



SAN FRANCISCO, CA

**\$4/SF/YR to
procuring
broker**



**Reintroducing
a San Francisco Classic
Small Office Suites for Lease**

**AVISON
YOUNG**



SAN FRANCISCO, CA

Located steps away from the center of San Francisco



On-Site Security



Mix of Small Traditional Office and Creative Spec Suites



Classic Union Square Location



Stunning Architecture



Flexible Terms



Easy Access to BART & MUNI



Operable Windows



Directly on the Iconic Cable Car Line



Conveniently Located Near Great Shopping/ Dining



Affordable Rents!





SAN FRANCISCO, CA

Available Space

Suite	RSF	Available	Monthly Rent	Suite Description
405	2,575	Now	\$7,510.42	Spec suite to be completed.
204	2,132	Now	\$6,929.00	Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.
310	2,040	Now	\$6,630.00	Recently improved. 6 private offices / meeting rooms. 3-sides of windows. Great natural light.
514	1,378	Now	\$4,019.17	Former physical therapist office. Small kitchenette. May be combined with Suite 511 for 1,687 RSF.
906	1,253	Now	\$4,072.25	Top floor suite, former chiropractic office. Perfect for many uses. Two small offices. One larger meeting room. Three sides of windows.
300	1,001	Now	\$2,919.58	4 private offices, reception area.
708	953	Now	\$2,779.58	Open space with 1 corner office / meeting room.
201	794	Now	\$2,580.50	Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.
303	779	Now	\$2,272.08	Spec suite to be completed.
503	773	Now	\$2,254.58	Excellent natural light. 3 private offices / meeting rooms, IT room, reception. Sutter Street window line.
700	657	Now	\$1,916.25	2 private offices.
703	624	Now	\$1,820.00	3 rooms (former esthetician office), two sinks in place. Sutter Street views.
815	570	Now	\$1,852.50	Open space, former law firm; excellent for professional / personal services.
602	523	Now	\$1,699.75	Open space with windows facing Sutter Street.
426	494	Now	\$1,440.83	Immediate elevator access and identity, two rooms, natural light.
612	359	Now	\$1,047.08	Open space with window, perfect for many users.
211	306	Now	\$892.50	Direct elevator access. Perfect for solo office or small team office.

*Quoted rent is for new, "as is" deals. For deals with TI, quoted rent is low-mid \$40s / SF FSG.

**AVISON
YOUNG**

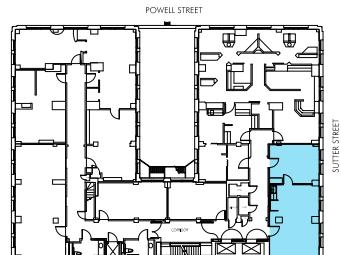
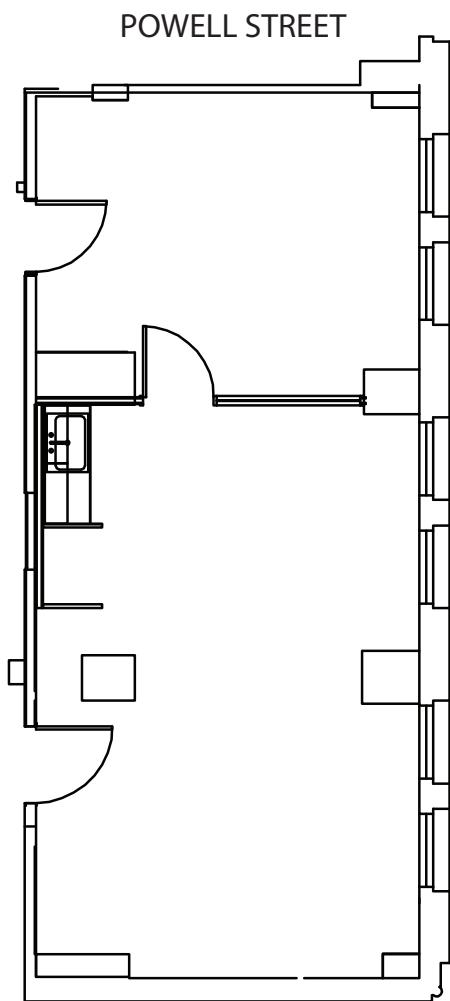


SAN FRANCISCO, CA

Suite 201

794 SF | Available now

Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

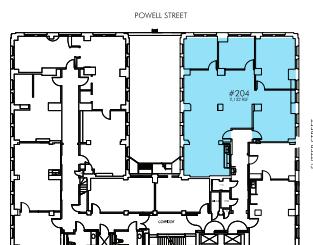
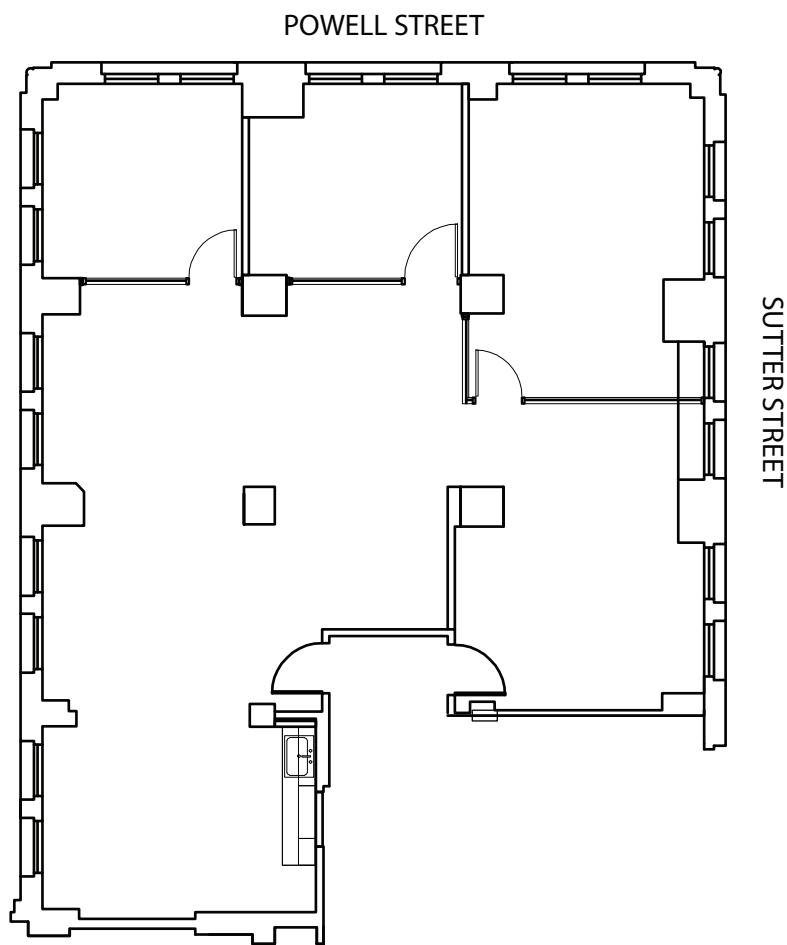
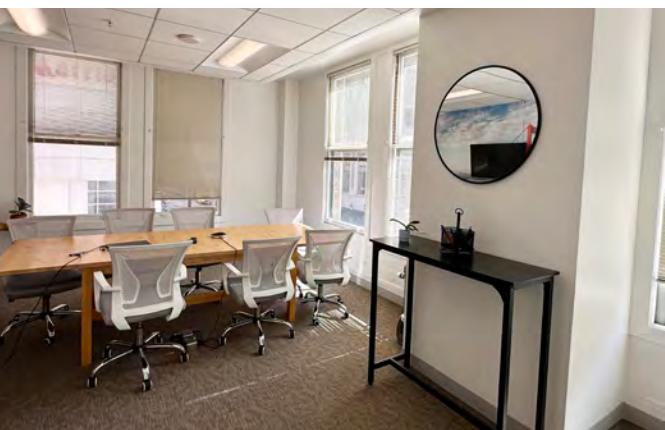


SAN FRANCISCO, CA

Suite 204

2,132 SF | Available now

Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

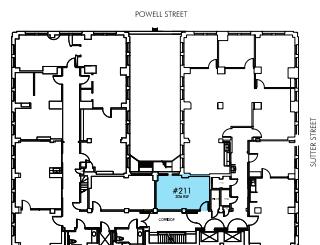
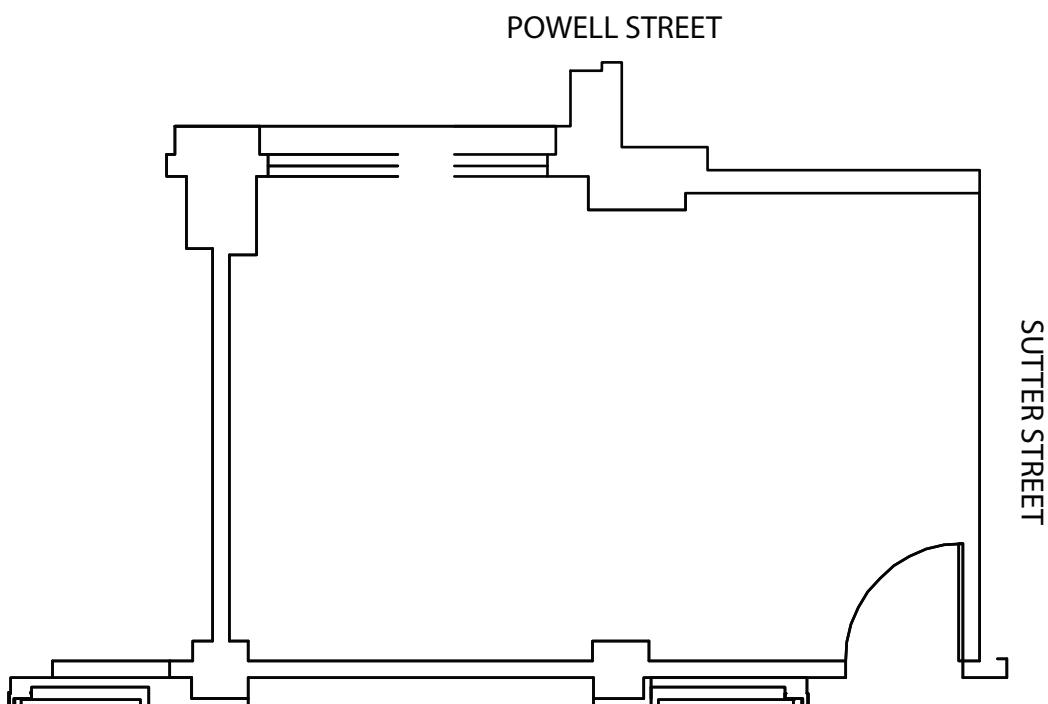


SAN FRANCISCO, CA

Suite 211

306 SF | Available now

Direct elevator access. Perfect for solo office or small team office.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442



SAN FRANCISCO, CA

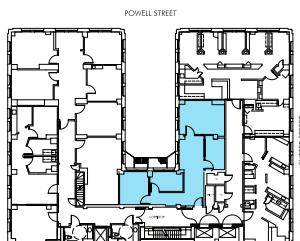
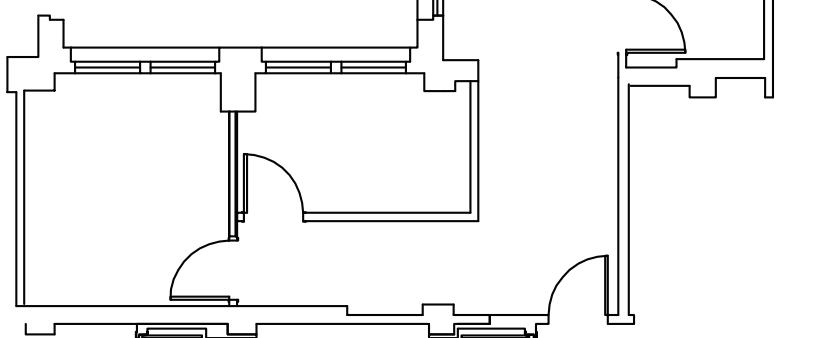
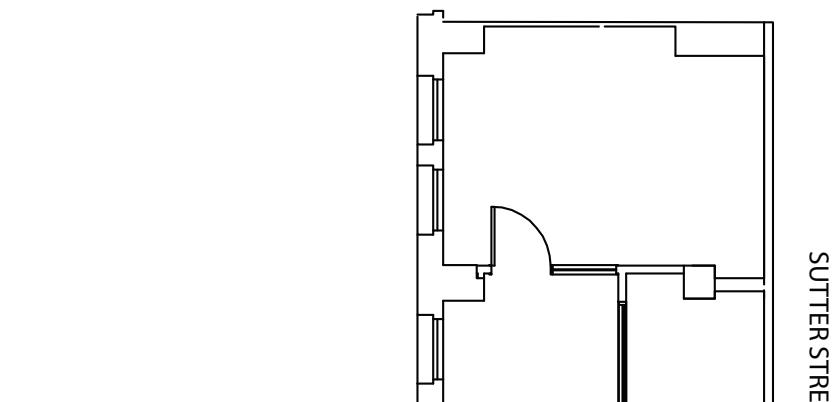
Suite 300

1,001 SF | Available now

4 private offices, reception area.



POWELL STREET



WILL O'DALY

+1 650 703 8336

will.o'daly@avisonyoung.com

RE Lic#02063132

SHAW BLAISDELL

+1 213 651 5137

shaw.blaisdell@avisonyoung.com

RE Lic#02352442

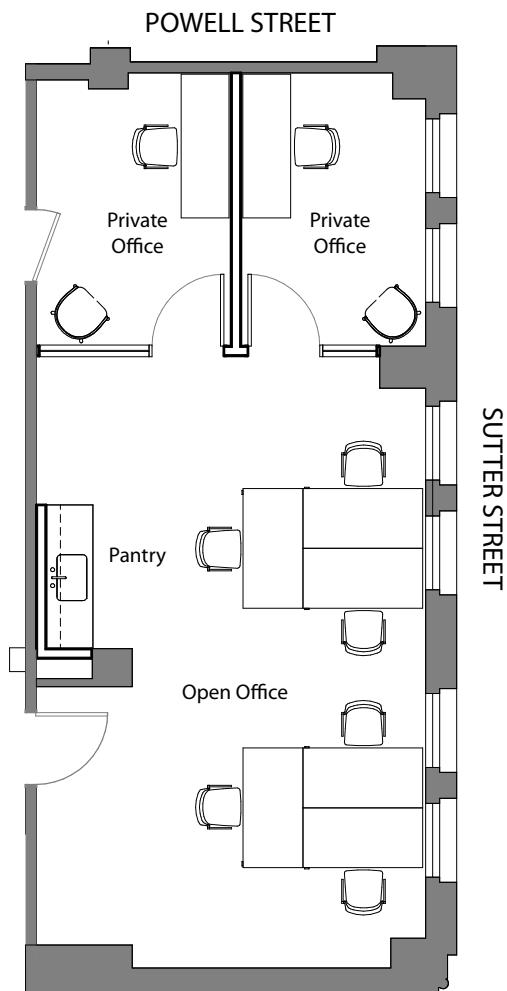


SAN FRANCISCO, CA

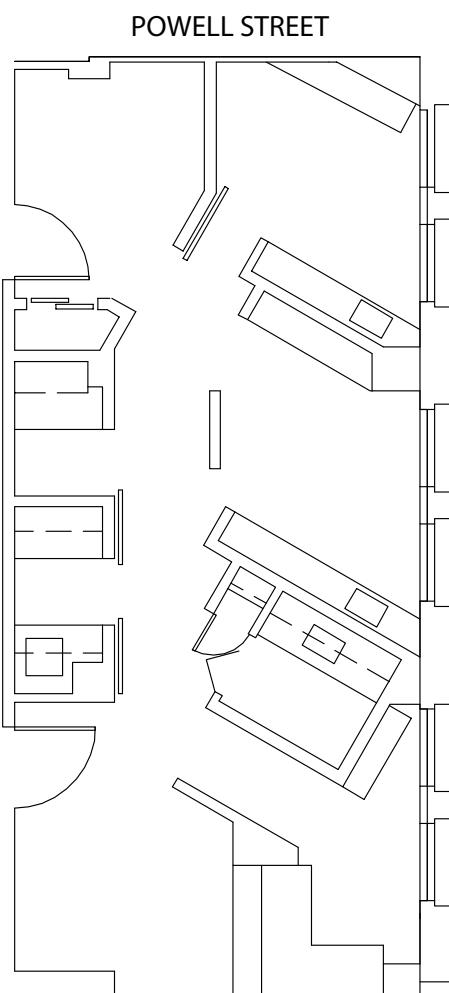
Suite 303

779 SF | Available now

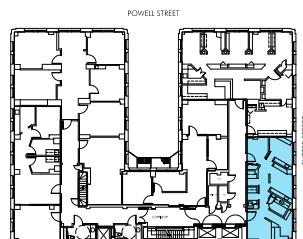
Spec suite to be completed.



Hypothetical Layout



Current Layout



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

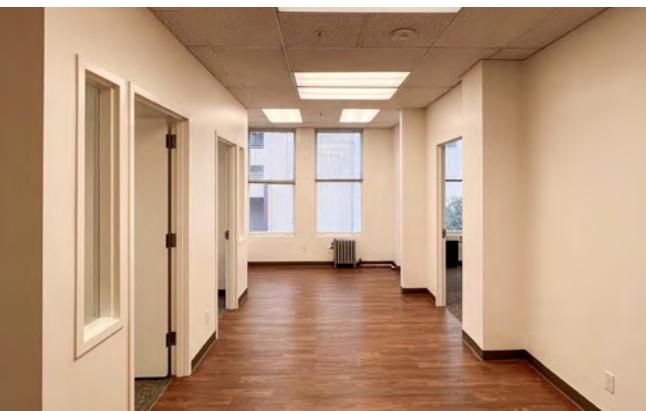


SAN FRANCISCO, CA

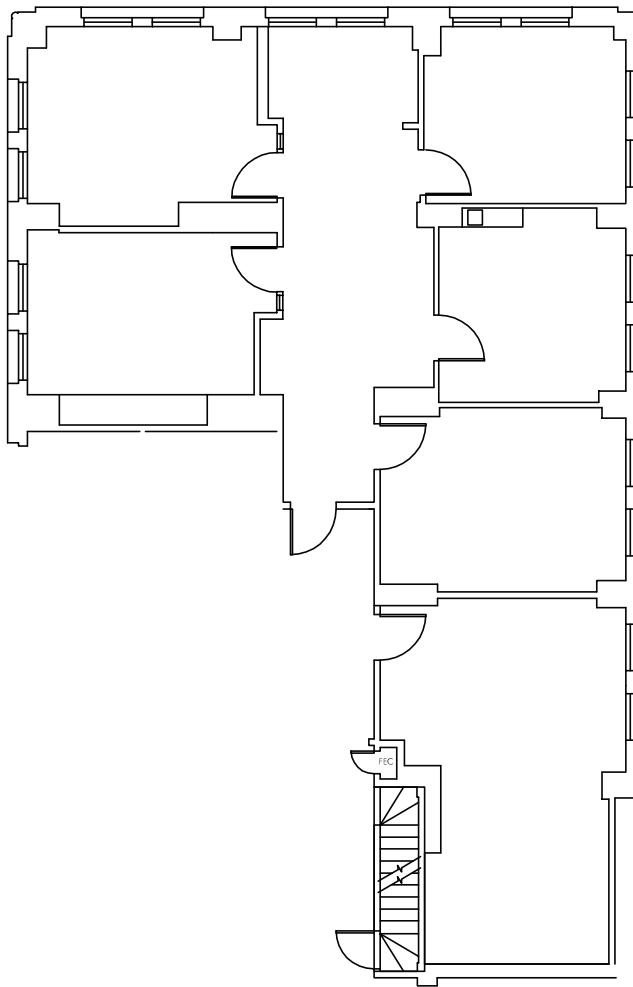
Suite 310

2,040 SF | Available now

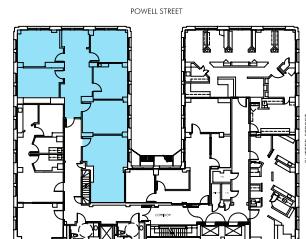
Recently improved. 6 offices / meeting rooms. 3-sides of windows, overlooking Powell Street. Great natural light.



POWELL STREET



SUTTER STREET



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

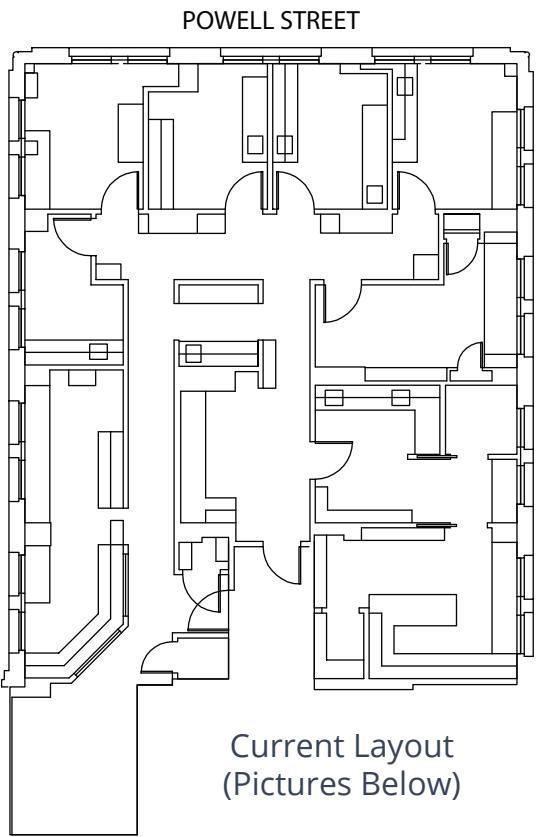


SAN FRANCISCO, CA

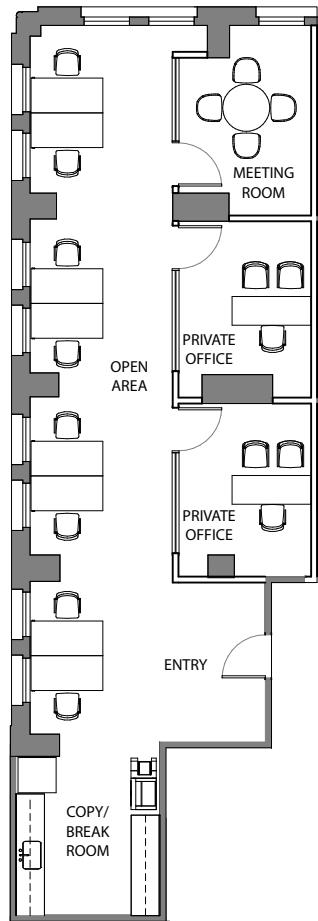
Suite 405

2,575 SF | Available now

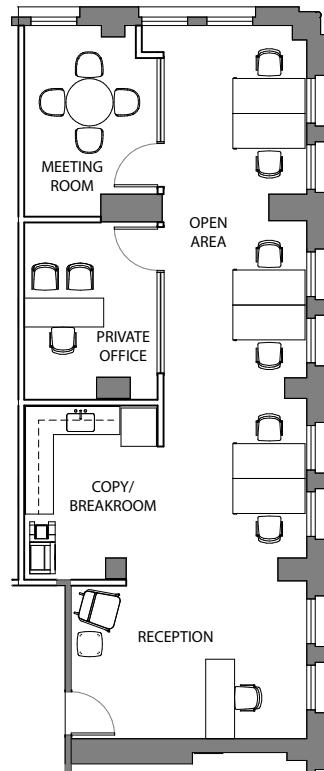
Spec suite to be completed.



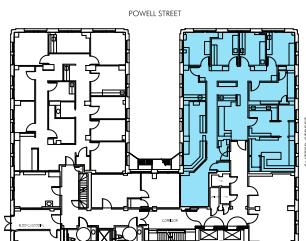
Current Layout
(Pictures Below)



Hypothetical
Layout A



Hypothetical
Layout B



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

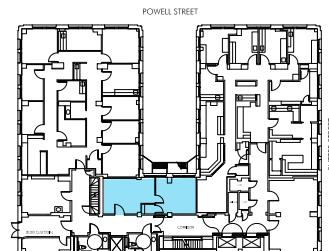
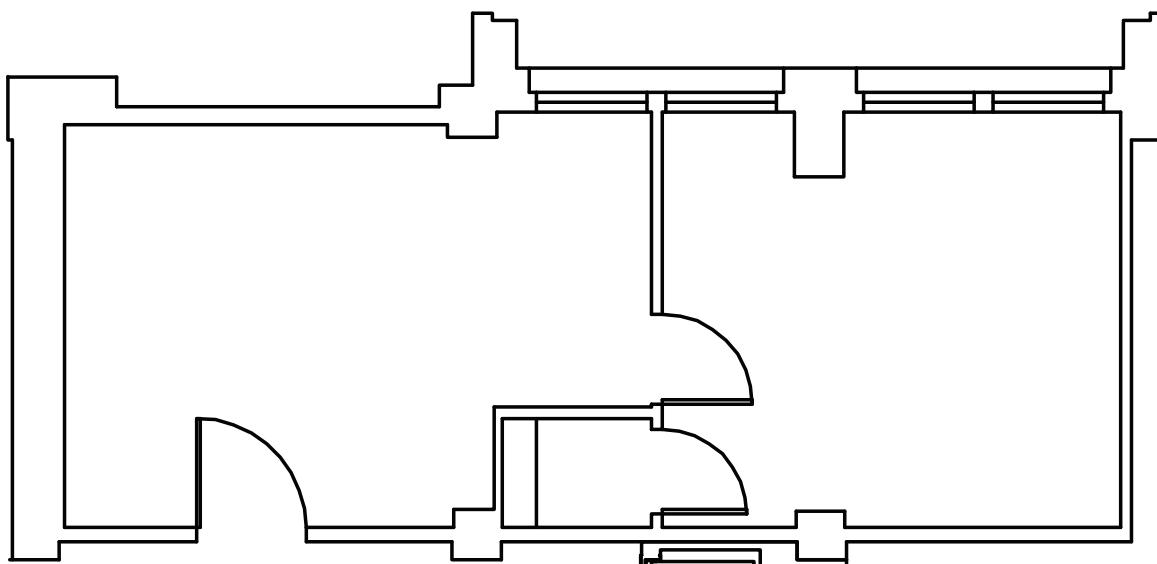


SAN FRANCISCO, CA

Suite 426

494 SF | Available now

Immediate elevator access and identity, two rooms, natural light.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442



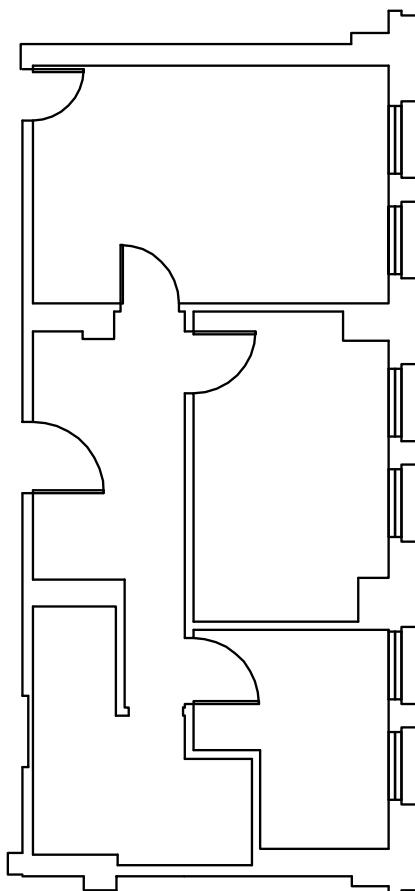
SAN FRANCISCO, CA

Suite 503

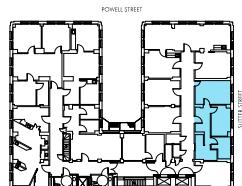
773 SF | Available Now

Excellent natural light. 3 private offices / meeting rooms, IT room, reception. Sutter Street window line.

POWELL STREET



SUTTER STREET



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442



SAN FRANCISCO, CA

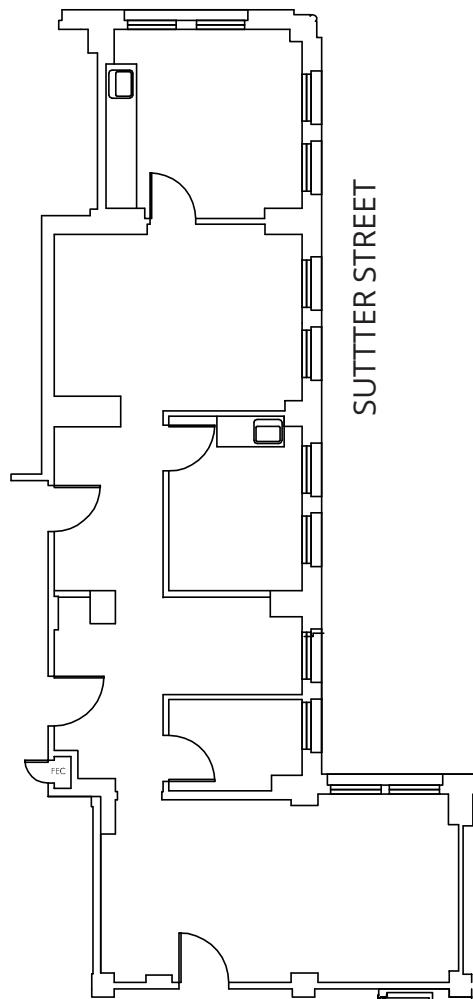
Suite 514

1,378 SF | Available now

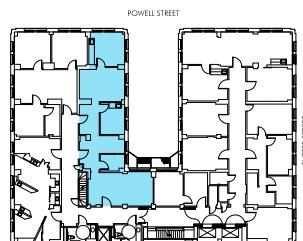
Former physical therapist office; small kitchenette. May be combined with Suite 511 for 1,687 RSF.



POWELL STREET



SUTTER STREET



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

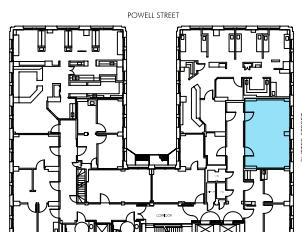
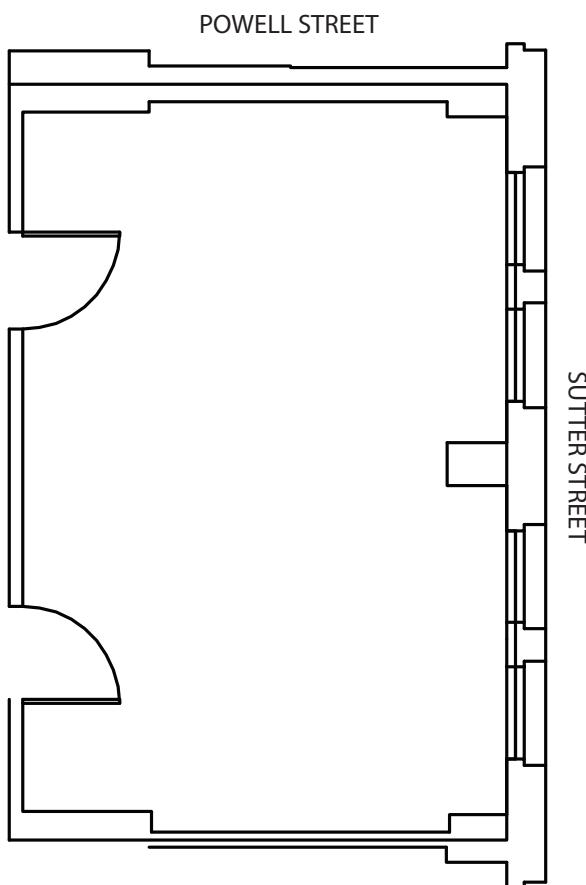


SAN FRANCISCO, CA

523 SF | Available Now

Open space with windows facing Sutter Street.

Suite 602



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

© 2025 Avison Young - Northern California, Ltd. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**

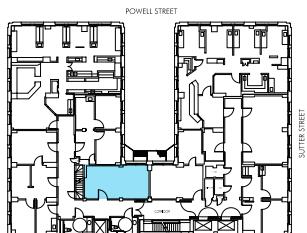
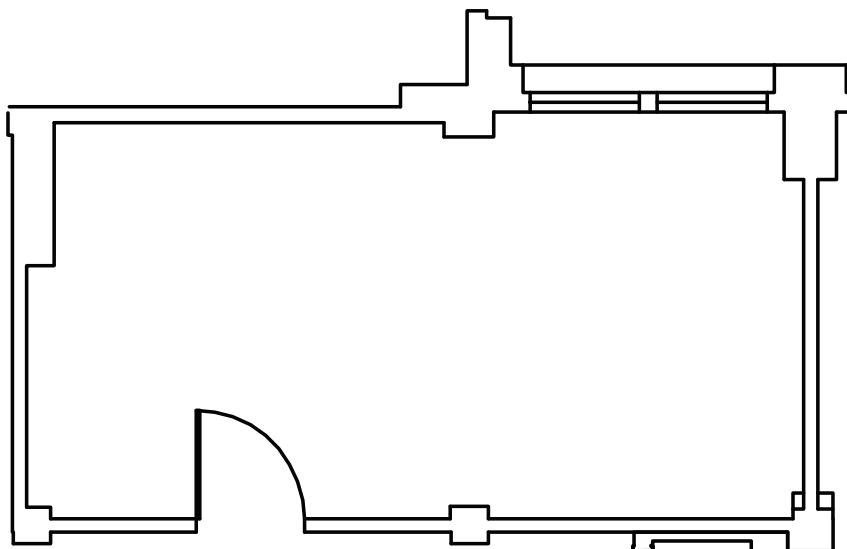


SAN FRANCISCO, CA

Suite 612

359 SF | Available Now

Open space with window, perfect for many uses.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442



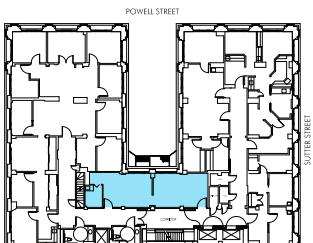
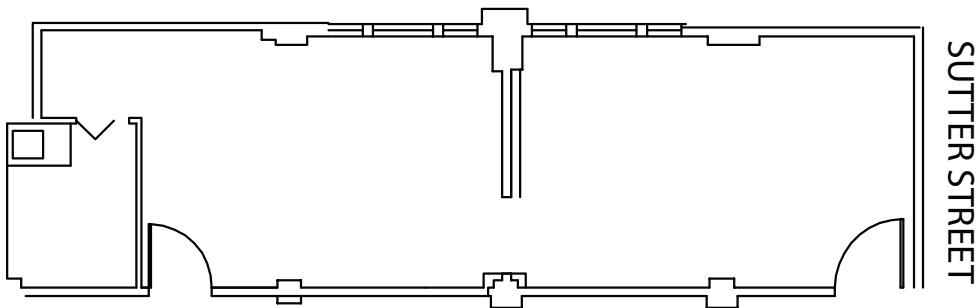
SAN FRANCISCO, CA

Suite 700

657 SF | Available now

2 private offices.

POWELL STREET



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

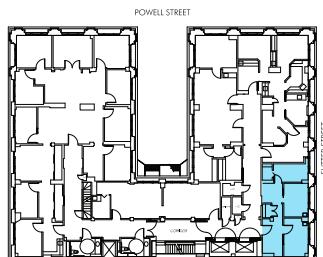
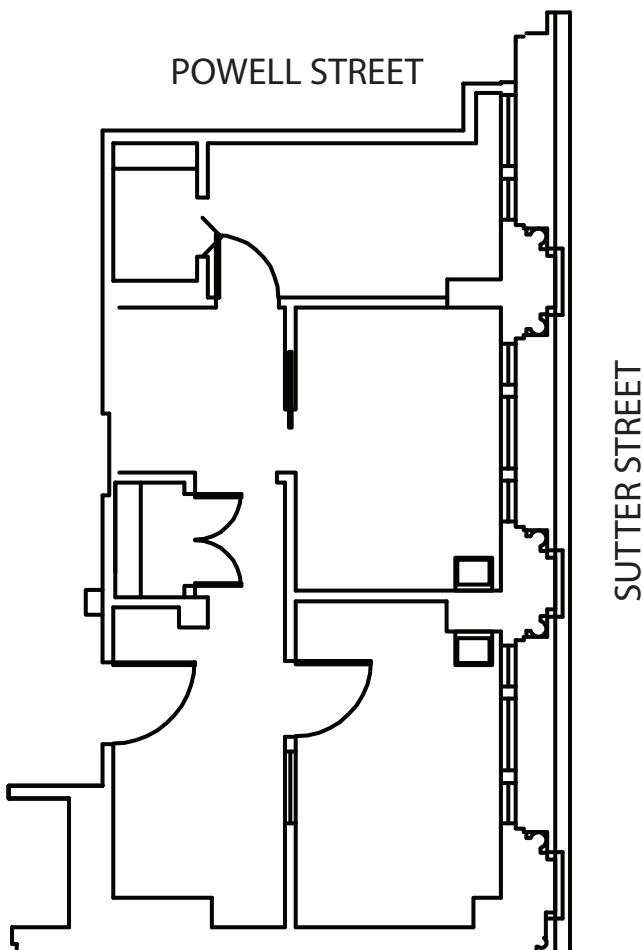


SAN FRANCISCO, CA

Suite 703

624 SF | Available now

3 rooms (former esthetician office), two sinks in place. Sutter Street views.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

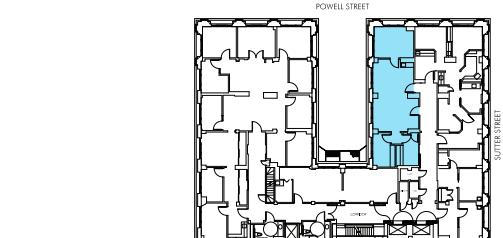
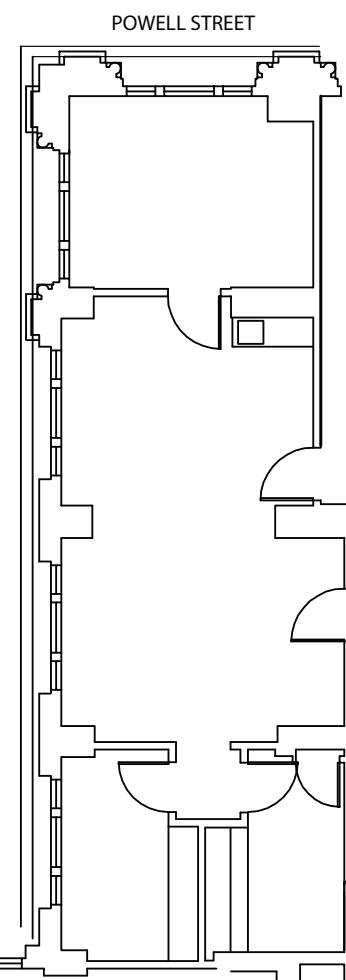


SAN FRANCISCO, CA

Suite 708

953 SF | Available now

Open space with 1 corner office / meeting room.



WILL O'DALY

+1 650 703 8336

will.o'daly@avisonyoung.com

RE Lic#02063132

SHAW BLAISDELL

+1 213 651 5137

shaw.blaisdell@avisonyoung.com

RE Lic#02352442

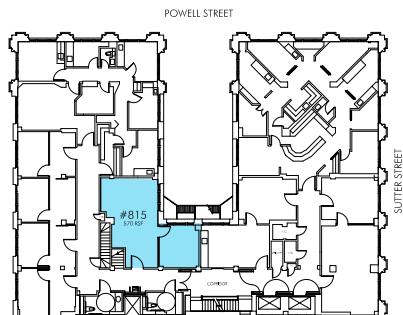
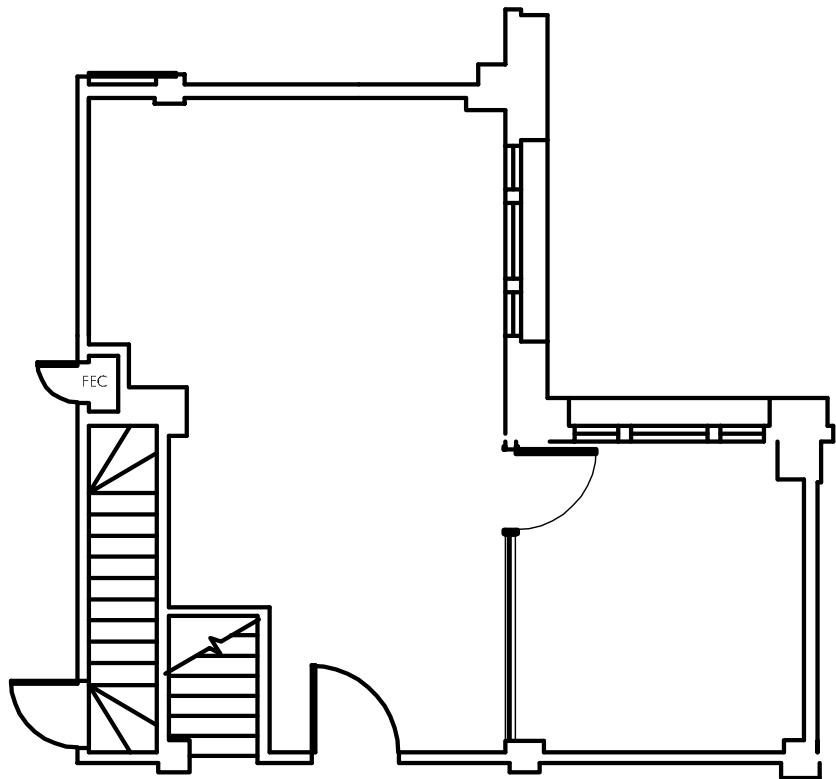


SAN FRANCISCO, CA

Suite 815

570 SF | Available now

Open space, former law firm; excellent for professional / personal services



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442

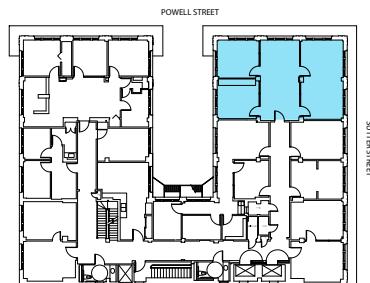
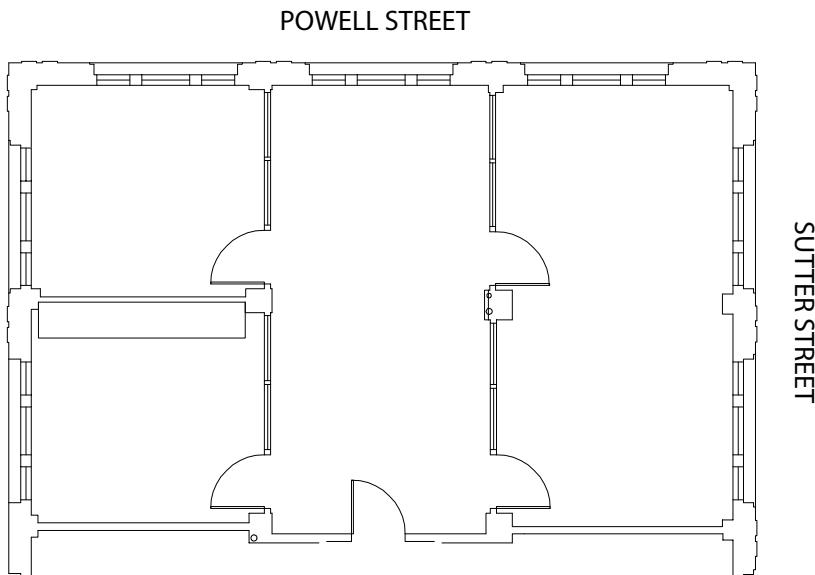


SAN FRANCISCO, CA

Suite 906

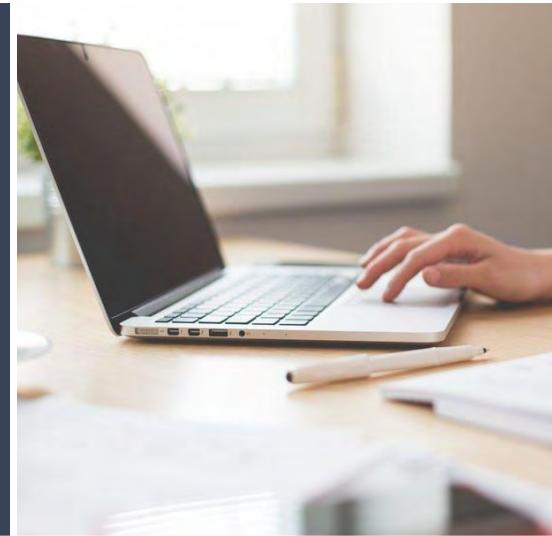
1,253 SF | Available now

Top floor suite, former chiropractic office. Perfect for many uses. Two small offices. One larger meeting room. Three sides of windows.



WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442



**AVISON
YOUNG**

WILL O'DALY
+1 650 703 8336
will.o'daly@avisonyoung.com
RE Lic#02063132

SHAW BLAISDELL
+1 213 651 5137
shaw.blaisdell@avisonyoung.com
RE Lic#02352442