



SAN FRANCISCO, CA 94108

312 Sutter St.

FOR LEASE

+/- 21,436 SF AVAILABLE
Professional Plug &
Play office suites in
Union Square

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We're Here to Help – Reach Out Today!

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PROPERTY SUMMARY

| 312 Sutter St.

RENTAL RATE | \$28 / Square Foot, Industrial Gross

AVAILABLE | Immediately

AVAILABLE SPACES

Suite 600 | +/- 2,988 Square Feet

Suite 510 | +/- 1,693 Square Feet

Suite 500 | +/- 4,504 Square Feet

Suite 318 | +/- 205 Square Feet

Suite 316 | +/- 467 Square Feet

Suite 312 | +/- 5,079 Square Feet

Suite 250 | +/- 4,325 Square Feet

Suite 200 | +/- 2,175 Square Feet

TOTAL | +/- 21,436 Square Feet

**Suites Can Be Leased Together or Separately*

BUILDING ATTRIBUTES

- Creative Office Suites in the Heart of Union Square
- Some Furnishings May Be Available Upon Request
- Short Term Lease Options Available
- Motivated Ownership Group
- Walking Distance to Many Amenities in Union Square, the Financial District, and the Embarcadero
- Right Next to Sutter Stockton Garage
- Flexible Work Spaces & Conference Hall Available on 2nd Floor



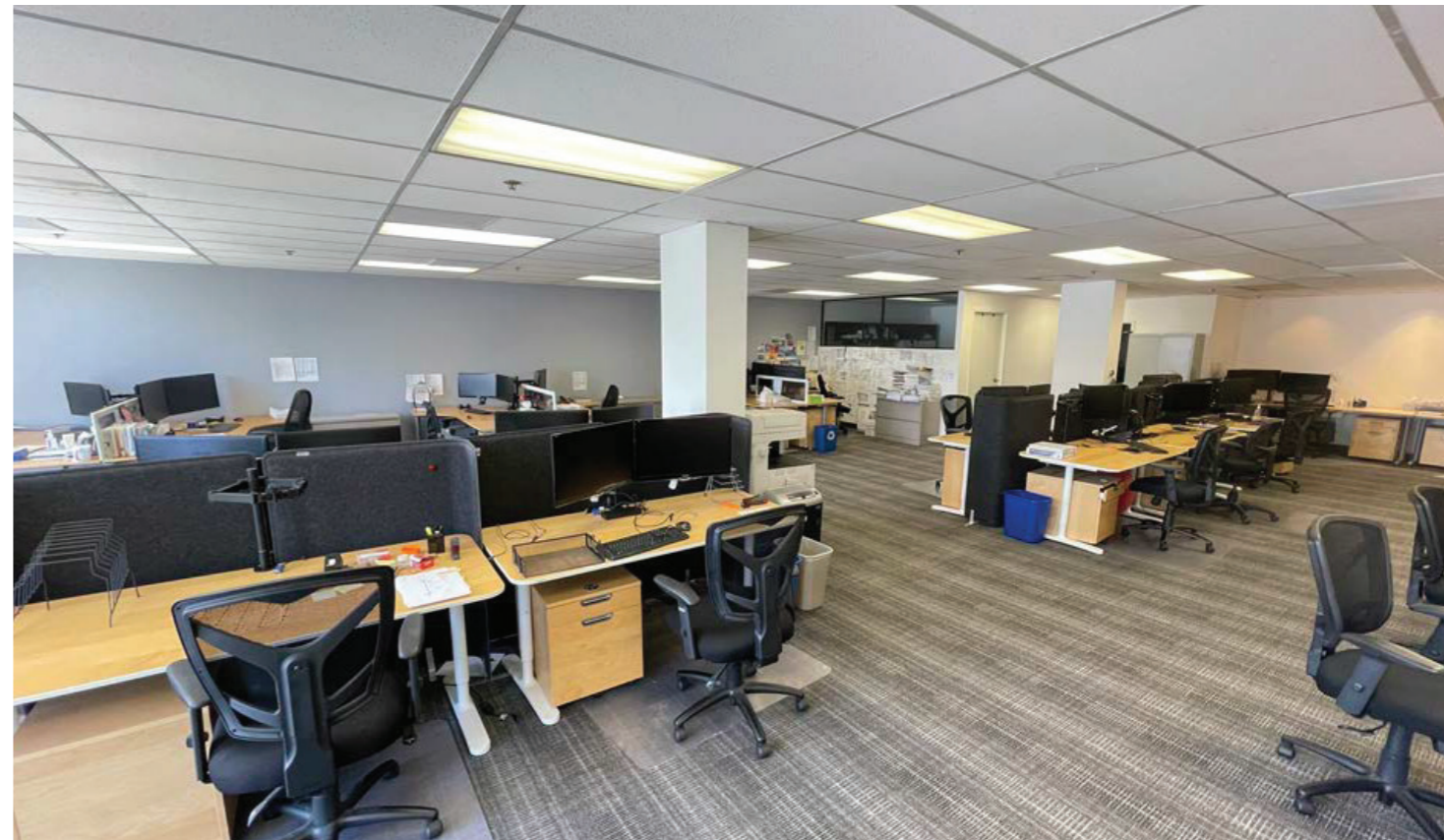
SUITE ATTRIBUTES

| 312 Sutter St.

SUITE 600

+/- 2,998 Square Feet

- Plug & Play Creative Office Suite
- Two (2) Conference Rooms
- Can be Furnished Upon Request
- Top Floor Window Line
- Full HVAC



SUITE ATTRIBUTES

| 312 Sutter St.

SUITE 510

+/- 1,693 Square Feet

- Move-In Ready Creative Office Suite
- Four (4) Glass Conference Rooms
- Open Floor Plan
- New Flooring available
- One (1) Kitchenette
- Full HVAC
- Short Term Lease Options Available



SUITE 500

+/- 4,504 Square Feet

- Two (2) Meeting Rooms
- One (1) Board Room
- Open Plan Space
- Sutter Street Full Window Line
- Full HVAC
- Private Storage Area

SUITE ATTRIBUTES

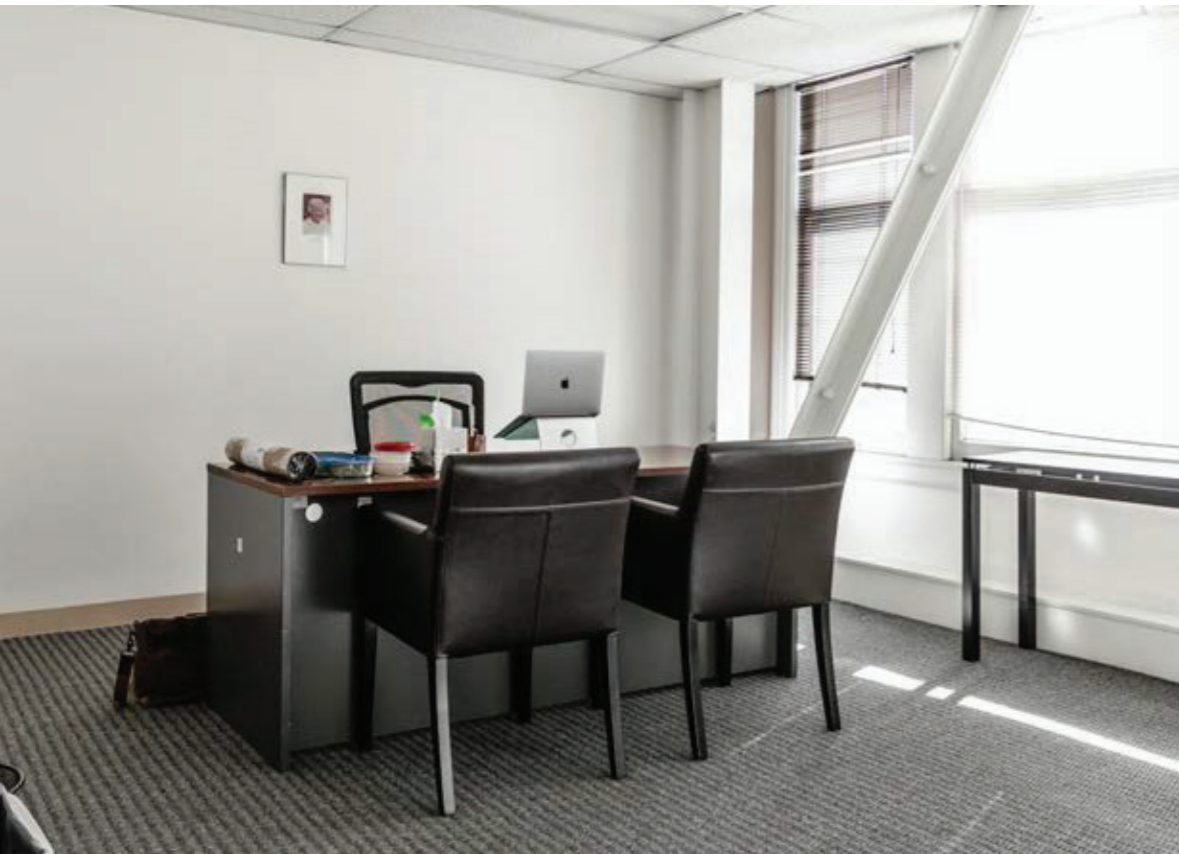
| 312 Sutter St.

SUITE 318 & 316

Suite 318: +/- 205 Square Feet

Suite 316: +/- 467 Square Feet

- Small Creative Office Suites
- Open Floor Plans
- Window Line on North Side of Space
- Short Term Lease Options Available
- Access to Plug & Play Conferencing Center



SUITE ATTRIBUTES

| 312 Sutter St.

SUITE 312

+/- 5,079 Square Feet

- Can Be Fully Furnished
- High Ceilings w/ Creative Aspects
- Four (4) Meeting Room
- Five (5) Private Offices
- Access to Two (2) Multi-Stall Restrooms
- Passenger & Freight Elevator Access
- Exclusive Podcasting & Recording Sound Booth



SUITE ATTRIBUTES

| 312 Sutter St.

SUITE 250

+/- 4,325 Square Feet

- Plug & Play Conference / Commercial Space
- Ideal Space for Education and Institutional Users (i.e. Schools, Churches, Non-Profit Orgs)
- Demisable into Three (3) Separate Meeting Areas
- Wired and Ready w/ AV Equipment and Surround Sound Speaker System
- Access to Dedicated Board Room
- Access to Full Kitchen
- Long Term Lease Options Available



SUITE ATTRIBUTES

| 312 Sutter St.

SUITE 200

+/- 2,175 Square Feet

- Plug & Play Creative Office Suite
- High Ceilings w/ Creative Aspects
- Three (3) Glass Meeting Rooms
- Floor to Ceiling Windows
- Access to Two (2) Multi-Stall Restrooms
- Passenger & Freight Elevator Access
- Can be Fully Furnished Upon Request

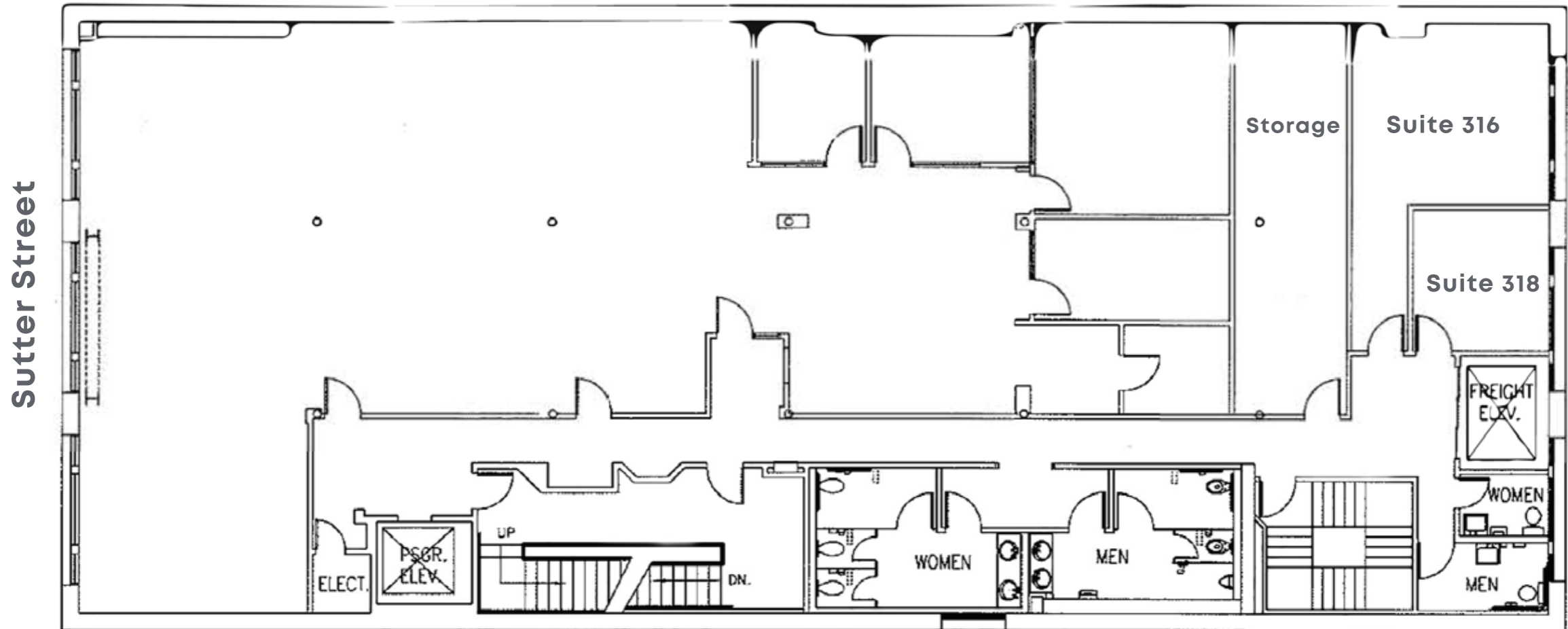


FLOOR PLAN

| 312 Sutter St.

THIRD FLOOR

+/- 2,175 Square Feet

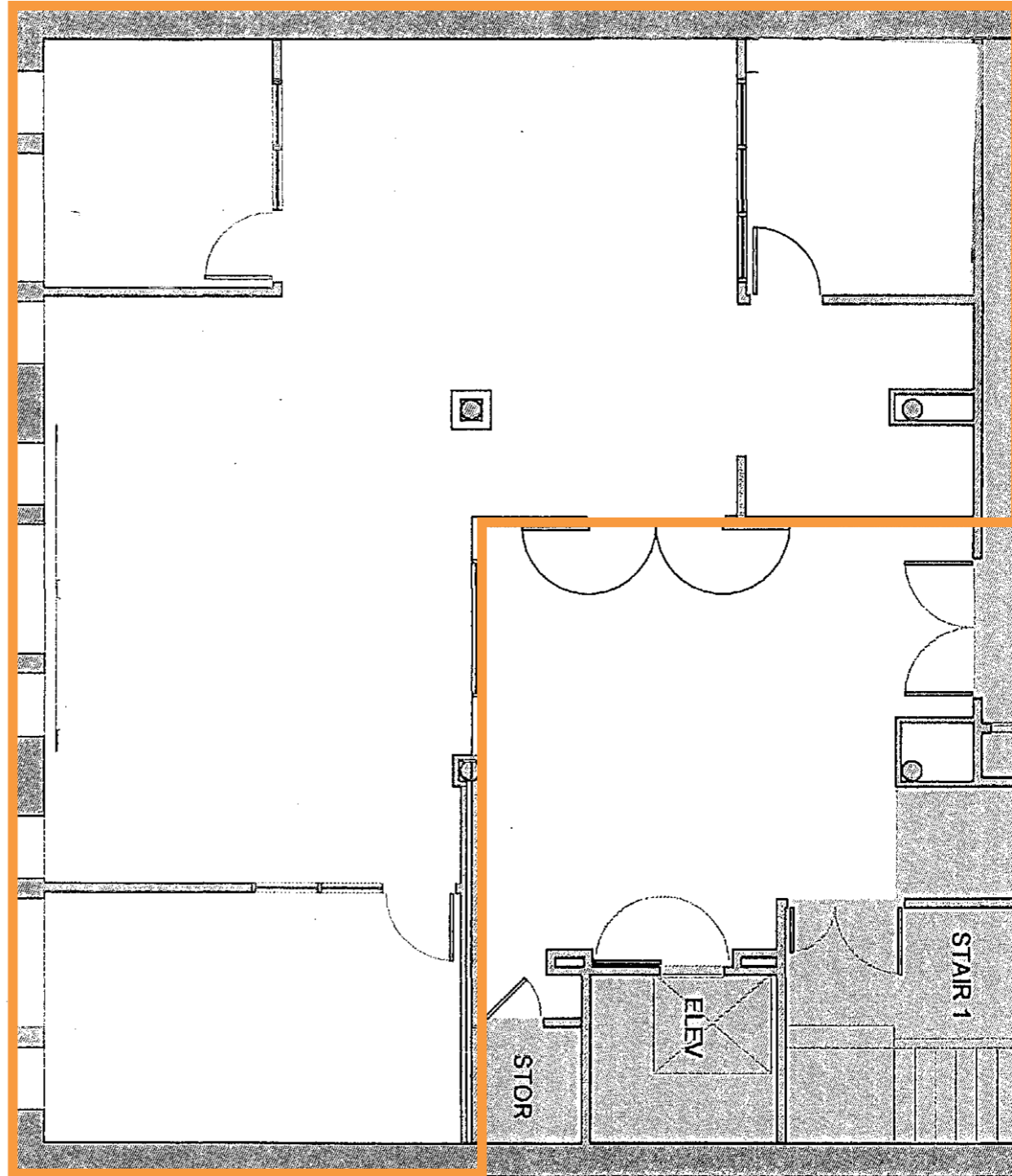


FLOOR PLAN

| 312 Sutter St.

SUITE 200

+/- 2,175 Square Feet

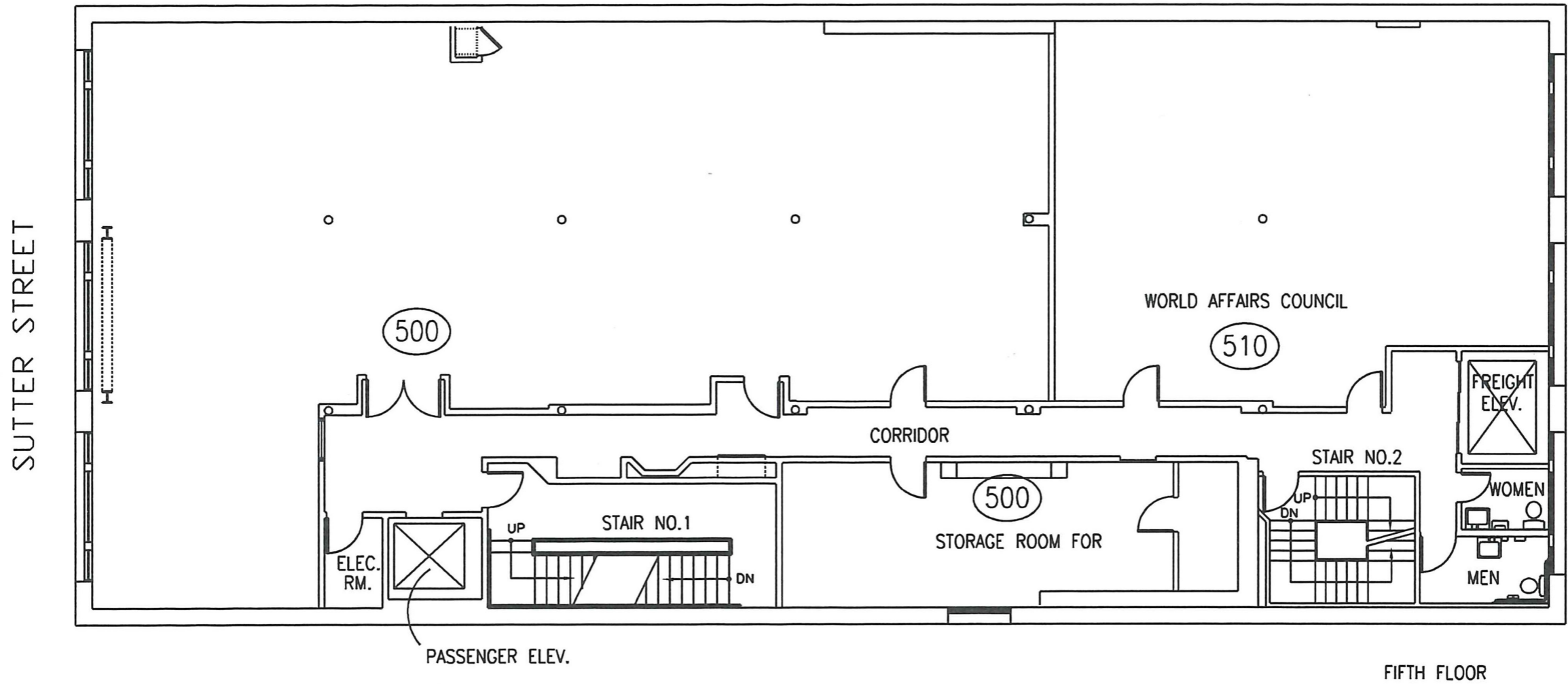


FLOOR PLAN

| 312 Sutter St.

5TH FLOOR

+/- 6,179 Square Feet

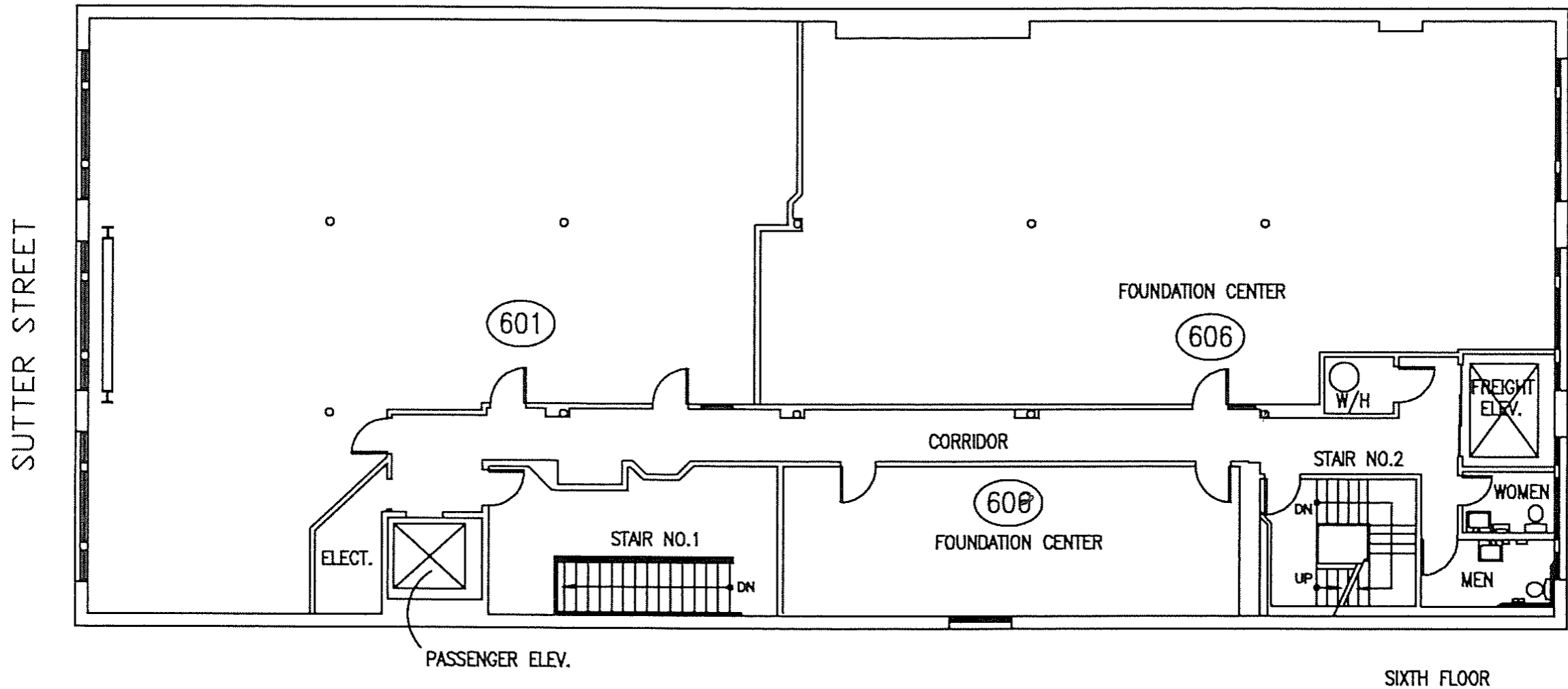


FLOOR PLAN

| 312 Sutter St.

6TH FLOOR

+/- 6,282 Square Feet



LOCATION OVERVIEW

| 312 Sutter St.

Desirable Financial District location, walking distance to many amenities in Union Square, the Financial District and the Embarcadero. Next door to Sutter Stockton Garage.



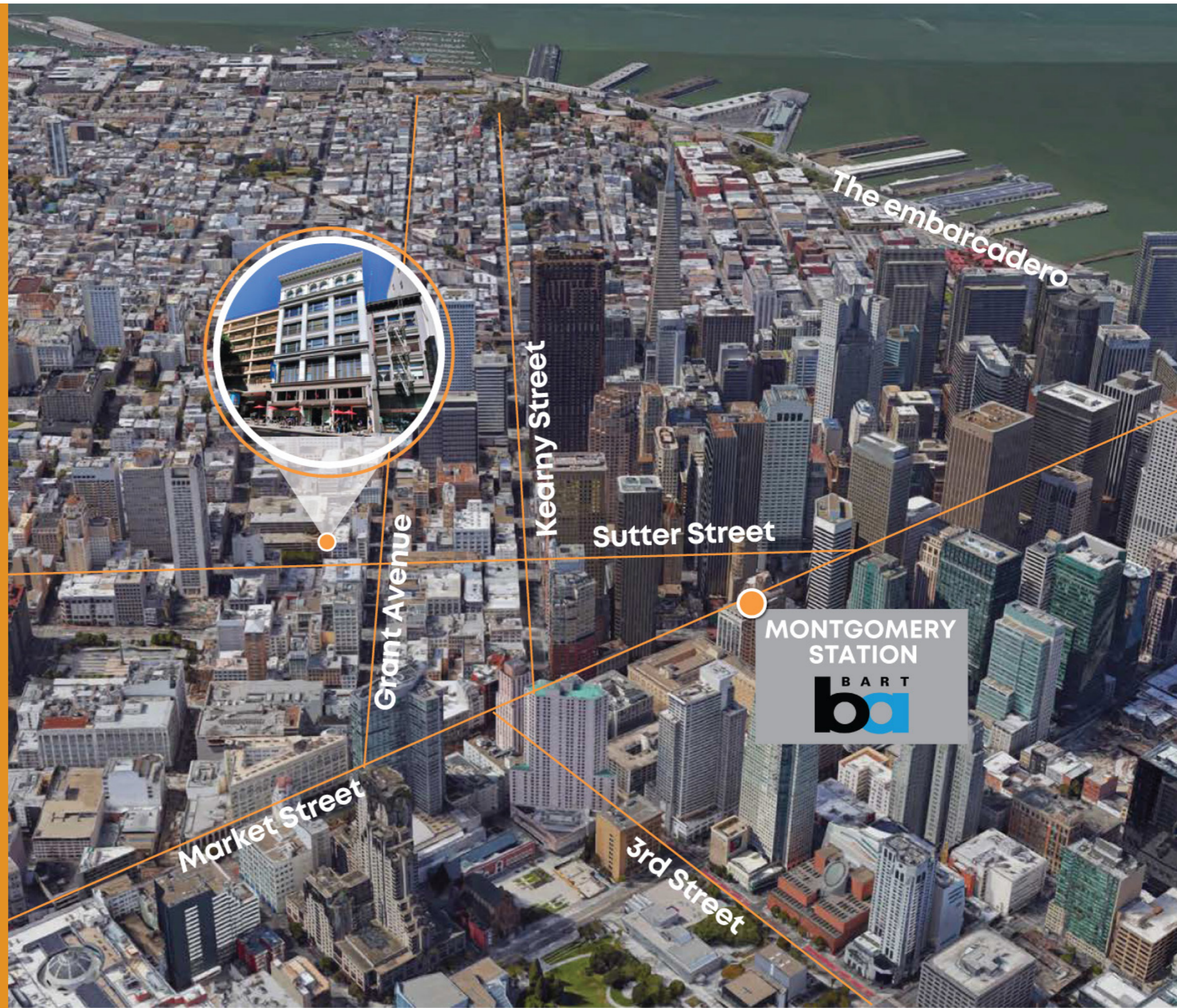
04 MIN to Market St
05 MIN to Montgomery St.
Bart



05 MIN to SOMA
07 MIN to Financial District
12 MIN to Mission District



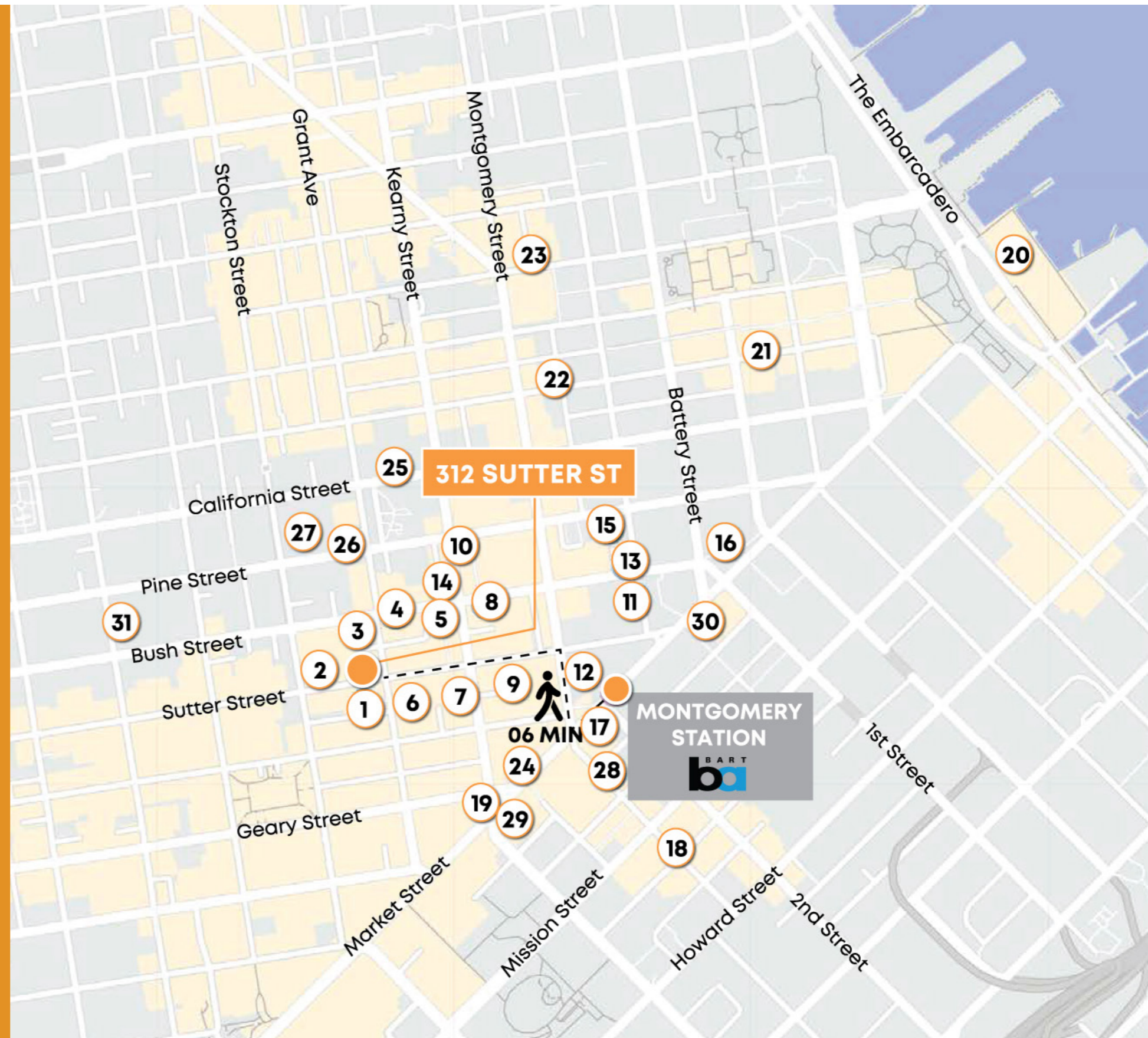
06 MIN to 80 On-Ramp



NEARBY AMENITIES

| 312 Sutter St.

- 1 Teuscher Chocolate
- 2 E&O Kitchen and Bar
- 3 Starbucks
- 4 Café de la Presse
- 5 Bar Fluxus
- 6 Posh Bagel
- 7 Walgreens
- 8 Pagan Idol
- 9 Crocker Galleria
- 10 Ramen Underground
- 11 Target
- 12 Starbucks
- 13 Blue Bottle Coffee
- 14 Sababa
- 15 Equinox Pine Street
- 16 Philz Coffee
- 17 McDonald's
- 18 The Bird
- 19 Hakkasan San Francisco
- 20 Ferry Building
- 21 Embarcadero Center
- 22 Wayfare Tavern
- 23 Verjus
- 24 Ginto
- 25 Blue Bottle Coffee
- 26 Rock Japanese Cuisine
- 27 Tonga Room & Hurricane Bar
- 28 The House Of Shields
- 29 Local Edition
- 30 Joe & The Juice
- 31 Key Klub



LOCATION OVERVIEW

| 312 Sutter St.



KEY KLUB



TONGA ROOM & HURRICANE BAR



WAYFARE TAVERN



E&O KITCHEN



SABABA - SF



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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.