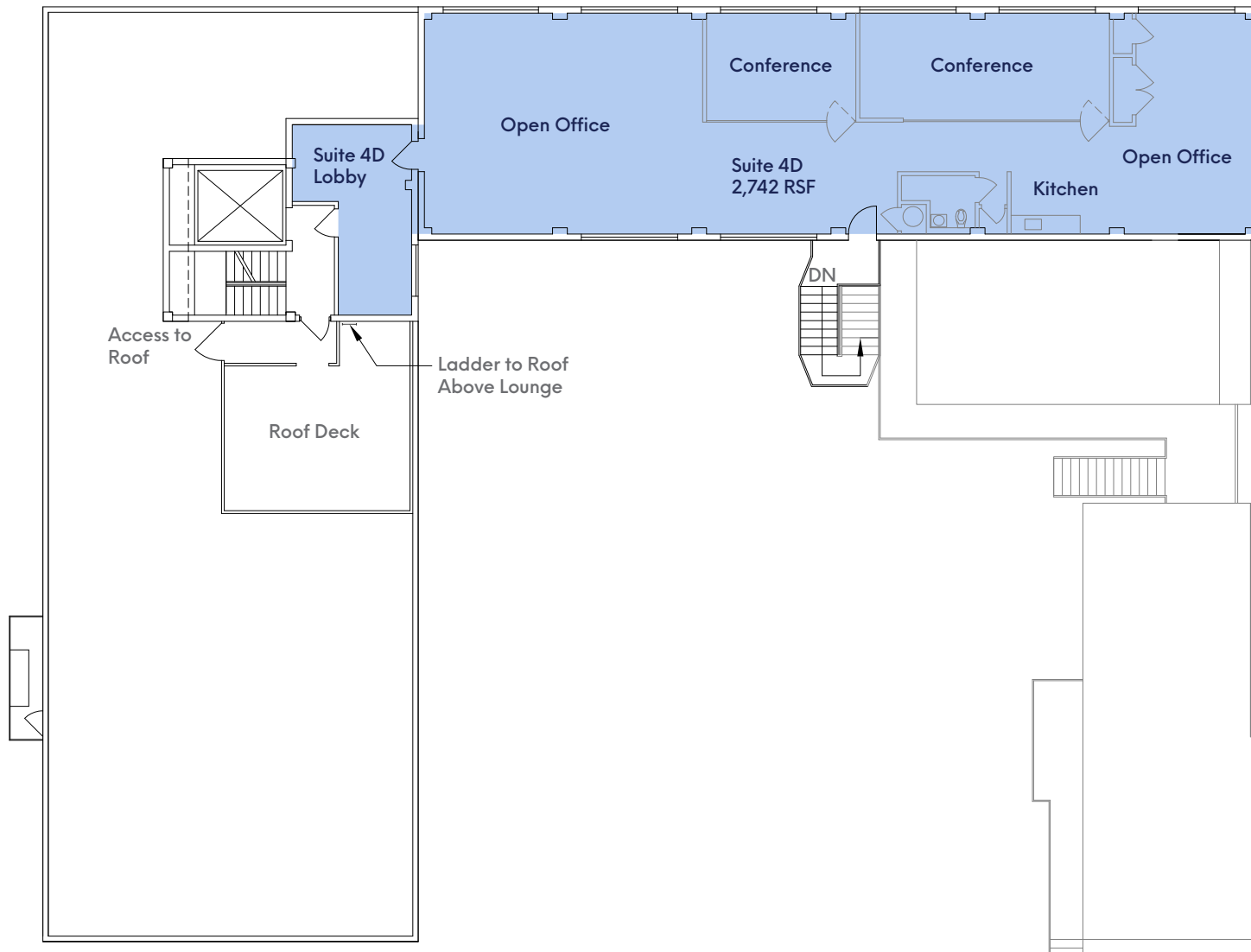
Federal Street



Bryant Street

# Fourth Floor

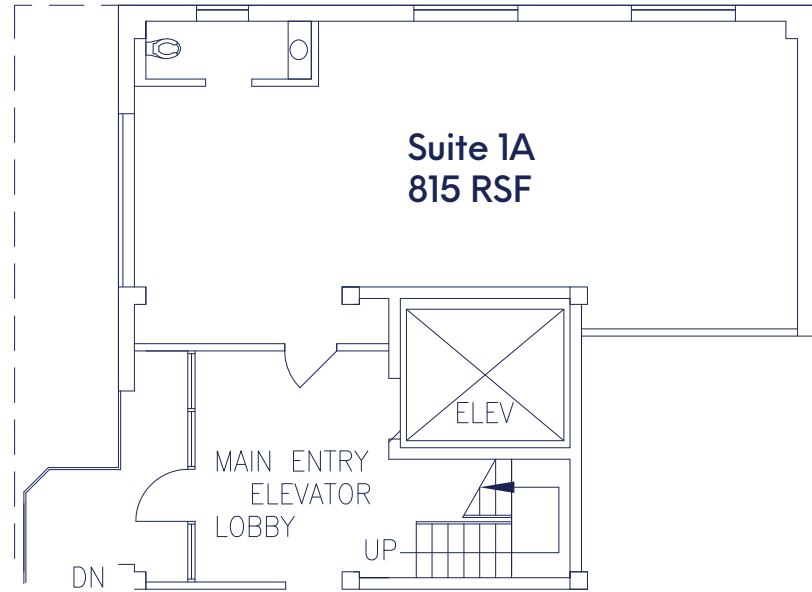
Federal Street



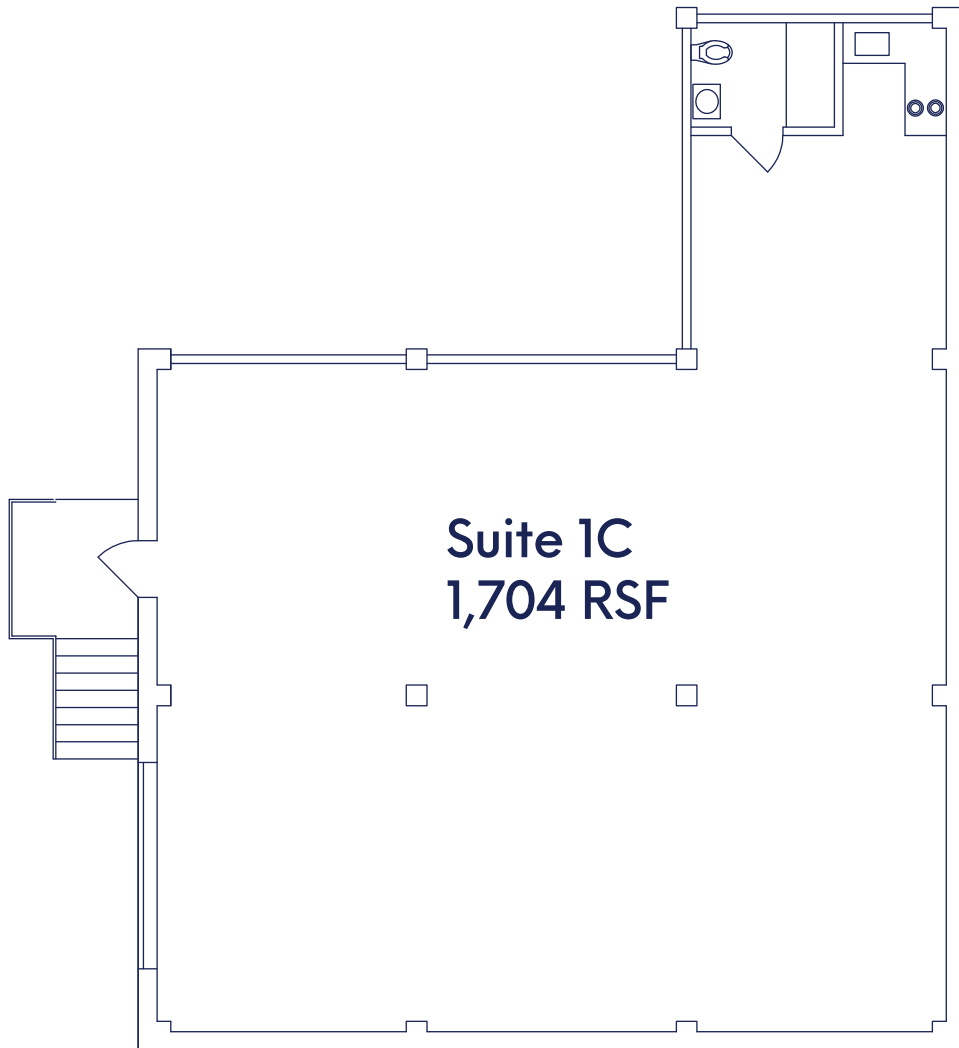
Bryant Street



329 Bryant Street Suite 1A | 815 SF | \$28/SF/YR | \$1,902/MO



329 Bryant Street Suite 1C | 1,704 SF | \$30/SF/YR | \$4,260/MO



Photos are of prior tenant, Suite 1C is currently vacant.

# Suite 1D

+635 Sq.Ft.

\$24/Sq.Ft./Yr

+\$1,270 Monthly Rent

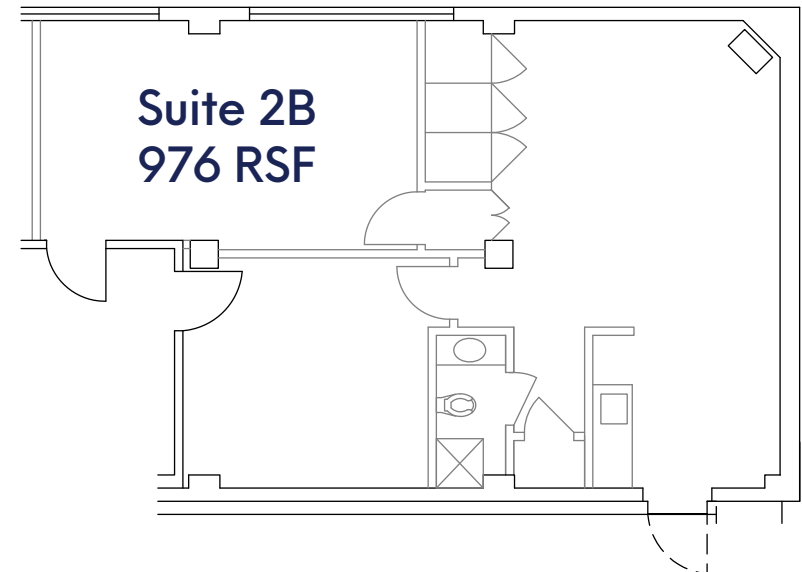


# Suite 2B

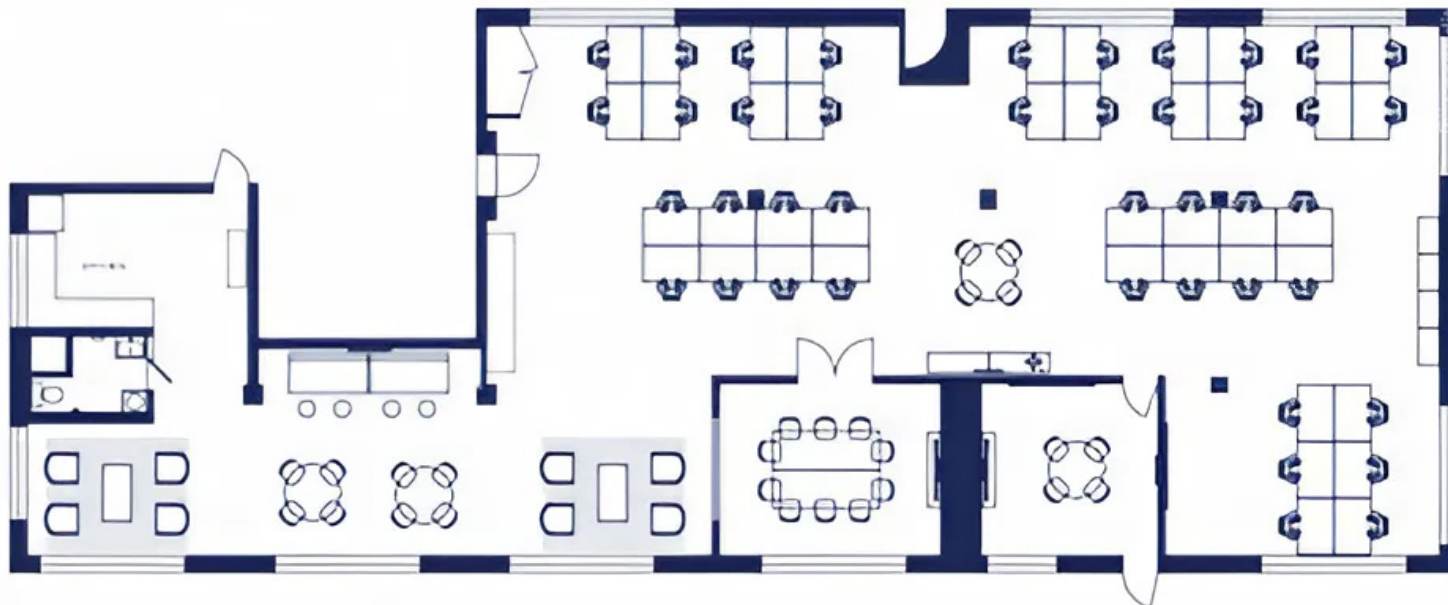
+976 Sq.Ft.

\$28/Sq.Ft./Yr

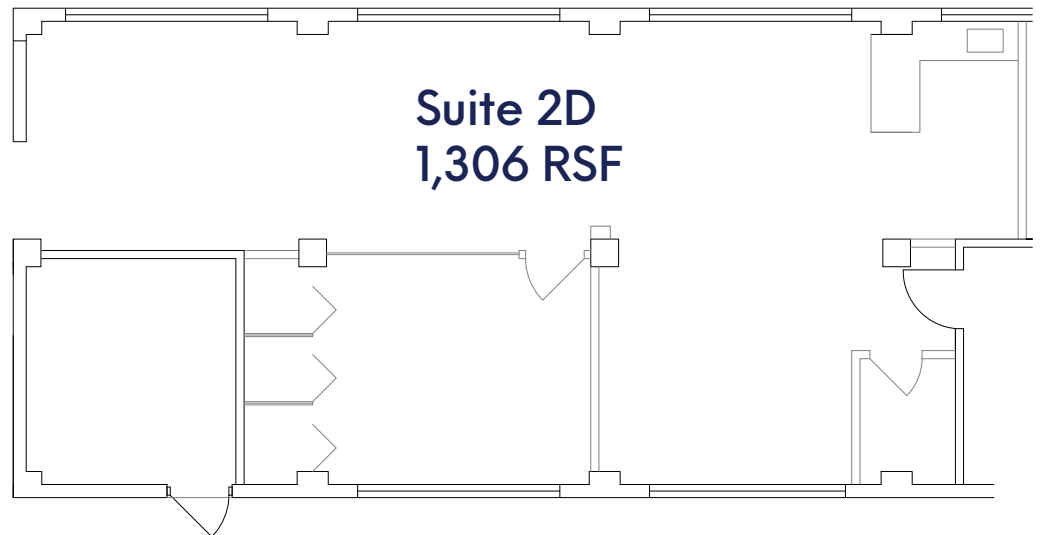
+\$2,277 Monthly Rent



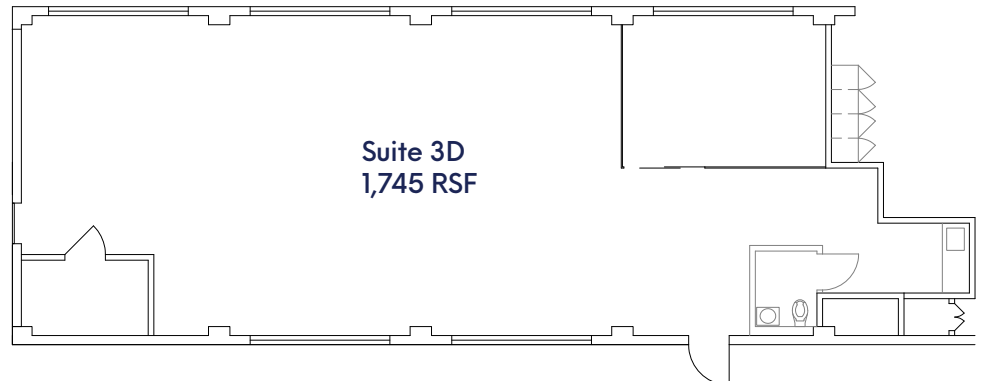
329 Bryant Street Suite 2C | 3,948 SF | \$32/SF/YR | \$10,528/MO



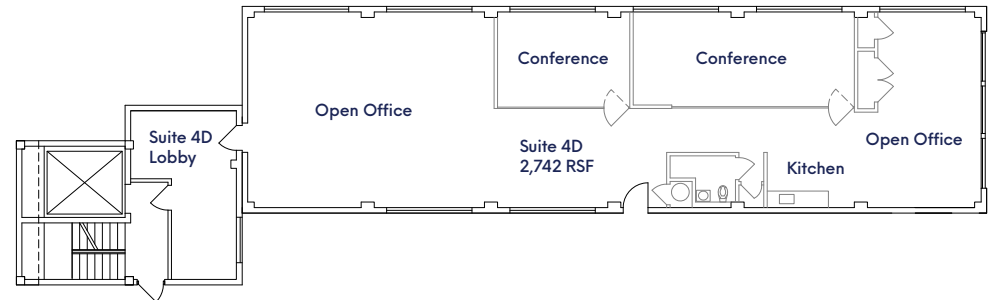
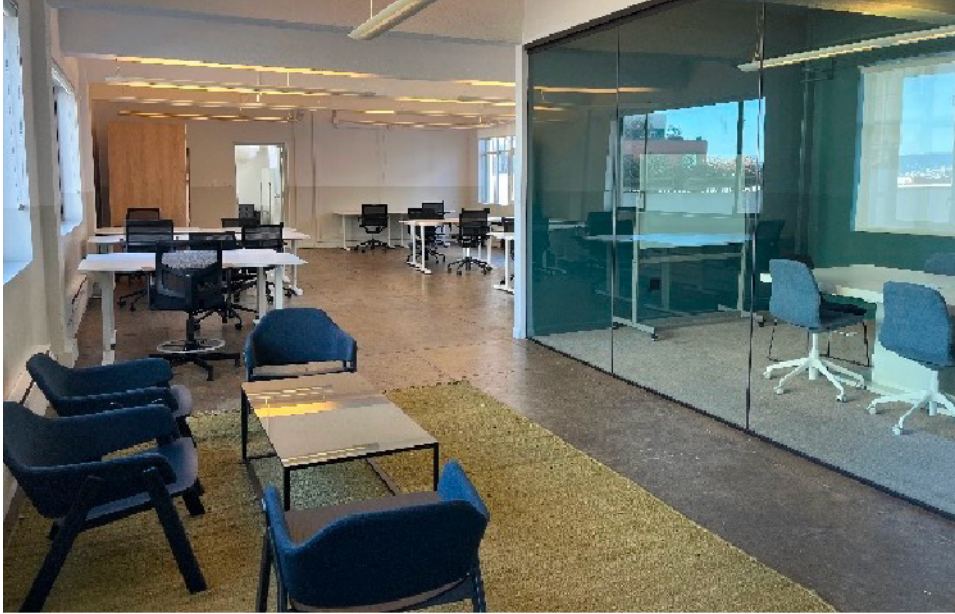
329 Bryant Street Suite 2D | 1,306 SF | \$32/SF/YR | \$3,483/MO



329 Bryant Street Suite 3D | 1,745 SF | \$36/SF/YR | \$5,235/MO



329 Bryant Street Penthouse (Suite 4D) | 2,742 SF | \$42/SF/YR | \$9,597/MO





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## For leasing information

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