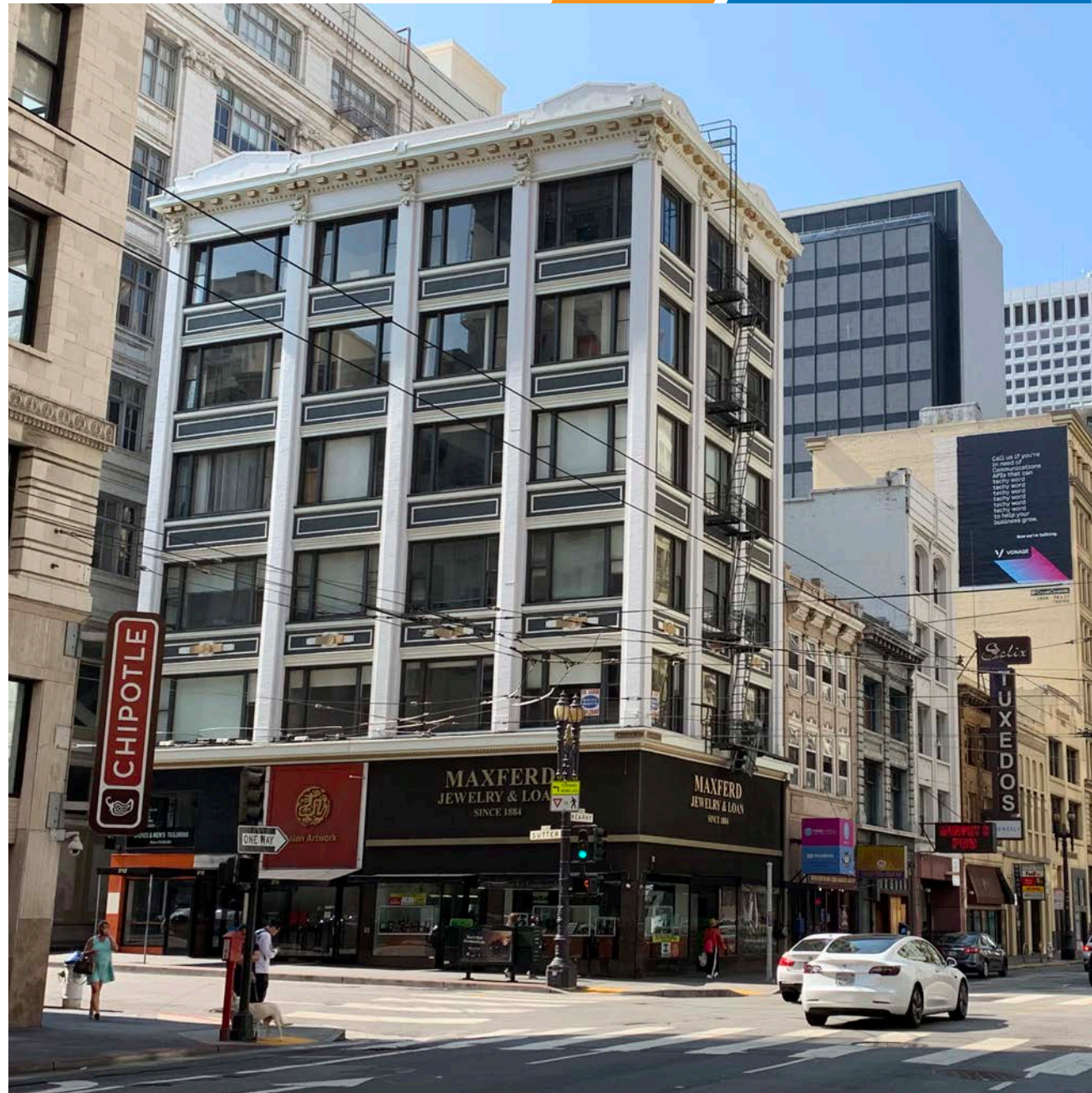




FOR LEASE

212 SUTTER STREET

CREATIVE OFFICE SPACES IN
UNION SQUARE



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212 SUTTER STREET

PROPERTY SUMMARY

ADDRESS

212 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Sixth Floor +/- 2,000 Square Feet

Third Floor +/- 2,000 Square Feet

Second Floor +/- 2,000 Square Feet

TOTAL +/- 6,000 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Full Floor Creative Office Space Opportunities
- + Hardwood Floors Throughout
- + Full HVAC Throughout
- + Direct Floor Access via Passenger Elevator
- + Walkable To BART, Muni, and Union Square Amenities



212 SUTTER STREET

SUITE SUMMARY | SIXTH FLOOR

ADDRESS

212 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Sixth Floor +/- 2,000 Square Feet

RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Mix of Open Office Space and Meeting Rooms
- + Kitchenette
- + Two (2) Restrooms
- + Hardwood Floors Throughout
- + Full HVAC Throughout
- + Great Natural Light
- + Operable Windows

212 SUTTER STREET



SIXTH FLOOR

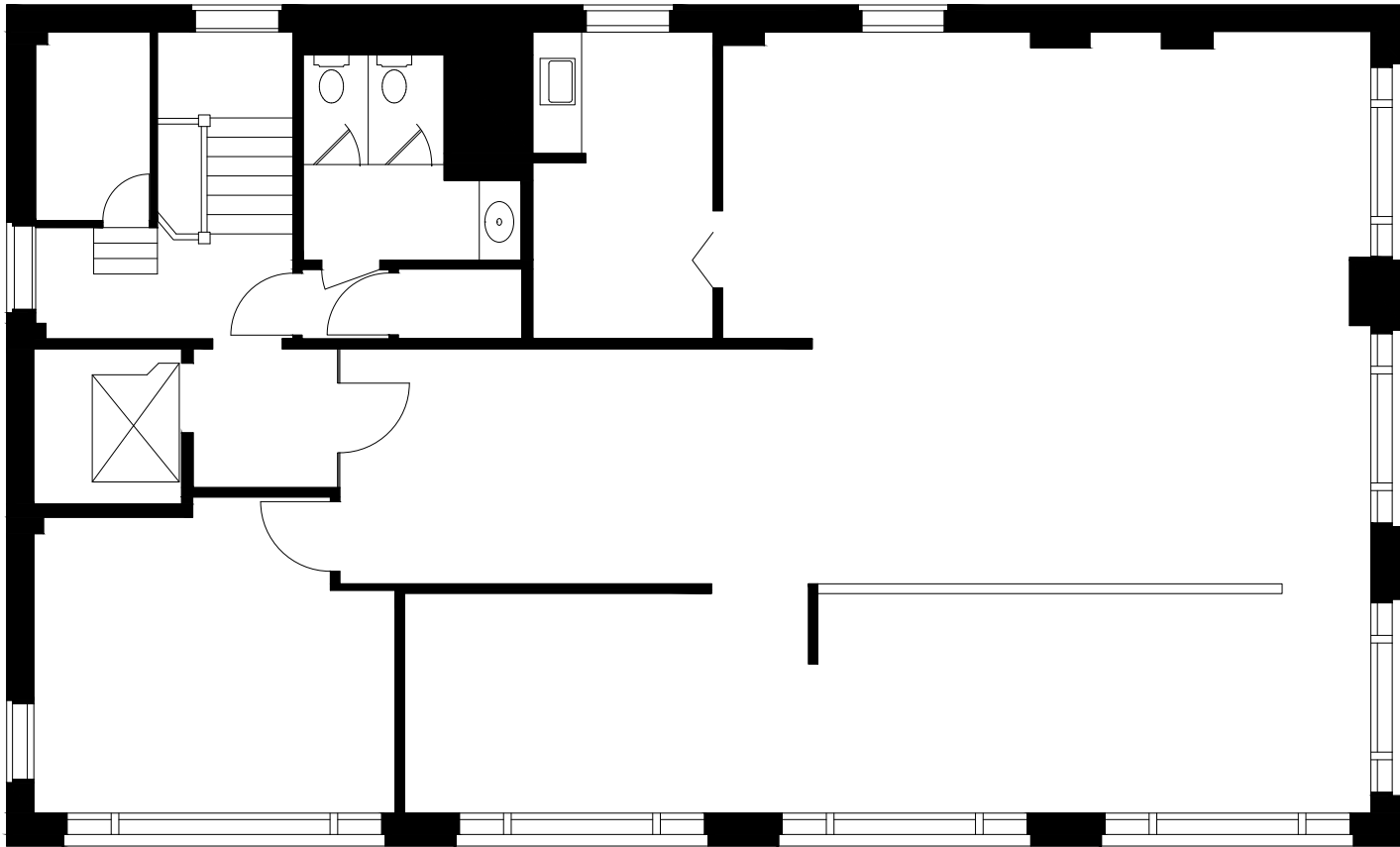


212 SUTTER STREET

Floor Plans

Sixth Floor

+/- 2,000 Square Feet



212 SUTTER STREET

SUITE SUMMARY | THIRD FLOOR

ADDRESS

212 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Third Floor +/- 2,000 Square Feet

RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Two (2) Meeting Rooms
- + Three (3) Offices
- + Two (2) Restrooms
- + Hardwood Floors Throughout
- + Full HVAC Throughout
- + Great Natural Light
- + Operable Windows



THIRD FLOOR

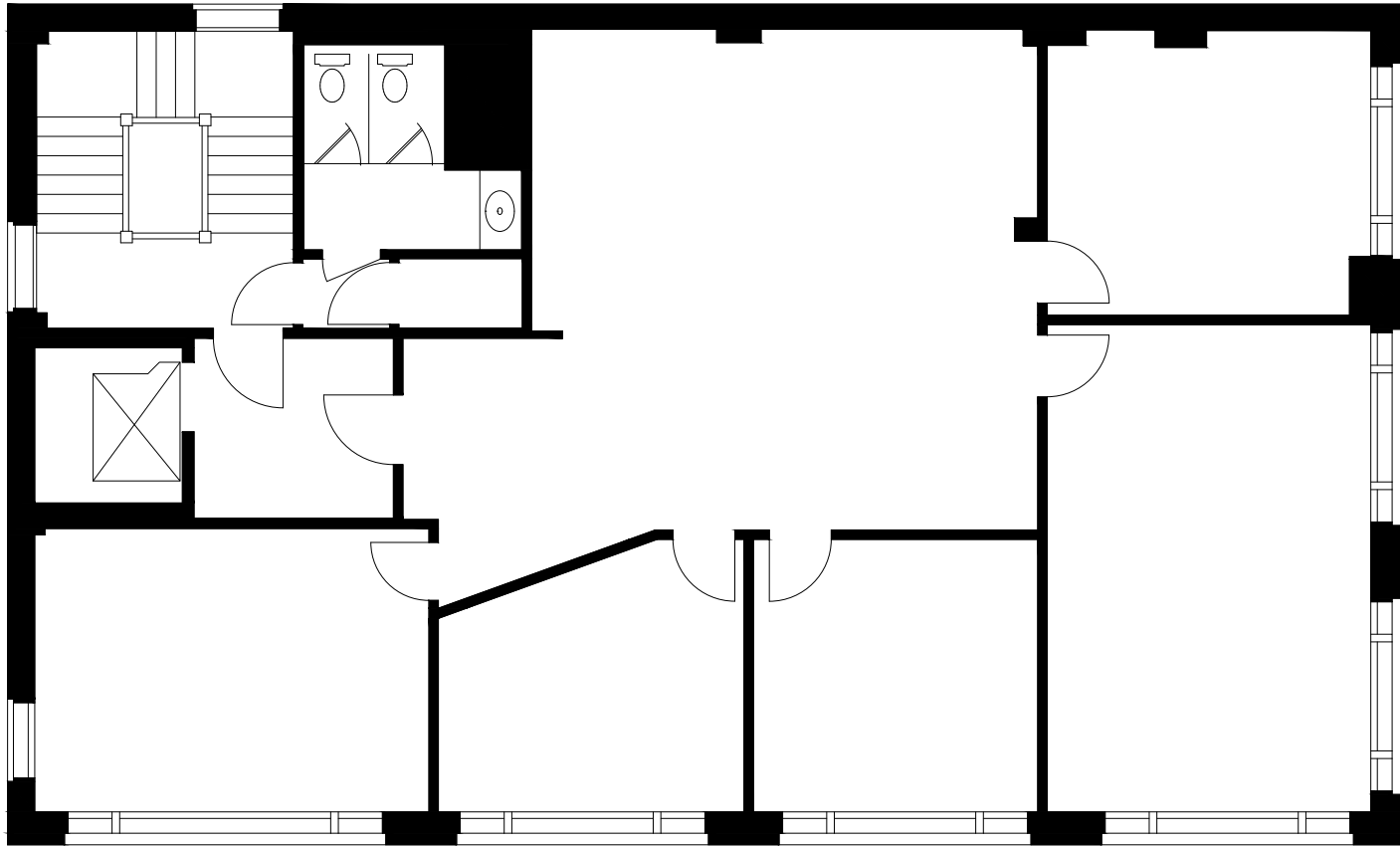


212 SUTTER STREET

Floor Plans

Third Level

+/- 2,000 Square Feet



212 SUTTER STREET

SUITE SUMMARY | SECOND FLOOR

ADDRESS

212 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Five (5) Offices
- + One (1) Meeting Room
- + Two (2) Restrooms
- + Hardwood Floors Throughout
- + Full HVAC Throughout
- + Great Natural Light
- + Operable Windows





SECOND FLOOR

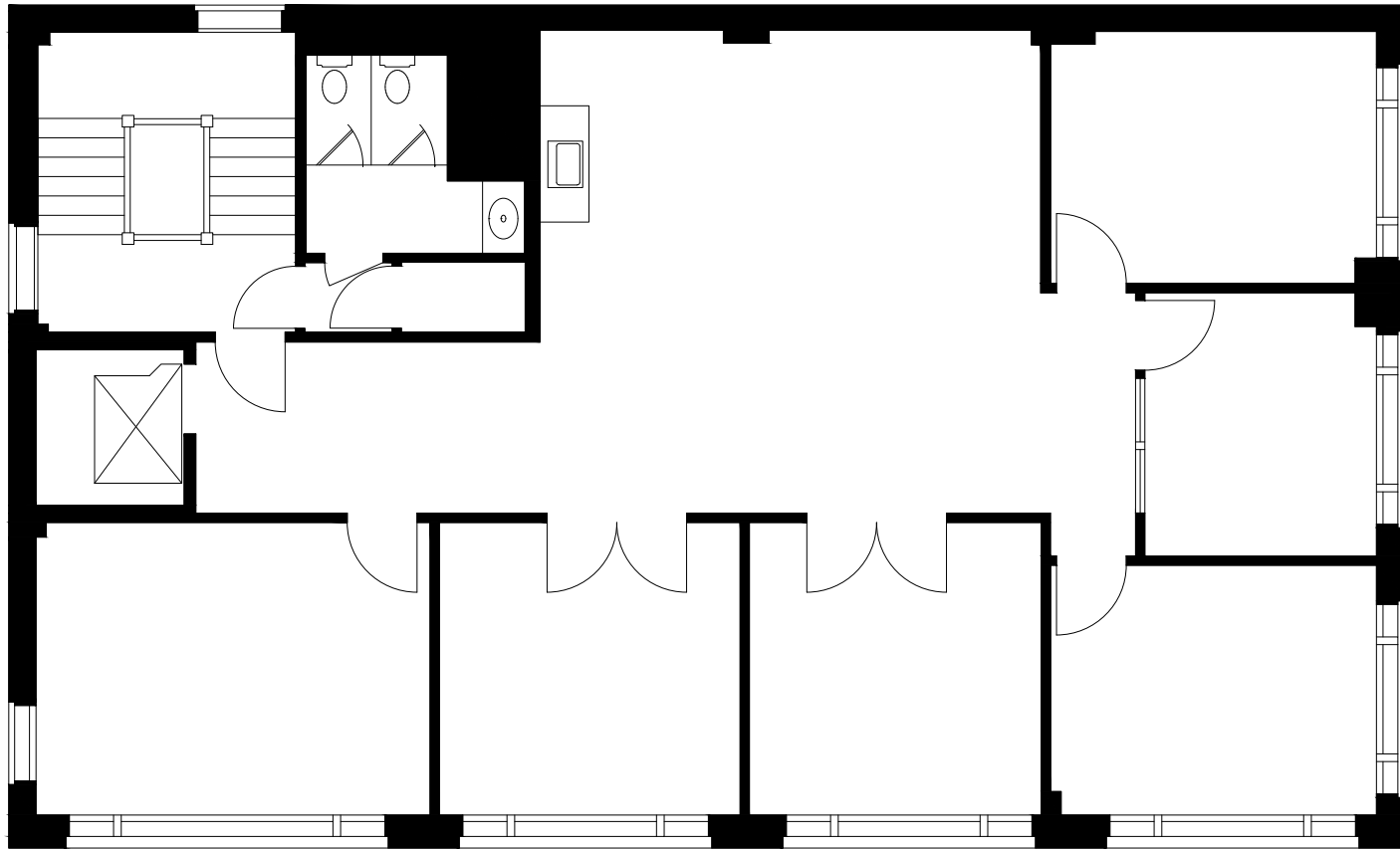


212 SUTTER STREET

Floor Plans

Second Ground

+/- 2,000 Square Feet



212 SUTTER STREET

LOCATION OVERVIEW

Desirable Union Square location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



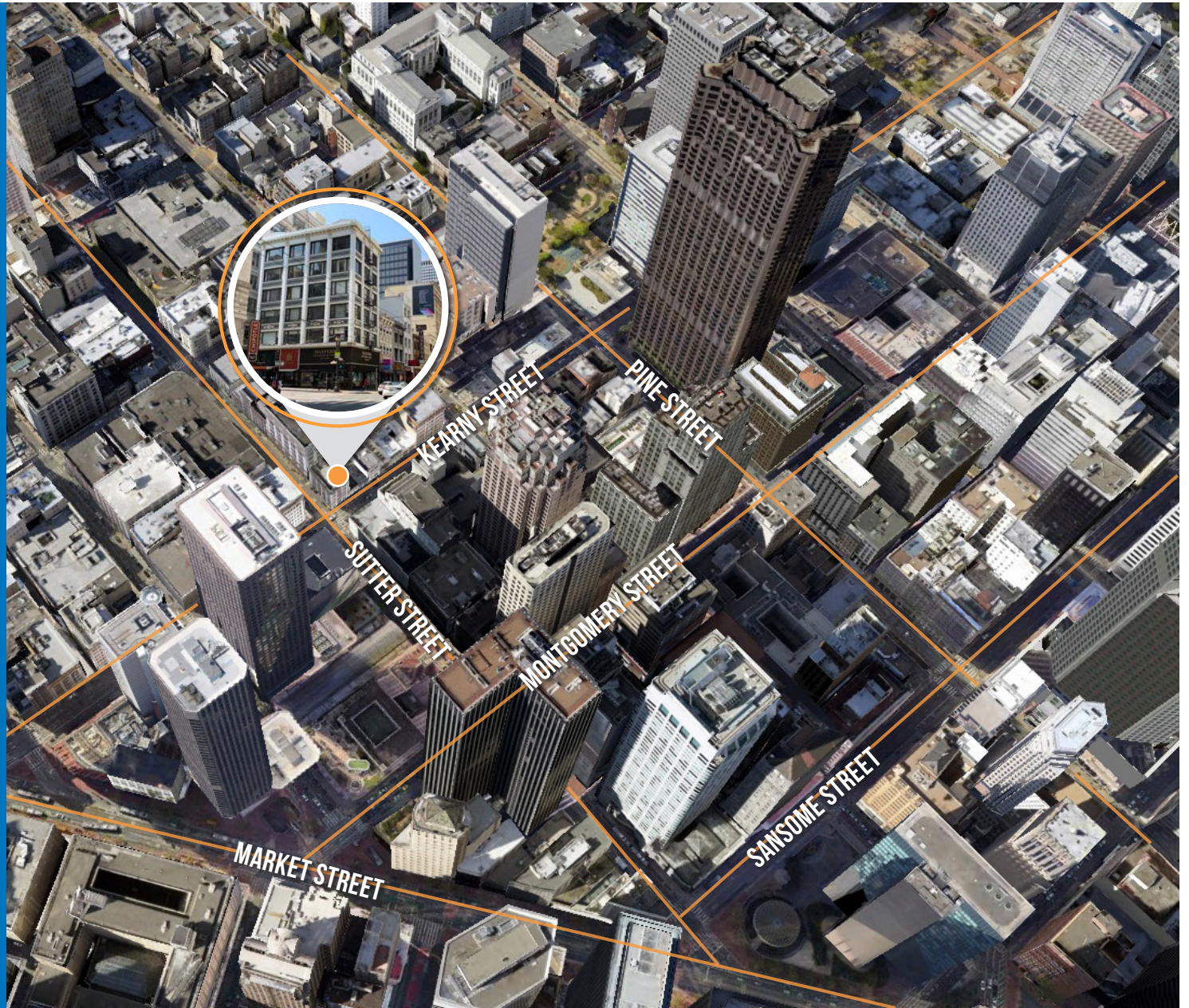
01 MIN to Sutter St Muni
04 MIN to Montgomery BART
12 MIN to Embarcadero BART



04 MIN to Financial District
06 MIN to SOMA
10 MIN to Hayes Valley



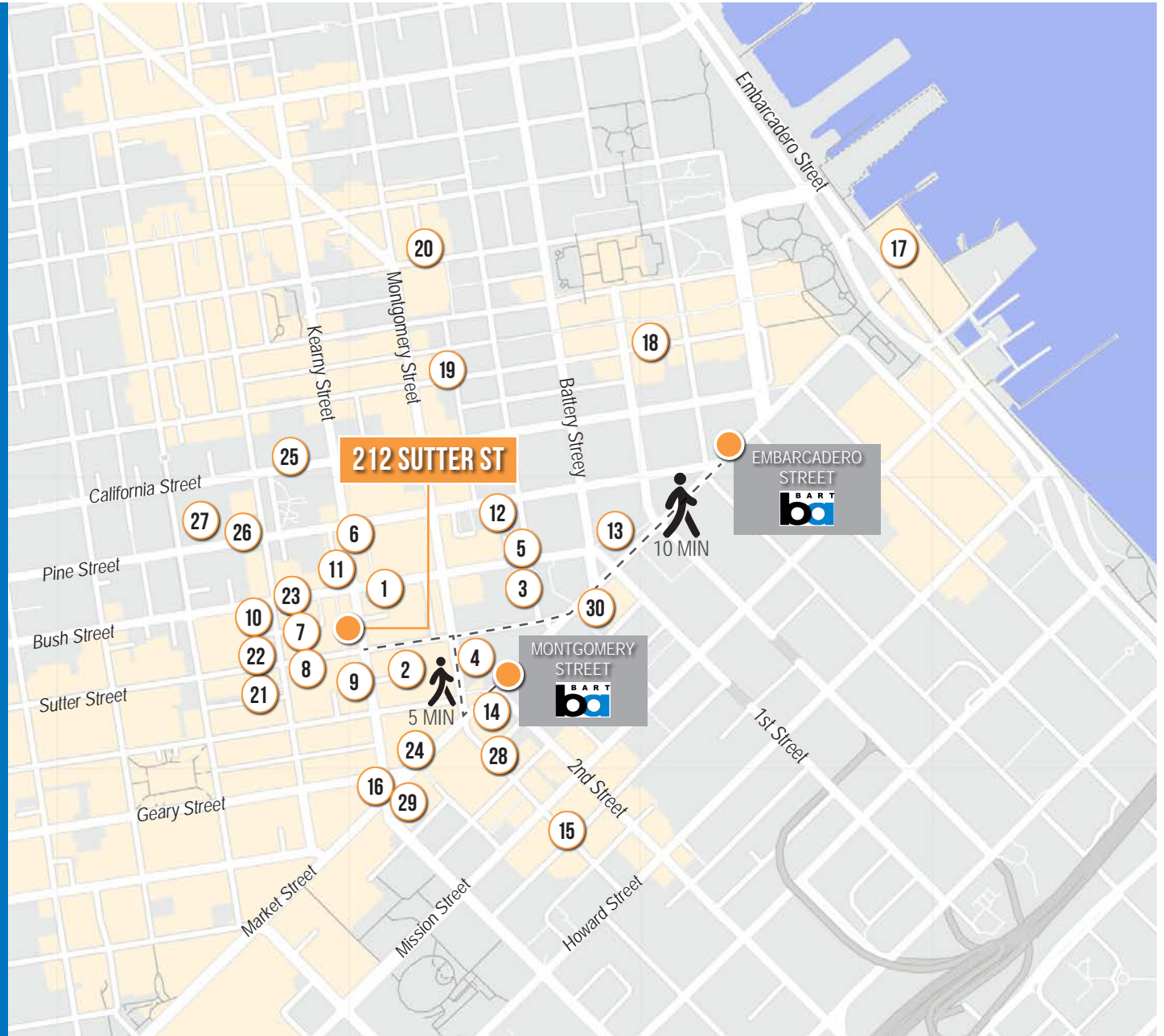
06 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp
10 MIN to 101 On-Ramp



212 SUTTER STREET

NEARBY AMENITIES

- 1..... Pagan Idol
- 2..... Crocker Galleria
- 3..... Target
- 4..... Starbucks
- 5..... Blue Bottle Coffee
- 6..... Tin on Kearny
- 7..... Harlan Records
- 8..... Posh Bagel
- 9..... Walgreens
- 10..... Starbucks
- 11..... Sababa
- 12..... Equinox Pine Street
- 13..... Philz Coffee
- 14..... McDonald's
- 15..... The Bird
- 16..... Chase Bank
- 17..... Ferry Building
- 18..... Embarcadero Center
- 19..... Wayfare Tavern
- 20..... KUSAKABE
- 21..... Teuscher Chocolate
- 22..... E&O Kitchen and Bar
- 23..... Café de la Presse
- 24..... Bun Mee
- 25..... WeWork
- 26..... Rock Japanese Cuisine
- 27..... Parallel 37
- 28..... The House Of Shields
- 29..... Local Edition
- 30..... Joe & The Juice



212 SUTTER STREET



212 SUTTER STREET



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