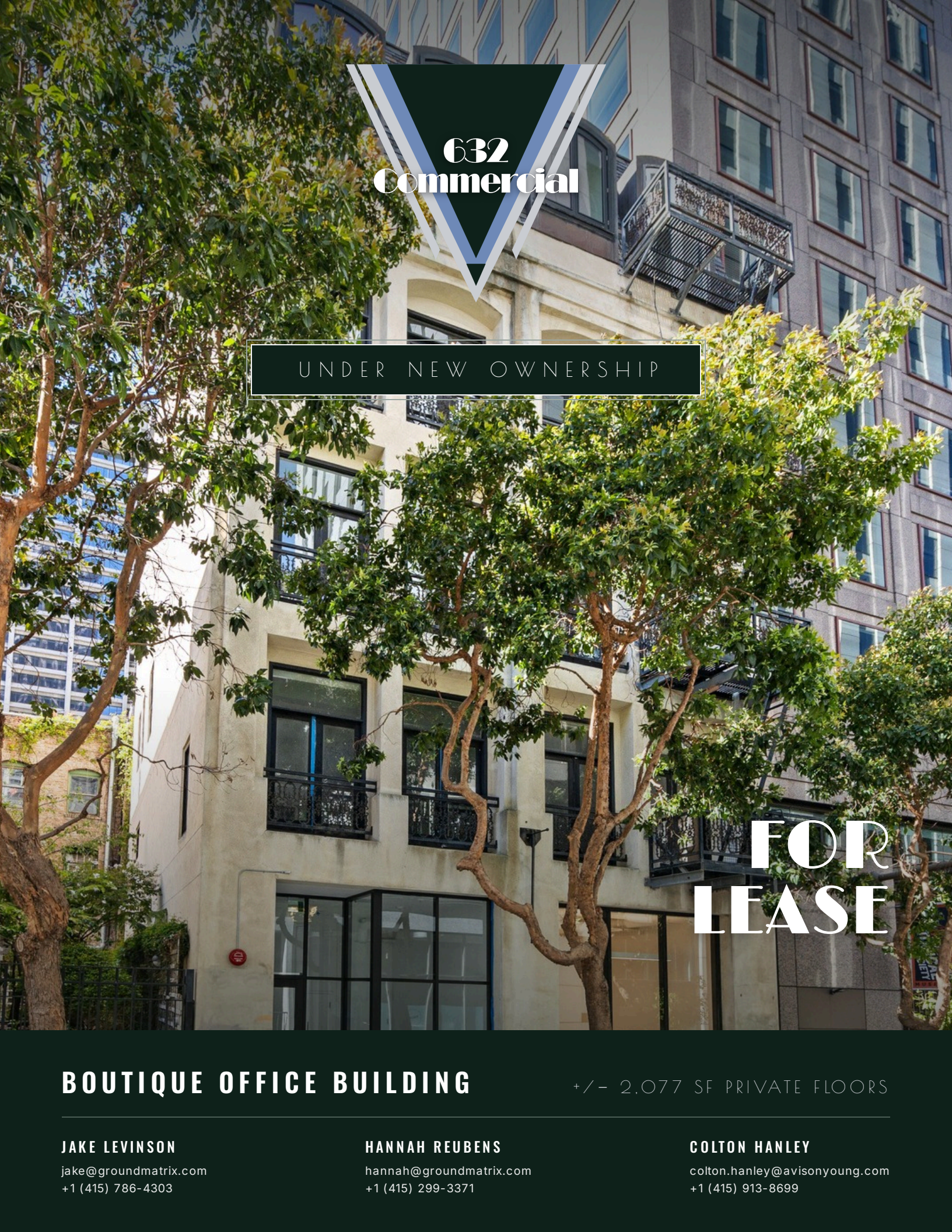




632
Commercial

UNDER NEW OWNERSHIP

**FOR
LEASE**

BOUTIQUE OFFICE BUILDING

+/- 2,077 SF PRIVATE FLOORS

JAKE LEVINSON

jake@groundmatrix.com
+1 (415) 786-4303

HANNAH REUBENS

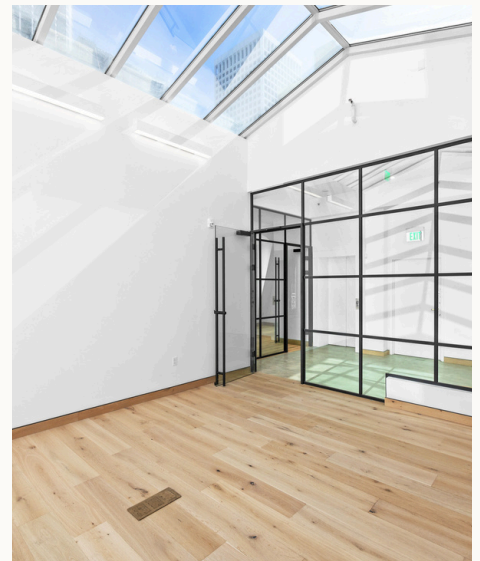
hannah@groundmatrix.com
+1 (415) 299-3371

COLTON HANLEY

colton.hanley@avisonyoung.com
+1 (415) 913-8699



NEWLY RENOVATED SUITES





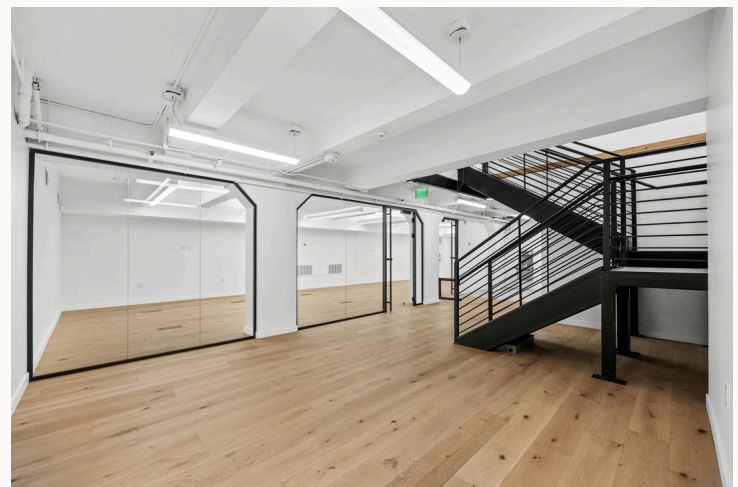
OFFERING HIGHLIGHTS

- ◆ Under new ownership with continued capital investment in the building.
- ◆ Newly renovated lobby, corridors, and suites.
- ◆ Each floor holds private creative offices and conference rooms.
- ◆ Full building elevator and refinished restrooms.
- ◆ Vault + Ground contiguous up to 3,852 SF.

AVAILABLE FLOORS

FLOOR	SIZE	RENT (\$/SF/YR)
Vault Level	1,775 SF	\$42.00 IG
Ground Level	2,077 SF	\$42.00 IG
Second Floor · Suite 200	2,077 SF	\$70.00 IG
Fourth Floor LEASED	2,077 SF	—
Penthouse · Suite 500	2,077 SF	\$80.00 IG
4 Spaces Available	8,006 SF	\$42.00 – 80.00

All rents quoted Industrial Gross. Vault and Ground levels may be combined for a contiguous 3,852 SF.





AREA HIGHLIGHTS

North Financial District · San Francisco



7 MIN

WALK TO BART

Steps from Montgomery Street Station, the Embarcadero, and the heart of the Financial District.

+4.5%

SPENDING POWER

North FiDi retail sales rose 4.5% in the first half of 2024, indicating strong consumer spending and a healthy retail environment.

120

REVITALIZED STORES

The Financial District recorded 120 new business openings from January to July 2024, highlighting entrepreneurial activity and investment in the area.

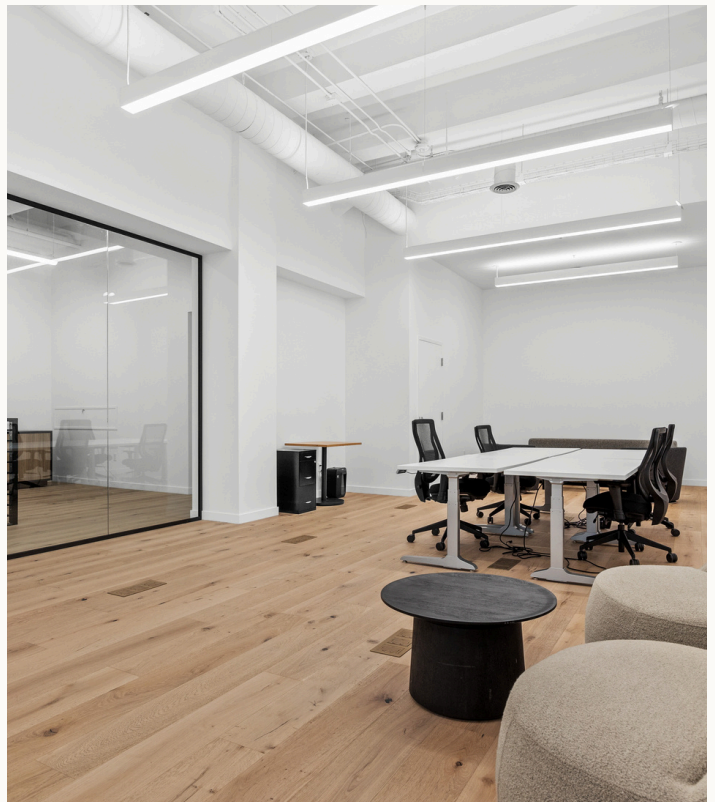
+3%

LEASING ACTIVITY

New office lease agreements increased 3% in the first quarter of 2024, with a steady return of workers to downtown offices.



PRIVATE CREATIVE FLOORS





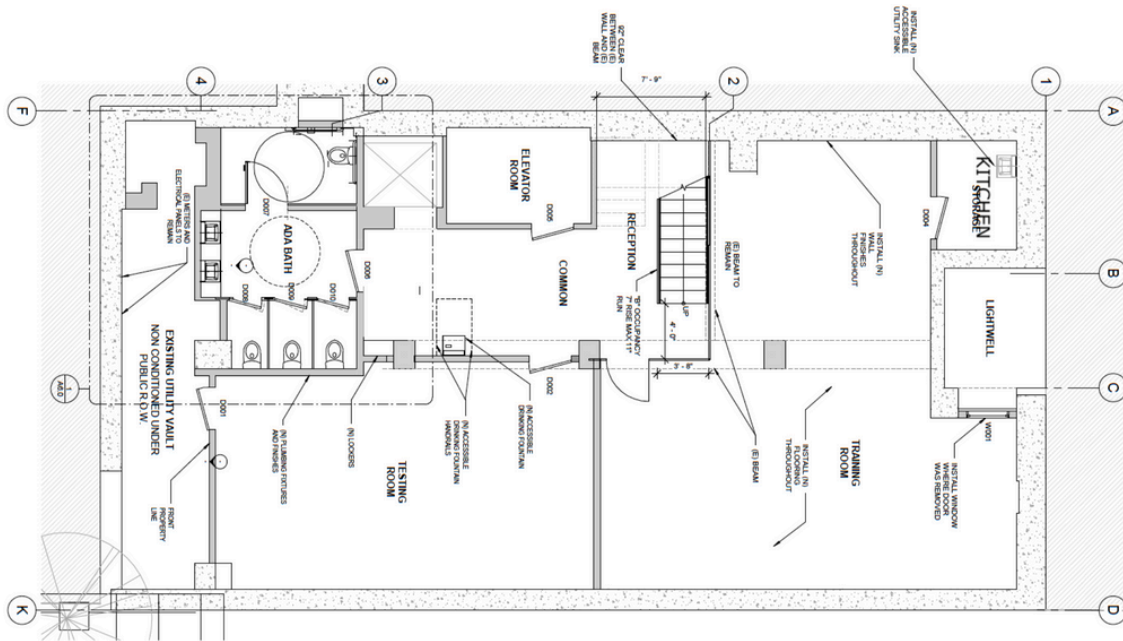
BUILDING CHARACTER



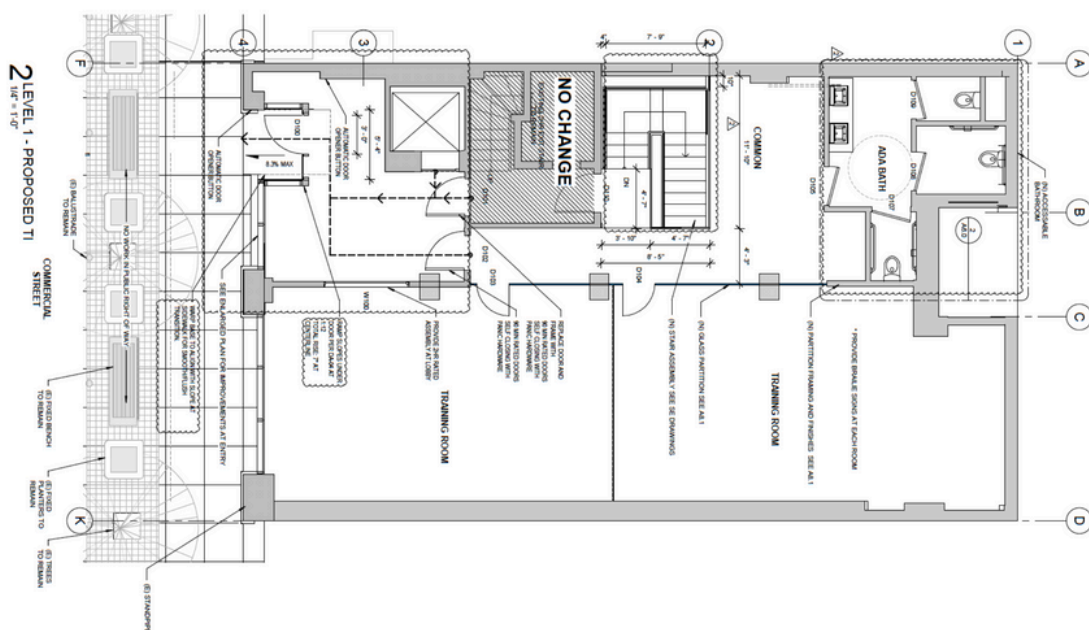


FLOOR PLANS

VAULT LEVEL 1,775 SF · AVAILABLE



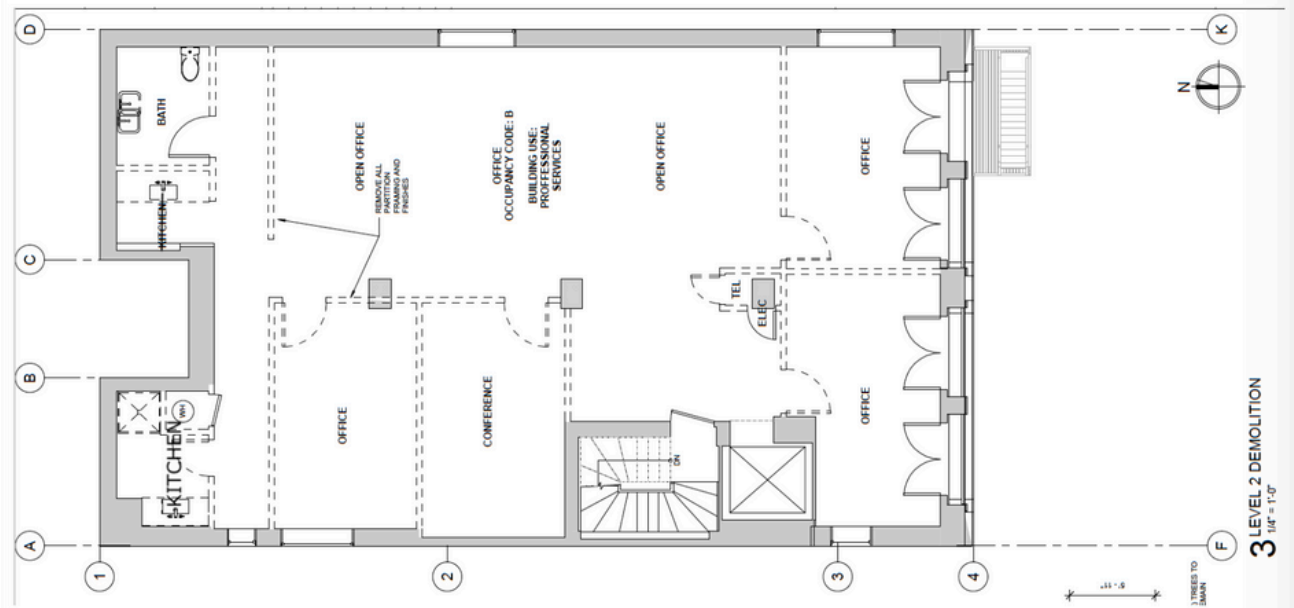
FIRST LEVEL 2,077 SF · AVAILABLE



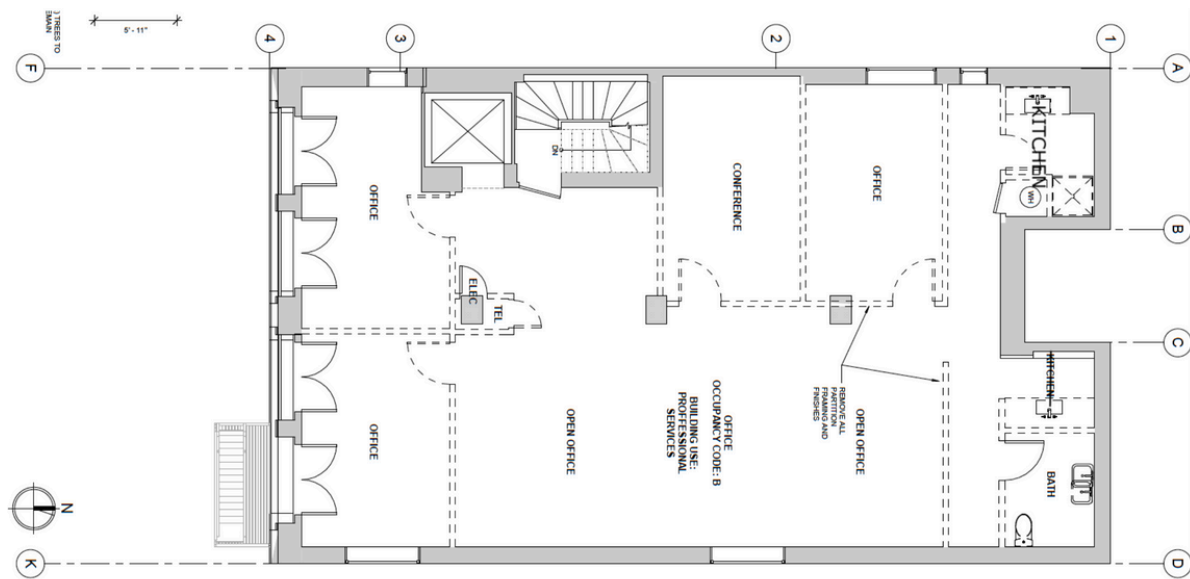


FLOOR PLANS

SECOND LEVEL 2,077 SF · AVAILABLE



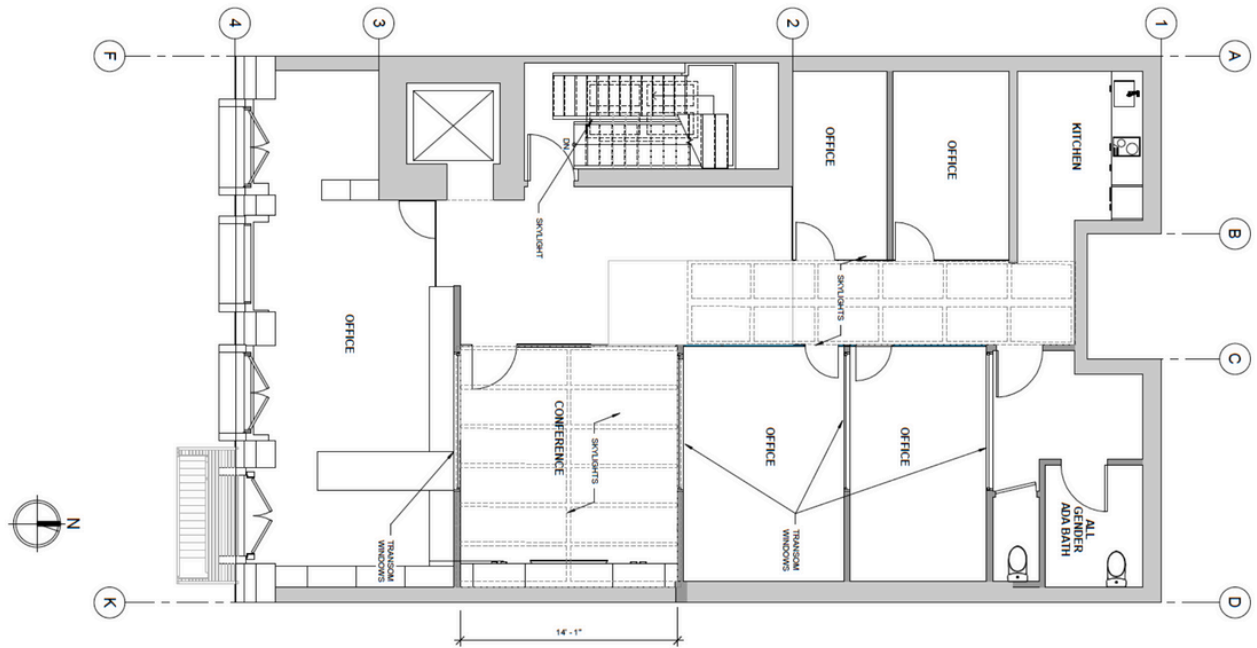
THIRD LEVEL 2,077 SF





FLOOR PLANS

FOURTH LEVEL 2,077 SF · LEASED



632 Commercial

UNDER NEW OWNERSHIP

PLEASE CONTACT

JAKE LEVINSON

jake@groundmatrix.com · +1 (415) 786-4303

HANNAH REUBENS

hannah@groundmatrix.com · +1 (415) 299-3371

COLTON HANLEY

colton.hanley@avisonyoung.com · +1 (415) 913-8699

**AVISON
YOUNG**

GI
OFFICE | INDUSTRIAL | RETAIL
TEAM