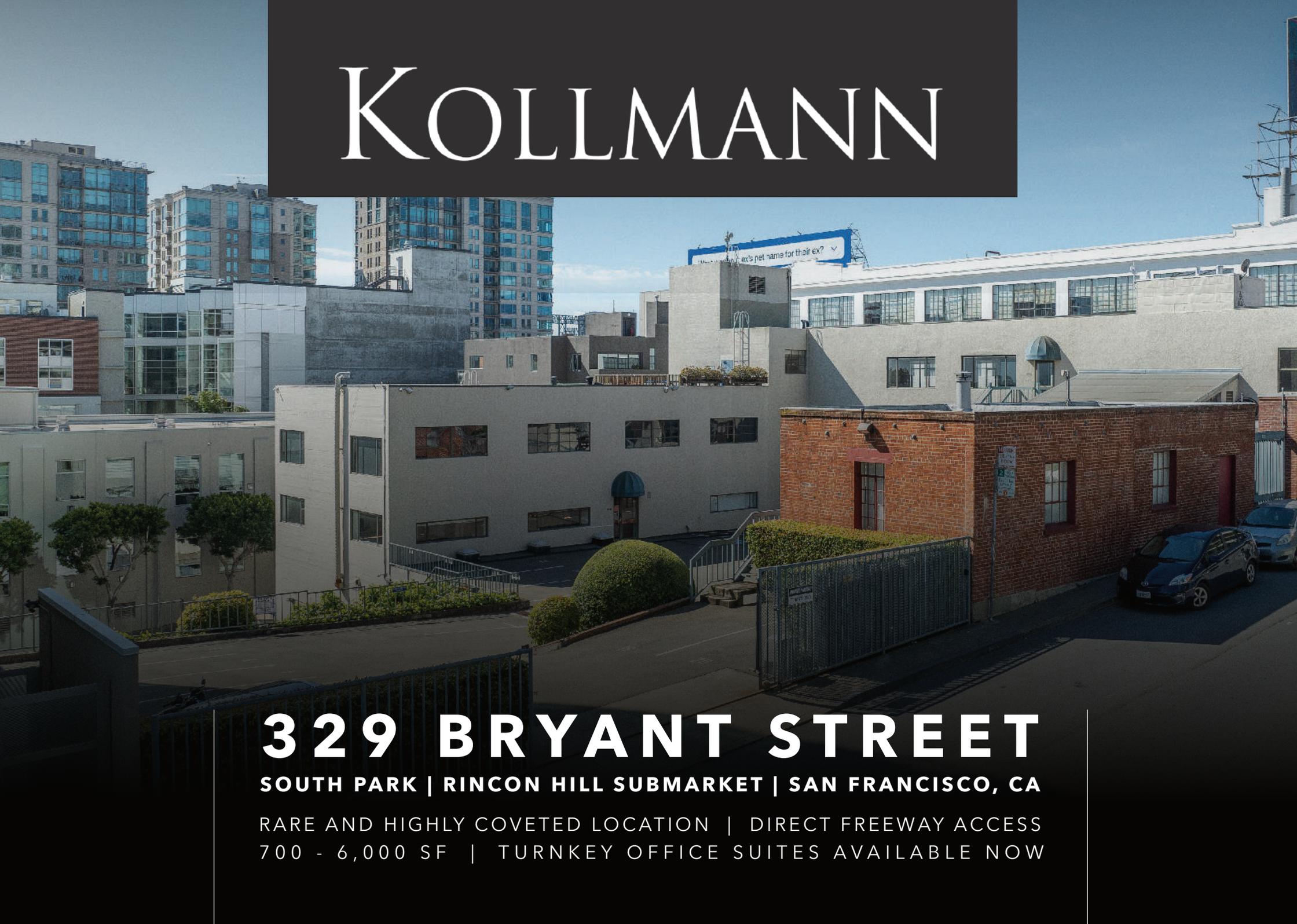


KOLLMANN



329 BRYANT STREET

SOUTH PARK | RINCON HILL SUBMARKET | SAN FRANCISCO, CA

**RARE AND HIGHLY COVETED LOCATION | DIRECT FREEWAY ACCESS
700 - 6,000 SF | TURNKEY OFFICE SUITES AVAILABLE NOW**

329 BRYANT STREET

329 Bryant Street

Property Highlights

Modern Office Finishes with Exposed Concrete Beams & Ceilings, Hardwood Floors, Full Glass Conference Rooms & In-Suite Showers.

Exceptional Bay, Bridge, & Skyline Views with an Abundance of Natural Light & Operable Windows with Fresh Air.

Private & Secured Off-Street Access with Gated On-Site Parking Stalls (<30 Seconds to I-80 Bay Bridge On Ramp)

Surrounded by a Plethora of Walkable Retail Amenities Including Cafes, Quick-Service Food, Premier Restaurants, Open Walking Parks, & the Giants Ballpark

Walkable & Transit Oriented Location with Direct Bridge/Freeway Access & Short Walks to BART, Muni, Caltrain, Ferry Building, and more.

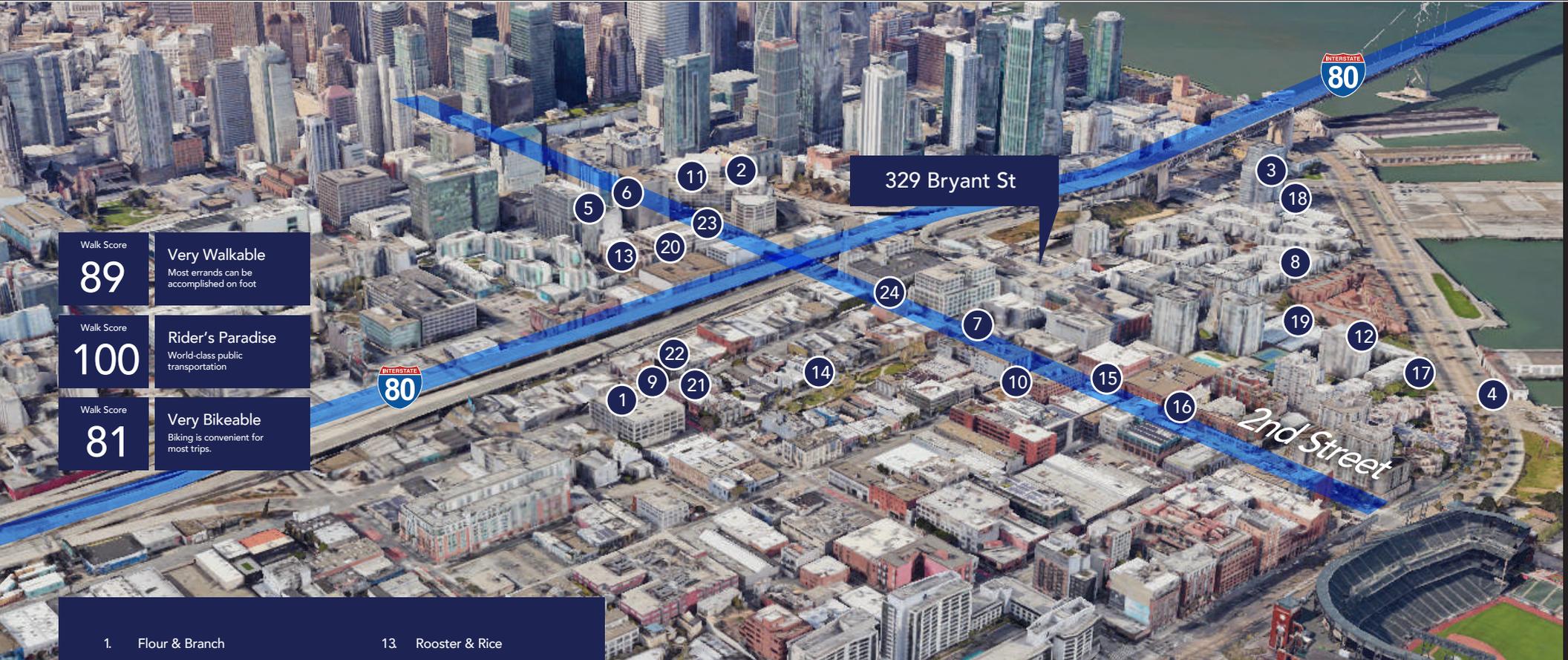
Ideal Offices for Individuals & Teams of All Sizes with Flexible Spaces & a Variety of Amenities to Fit Your Needs.



329

BRYANT STREET

LOCATION HIGHLIGHTS



Walk Score
89
Very Walkable
Most errands can be accomplished on foot

Walk Score
100
Rider's Paradise
World-class public transportation

Walk Score
81
Very Bikeable
Biking is convenient for most trips.

- | | |
|----------------------------------|------------------------|
| 1. Flour & Branch | 13. Rooster & Rice |
| 2. Local Kitchen & Wine Merchant | 14. Caffe Centro |
| 3. Hi Dive | 15. SAJJ Mediterranean |
| 4. Frankie's Java House | 16. Birdbox |
| 5. Strength-Fit | 17. South Beach Cafe |
| 6. Kinetic Playground | 18. Red's Java House |
| 7. Movida | 19. House Of Hunan |
| 8. Delancey Street Restaurant | 20. The Sandwich Boss |
| 9. Garaje | 21. Soma Pizza & Grill |
| 10. ROOH | 22. Curry & Kababs |
| 11. DragonEats | 23. Mendocino Farms |
| 12. Town's End Brunch | 24. Blue Bottle |

Immediate Access to Bay Bridge & 101 Freeway (~1min drive from freeway on & off ramps)	Short bike/walk to BART Caltrain, Ferry Terminal
Walking Distance to Ballpark Entertainment District (<10min)	Surrounded by Quick Service Restaurants & Day-Time Dining
Close Proximity to Major Technology & Venture Capital Companies	1 Block From Public Open Space & Parks Along Embarcadero
Close Proximity to Major Technology & Venture Capital Companies	Walking Distance from Luxury & Affordable Housing Options

329
BRYANT STREET

AVAILABILITIES

Centrally Located Between
South Park & Rincon Hill

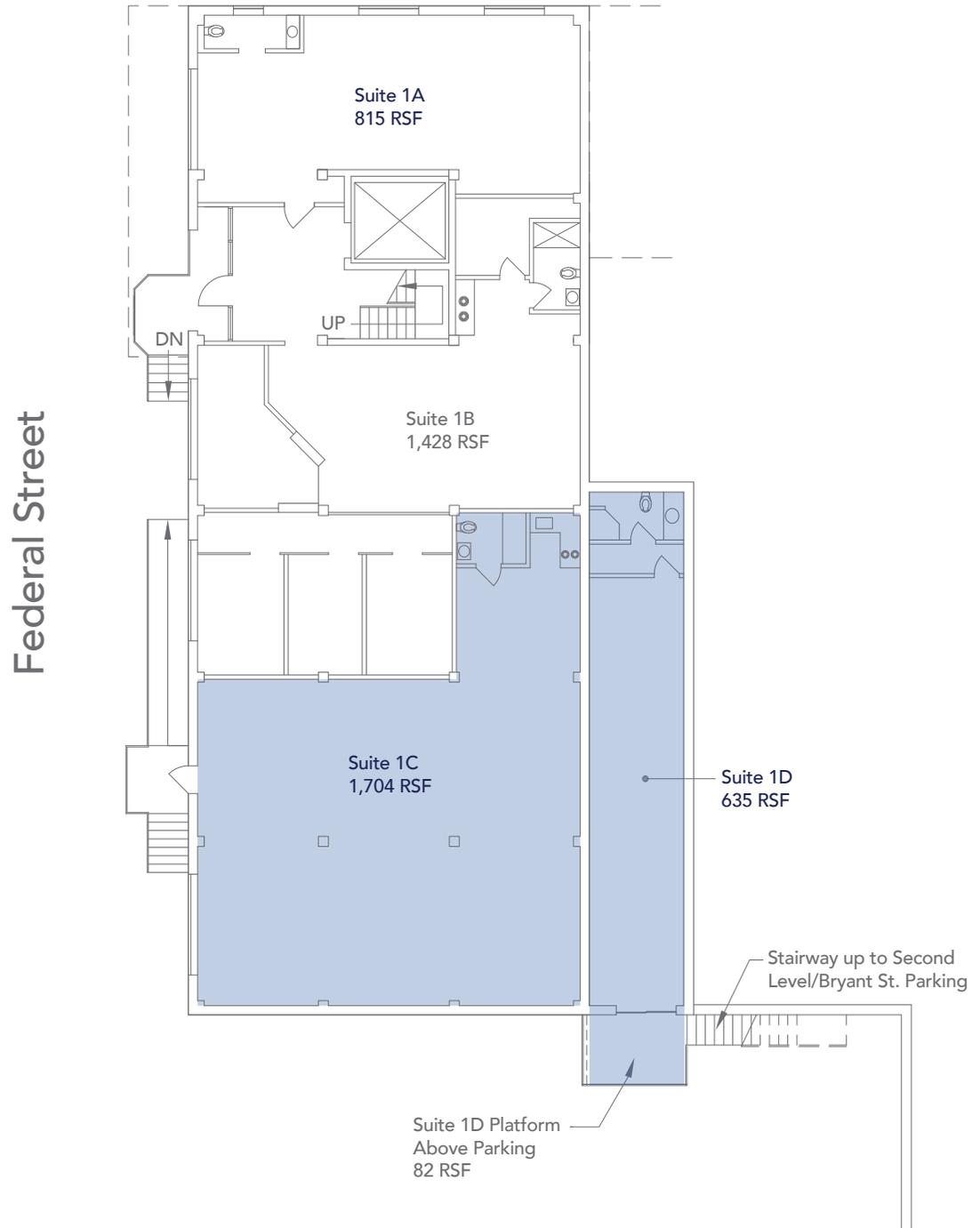
Rare & Highly Coveted Location,
Direct Freeway Access &
On-Site Gated Parking Available!

Suite #	Size (Sq.Ft.)	Rent (Sq.Ft. per year)	Base Rent (Monthly)
1C	1,704	\$30	\$4,260
1D	635	\$24	\$1,270
2C	3,948	\$32	\$10,528

FLOORPLAN

329
BRYANT STREET

First Floor

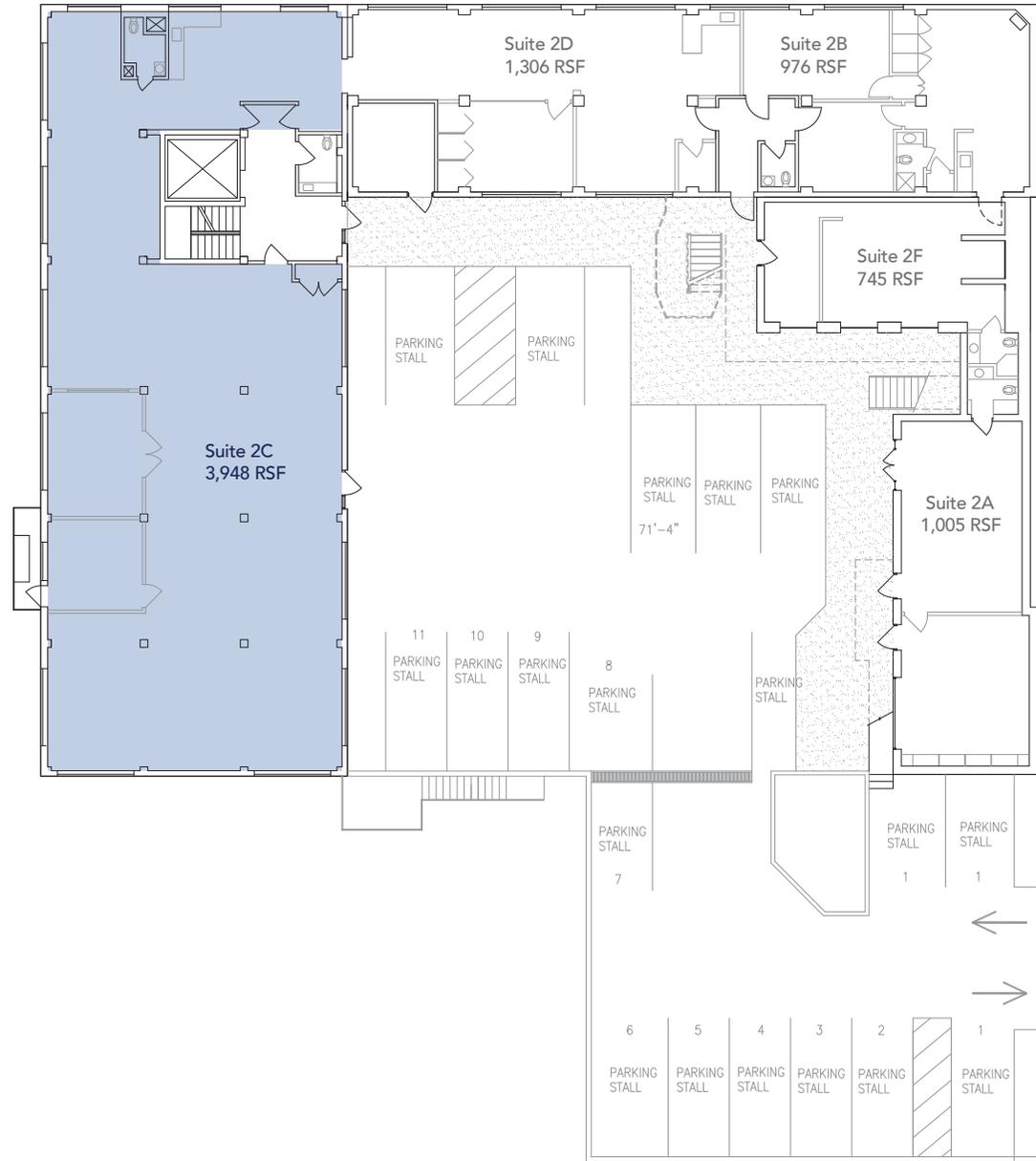


FLOORPLAN

329
BRYANT STREET

Second Floor

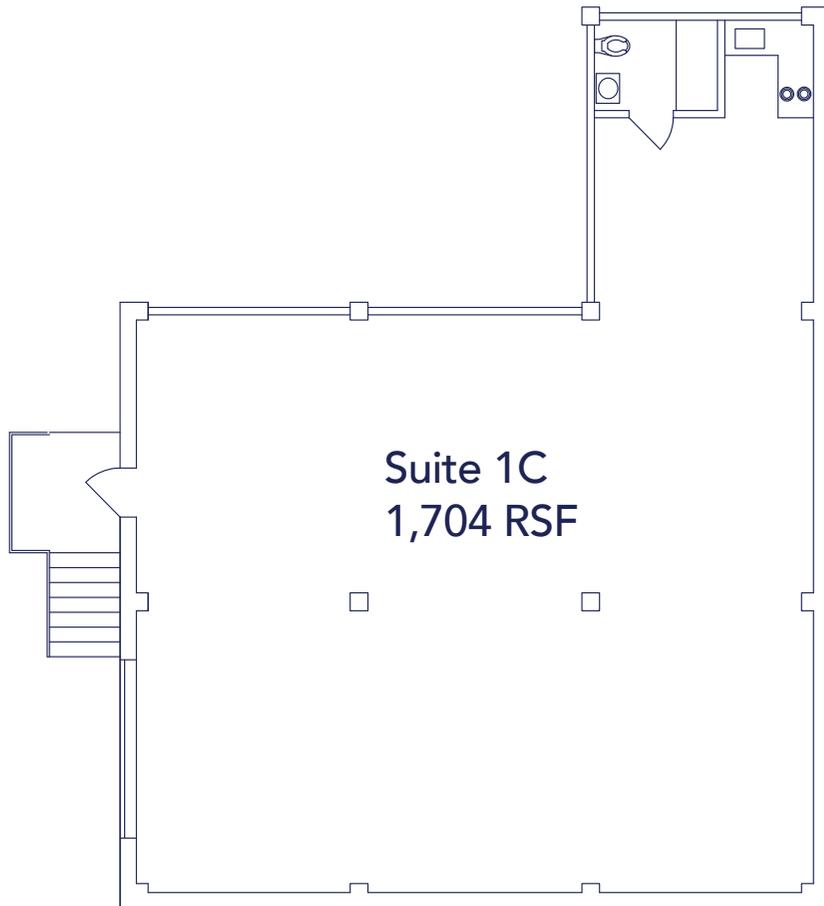
Federal Street



Bryant Street

329
BRYANT STREET

SUITE 1C | 1,704 RSF



Photos are of prior tenant, Suite 1C is currently vacant,

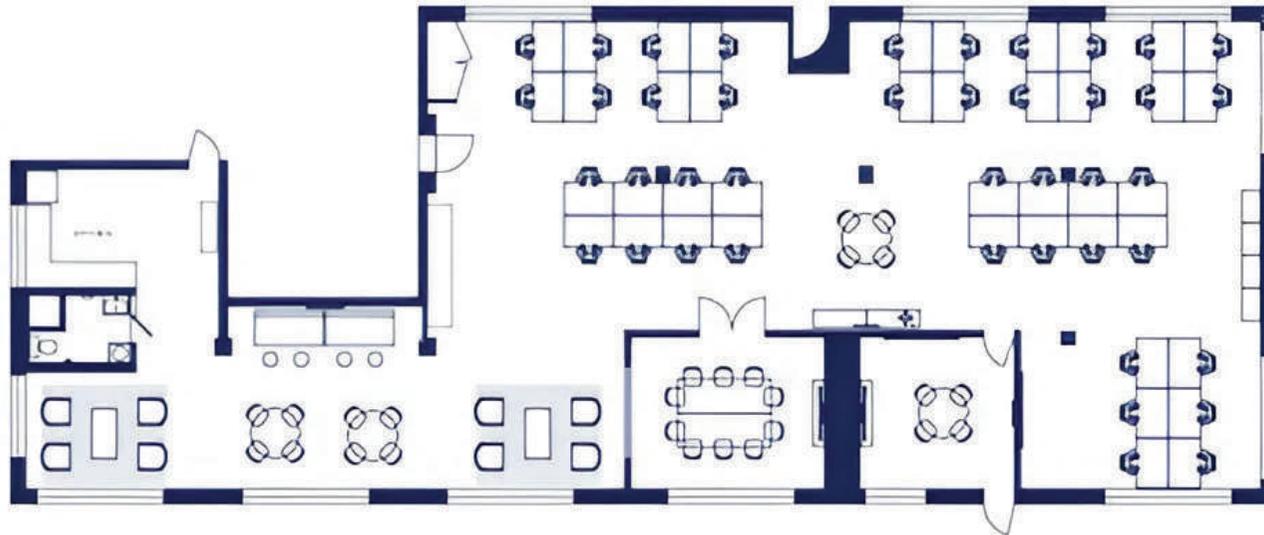
329
BRYANT STREET

SUITE 1D | 635 RSF



329
BRYANT STREET

SUITE 2C | 3,948 SF





329 BRYANT STREET

SOUTH PARK
RINCON HILL
SUBMARKET
SAN FRANCISCO, CA

CODY KOLLMANN

415-535-3313

cody@kollmann.co

License ID# 2048359

KOLLMANN