

# FULL FLOOR AVAILABLE

## 493-495 Broadway Street for Lease

JACKSON SQUARE SUB-MARKET



VIDEO TOUR  
LINK



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Large Conference Room

SUITE	RENTABLE SQUARE FEET	DATE AVAILABLE	RATE per SF/Year	TERM	COMMENTS
Full 1st Floor	2,998 RSF +/-	LEASED	\$39.00 NNN	5 - 10 Years	First floor comes with excellent signage opportunities and high ceilings. <del>Vacant and ready for improvements. Bonus Space: Approximately 215 square feet of lower level storage available.</del>
Full 2nd Floor	2,998 RSF +/-	30 Days	\$29.00 M.G.* From \$49.00 M.G.*	2 - 5 Years	Move-in ready. Recently upgraded brick & timber creative space. High ceilings, great natural light and operable windows. 2 conference rooms, reception area, kitchenette, mostly open space and 2 restrooms. 2nd floor walk-up.
Full building:	5,996 RSF +/-				



The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

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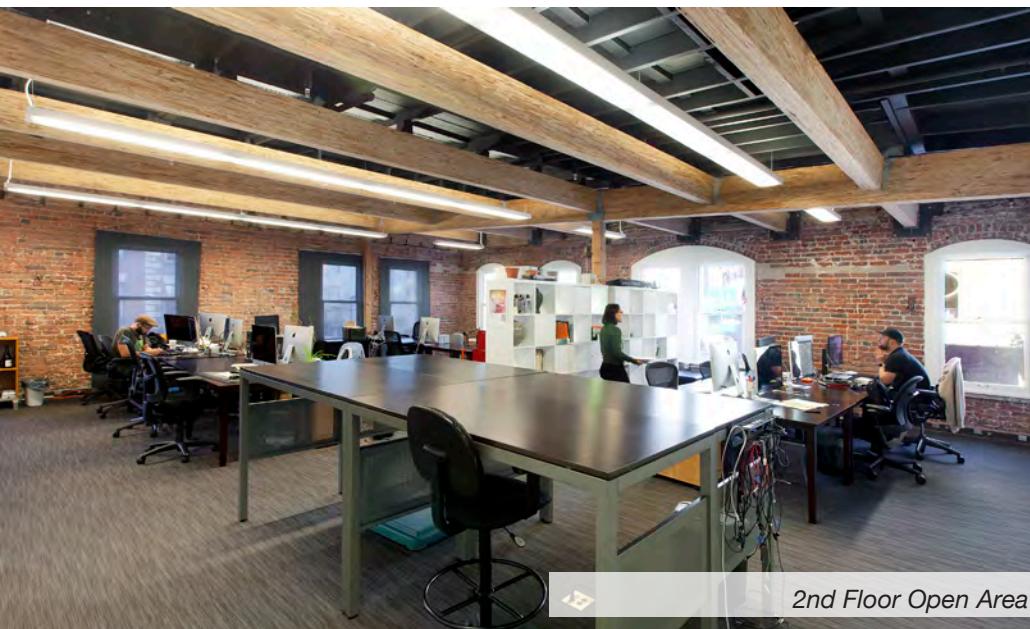
JACKSON SQUARE SUB-MARKET



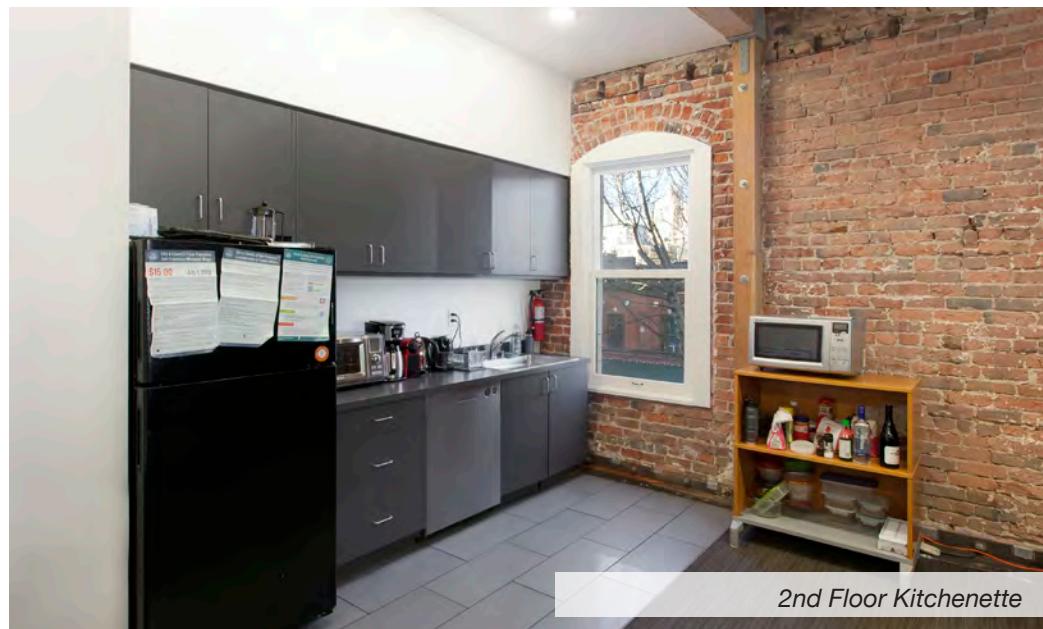
2nd Floor - Move-in Ready Creative Space



2nd Floor Small Conference Room



2nd Floor Open Area

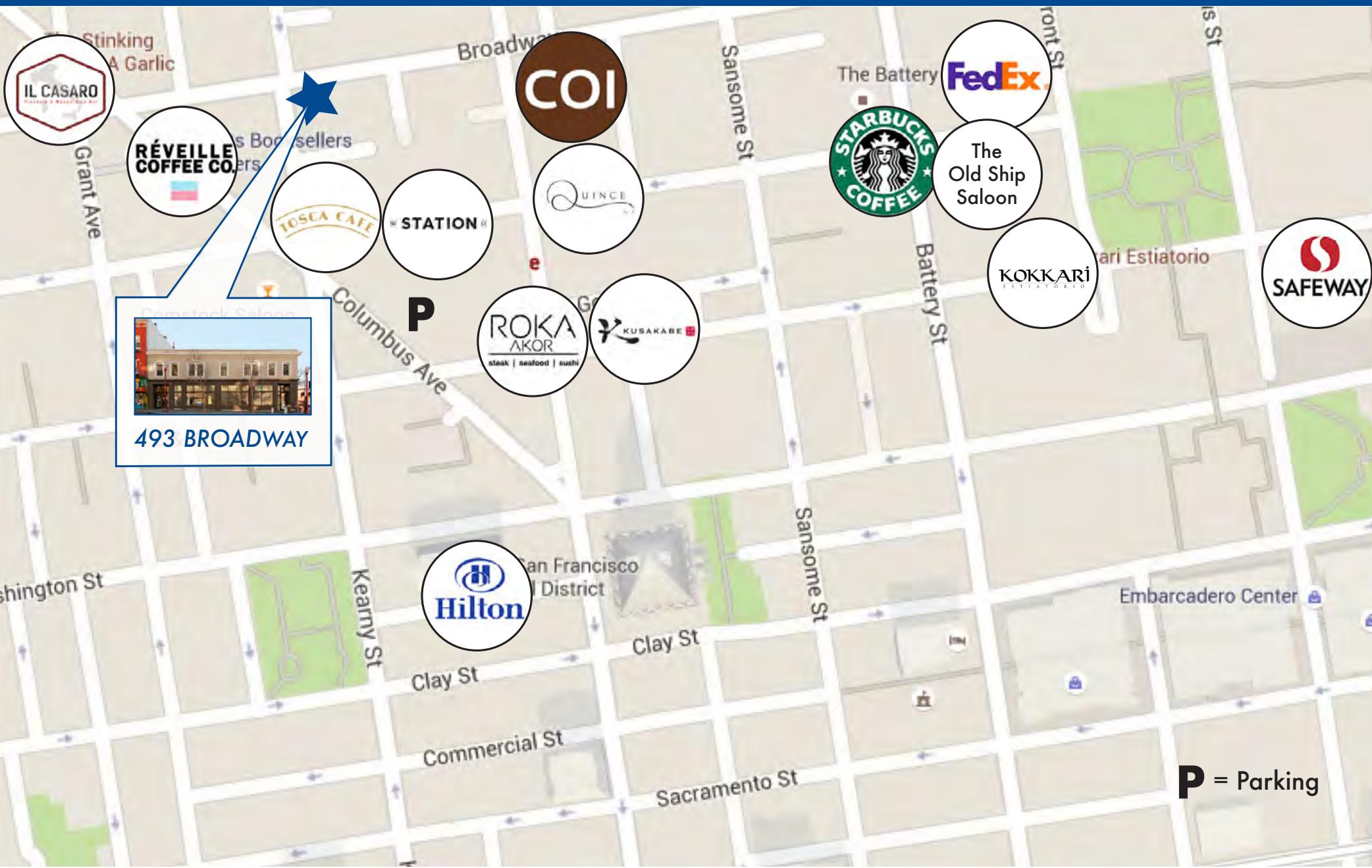


2nd Floor Kitchenette

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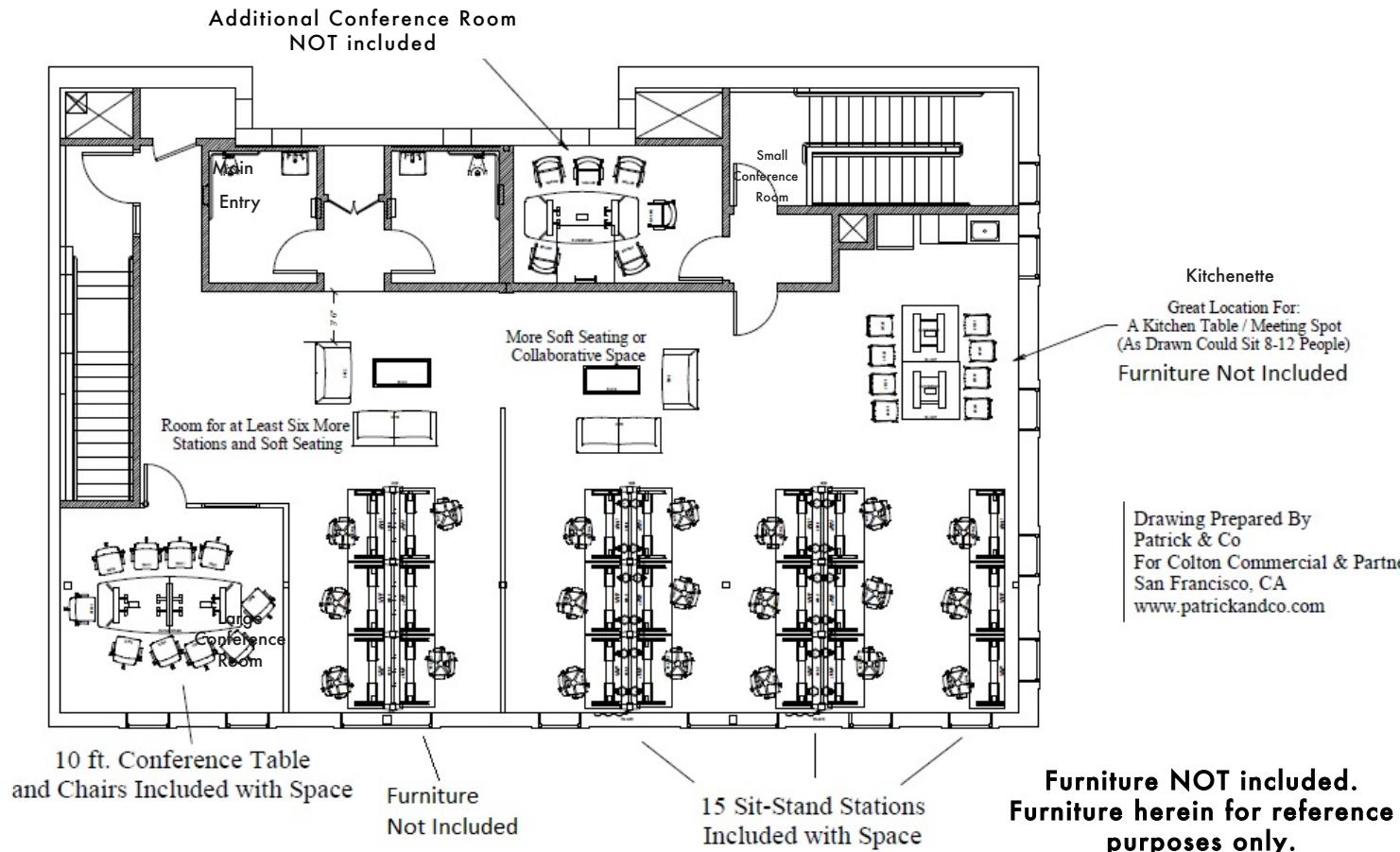
**P** = Parking

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### SECOND FLOOR FLOOR PLAN



For More Information,  
Contact Exclusive Listing Agents

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**Furniture NOT included.  
Furniture herein for reference  
purposes only.**

*\*Actual layout may vary, no warranties made herein*