

500  
SUTTER

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.

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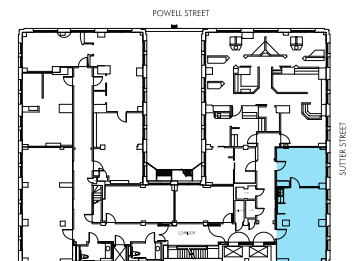
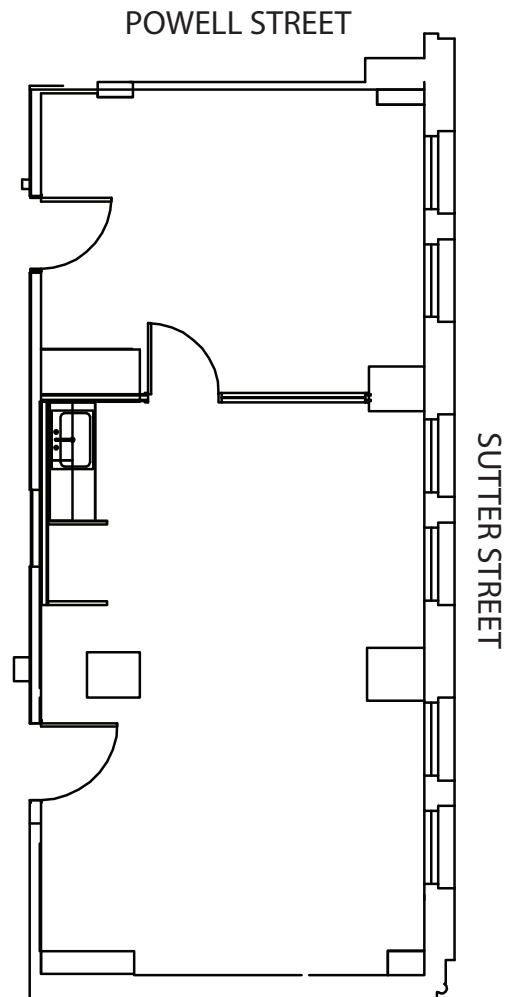


SAN FRANCISCO, CA

## 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

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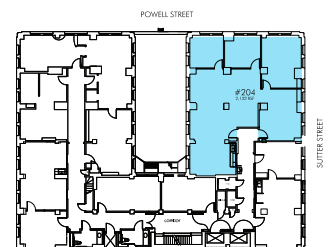
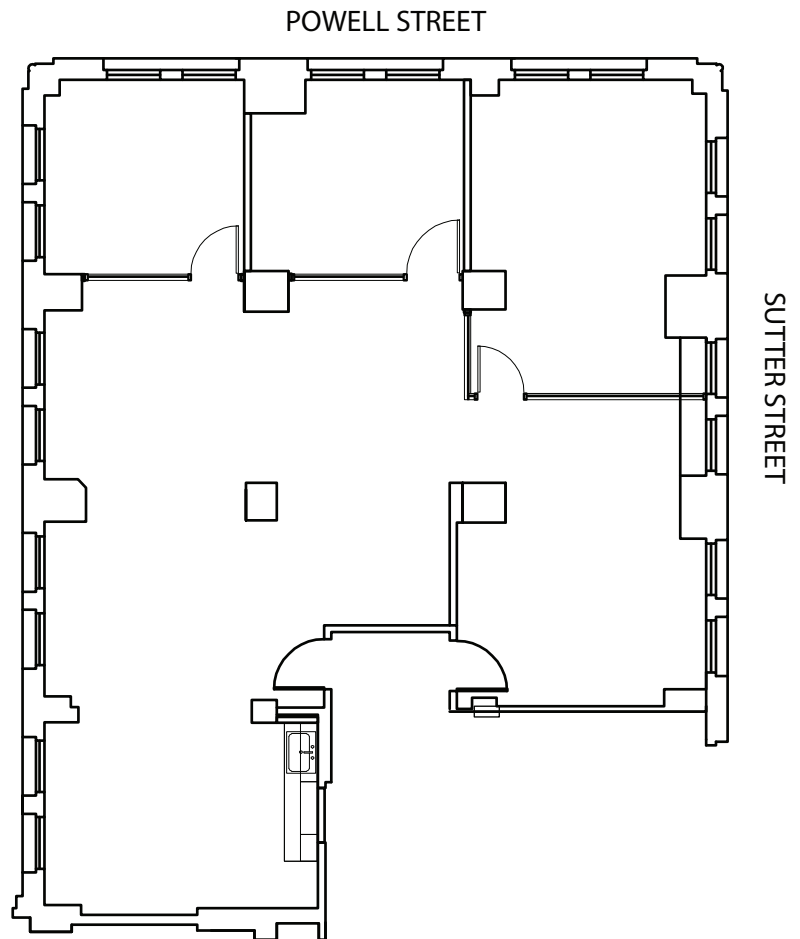
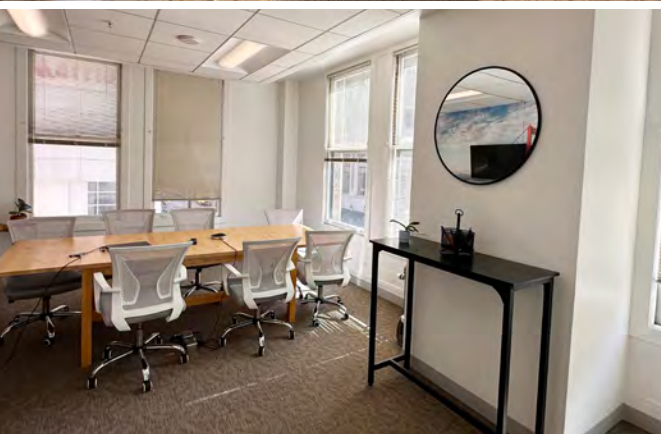


SAN FRANCISCO, CA

## 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.



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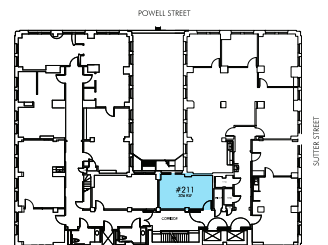
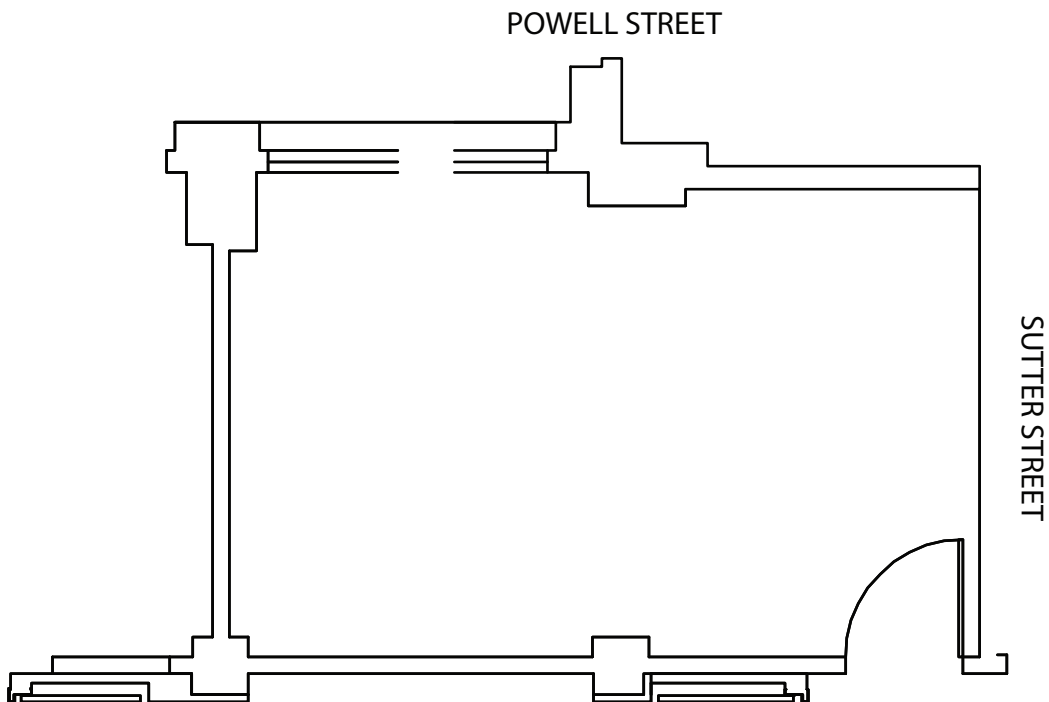


SAN FRANCISCO, CA

# Suite 211

306 SF | Available now

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



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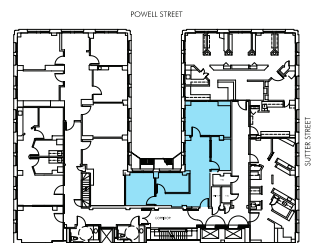
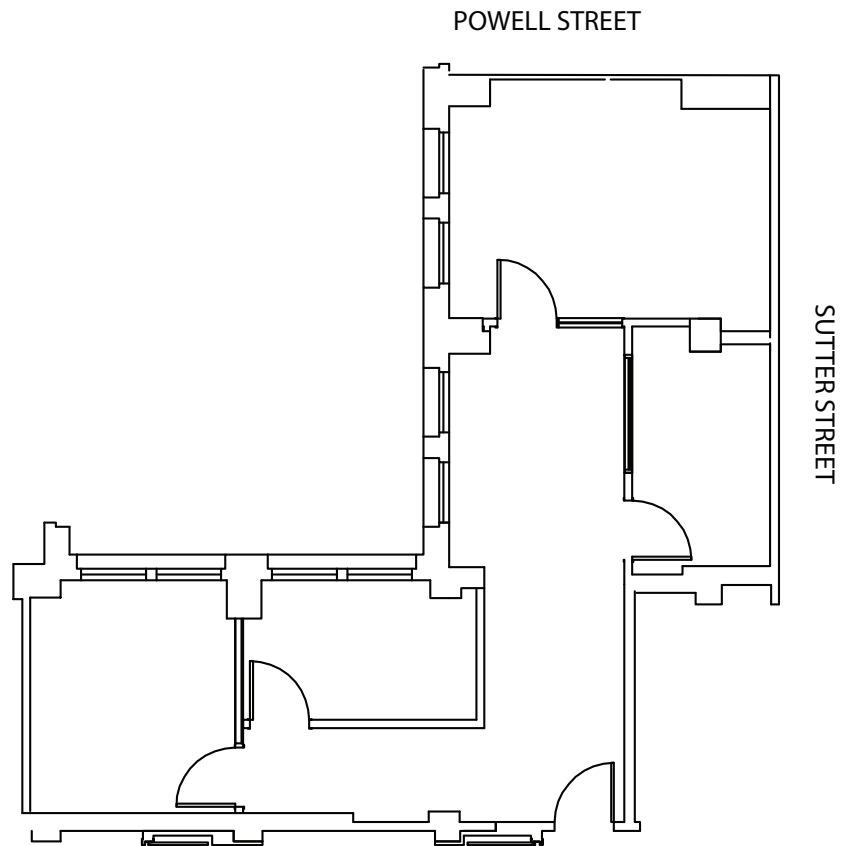


SAN FRANCISCO, CA

1,001 SF | Available now

4 private offices, reception area.

## Suite 300



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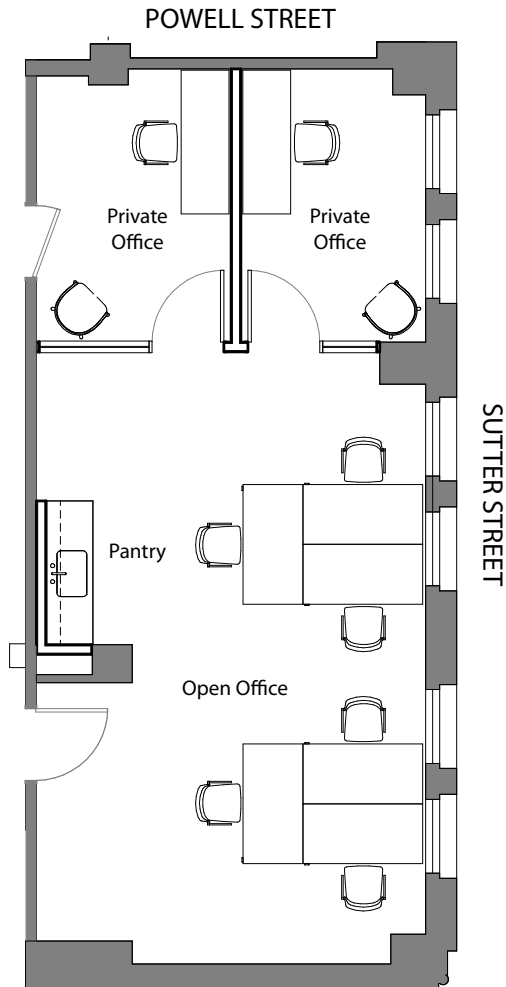


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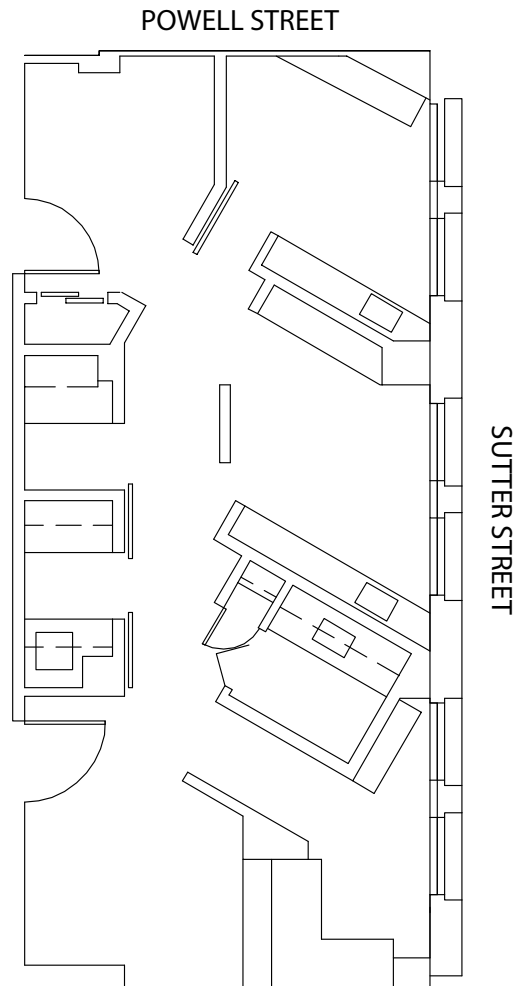
779 SF | Available now

Spec suite to be completed.

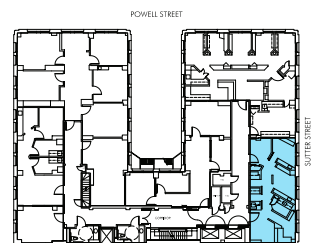
## Suite 303



Hypothetical Layout



Current Layout



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SAN FRANCISCO, CA

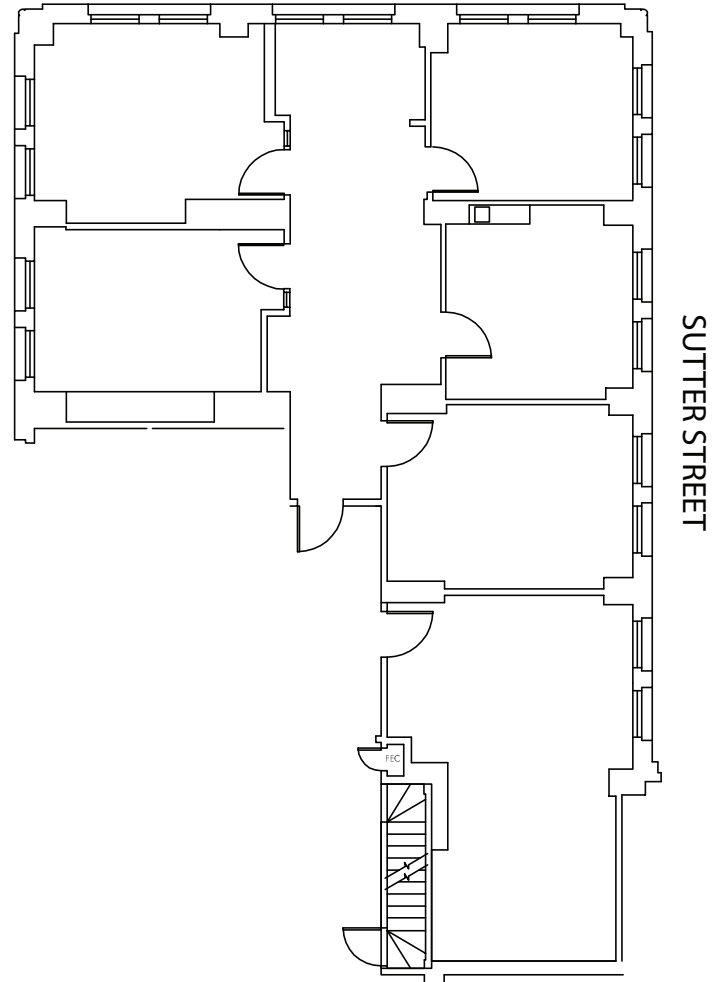
2,040 SF | Available now

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

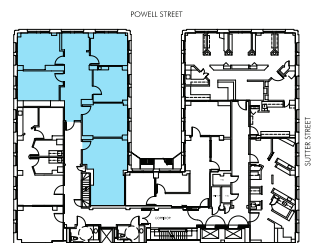
## Suite 310



POWELL STREET



SUTTER STREET



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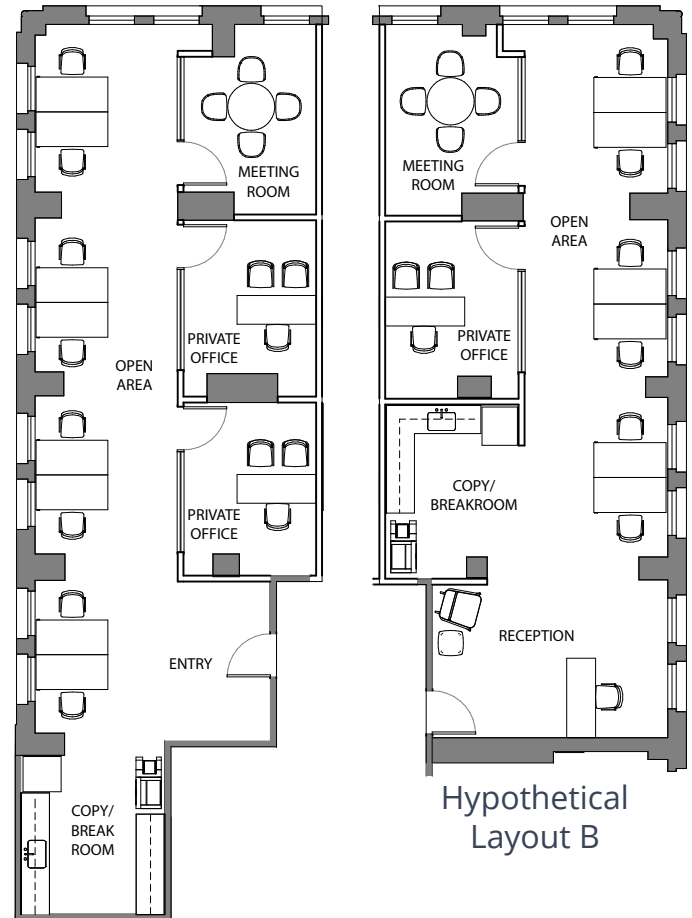
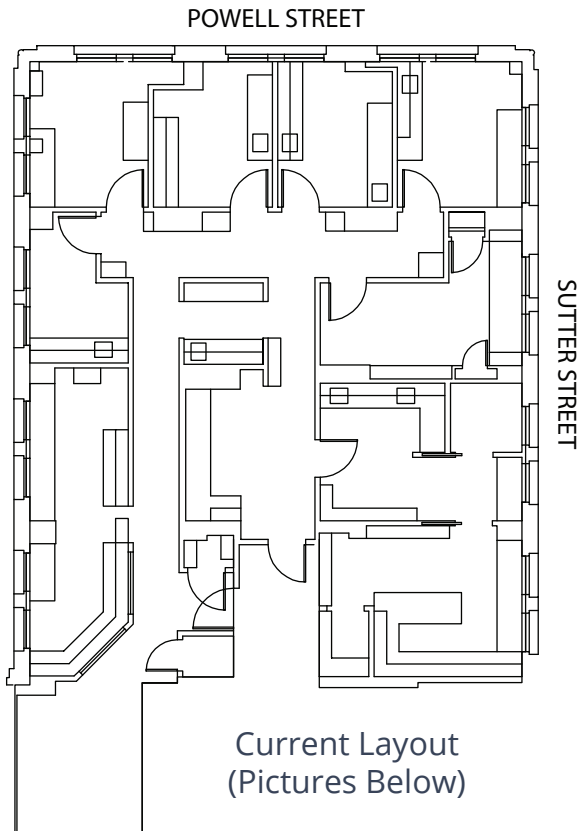


SAN FRANCISCO, CA

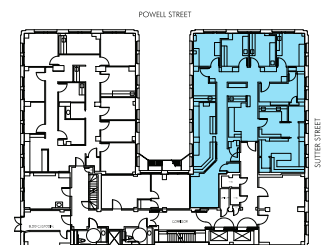
2,575 SF | Available now

Spec suite to be completed.

## Suite 405



Hypothetical  
Layout A



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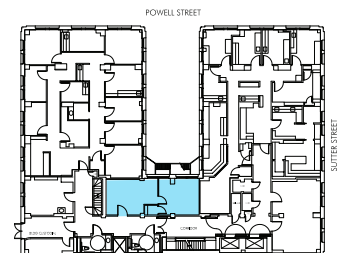
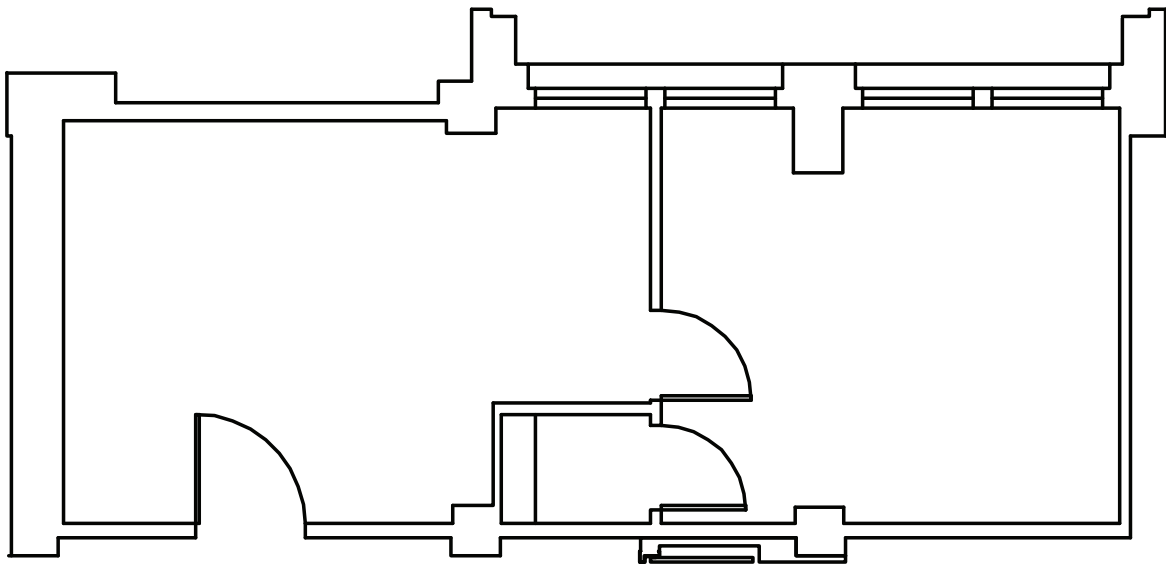


SAN FRANCISCO, CA

## Suite 426

494 SF | Available now

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



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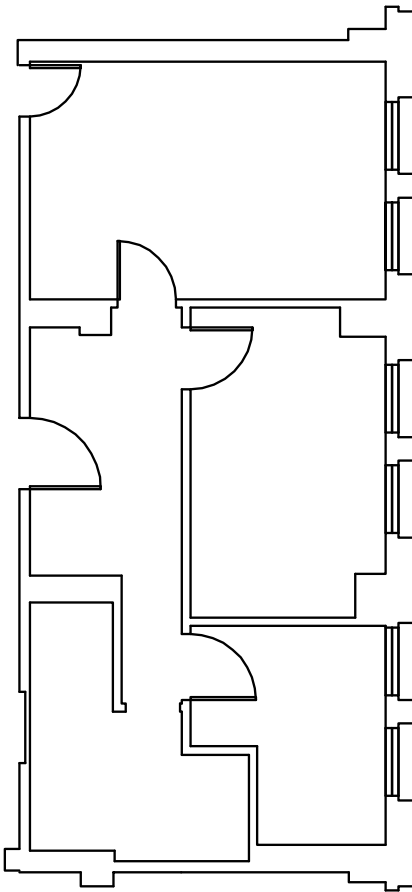
SAN FRANCISCO, CA

773 SF | Available Now

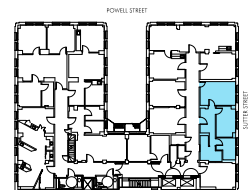
Excellent natural light. 3 private offices / meeting rooms, IT room, reception.  
Sutter Street window line.

## Suite 503

POWELL STREET



SUTTER STREET



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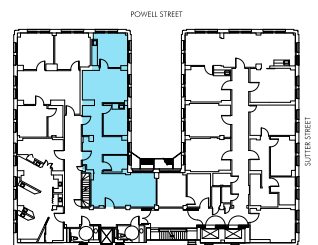
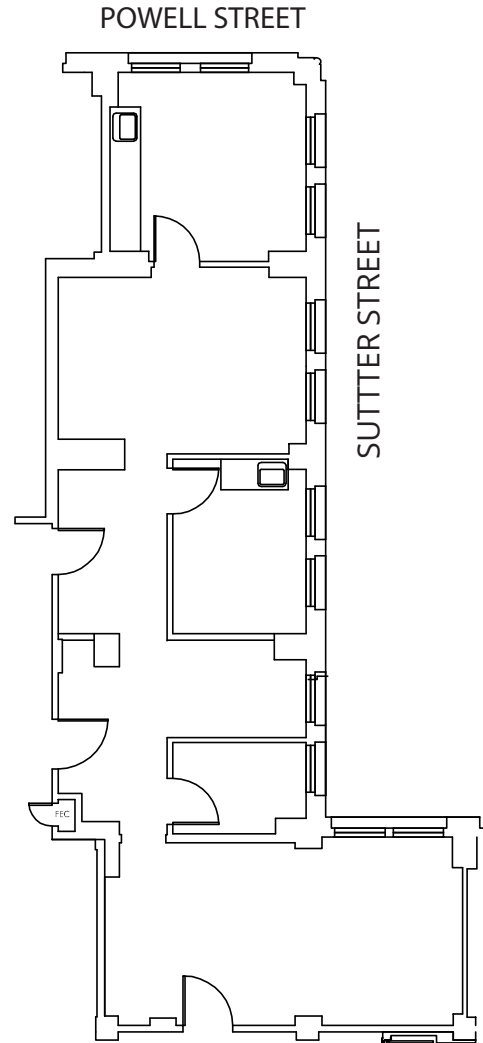


SAN FRANCISCO, CA

1,378 SF | Available now

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

## Suite 514



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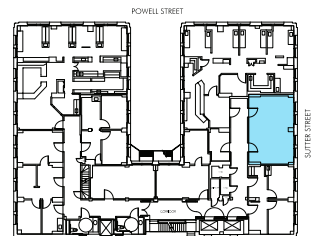
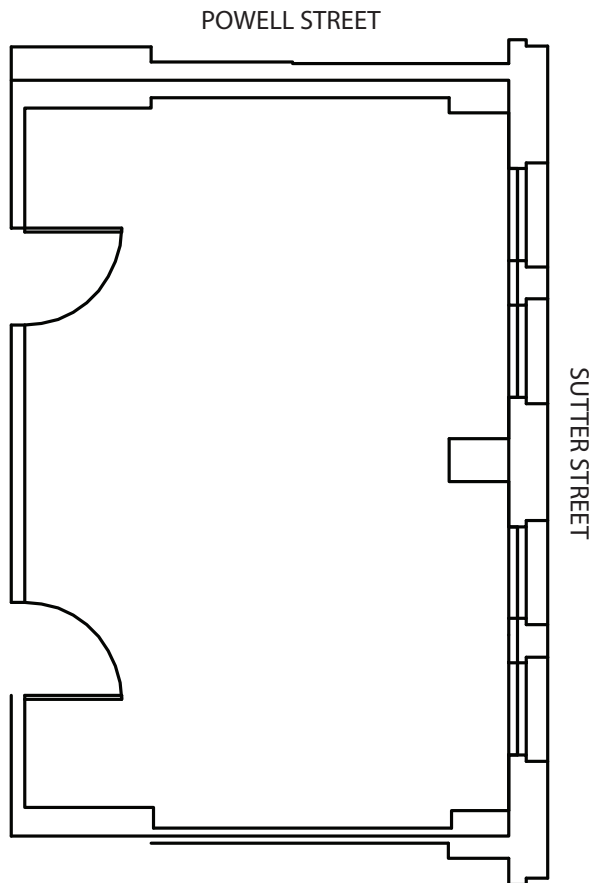


SAN FRANCISCO, CA

523 SF | Available Now

Open space with windows facing Sutter Street.

## Suite 602



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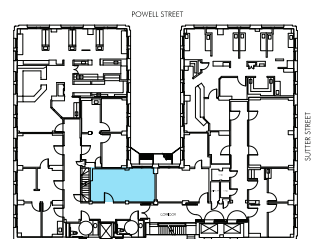
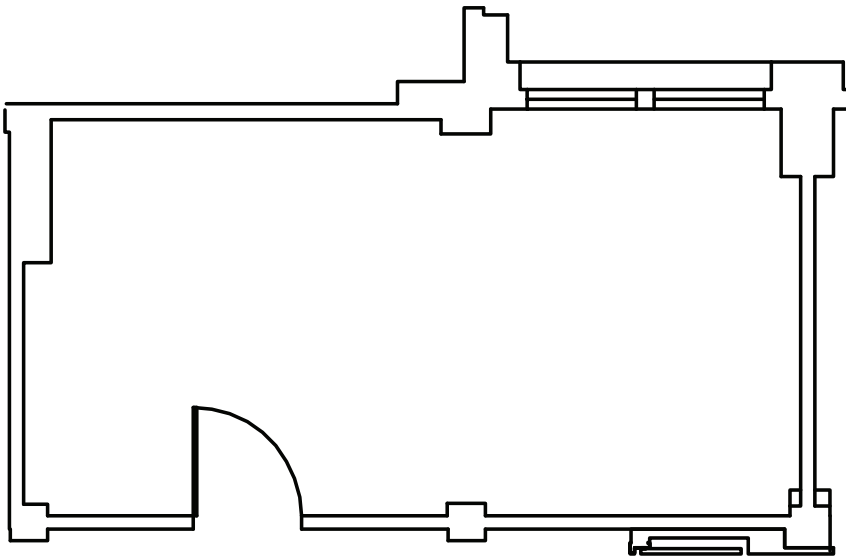


SAN FRANCISCO, CA

359 SF | Available Now

Open space with window, perfect for many uses.

## Suite 612



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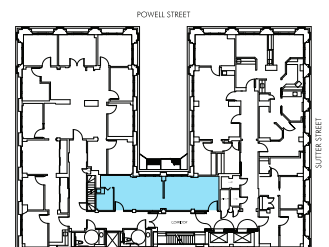
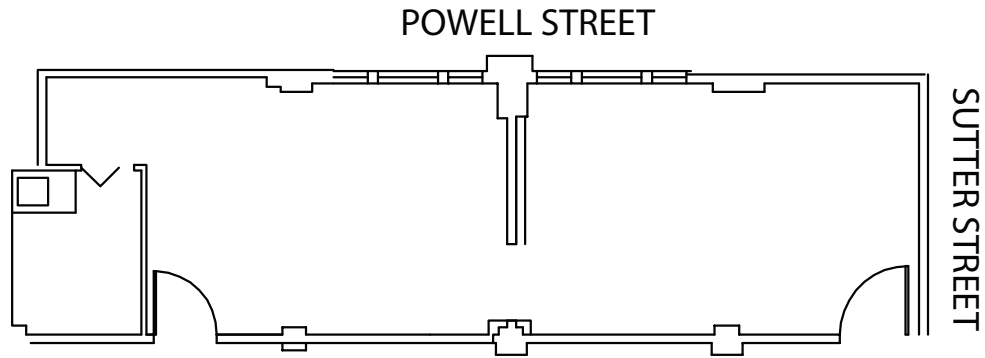


SAN FRANCISCO, CA

657 SF | Available now

2 private offices.

## Suite 700



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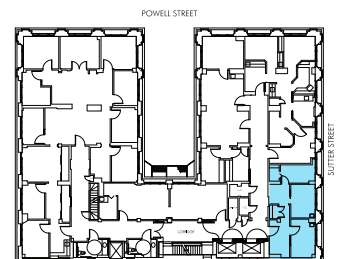
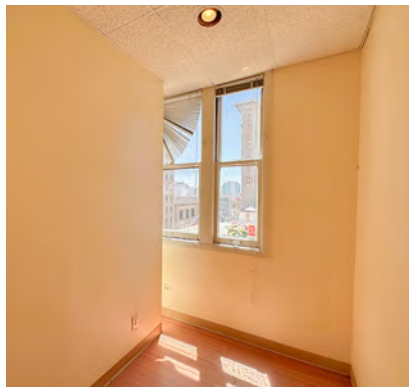
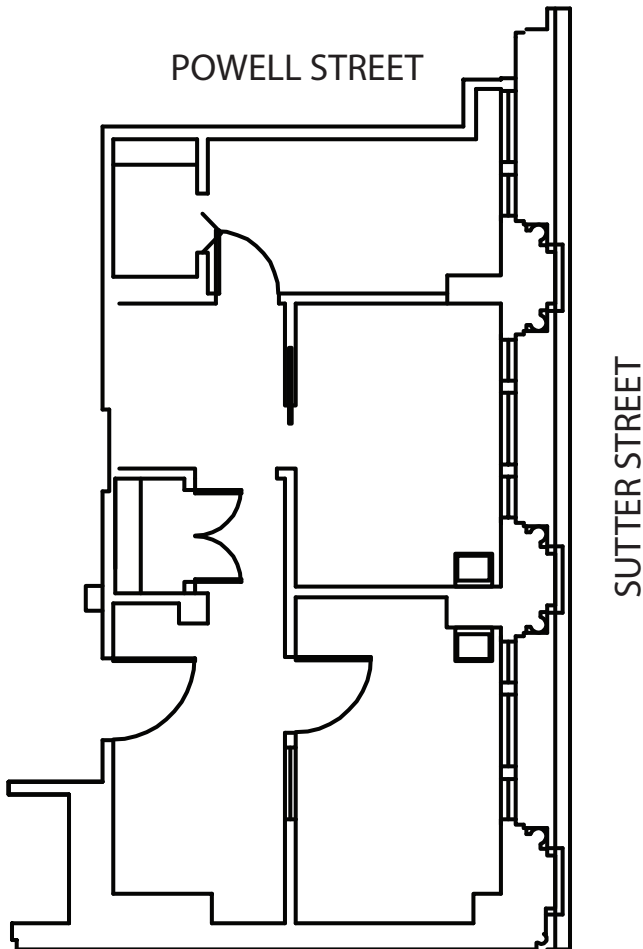


SAN FRANCISCO, CA

624 SF | Available now

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

## Suite 703



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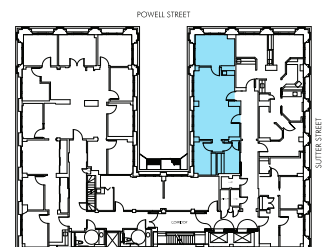
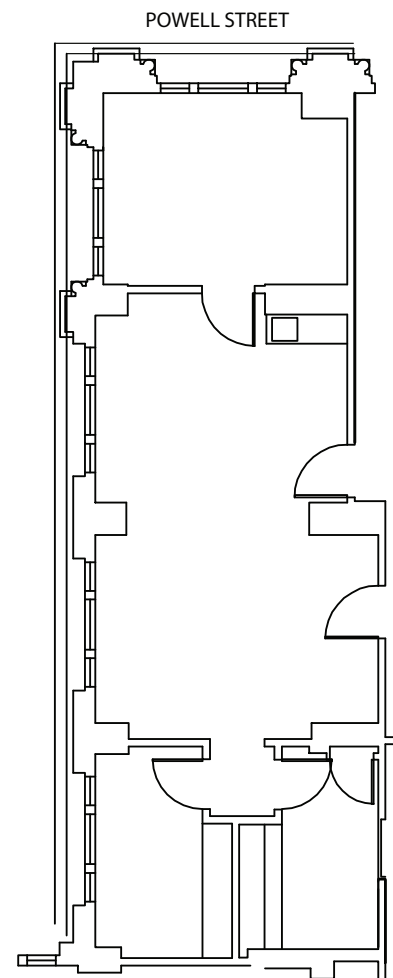


SAN FRANCISCO, CA

953 SF | Available now

Open space with 1 corner office / meeting room.

## Suite 708



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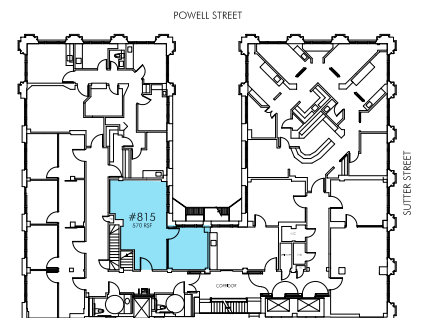
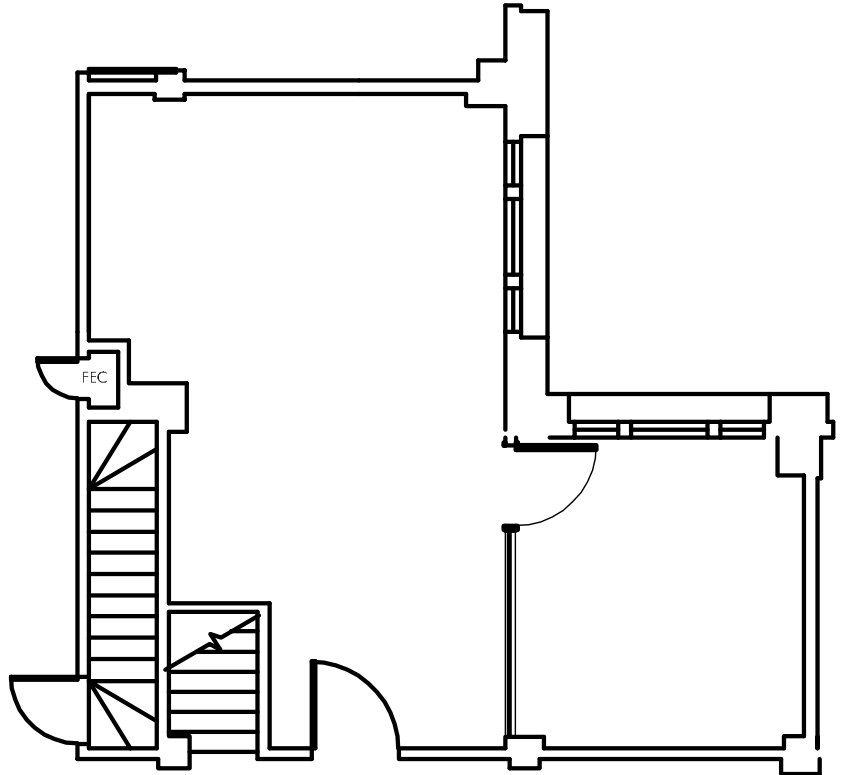


SAN FRANCISCO, CA

570 SF | Available now

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

## Suite 815



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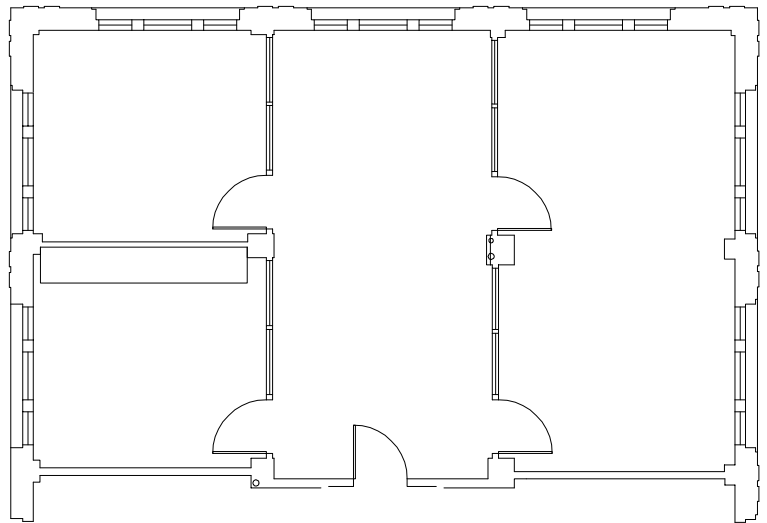
## Suite 906

1,253 SF | Available now

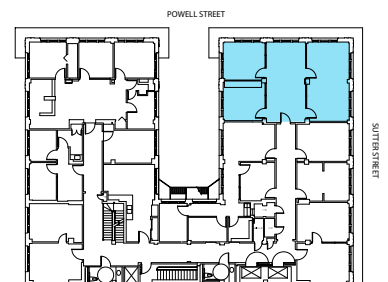
Top floor suite, former chiropractic office. Perfect for many uses. Two small offices. One larger meeting room. Three sides of windows.



POWELL STREET



SUTTER STREET



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