

**For Lease**

# 1615 20<sup>th</sup> Street, San Francisco

**Former Tenants Include:**  
**General Practice Medicine, Dentist, and Holistic Medicine Users**



## Demisable to 992 SF & 1,371 SF Suites

1615 20th Street: Potrero Hill neighborhood commercial retail / neighborhood-serving office space available for lease. Spacious 2,300 SF +/- property currently configured for medical office use with reception/waiting area, nine private offices / exam rooms, break room, two bathrooms, storage room and back-office area. Previous tenant's practice in location for 25 years. Zoned NC-2 suitable for retail stores, restaurants, and neighborhood-serving offices.

**AS ONE SUITE: ASKING RENT \$ 4,025 / Month (\$1.75/SF/Mo)**

**DEMISED SUITES: ASKING RENT \$ 2.25/SF/Mo**

- Fully Built Out as Professional Services Office
- Approximately 2,300 SF Leasable Space / NC-2 Zoning
- Nine Private Offices/Exam Rooms
- Private Restrooms & Central Heating System
- Excellent Potrero Hill Location Adjacent to Retail
- Nearby Public Transportation & Easy Freeway Access

**For more information, please contact:**

**Anthony Christen**  
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DRE: 01326401



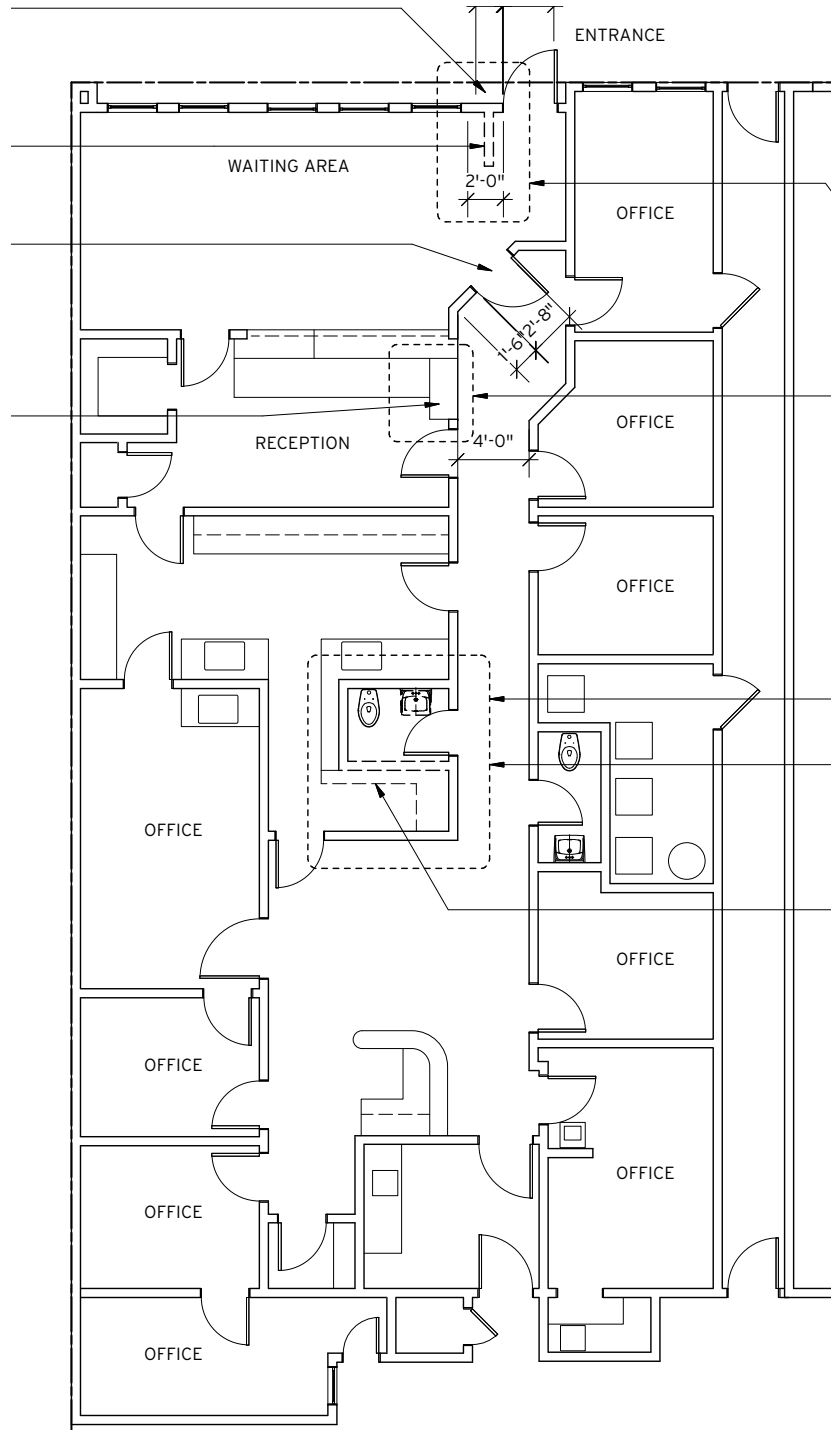


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## Property Floor Plan

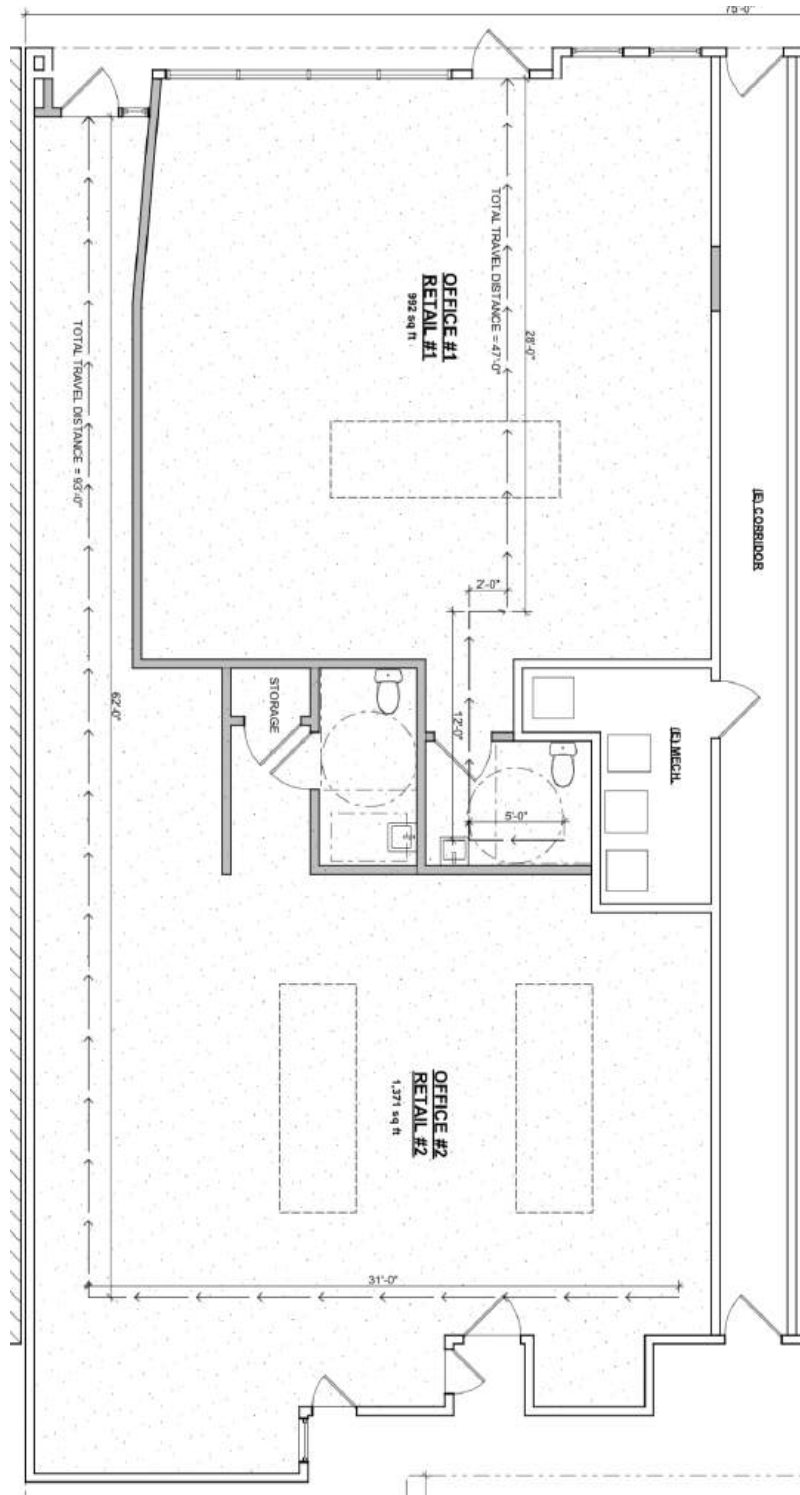


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## Proposed Demised Floor Plan for Two Suites



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