

1167-1199 SUTTER POLK STREET CORRIDOR OPPORTUNITY

New \$24 MG
Asking Rate

**BROKER BONUS
COMMISSION**

1185 Sutter:
\$15,000



BUILDING HIGHLIGHTS:

Signage Opportunities
High Ceilings & Skylights
On-site Parking Available
Value Priced Opportunities

AVAILABLE NOW:

1185 Sutter: 6,194 RSF +/-



~~1167 Sutter: 7,032 RSF +/-~~

LEASED

~~1199 Sutter: 1,159 RSF +/-~~

LEASED

EXCLUSIVELY REPRESENTED BY:

JAY D. SHAFFER

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EDDY ADJAOUTE

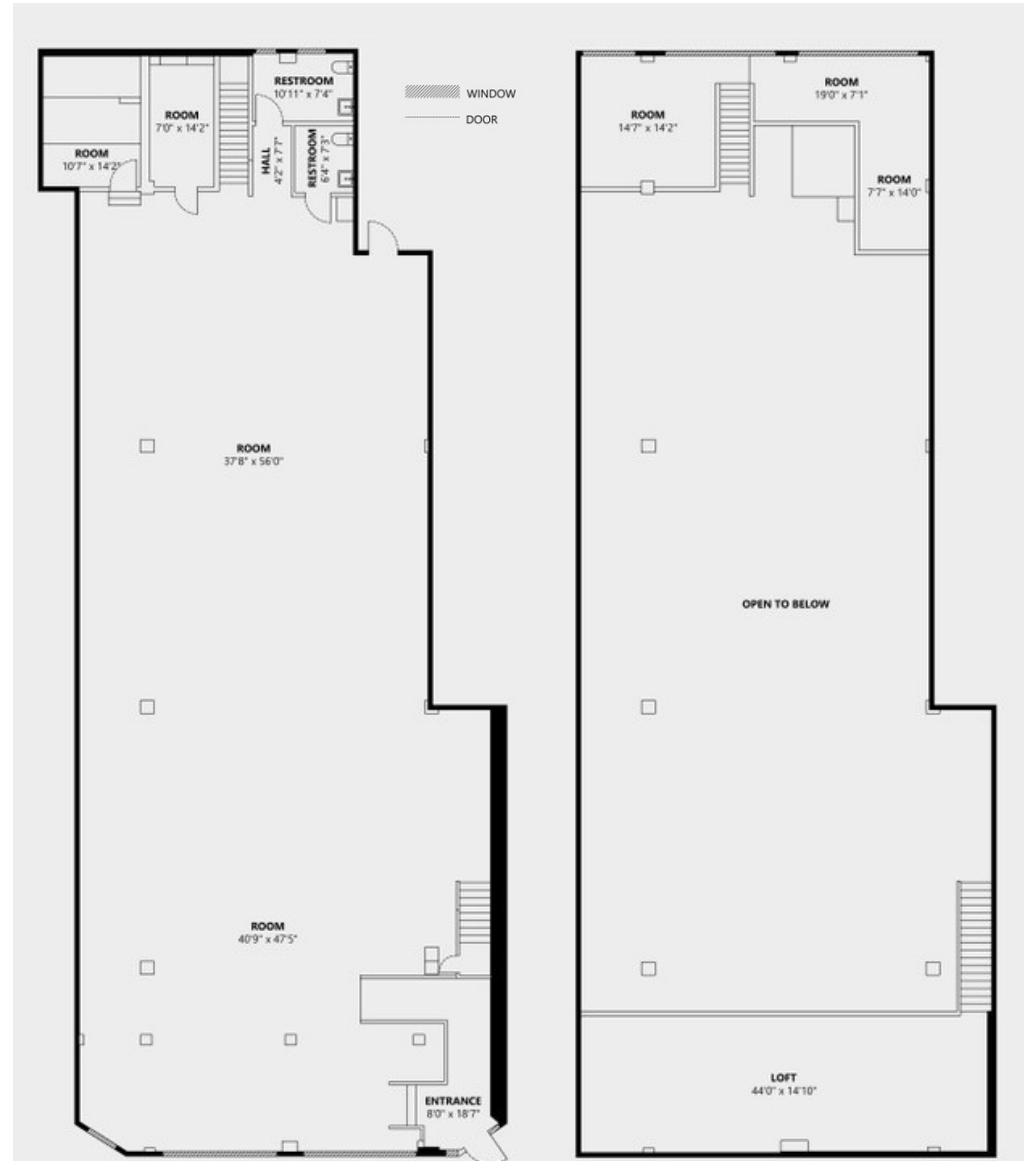
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1185 SUTTER

STREET FRONTAGE, SIGNAGE OPPORTUNITY, NATURAL LIGHT,
HIGH CEILINGS, LARGE OPEN SPACE WITH 2 MEZZANINES



AVAILABLE
NOW:

SIZE:

RATE:

Ground Floor: 4,921 RSF +/-

~~\$36 RSF /YR MG~~
\$24 RSF /YR MG

Mezzanines: 1,261 RSF +/-

~~\$36 RSF /YR MG~~
\$24 RSF /YR MG

TOTAL

6,194 RSF +/-

***Ground Floor & Mezzanines MUST be leased together*

Two bathrooms (1 is ADA)
High Ceilings + Skylights
Close to the corner of Polk & Sutter
ADA Ramp


Ground Floor

Mezzanines

1167-1199 SUTTER

NEIGHBORHOOD MAP

Transportation

 Van Ness Ave & Sutter St

 101 Freeway

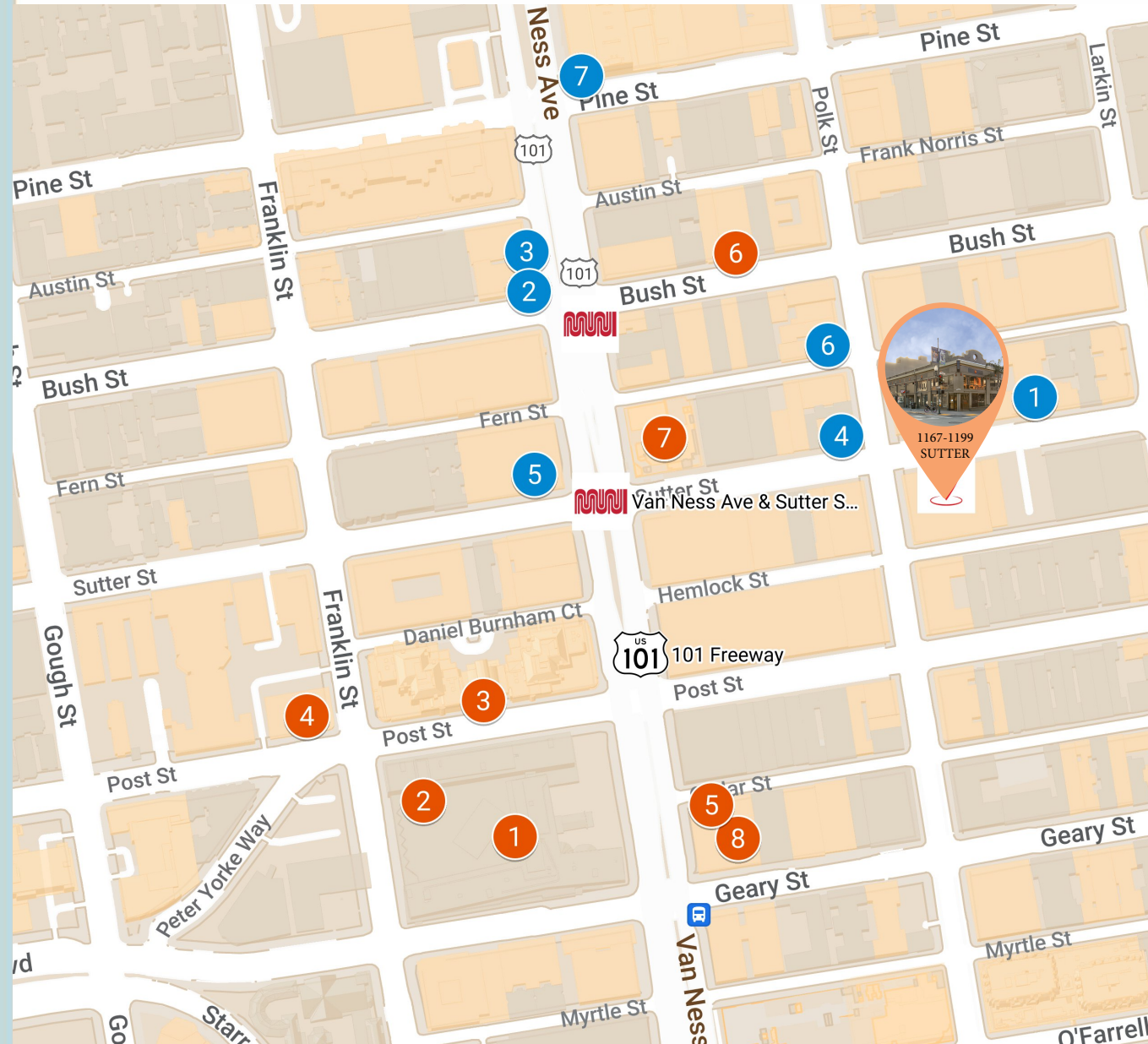
 Van Ness Ave & Bush St

Restaurants & Cafes

- 1 Le Marais Bakery
- 2 Starbucks
- 3 Wayo Sushi Restaurant
- 4 Slider's Diner
- 5 BevMo!
- 6 Mayes Oyster House
- 7 R.O.H Bar & Restaurant

Nearby Amenities

- 1 CPMC Van Ness Campus
- 2 CPMC Emergency, Van Ness Campus
- 3 Daniel Burnham Court
- 4 Walgreens
- 5 1100 Van Ness Medical Office Building
- 6 Project 13 Gyms
- 7 The Regency Ballroom
- 8 Walgreen Pharmacy



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PLEASE CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION:

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