

1244

# SUTTER STREET



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1244

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SAN FRANCISCO, CA 94109

- 03 ..... **BUILDING SUMMARY**
- 04 ..... **PROPERTY SUMMARY**
- 05-06 ..... **MEZZANINE**
- 07-08 ..... **SECOND FLOOR**
- 09-10 ..... **GROUND FLOOR**
- 11-12 ..... **LOWER LEVEL**
- 13 ..... **LOCATION OVERVIEW**
- 14-15 ..... **NEARBY AMENITIES**





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## BUILDING SUMMARY

M

### MEZZANINE

+/- 3,310 SQUARE FEET  
11'9" CEILING HEIGHTS

2

### SECOND FLOOR

+/- 9,335 SQUARE FEET  
25' CEILING HEIGHTS

1

### GROUND FLOOR

+/- 9,172 Square Feet  
15' CEILING HEIGHTS

L

### LOWER LEVEL

+/- 9,147 Square Feet  
8'5" CEILING HEIGHTS

### TOTAL

+/- 30,964 Square Feet



## PROPERTY SUMMARY



### RENTAL RATE

High \$20's

PER SQUARE FOOT PER YEAR, INDUSTRIAL GROSS



### USE

Multi-Use Property

OFFICE, CREATIVE DESIGN HQ, RETAIL, ENTERTAINMENT VENUE



### AVAILABLE

Immediately

100% MOVE-IN READY CONDITION



## BUILDING ATTRIBUTES



UNIQUE OPPORTUNITY FOR COWORKING/CLUBHOUSE



FULL HVAC THROUGHOUT



GREAT SIGNAGE AND VISIBILITY



RENOVATED KITCHENS AND RESTROOMS THROUGHOUT



PASSENGER & FREIGHT ELEVATORS



OPERABLE WINDOWS

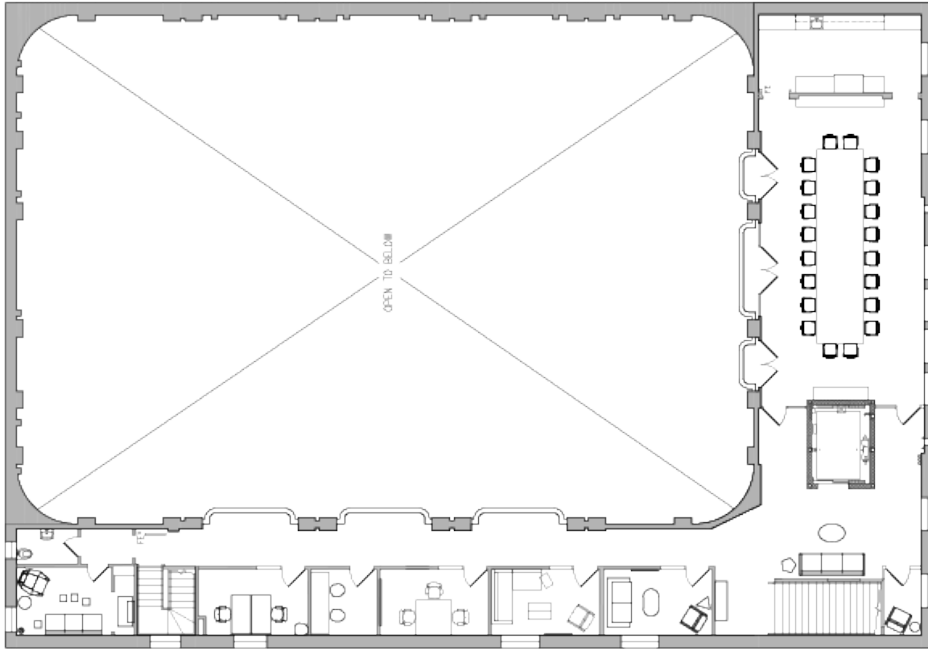


LOCATED IN POLK GULCH, ACCESS TO MANY NEIGHBORHOOD AMENITIES



WALKING DISTANCE TO TRANSIT OPTIONS





## MEZZANINE ATTRIBUTES

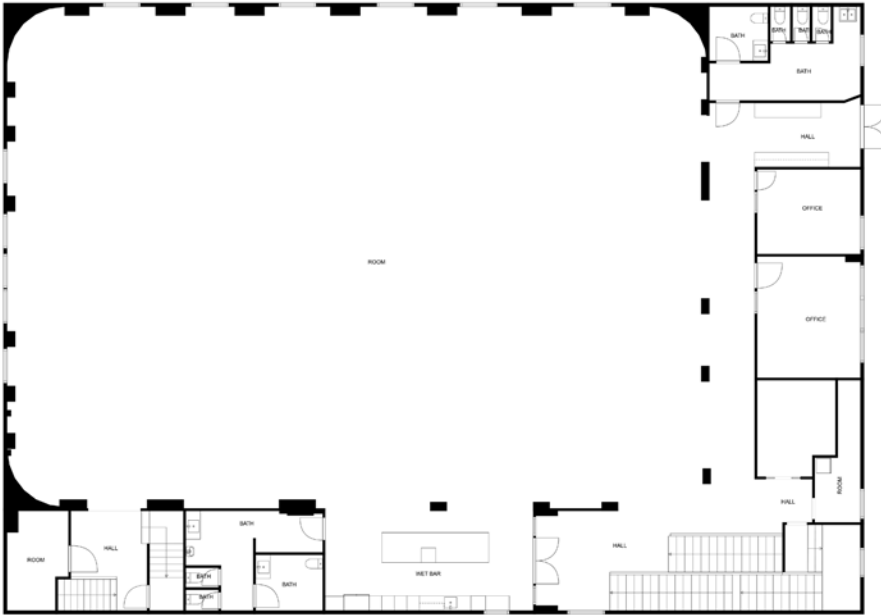
- +/- 3,310 Square Feet
- Six (6) Conference / Meeting Rooms
- Elegant Boardroom With Private Kitchen
- Two (2) Private Offices
- Designer Quality FF&E In Place
- ~11'9" Ceiling Heights











## SECOND FLOOR ATTRIBUTES

- +/- 9,335 Square Feet
- Open Layout
- Two (2) Large Conference Rooms
- Large Kitchen/Break Area
- Passenger Elevator & Escalator Access
- Two (2) Large Multi-Stall Restrooms
- ~25' Ceiling Heights

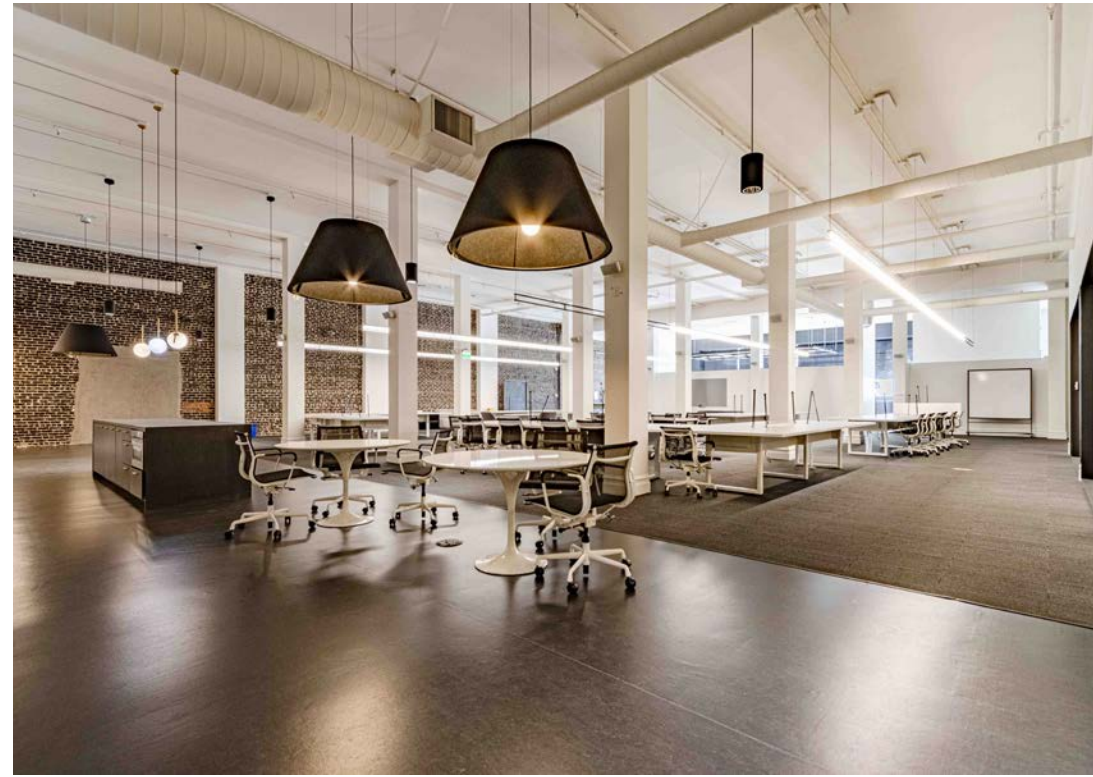
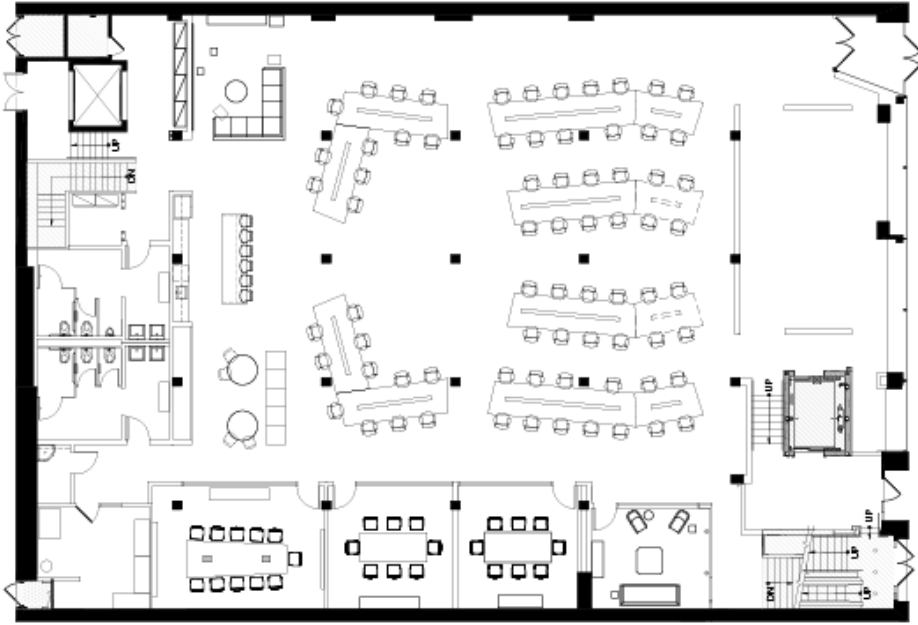


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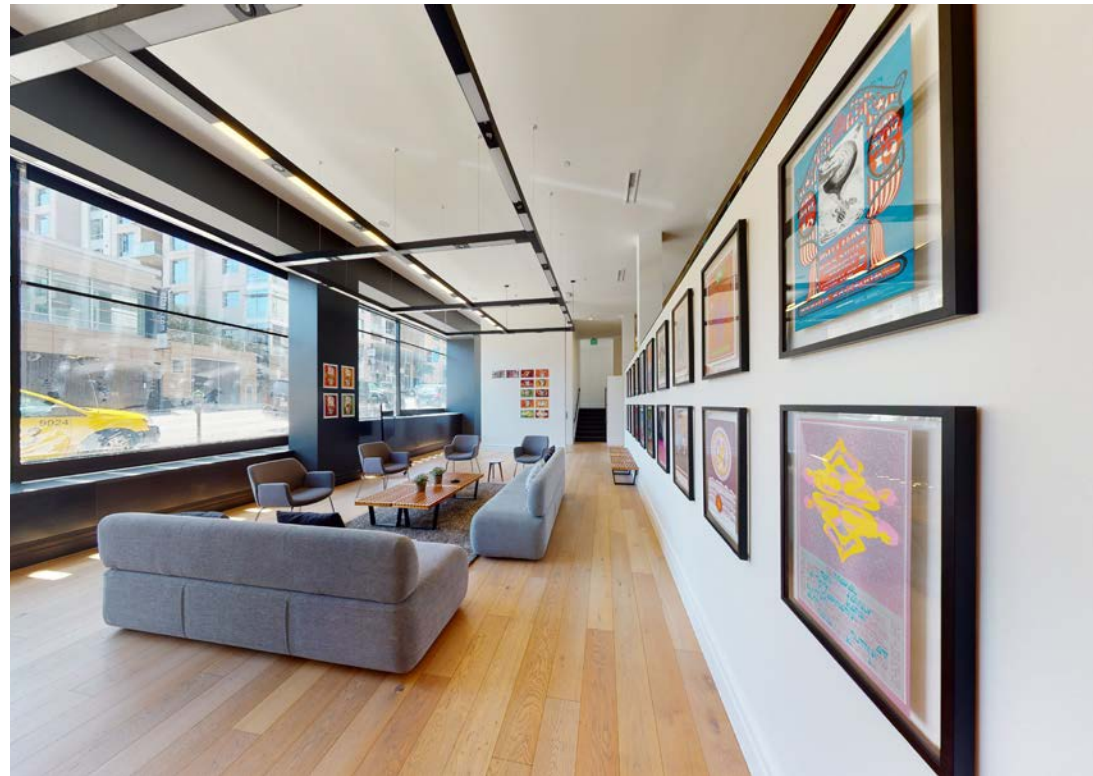


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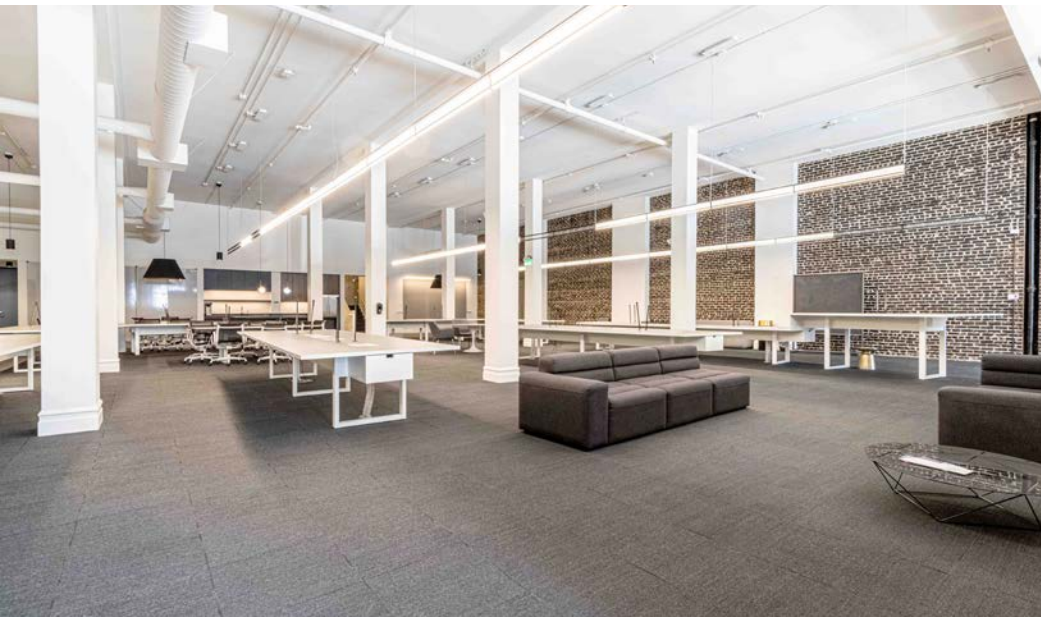
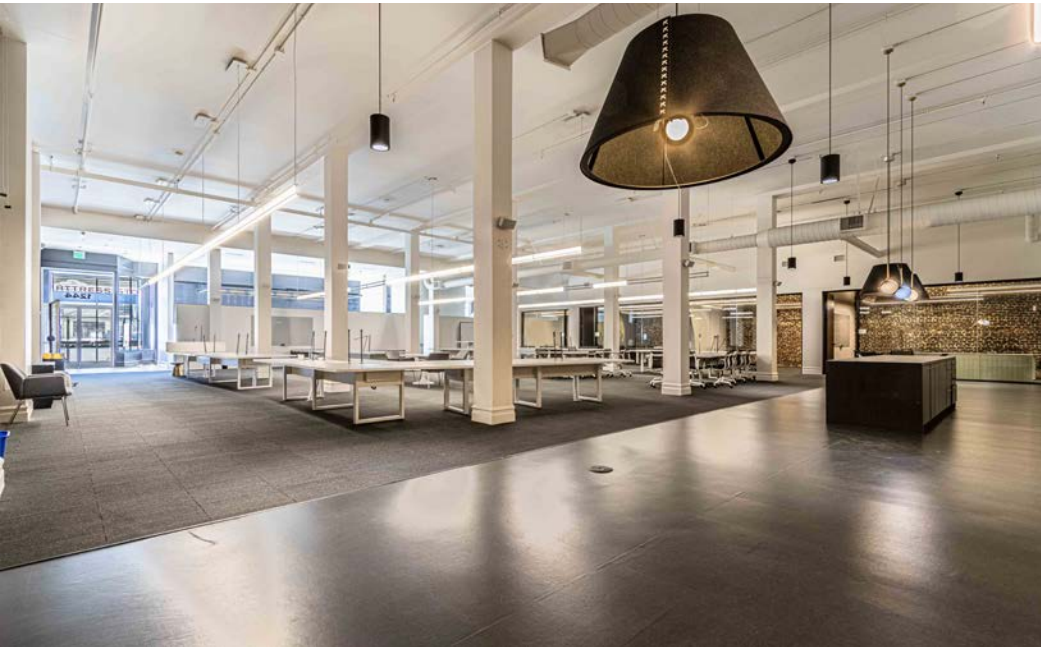
## GROUND FLOOR ATTRIBUTES

- +/- 9,172 Square Feet
- Four (4) Meeting Rooms
- Reception / Gallery Area w/ Natural Light
- Large Designer Kitchen/Break Area
- Exposed Brick w/ Timber Columns
- Two (2) Large Multi-Stall Restrooms
- ~15' Ceiling Heights

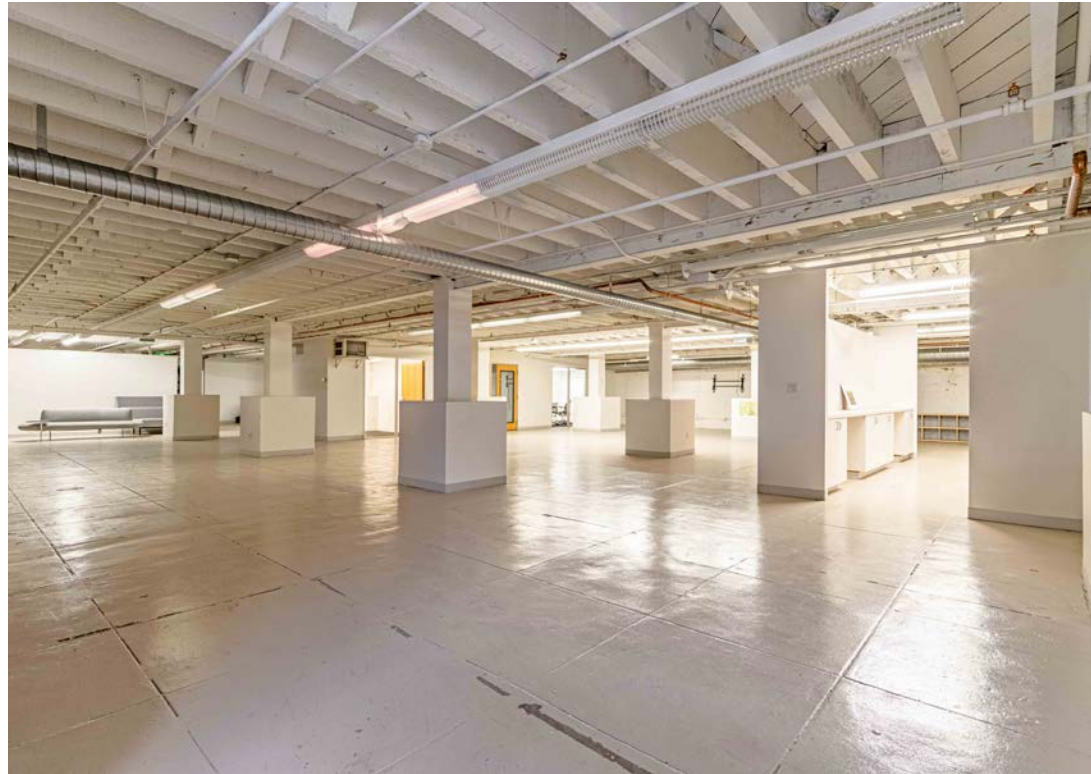
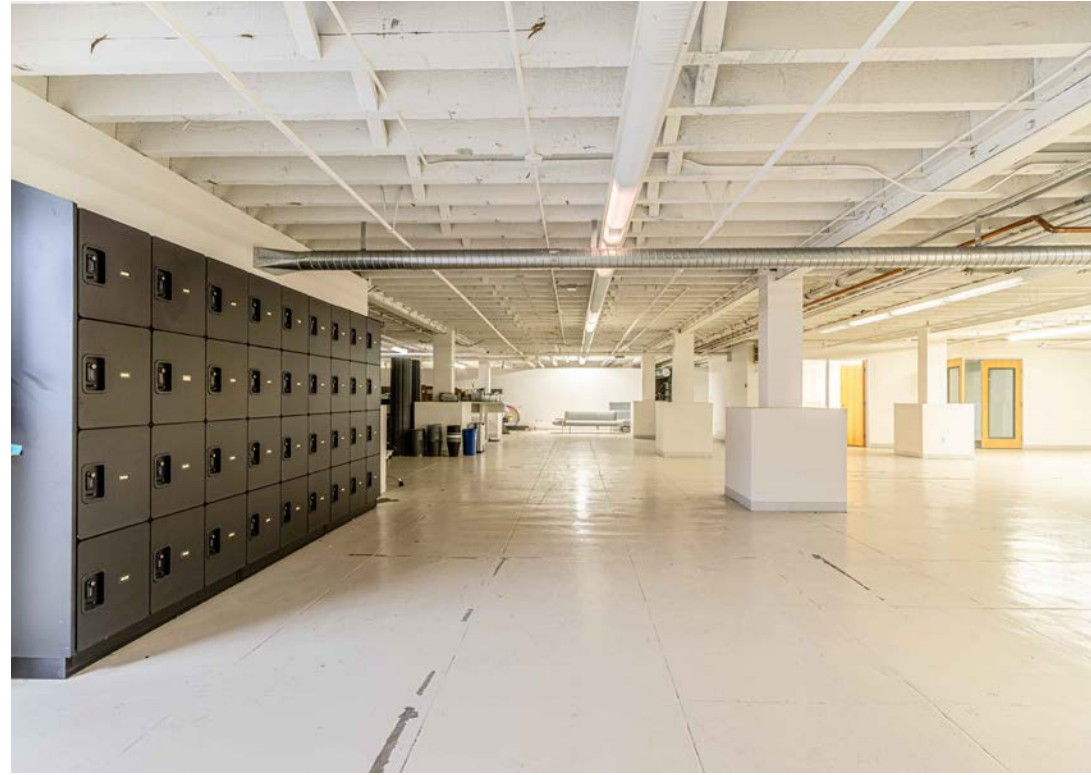
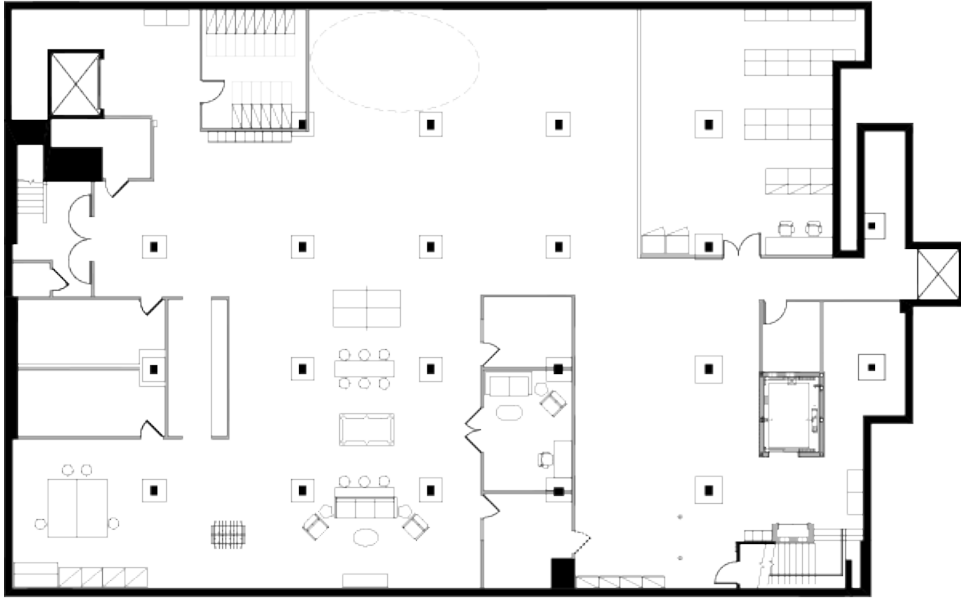




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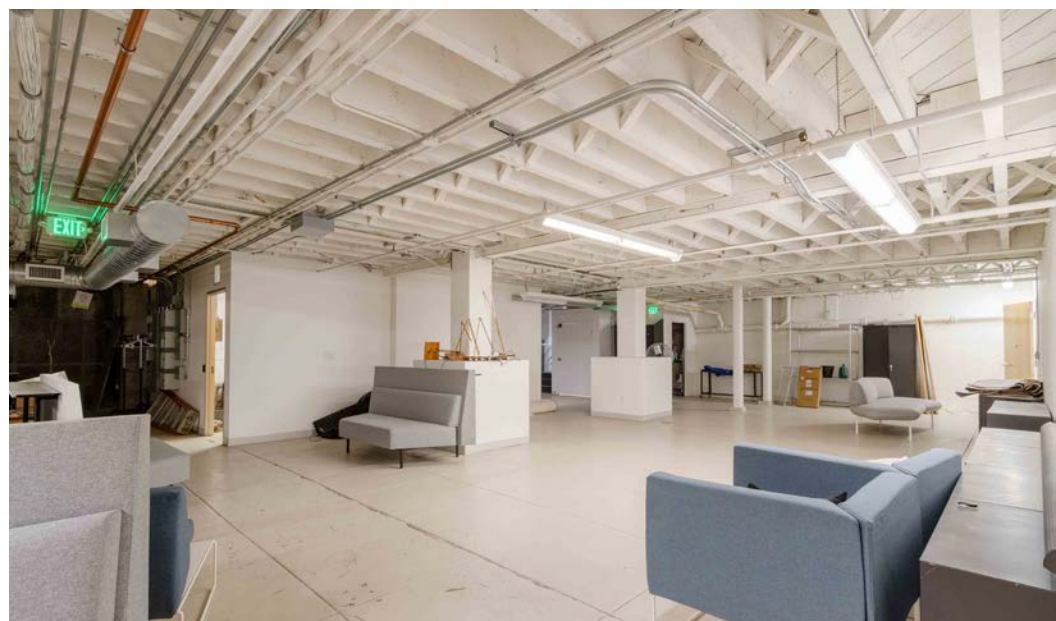
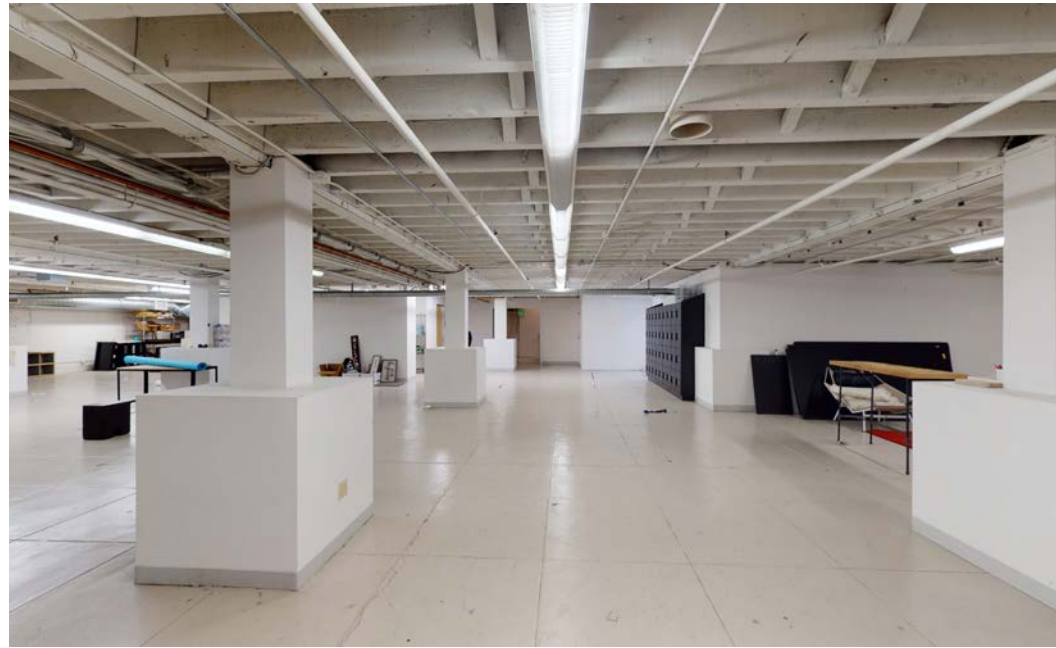




## LOWER LEVEL ATTRIBUTES

- +/- 9,147 Square Feet
- Three (3) Private Offices
- Passenger and Freight Elevator Access
- Two (2) Large Multi-Stall Restrooms
- Large Data/Server Room
- Bike Storage Available
- ~8'5" Ceiling Heights







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# SUTTER STREET

## LOCATION OVERVIEW

Desirable Polk Gulch location, walkable to nearby amenities and to surrounding neighborhoods.



**02 MIN** to Polk St MUNI  
**13 MIN** to Lafayette Park  
**18 MIN** to Civic Center BART



**04 MIN** to Union Square  
**05 MIN** to Pacific Heights  
**08 MIN** to Financial District



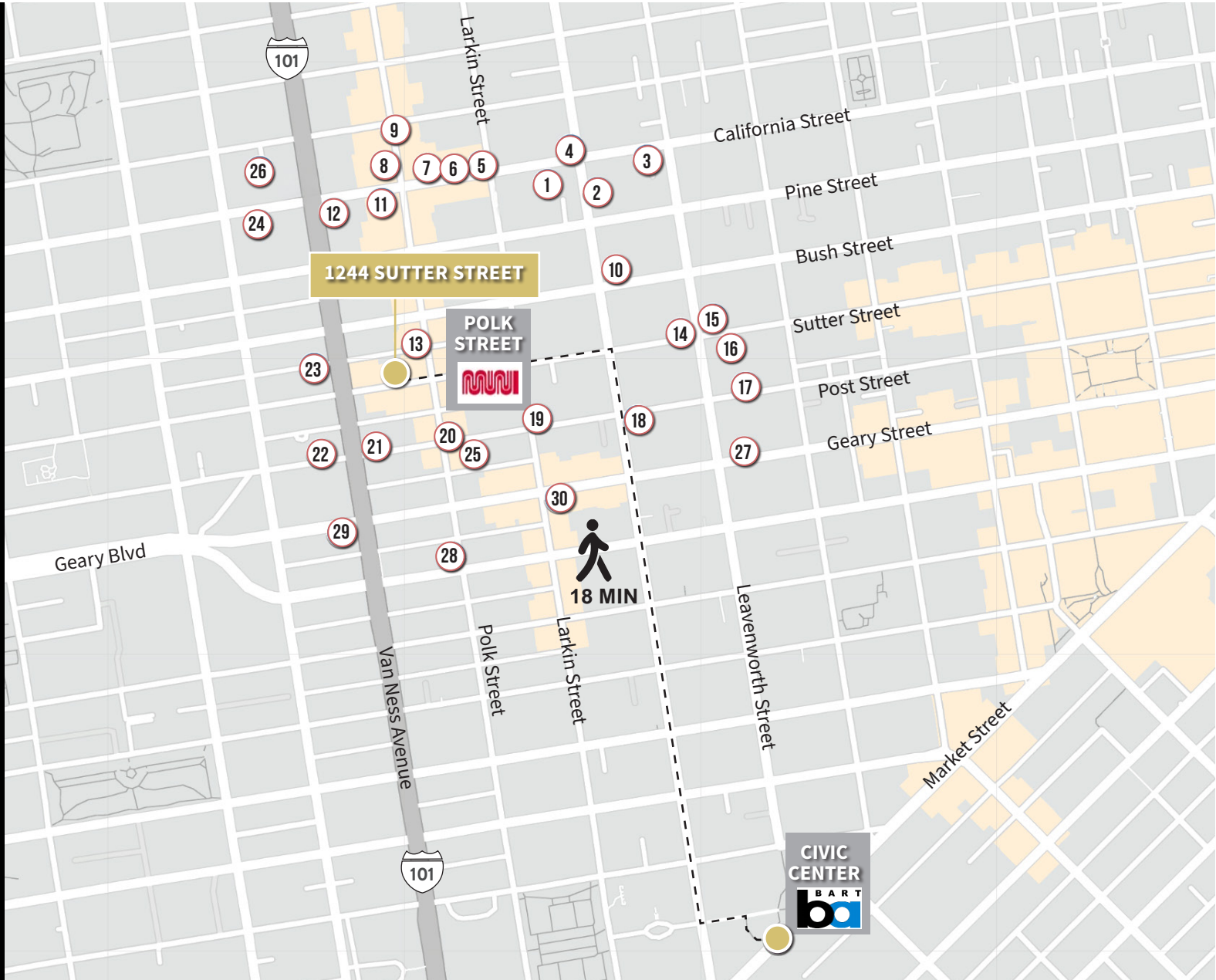
**05 MIN** to 101 On-Ramp  
**09 MIN** to 80 On-Ramp  
**08 MIN** to 280 On-Ramp





AMENITIES

- 1.....Trader Joe's
- 2.....Nourish Cafe
- 3.....Zeki's Bar
- 4.....Ciccino
- 5.....Mymy
- 6.....Nobhill Pizza & Shawarma
- 7.....Cordon Bleu Vietnamese
- 8.....Swan Oyster Depot
- 9.....Ora Wine Bar
- 10.....Saint Francis Hospital
- 11.....Crustacean Restaurant
- 12.....Teaspoon
- 13.....Mayes Oyster House
- 14.....Bite
- 15.....Chisme Cantina
- 16.....Liholiho Yacht Club
- 17.....Farm : Table
- 18.....Propagation
- 19.....Members Only
- 20.....Jackalope
- 21.....24 Hour Fitness
- 22.....Fedex Print & Ship Center
- 23.....Bevmo!
- 24.....Whole Foods Market
- 25.....Kuma Sushi + Sake
- 26.....Guitar Center
- 27.....Mensho Tokyo Sf
- 28.....Ike's Sandwiches
- 29.....Tommy's Joynt
- 30.....Lers Ros









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