

# 222 Kearny Street

**San Francisco, CA**

**High-End Office  
Spaces for Lease**

**Mike McCarthy** | Lic# 00929942  
415.489.1756  
mike.mccarthy@transwestern.com

**Brian McCarthy** | Lic# 01840990  
415.489.1753  
brian.mccarthy@transwestern.com

**Maddie Meyersieck** | Lic# 01961652  
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**Tyler Hill** | Lic# 02268870  
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**Features & Amenities**

-  ±127,000 SF class A office building
-  Surrounded by restaurants, shopping & hotels
-  Large windows & abundant natural light
-  8,000 SF of ground floor amenity retail
-  Rooftop lounge coming soon
-  Valet parking
-  Excellent public transit access (Montgomery BART Station)
-  Financial district office building adjacent to union square
-  Secured bike room

**100** Transit Score

**99** Walk Score



**360°** Matterport Virtual Tour

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**Space Availabilities**

Suite	RSF	Availability	Virtual Tour
<b>900</b>	8,285	Now	
<b>800</b>	8,285	Now	
<b>700</b>	9,446	Now	
<b>603</b>	2,086	Now	
<b>600</b>	8,903	Now	
<b>550</b>	7,469	Now	
<b>500</b>	8,731	Now	
<b>410</b>	3,075	Now	
<b>310</b>	3,613	Now	
<b>308</b>	5,180	Now	
<b>304</b>	5,301	Now	
<b>300</b>	2,104	Now	
<b>200</b>	15,982	Now	



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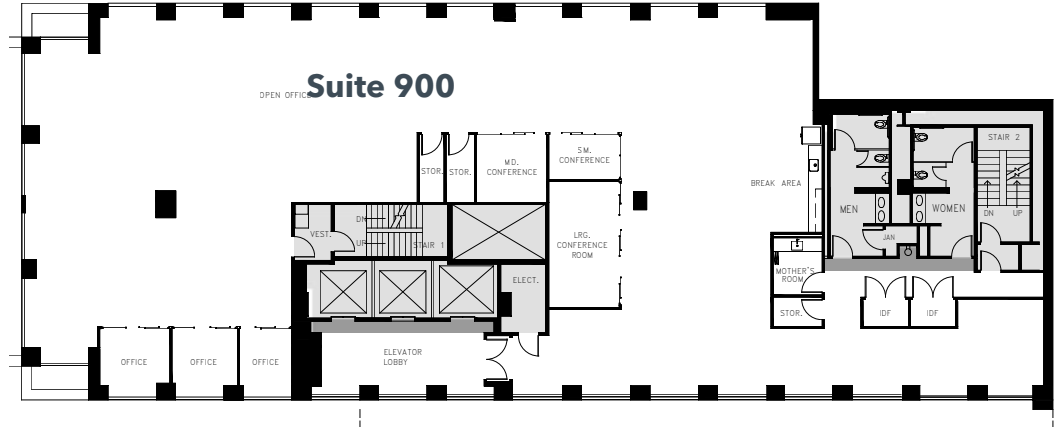
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**Suite 900**  
**8,285 RSF**

- Available now
- Full floor identity
- Fully furnished
- 5 offices
- 1 large conference room
- 2 small conference rooms
- Kitchen
- IT room
- Abundant natural light
- 3 phone booths
- En-suite restrooms
- Wellness room



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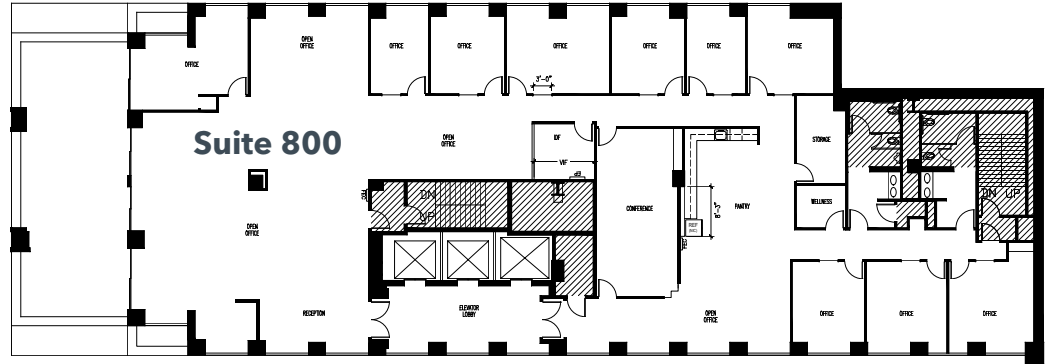
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**Suite 800**  
**8,285 RSF**

- Available now
- Can be furnished within 30 days
- Full floor identity
- Exclusive outdoor deck
- 10 offices
- 1 large conference room
- 2 meeting rooms
- Kitchen
- IT room
- Abundant natural light



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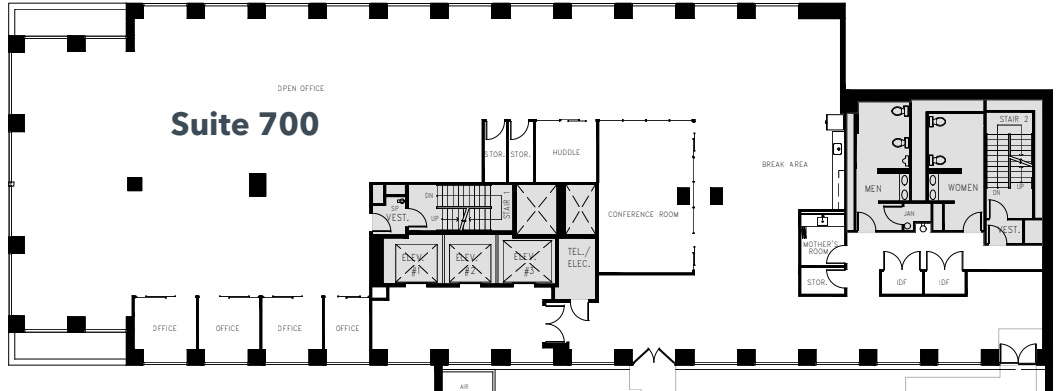
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**Suite 700**  
**9,446 RSF**

- Available now
- Full floor identity
- Fully furnished plug & play
- Kitchen
- En-suite restrooms
- Mothers room
- 3 phone booths
- Large conference room
- 5 meeting rooms / private offices



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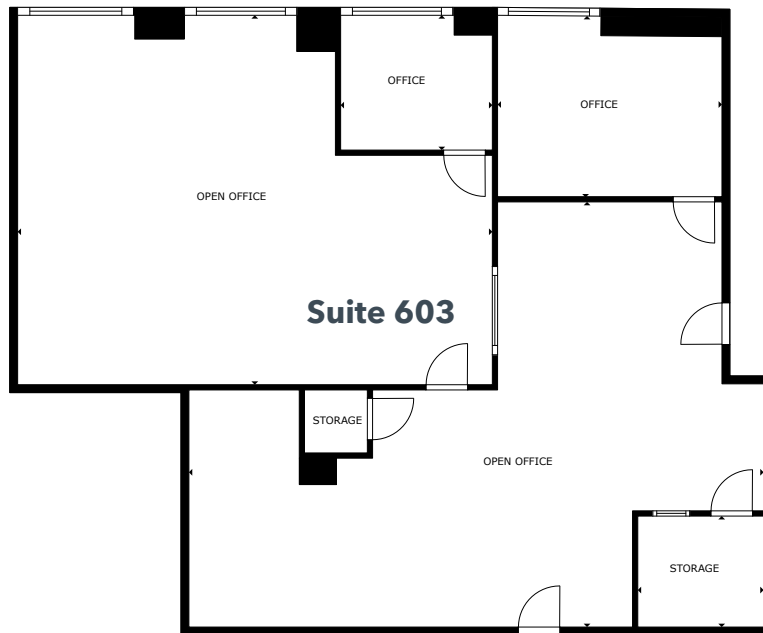
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**Suite 603**  
**2,086 RSF**

- Available now
- Can be furnished within 30 days
- 2 open work areas
- 2 meeting rooms / private offices
- Storage
- Natural light



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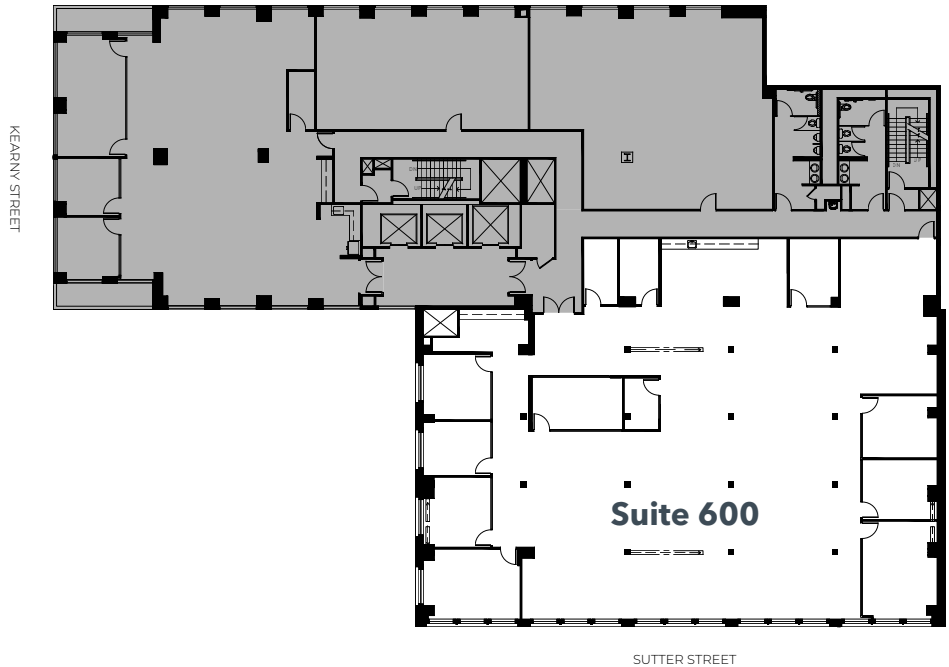
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**Suite 600**  
**8,903 RSF**

- Available now
- Can be furnished within 30 days
- Directly off elevator lobby
- Creative open space
- Brick exterior
- Large windows and natural light
- Break area
- 7 private rooms
- 1 conference room
- Storage



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**Suite 550**  
**7,469 RSF**

- Available now
- Can be furnished within 30 days
- Front door identity directly off the elevator lobby
- 8 meeting rooms / offices
- 1 conference room
- 2 large open areas for workstations
- Kitchen
- IT room
- Abundance of natural light



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**Suite 500**  
**8,731 RSF**

- Available now
- Can be fully furnished within 30 days
- Front door identity directly off the elevator lobby
- 9 meeting rooms / offices
- 2 conference rooms
- Large open area for workstations
- Kitchen
- IT room
- Abundance of natural light



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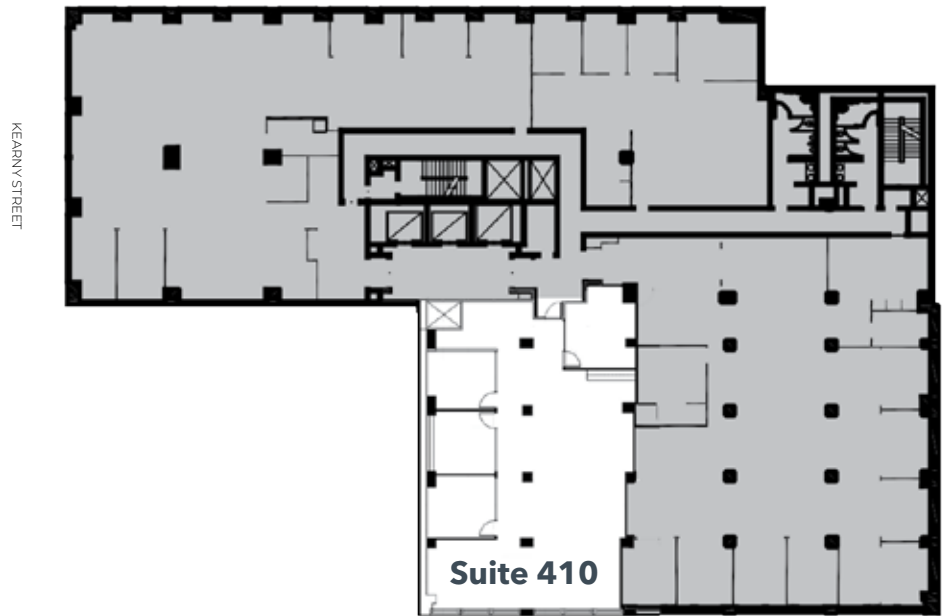
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**Suite 410**  
**3,075 RSF**

- Available now
- Can be furnished within 30 days
- 3 private offices
- Open area for workstations
- Open kitchen
- Break area
- 1 conference room
- Storage



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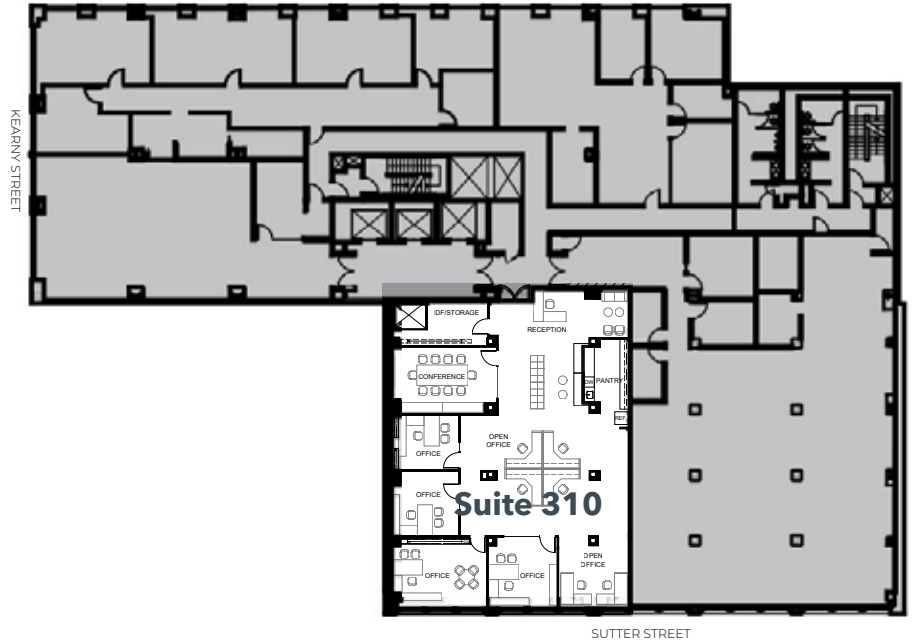
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**Suite 310**

**3,613 RSF**

- Available now
- Can be furnished within 30 days
- 4 private offices
- Open area for workstations
- Kitchen
- Conference room
- Storage / potential hidden speakeasy



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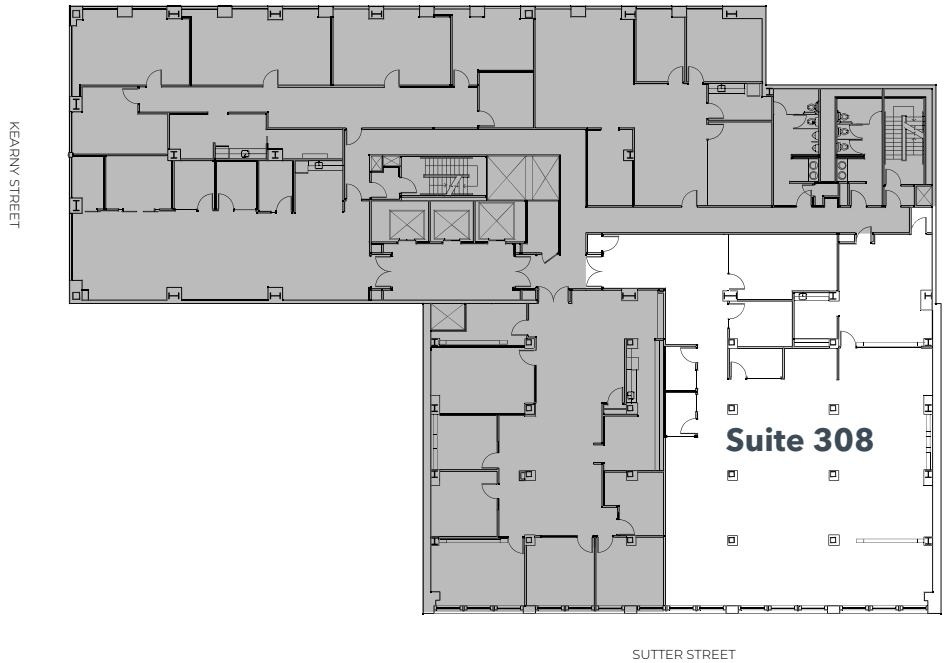
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**Suite 308**  
**5,180 RSF**

- Available now
- Can be furnished within 30 days
- Creative suite with exposed ceilings
- Direct identity off the elevator lobby
- Fantastic Sutter Street views
- Conference room
- 3 huddle rooms
- 1 office
- Kitchen with lunchroom area
- Large open area for workstations



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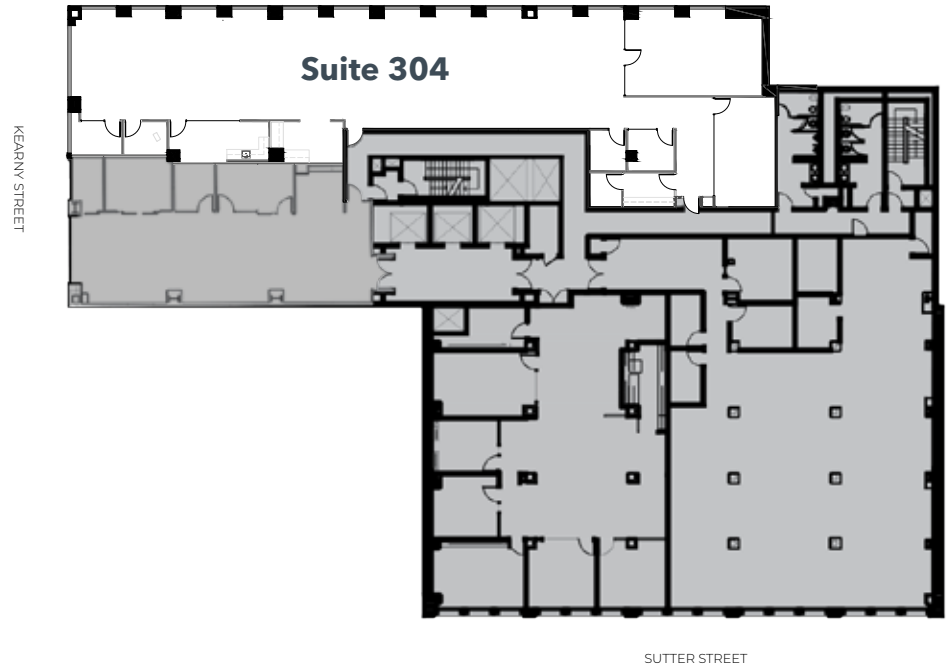
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**Suite 304**  
**5,301 RSF**

- Available now
- Can be furnished within 30 days
- Large open area for workstations
- Kitchen
- 2 conference rooms
- 4 huddle rooms
- Storage / supply room



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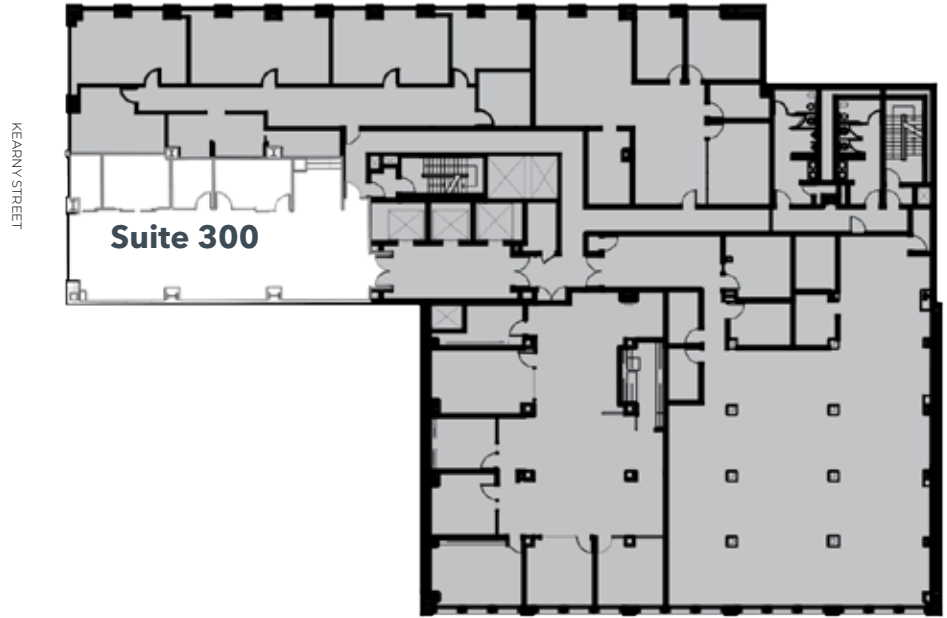
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**Suite 300**  
**2,104 RSF**

- Available now
- Can be furnished within 30 days
- 3 private offices
- Open area for workstations
- Kitchen
- 1 conference room
- Storage



SUTTER STREET



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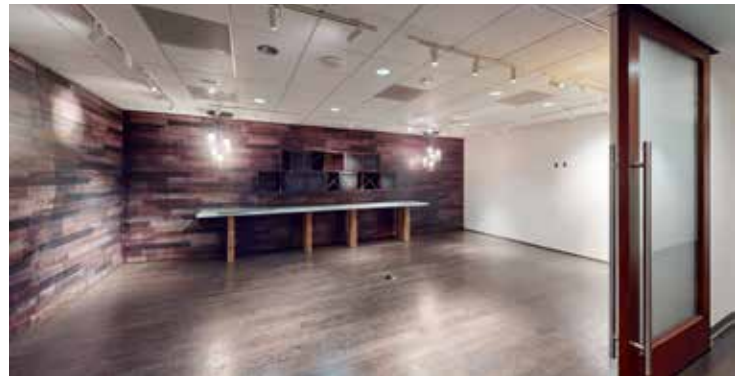
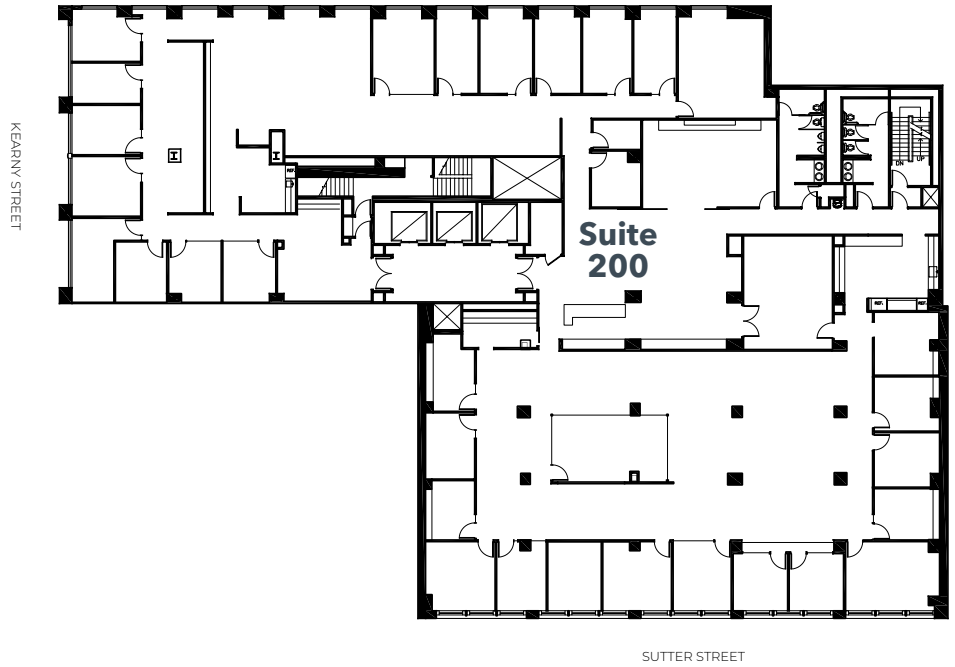
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**Suite 200**  
**15,982 RSF**

- Available now
- Can be furnished within 30 days
- 29 offices
- 3 conference rooms
- Lounge area
- Kitchen
- Large windows
- Abundant natural light



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