

715

Bryant Street

San Francisco, CA 94107

TCN
WORLDWIDE
REAL ESTATE SERVICES

Office Space For Lease

Fully furnished
Perfect for AI Startups

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

Building Summary

Address:	715 Bryant Street
Property Type:	Office Space
Available Suite:	101, 102, 103, 201 & 202
Term:	1 to 3 Years

Individual Spaces

1 SUITE 101
± 1,550 SF

2 SUITE 102
± 1,550 SF

3 SUITE 103
± 2,050 SF

4 SUITE 201
± 1,550 SF

5 SUITE 202
± 1,550 SF

Combined Spaces

1 SUITES 101 & 102
± 3,000 SF

2 SUITES 101 & 103
± 3,600 SF

3 SUITE 201 & 202
± 3,100 SF



Kitchenettes

Each suite includes a private en-suite kitchen



ADA Bathrooms

Full ADA restrooms with showers



Power Ready

3×100 AMP circuits per suite



Natural Light

North & south exposure + downtown view



Creative Workspaces

Flexible suites for modern teams



Modern Infrastructure

Up-to-date systems for efficiency



Individually Metered

Each suite has separate utility meters



Fully Furnished

Move-in ready workspace



AI Ready

Ideal for tech startups



Utilities

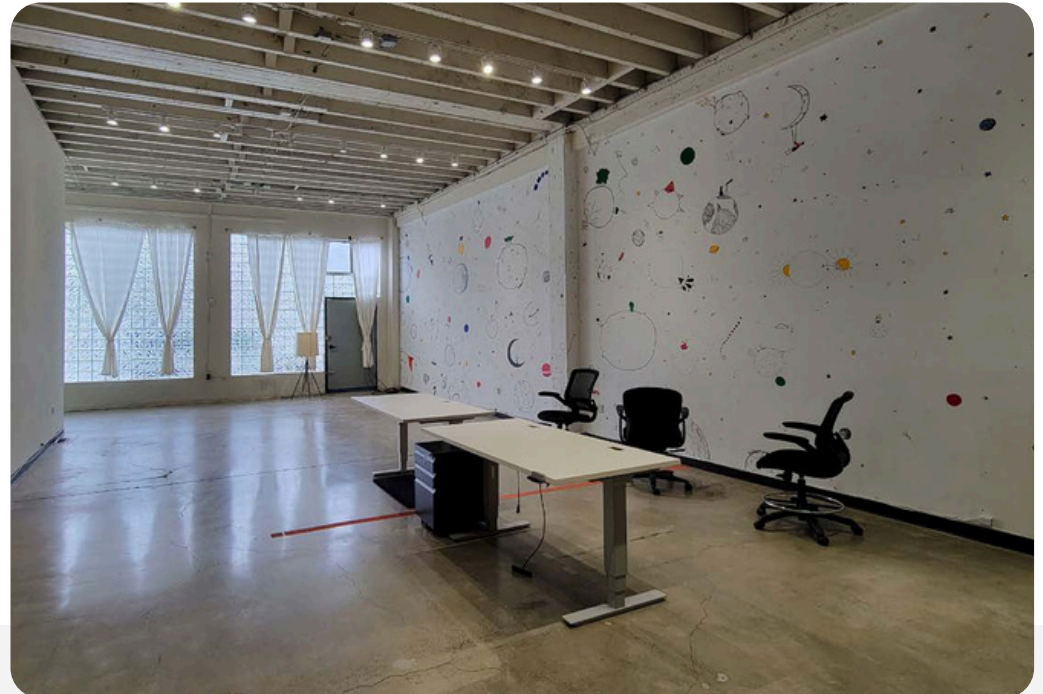
Tenant pays PG&E & garbage; water covered by landlord

SUITE 101

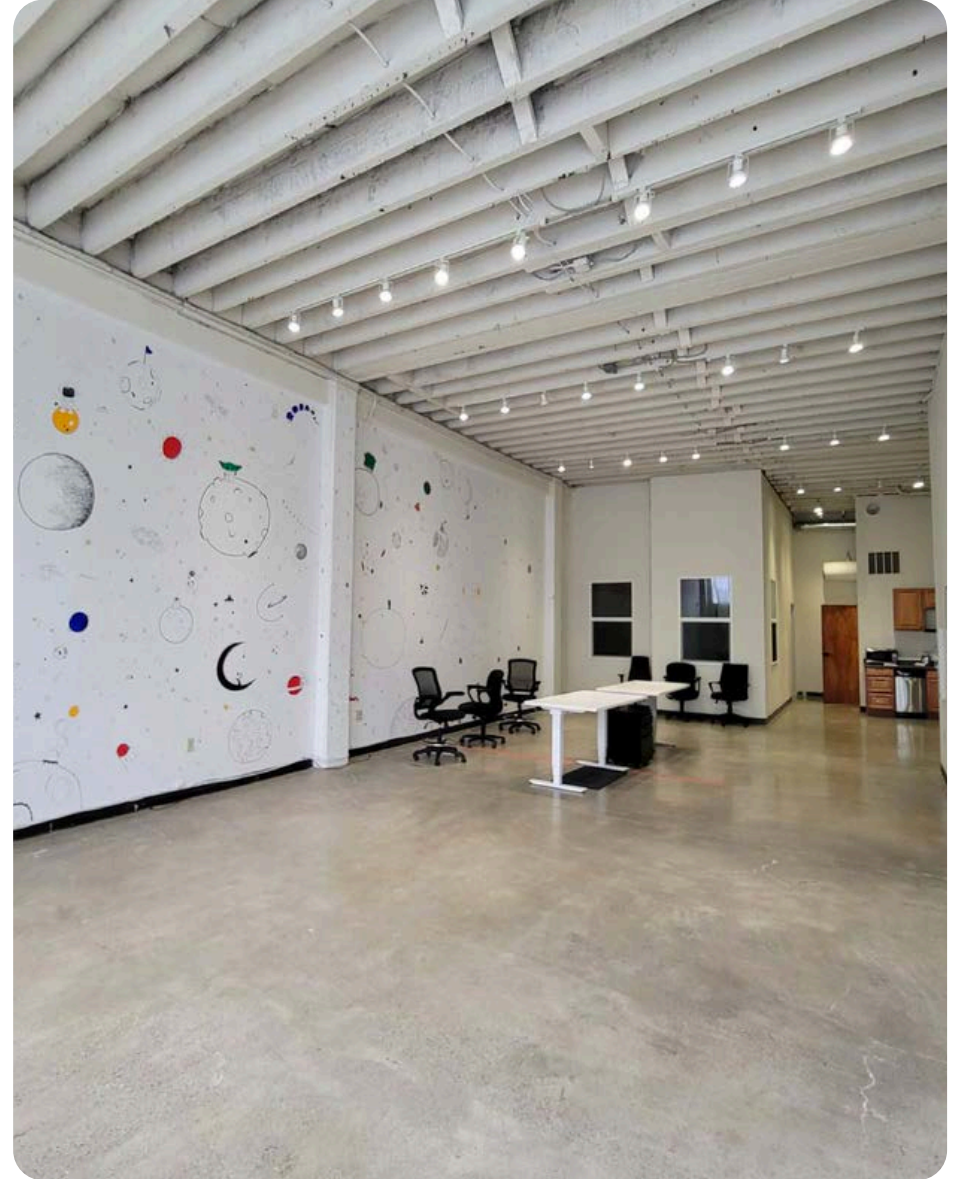
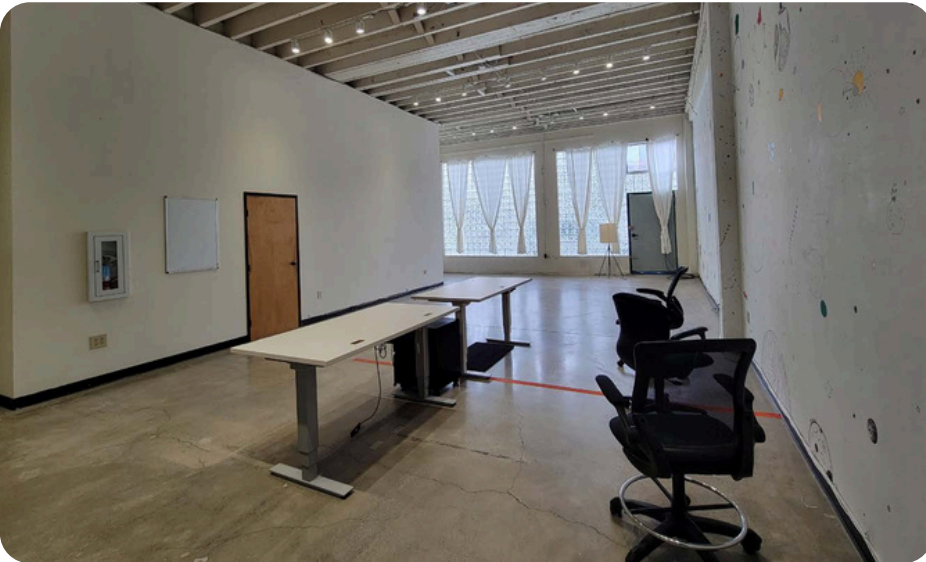
Size	± 1,550 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- Ground Floor Space
- Open Plan
- Private Office/Conference Room
- Full ADA Bathroom with Shower
- Located near FWS 101, 80, and 280 on Ramps
- Space Separately Metered Tenant pays PG&E and Garbage
- Water paid by Landlord
- Each Suite has 3x100 AMP Circuits
- AT&T Fiber comes with Building



SUITE 101

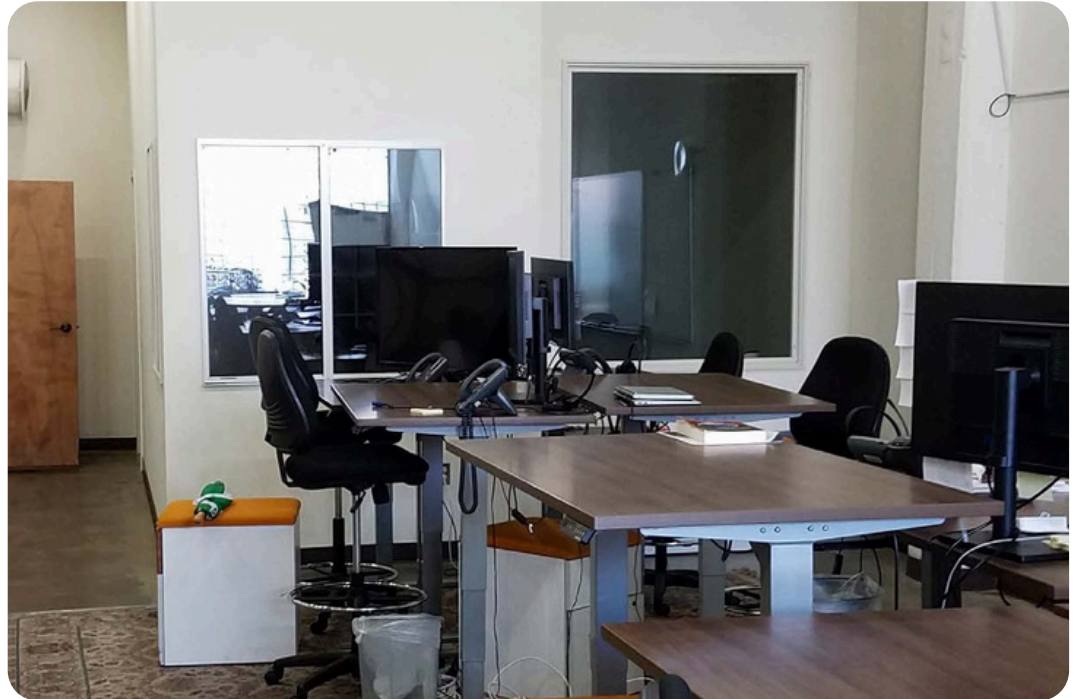


SUITE 102

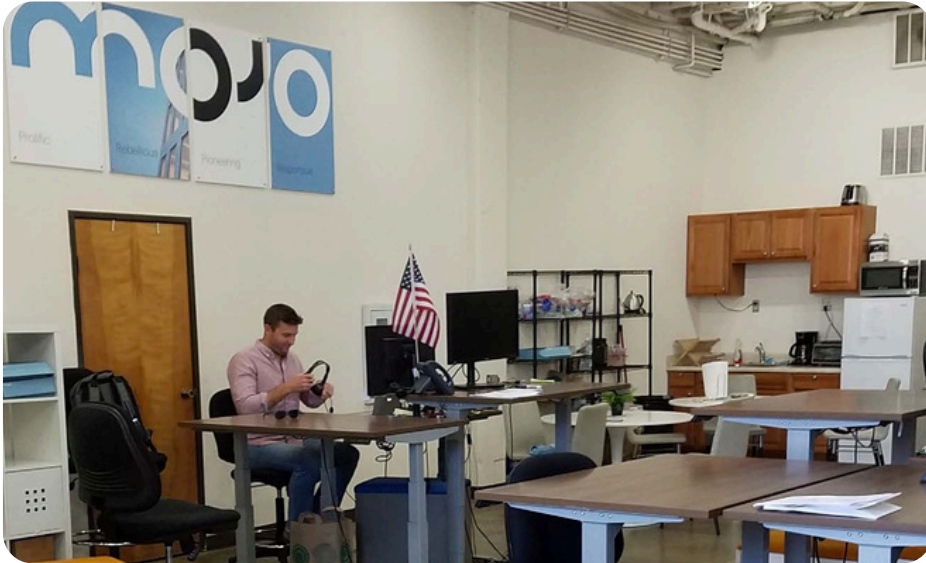
Size	± 1,550 SF
Rate	\$29 PSF/YR
Term	1 to 3 Years

Highlights

- Open ground floor layout
- Lab-ready convertible space
- Direct lobby entry with steel door
- Private office/conference room
- En-suite kitchen area
- Polished concrete flooring
- 14 ft exposed ceilings
- 3×100 AMP power per suite
- AT&T fiber internet included
- ADA bathroom with shower



SUITE 102

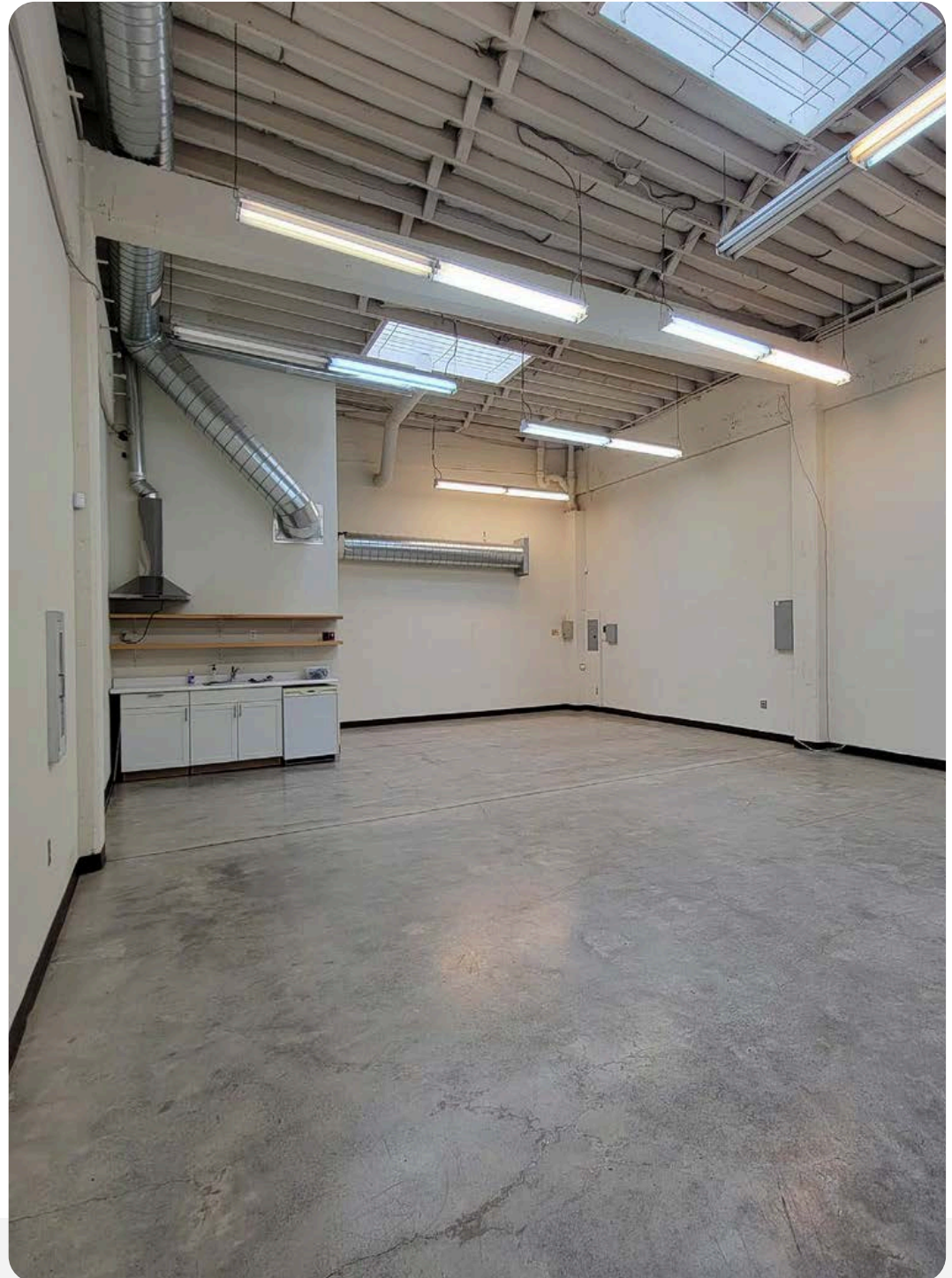


SUITE 103

Size	± 2050 SF
Rate	\$26 PSF/YR
Term	1 to 3 Years

Highlights

- 18 ft ceiling height
- Includes Level 2 EV charging
- Two large skylights
- 520 SF mezzanine
- Private secured parking
- Entry and waiting area
- Handicap-accessible bathroom
- The shower is included in the restroom
- Kitchen area with hood
- Ideal for creative or light industrial use
- Efficient open layout

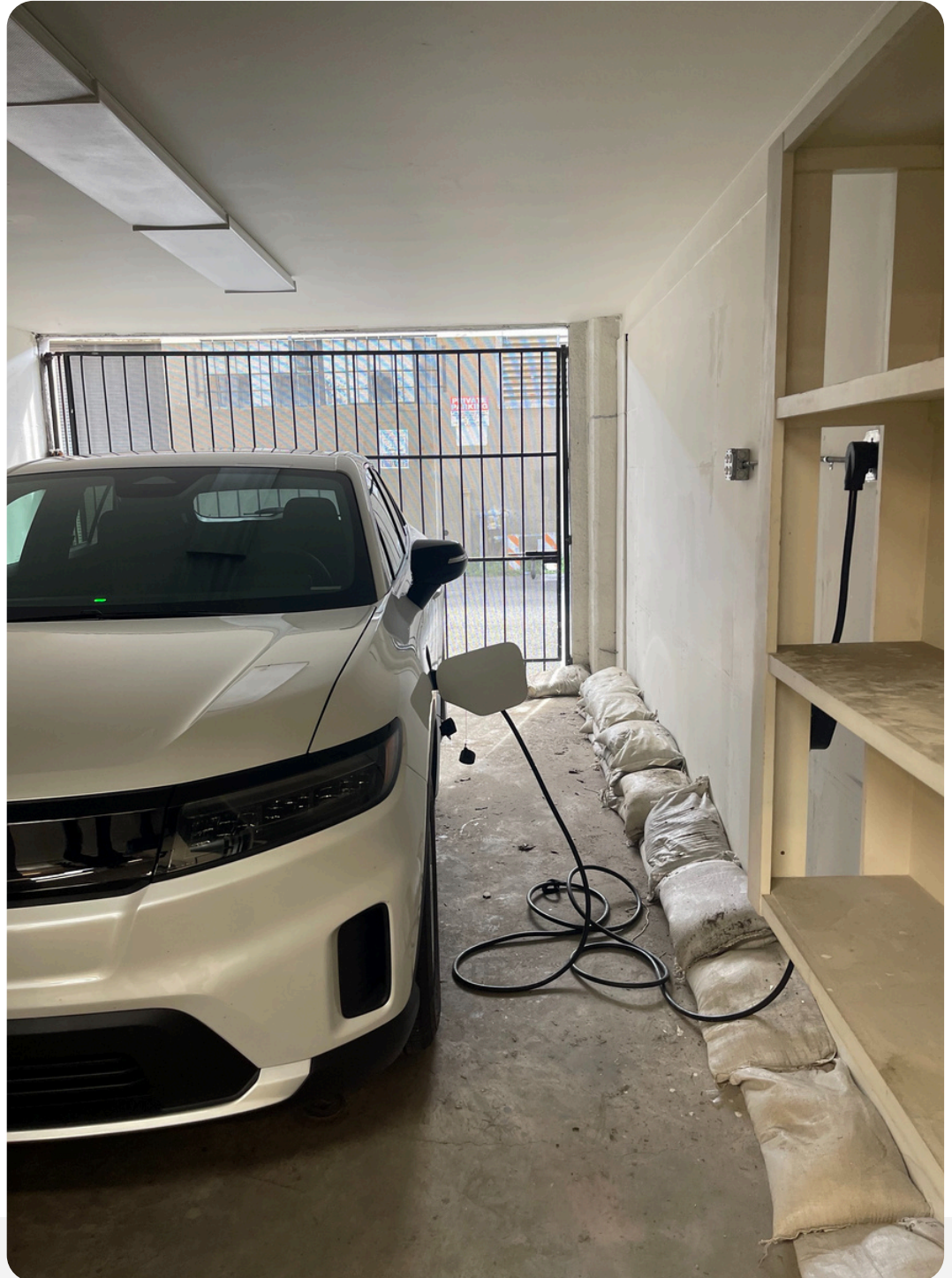


SUITE 103



SUITE 103

Suite 103 now includes Level 2 EV charging conveniently located in the secured parking area at the rear of the property.

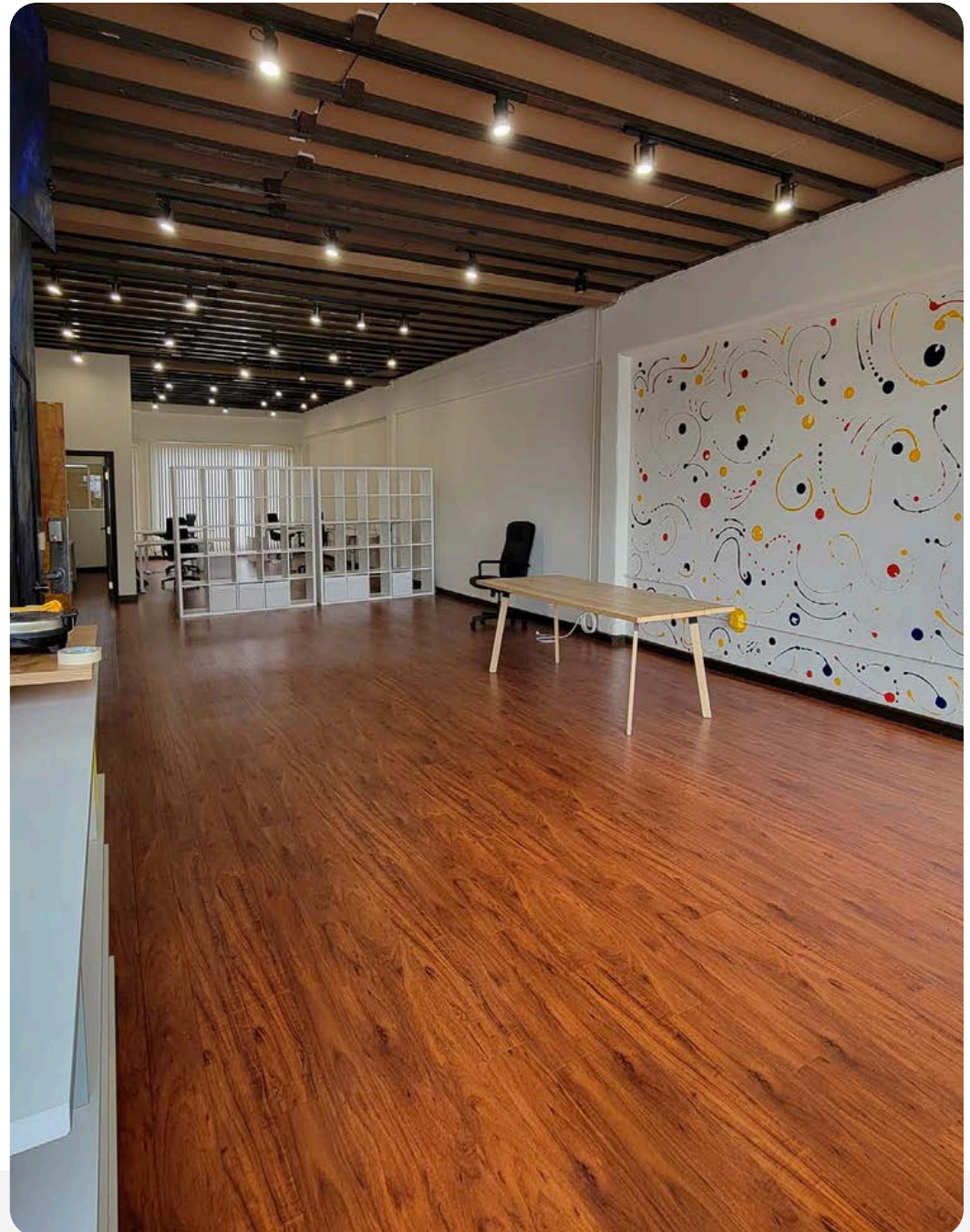


SUITE 201

Size	± 1,550 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- 2nd floor, bright and sunny
- En-suite kitchen
- Private office or conference room
- ADA bathroom with a shower
- Downtown views, north & south exposure
- Near 101, 80, and 280 ramps
- 11 ft insulated ceiling, laminate floors
- Roof access included
- Private HVAC with LED daylight control
- Separately metered; PG&E & garbage by tenant, water by landlord



SUITE 201

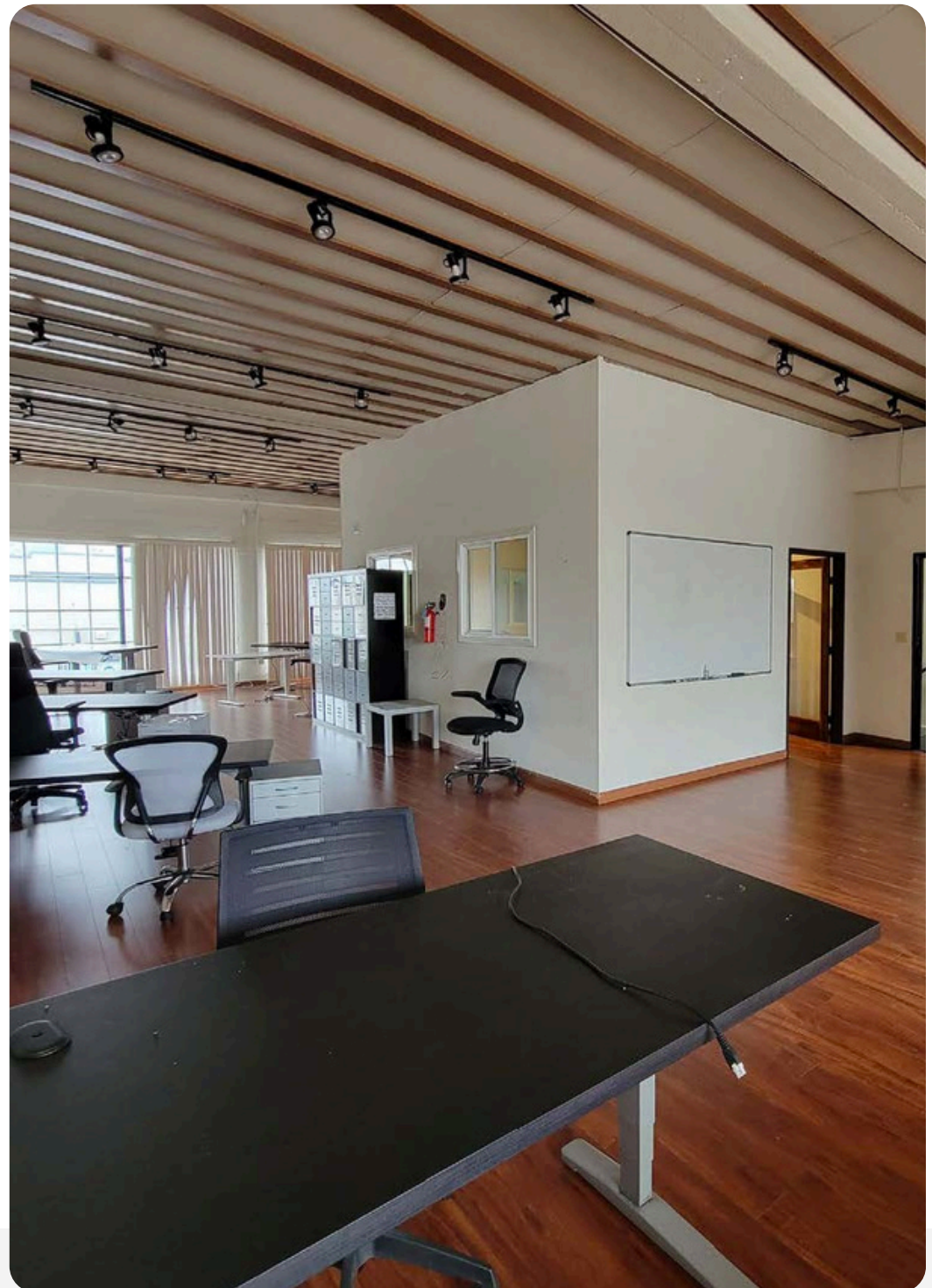


SUITE 202

Size	± 1,550 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- Bright & sunny 2nd-floor suite
- Includes en-suite kitchen area
- Private office or conference room
- ADA-compliant bathroom with a shower
- North & south exposure with downtown views
- Close to 101, 80 & 280 freeway ramps
- 11 ft insulated ceiling & laminate flooring
- Access to roof + private HVAC system
- LED lighting with daylight & occupancy control
- 3×100 AMP circuits, AT&T fiber, separate meters
(tenant pays PG&E & garbage; water by landlord)



SUITE 202

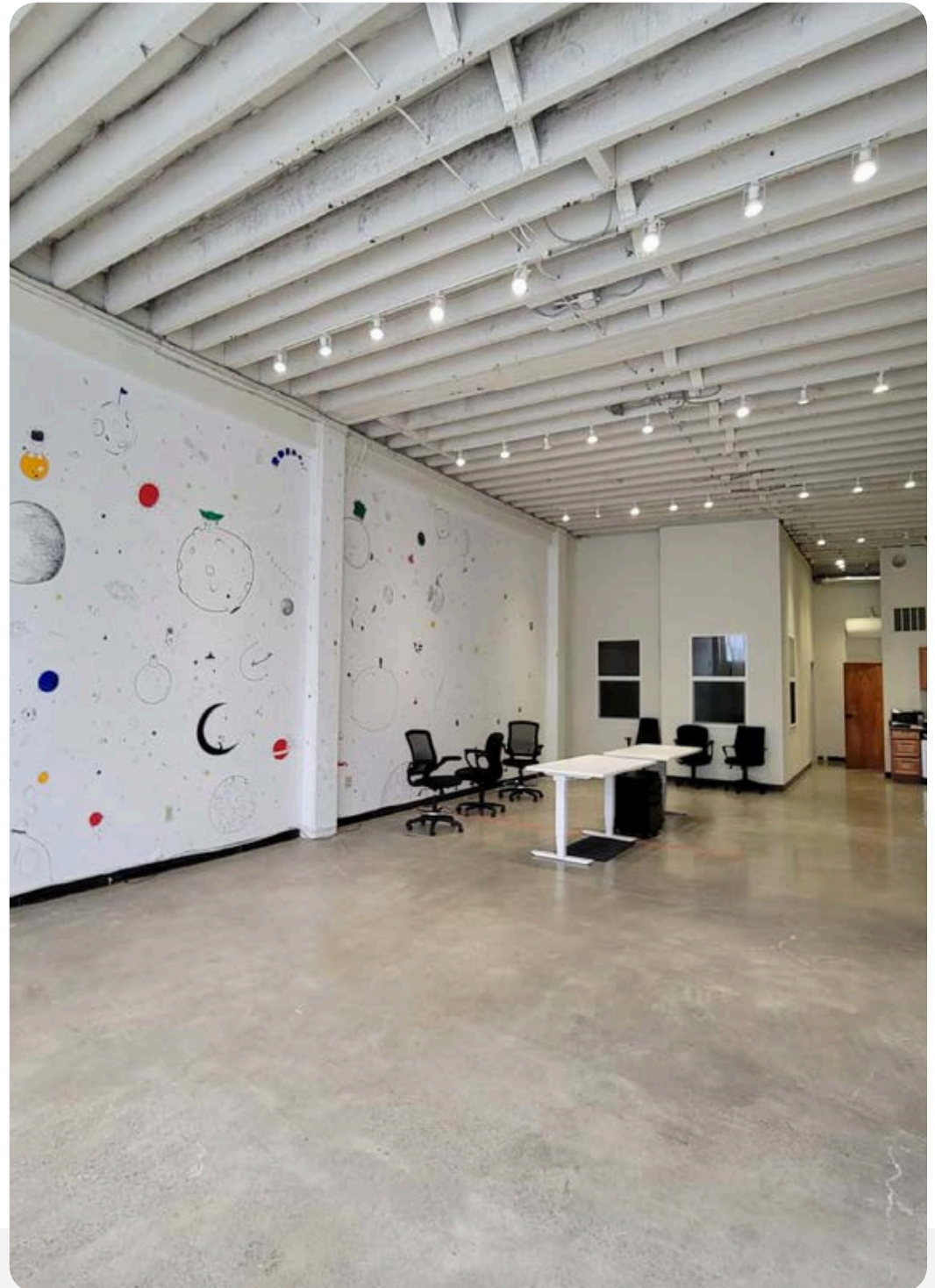


SUITES 101 & 102

Size	3,000(lobby 100 sq')
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

- Open-plan layout across both suites
- Two private offices or conference rooms
- Two ADA-compliant bathrooms with showers
- Direct ground floor entry with steel doors
- Two en-suite kitchen areas
- Polished concrete flooring
- 14 ft exposed ceilings
- Total of 6×100 AMP power
- AT&T fiber internet included
- Near 101, 80, and 280 freeway on-ramps



SUITES 101 & 103

Size	± 3,600 SF
Rate	\$29 PSF/YR
Term	1 to 3 Years

Highlights

- Open floor plan with 520 SF mezzanine
- 18 ft ceilings and two large skylights
- Private office and dedicated waiting area
- Kitchen with hood plus en-suite kitchenette
- Two ADA-compliant bathrooms with showers
- Direct lobby access via secure steel door
- Polished concrete flooring throughout
- Private secured parking included
- 6×100 AMP power capacity
- AT&T fiber internet connectivity

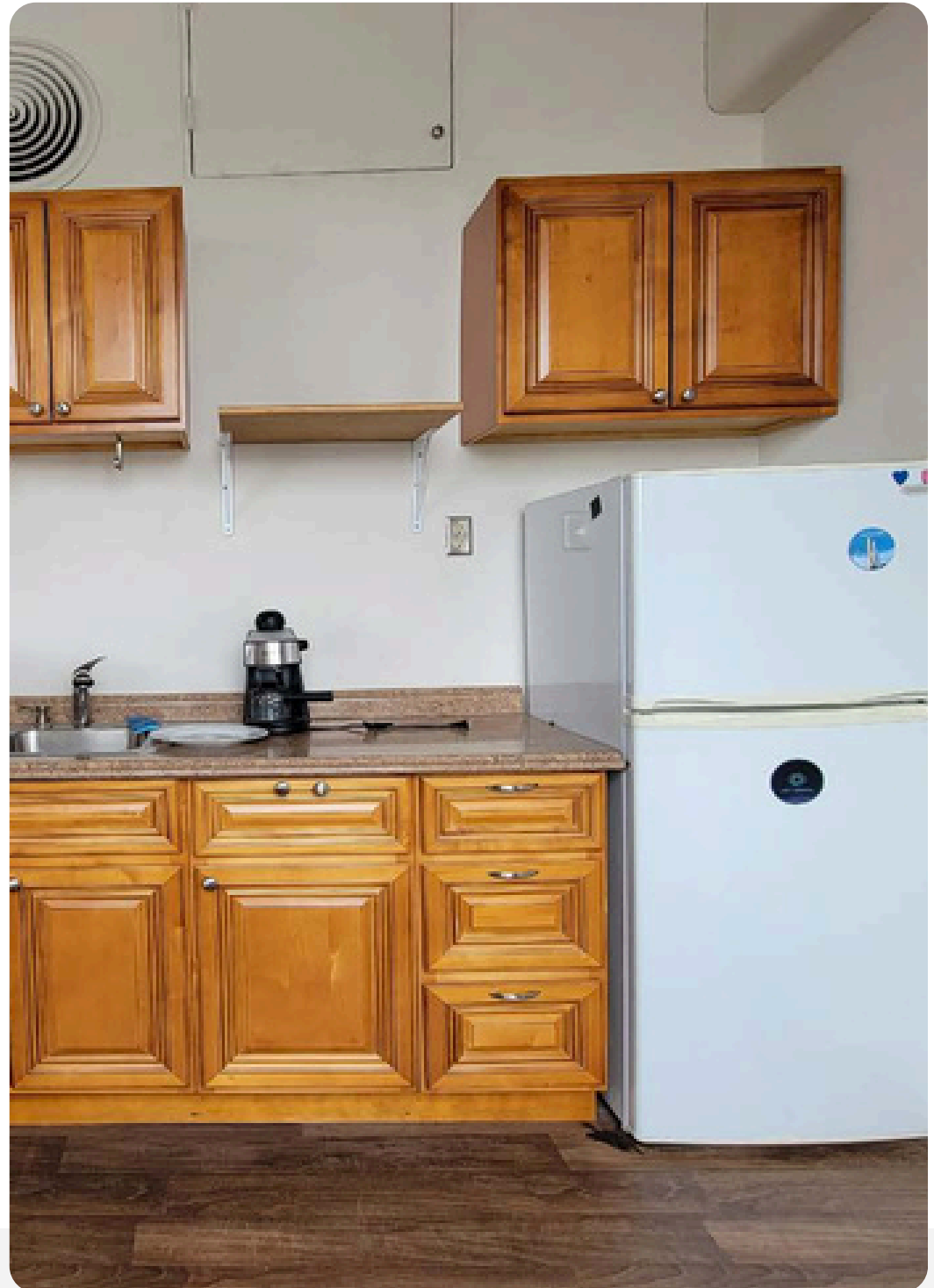


SUITES 201 & 202

Size	± 3,100 SF
Rate	\$32 PSF/Year
Term	1 to 3 Years

Highlights

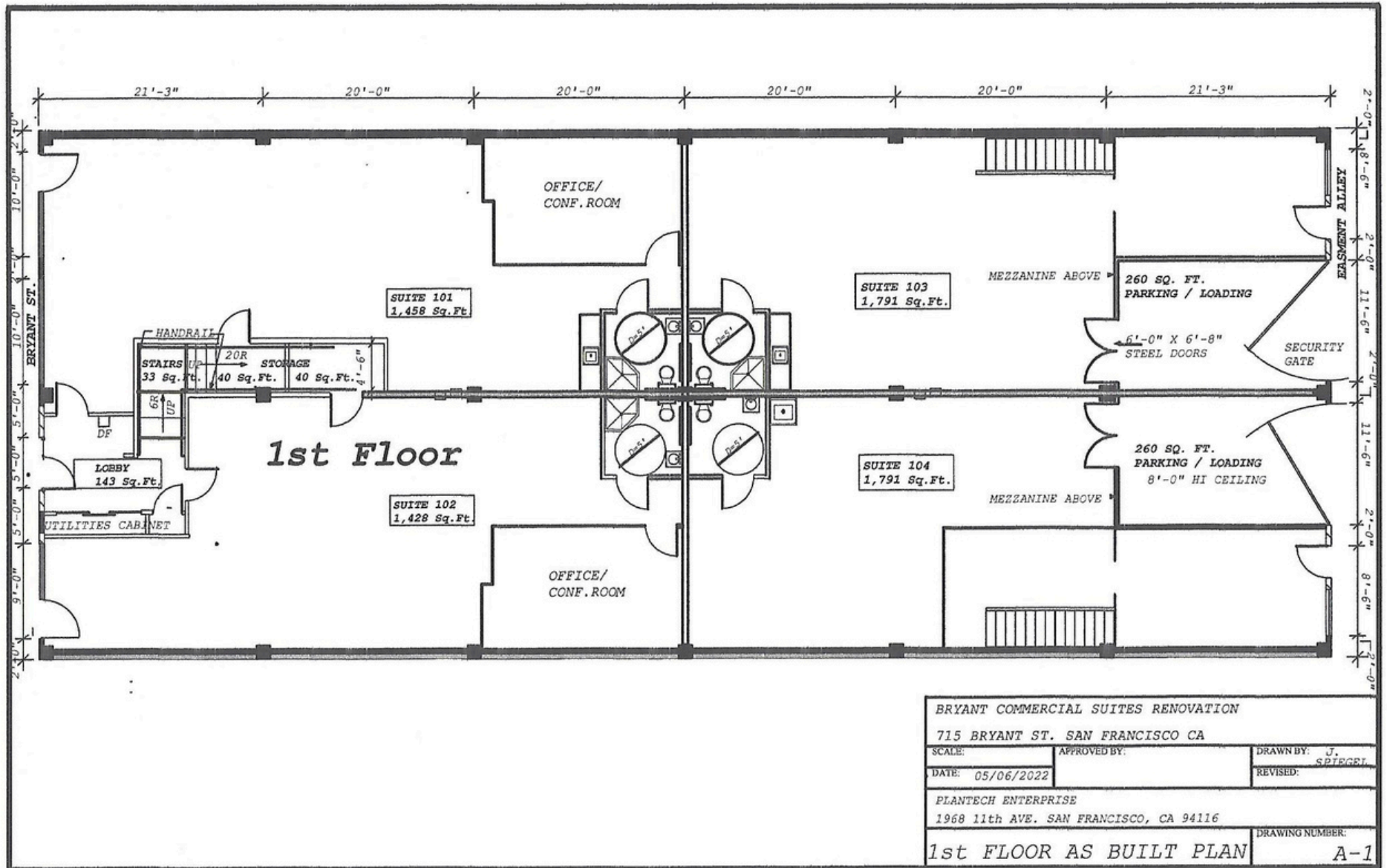
- Bright and sunny second-floor suite
- En-suite kitchen area included
- Private office or conference room
- ADA-compliant bathroom with shower
- North and south exposure with downtown views
- Near 101, 80, and 280 freeway ramps
- 11 ft insulated ceiling with laminate floors
- Access to rooftop and private HVAC system
- LED lighting with daylight and occupancy sensors
- 3×100 AMP circuits, AT&T fiber, separately metered (tenant pays PG&E & garbage; water by landlord)



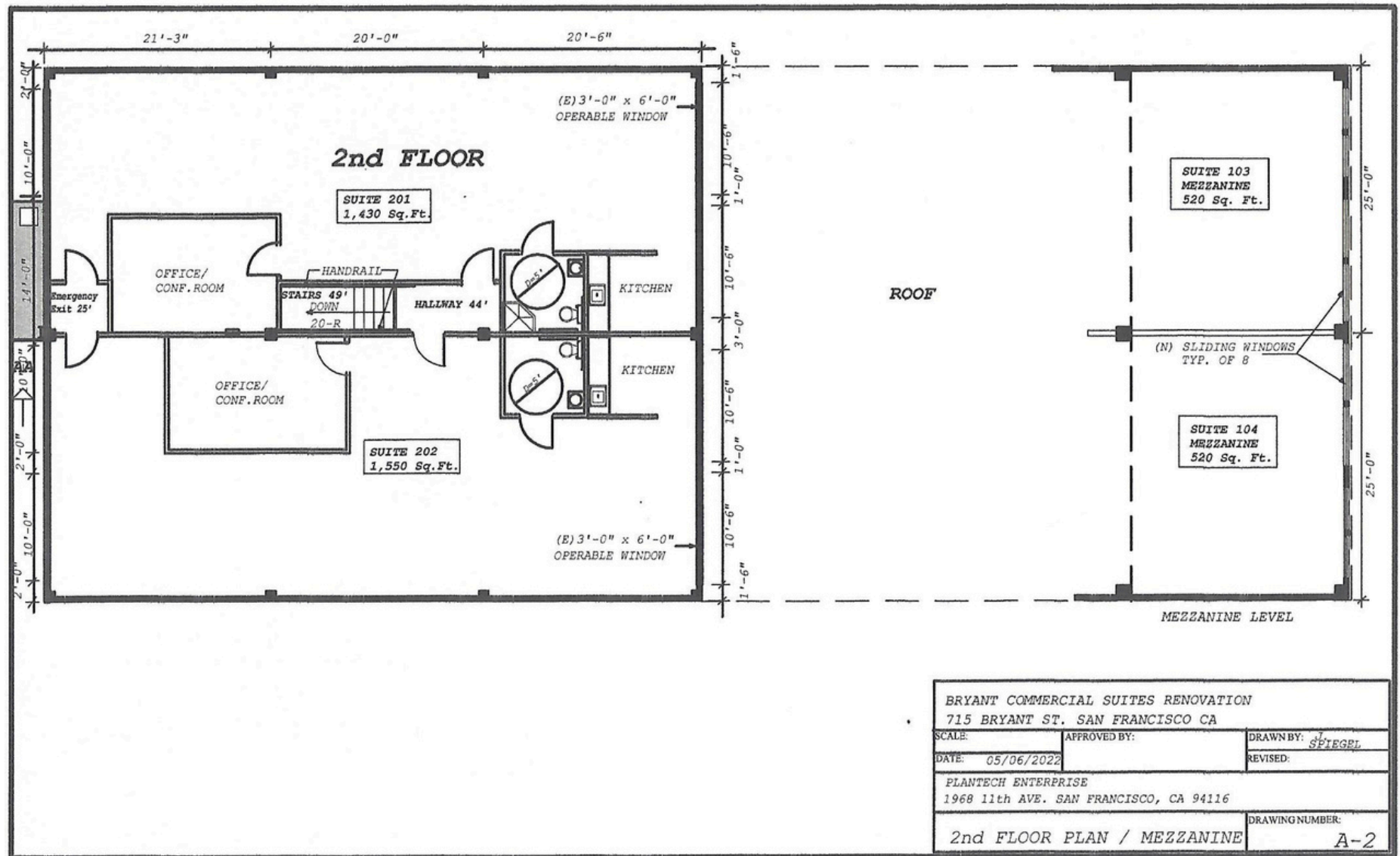
ROOFTOP



FIRST FLOOR – FLOOR PLAN



SECOND FLOOR – FLOOR PLAN



This is a detailed aerial map of a section of San Francisco, California. The map is overlaid with a large number of business logos, representing various companies located in the area. The logos are scattered across the map, with a higher concentration in the central and right-hand portions. A red pin marks the location of 715 Bryant St, which is circled in white. The map shows major highways, including Interstate 80 and Interstate 101, and several streets such as Townsend St, Brannan St, Bryant St, and Harrison St. The logos include well-known brands like Starbucks, Safeway, Walgreens, UPS, and Target, as well as more local or niche businesses like Peets Coffee, Trader Joe's, and Cycle Gear. The overall image is a composite of a satellite map and a collection of corporate branding.

NEIGHBORHOOD



Team



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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