

1244

SUTTER
STREET

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SUTTER STREET

1244 SUTTER STREET,
SAN FRANCISCO, CA 94109

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1244 SUTTER STREET,
SAN FRANCISCO, CA 94109

BUILDING SUMMARY

M

MEZZANINE

+/- 3,310 SQUARE FEET
11'9" CEILING HEIGHTS

2

SECOND FLOOR

+/- 9,335 SQUARE FEET
25' CEILING HEIGHTS

1

GROUND FLOOR

+/- 9,172 Square Feet
15' CEILING HEIGHTS

L

LOWER LEVEL

+/- 9,147 Square Feet
8'5" CEILING HEIGHTS

TOTAL

+/- 30,964 Square Feet



PROPERTY SUMMARY



RENTAL RATE

High \$30's

PER SQUARE FOOT PER YEAR, INDUSTRIAL GROSS



USE

Multi-Use Property

OFFICE, CREATIVE DESIGN HQ, RETAIL, ENTERTAINMENT VENUE



AVAILABLE

Immediately

100% MOVE-IN READY CONDITION



BUILDING ATTRIBUTES



UNIQUE OPPORTUNITY FOR
COWORKING/CLUBHOUSE



FULL HVAC THROUGHOUT



GREAT SIGNAGE AND VISIBILITY



RENOVATED KITCHENS AND
RESTROOMS THROUGHOUT



PASSENGER & FREIGHT
ELEVATORS



OPERABLE WINDOWS



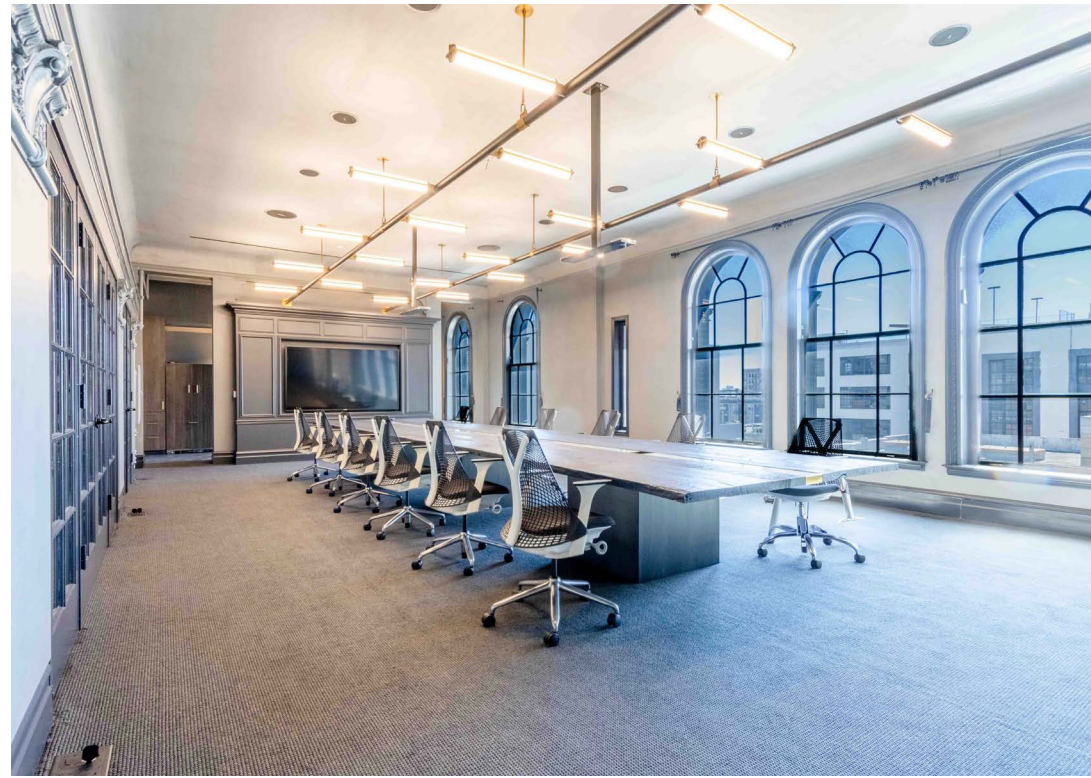
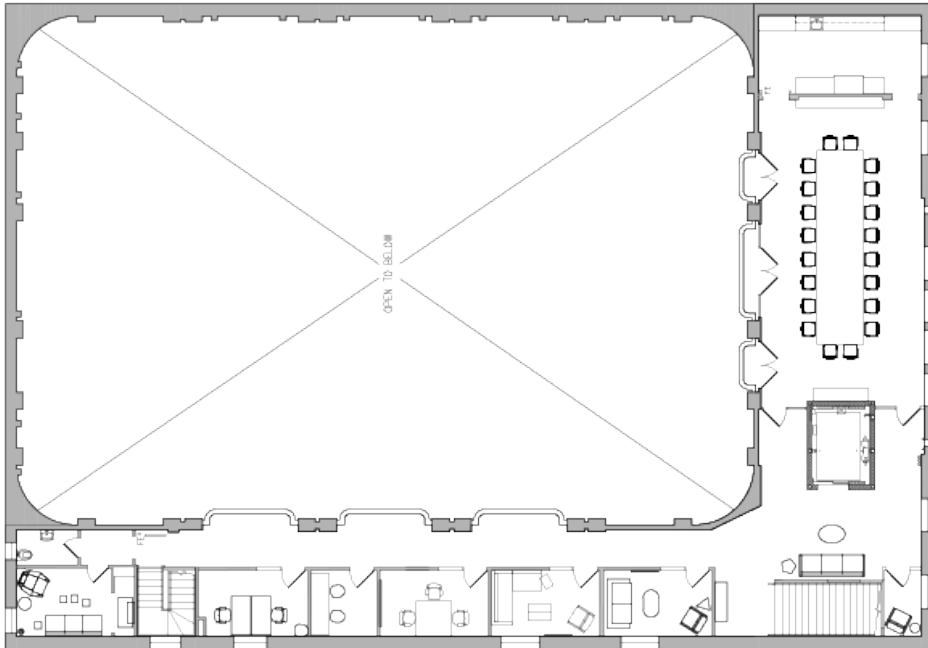
LOCATED IN POLK
GULCH, ACCESS TO MANY
NEIGHBORHOOD AMENITIES



WALKING DISTANCE TO
TRANSIT OPTIONS

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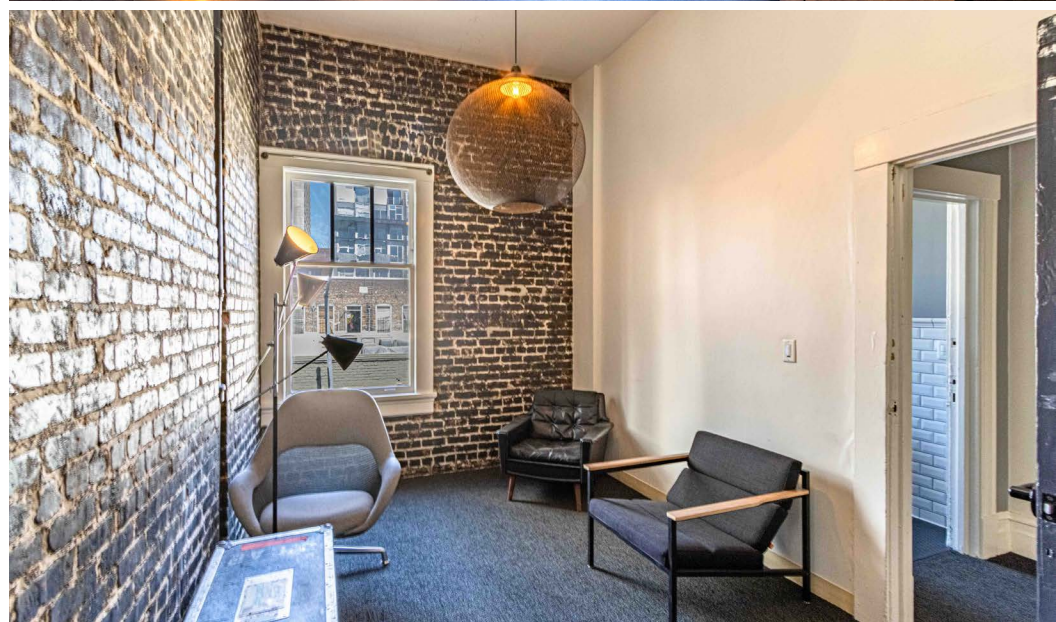
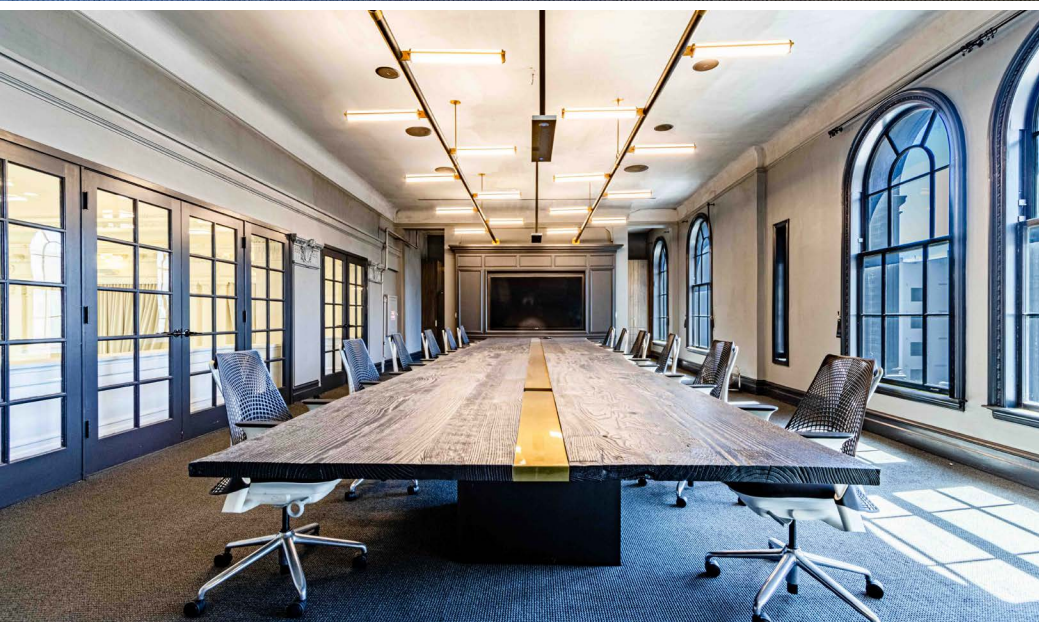
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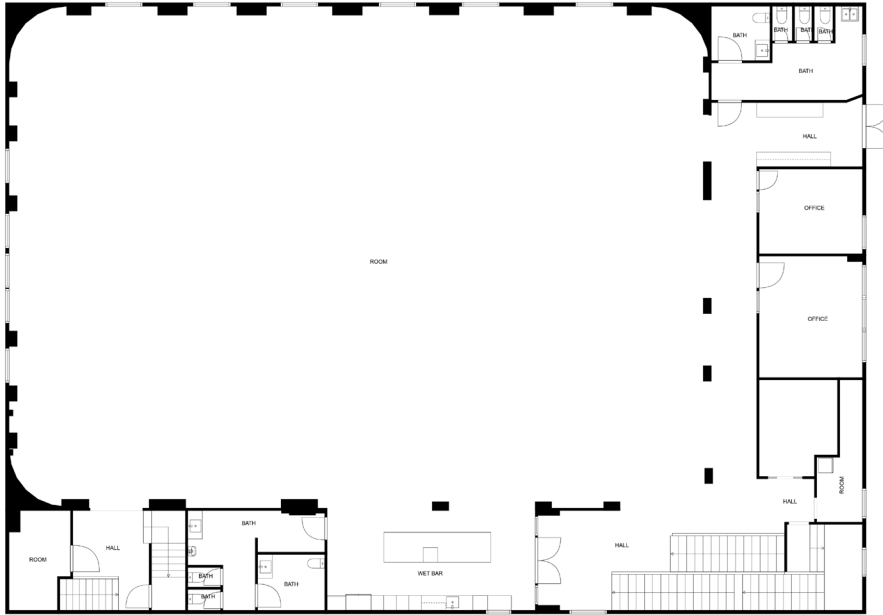


MEZZANINE ATTRIBUTES

- +/- 3,310 Square Feet
- Six (6) Conference / Meeting Rooms
- Elegant Boardroom With Private Kitchen
- Two (2) Private Offices
- Designer Quality FF&E In Place
- ~11'9" Ceiling Heights



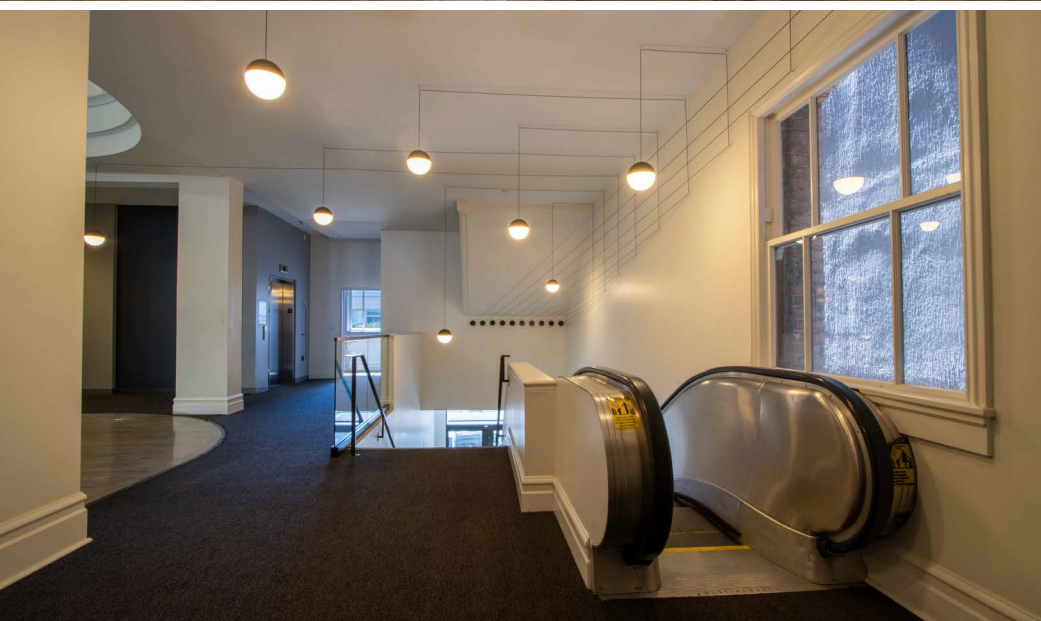




SECOND FLOOR ATTRIBUTES

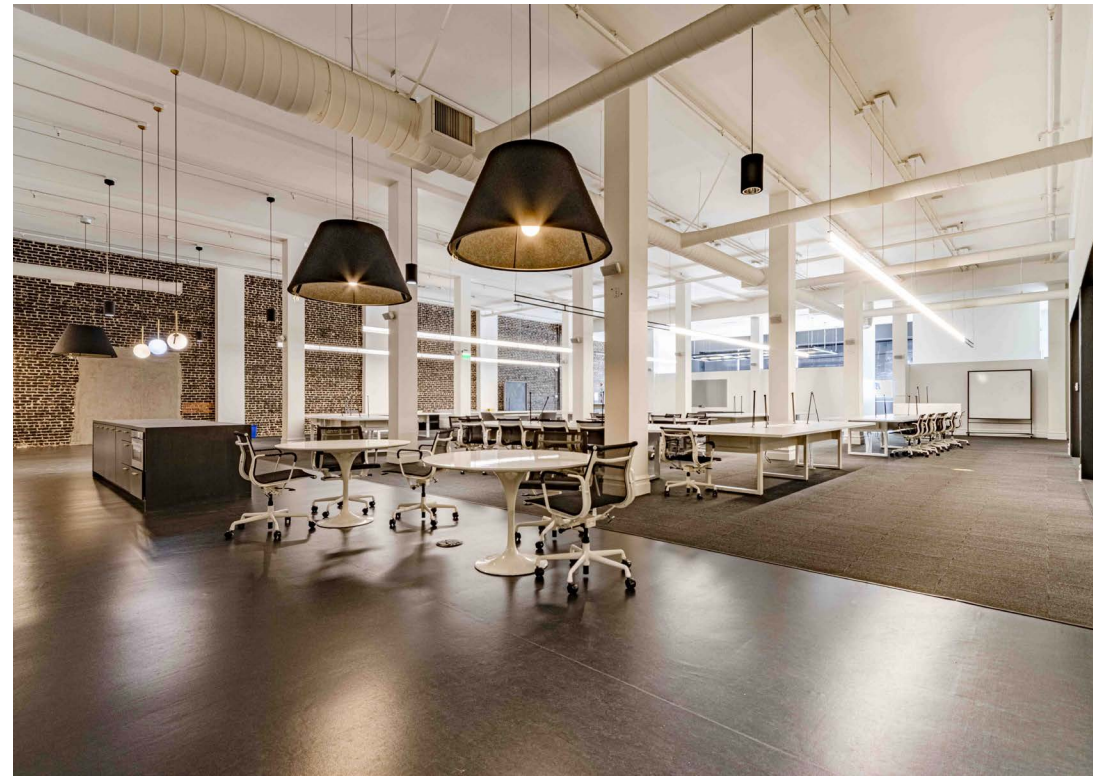
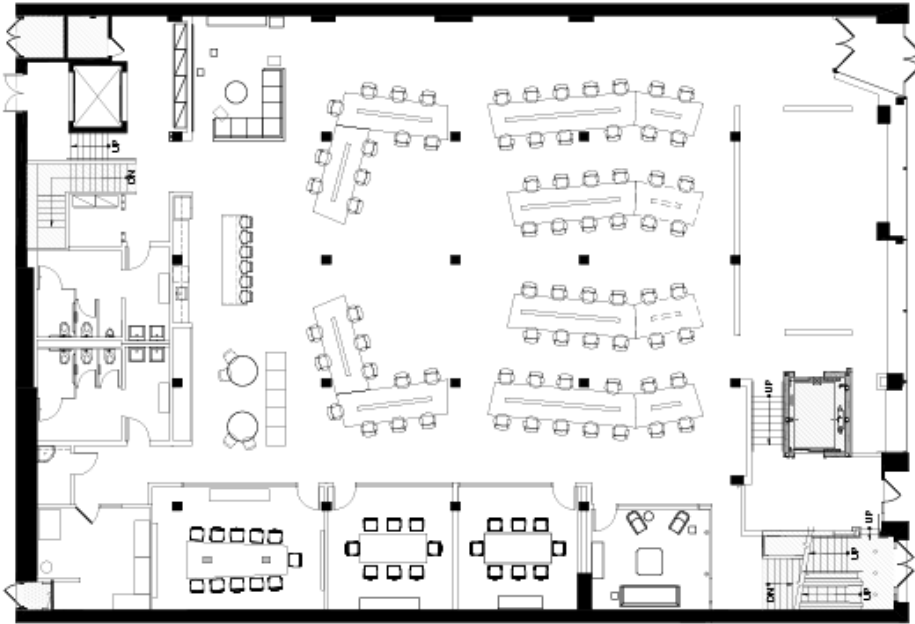
- +/- 9,335 Square Feet
- Open Layout
- Two (2) Large Conference Rooms
- Large Kitchen/Break Area
- Passenger Elevator & Escalator Access
- Two (2) Large Multi-Stall Restrooms
- ~25' Ceiling Heights





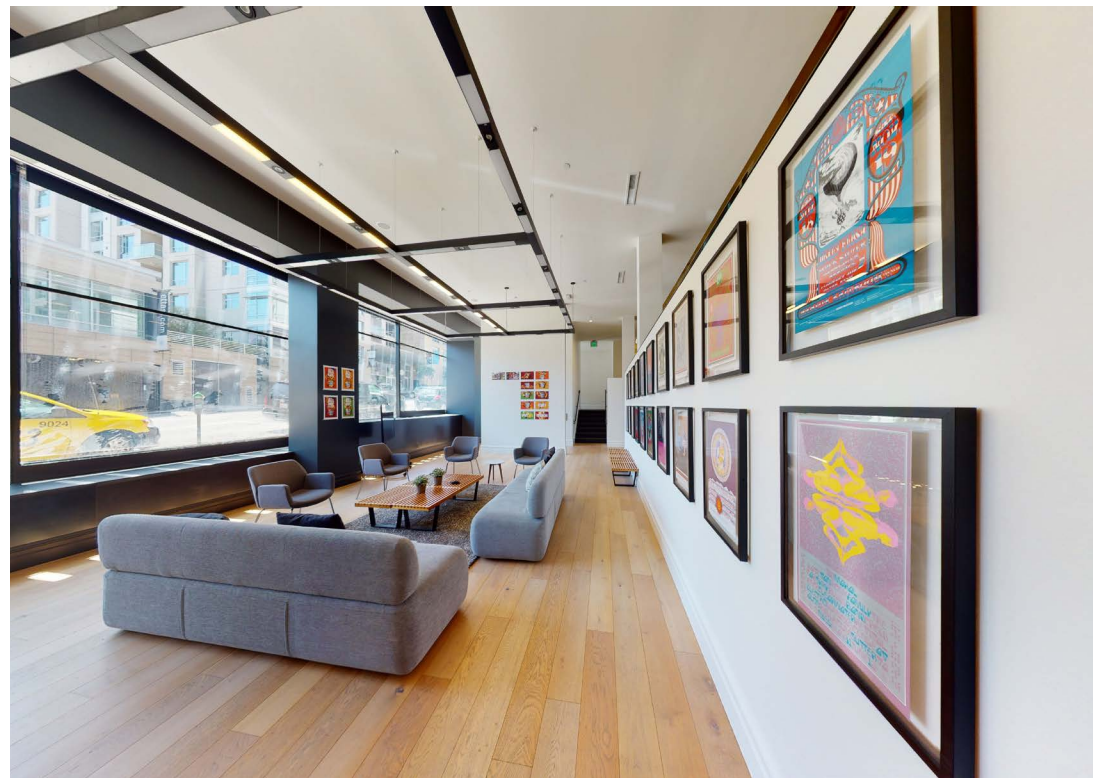
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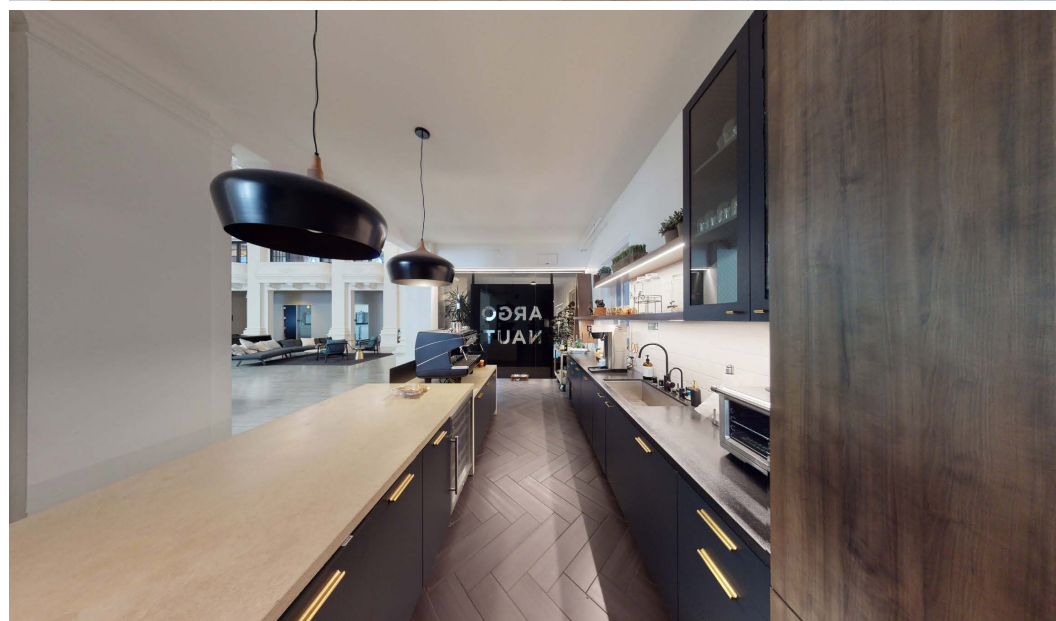
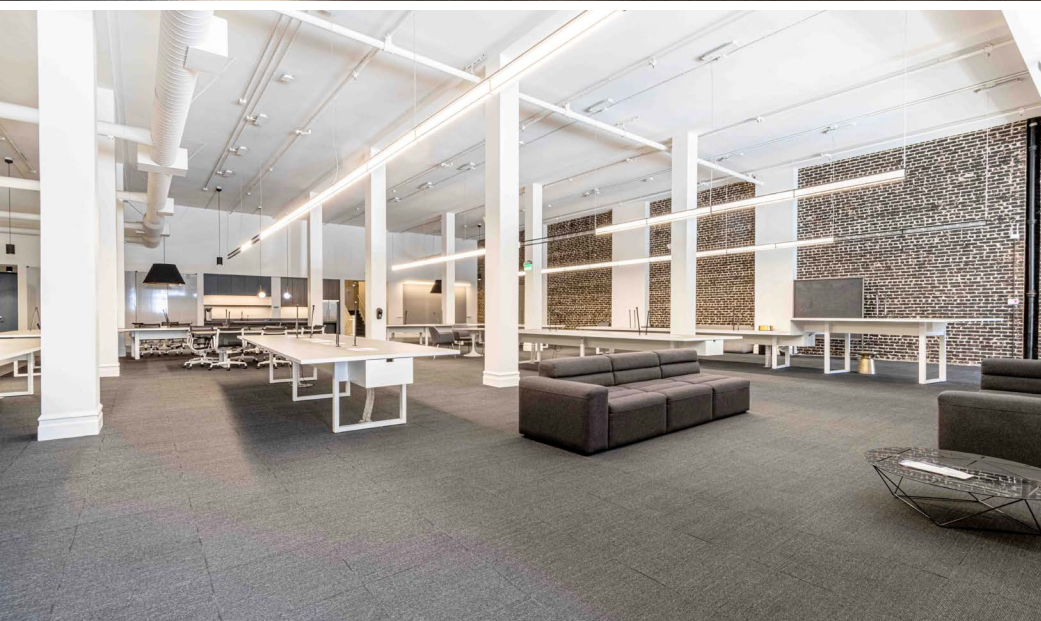
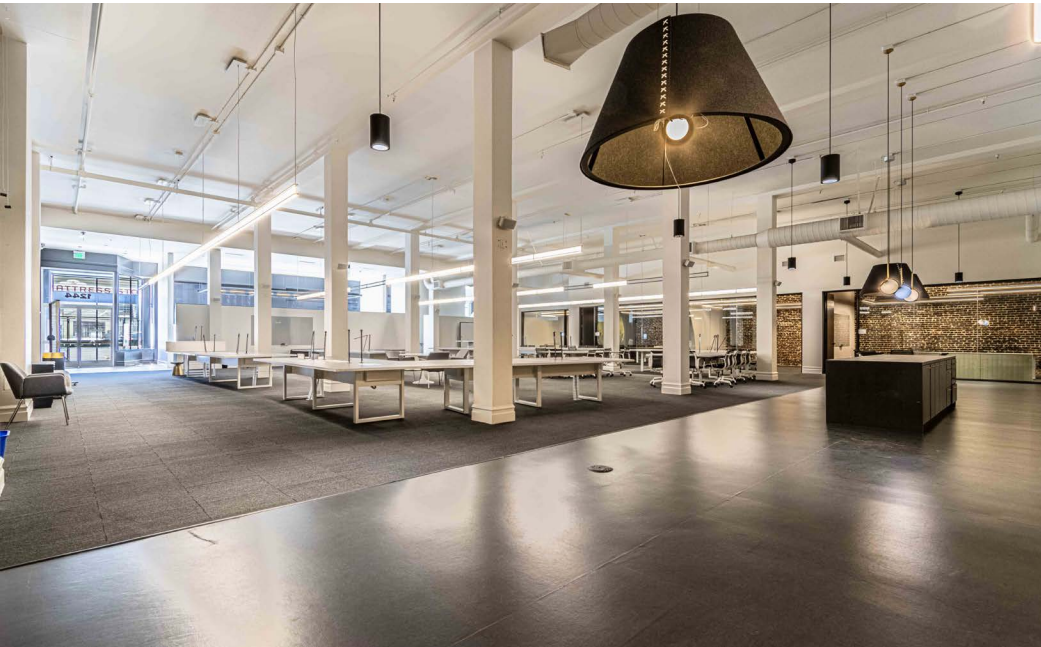
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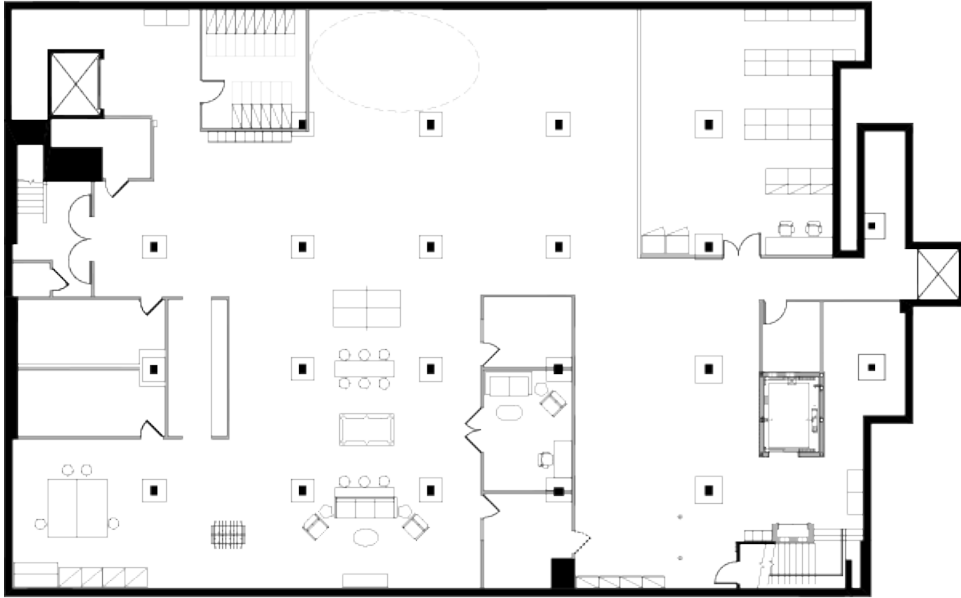


GROUND FLOOR ATTRIBUTES

- +/- 9,172 Square Feet
- Four (4) Meeting Rooms
- Reception / Gallery Area w/ Natural Light
- Large Designer Kitchen/Break Area
- Exposed Brick w/ Timber Columns
- Two (2) Large Multi-Stall Restrooms
- ~15' Ceiling Heights

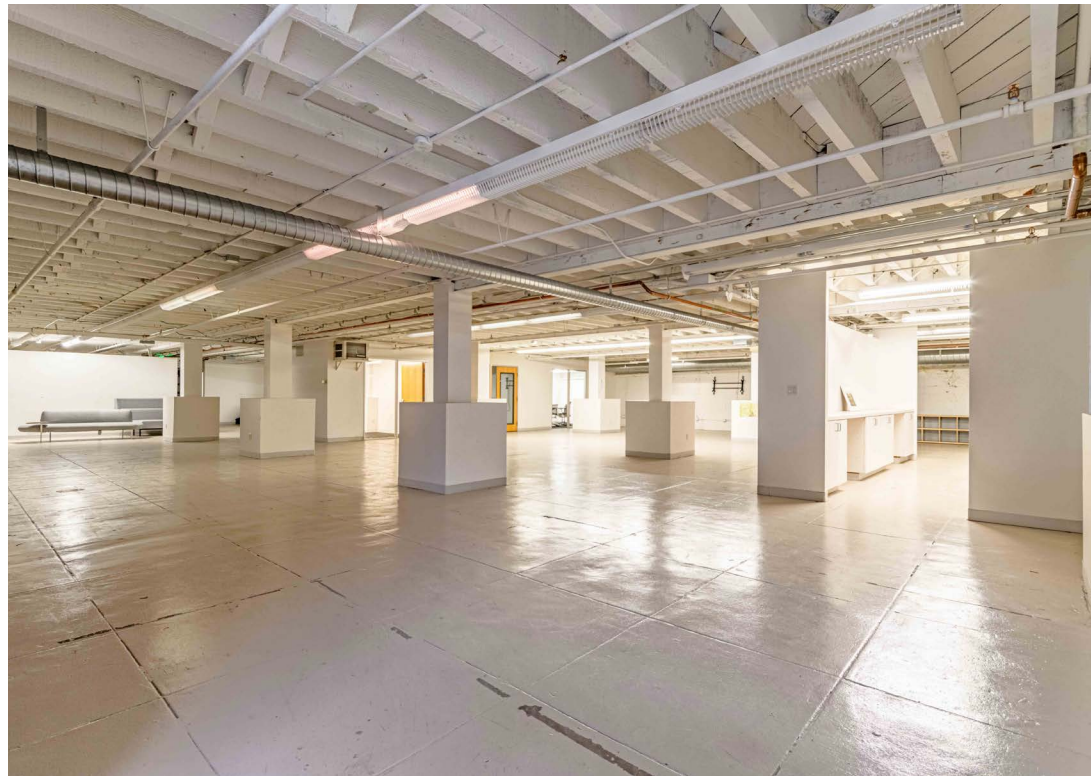
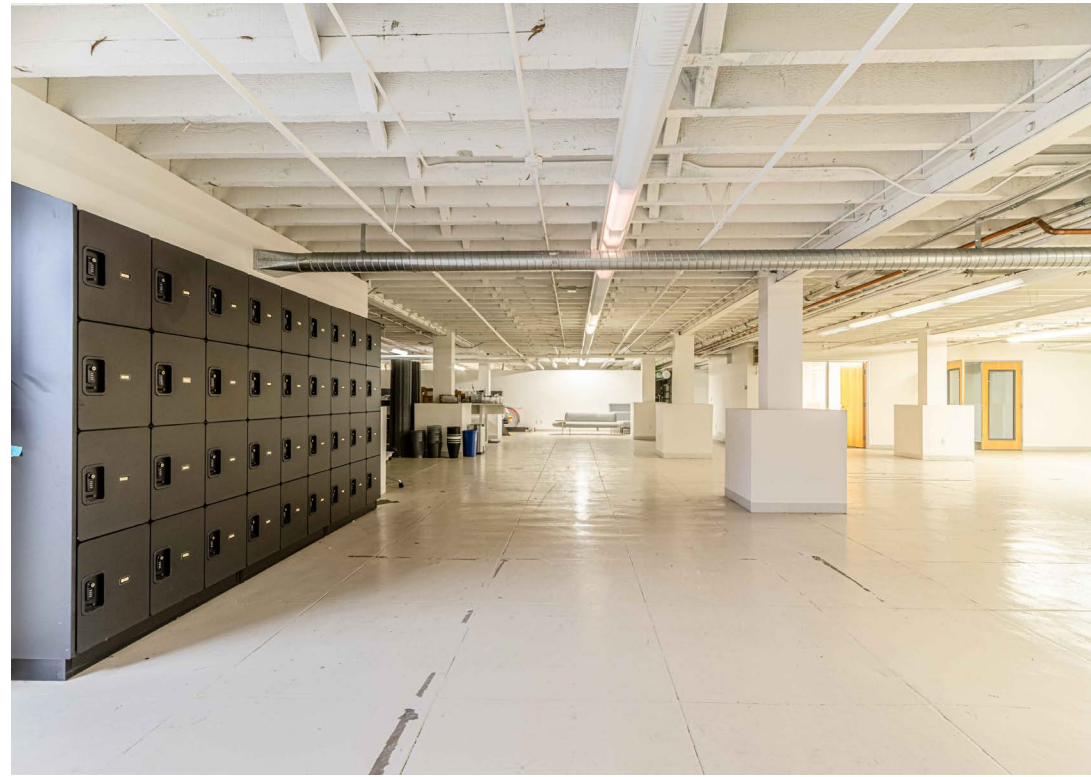


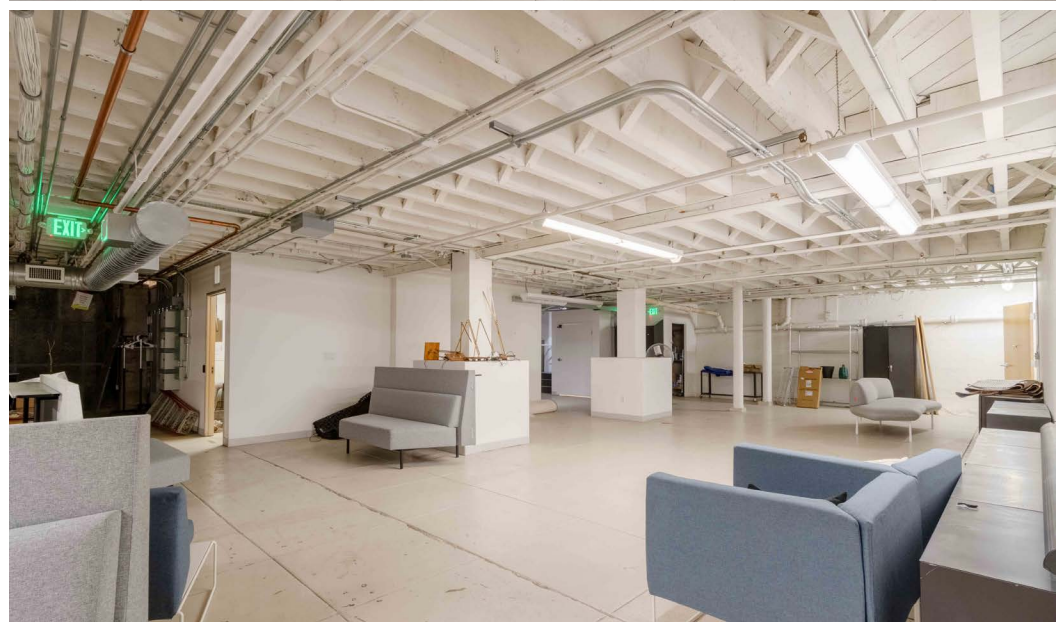
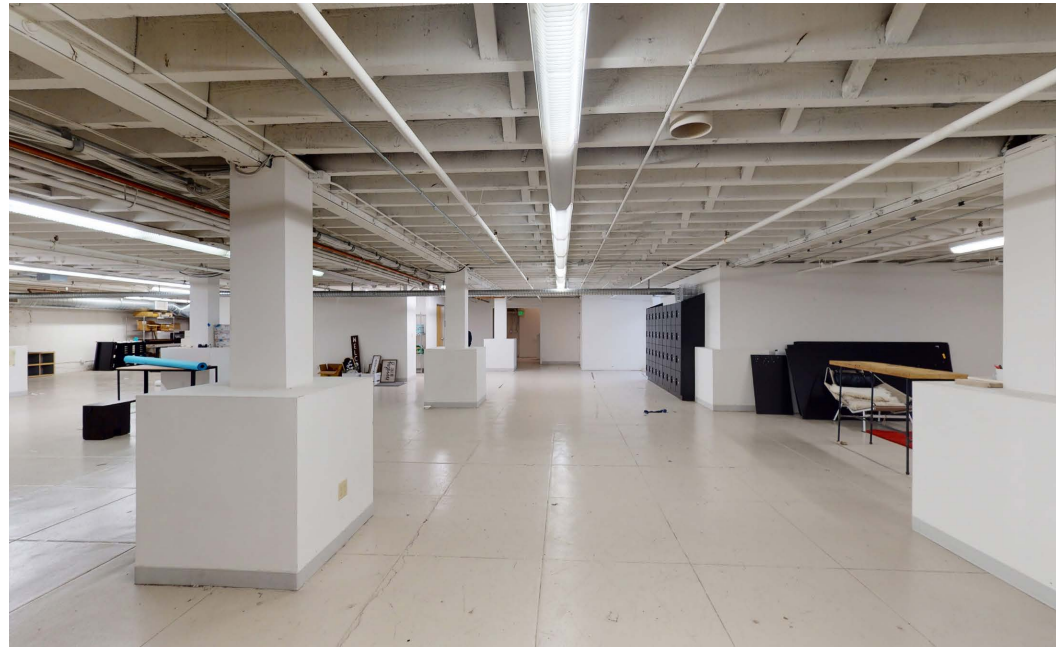




LOWER LEVEL ATTRIBUTES

- +/- 9,147 Square Feet
- Three (3) Private Offices
- Passenger and Freight Elevator Access
- Two (2) Large Multi-Stall Restrooms
- Large Data/Server Room
- Bike Storage Available
- ~8'5" Ceiling Heights





LOCATION OVERVIEW

Desirable Polk Gulch location,
walkable to nearby amenities and
to surrounding neighborhoods.



02 MIN to Polk St MUNI
13 MIN to Lafayette Park
18 MIN to Civic Center BART



04 MIN to Union Square
05 MIN to Pacific Heights
08 MIN to Financial District

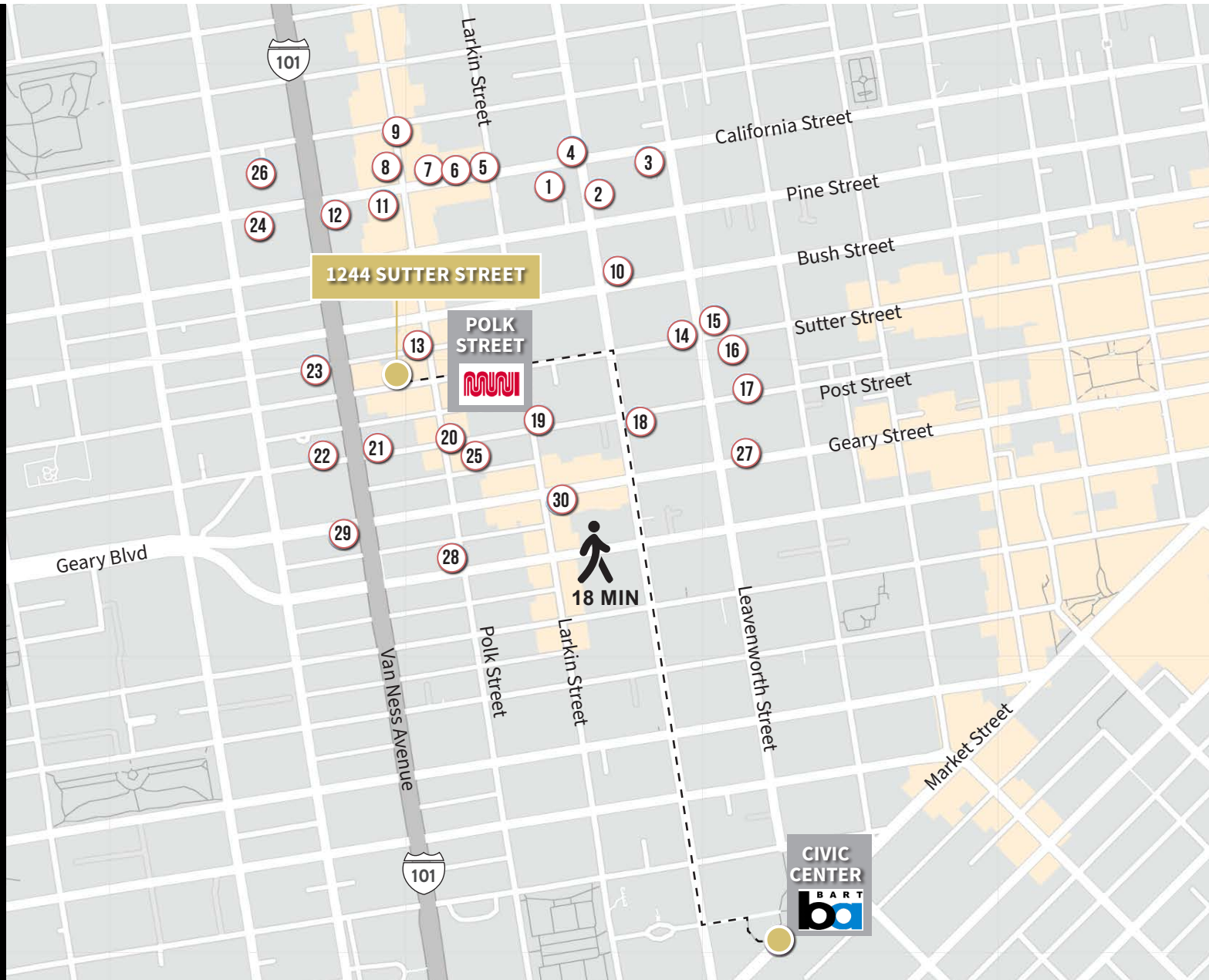


05 MIN to 101 On-Ramp
09 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp



AMENITIES

- 1.....Trader Joe's
- 2.....Nourish Cafe
- 3.....Zeki's Bar
- 4.....Ciccino
- 5.....Mymy
- 6.....Nobhill Pizza & Shawarma
- 7.....Cordon Bleu Vietnamese
- 8.....Swan Oyster Depot
- 9.....Ora Wine Bar
- 10.....Saint Francis Hospital
- 11.....Crustacean Restaurant
- 12.....Teaspoon
- 13.....Mayes Oyster House
- 14.....Bite
- 15.....Chisme Cantina
- 16.....Liholiho Yacht Club
- 17.....Farm : Table
- 18.....Propagation
- 19.....Members Only
- 20.....Jackalope
- 21.....24 Hour Fitness
- 22.....Fedex Print & Ship Center
- 23.....Bevmo!
- 24.....Whole Foods Market
- 25.....Kuma Sushi + Sake
- 26.....Guitar Center
- 27.....Mensho Tokyo Sf
- 28.....Ike's Sandwiches
- 29.....Tommy's Joynt
- 30.....Lers Ros





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