



SAN FRANCISCO, CA 94108

221 Kearny St.

FOR LEASE

Ground Floor Retail Space
Fourth Floor Office Space

TREVOR GUDIM

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DRE #01979980



We're Here to Help – Reach Out Today!

425 2nd St. Suite 450, San Francisco, CA 94107 | info@calcosf.com | (415) 970-0000 | calcosf.com

PROPERTY SUMMARY

| 221 Kearny St.

RENTAL RATE | \$40 / Square Foot, Industrial Gross

AVAILABLE | Immediately

AVAILABLE SPACES

4th Floor | +/- 1,573 Square Feet

Ground Floor | +/- 1,573 Square Feet

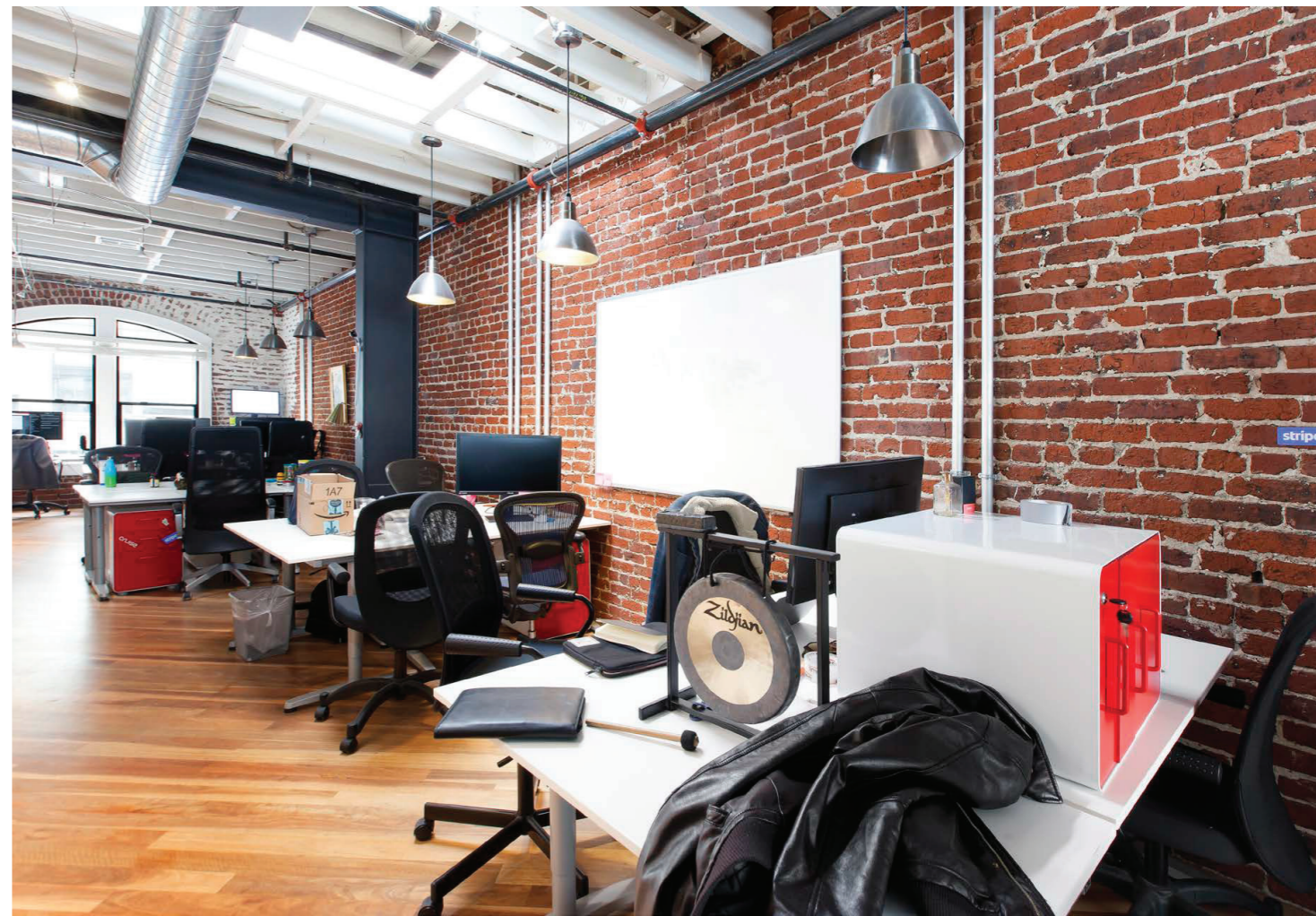
Basement | +/- 1,500 Square Feet

TOTAL | +/- 4,646 Square Feet

BUILDING ATTRIBUTES

- Highly Desirable Location at Intersection of Union Square and FiDi
- Brick and Timber Office Suites Ideal for Startup Companies
- Small Floor Plates w/ Exclusive Conference Rooms
- Elevator Access
- Full HVAC
- Short Term Lengths Available

 **CALCO**
COMMERCIAL, INC.



PROPERTY SUMMARY

| 221 Kearny St.

FOURTH FLOOR

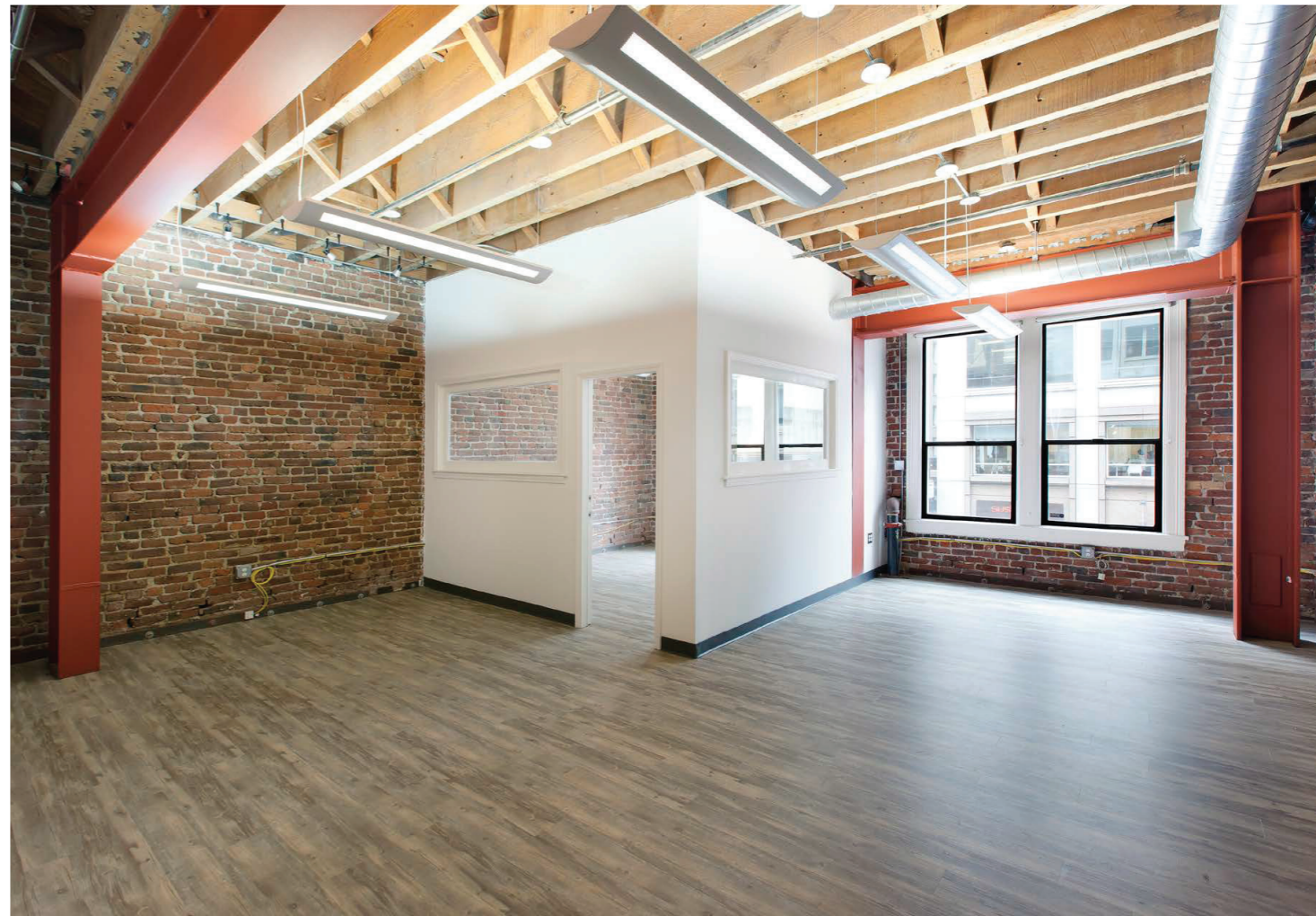
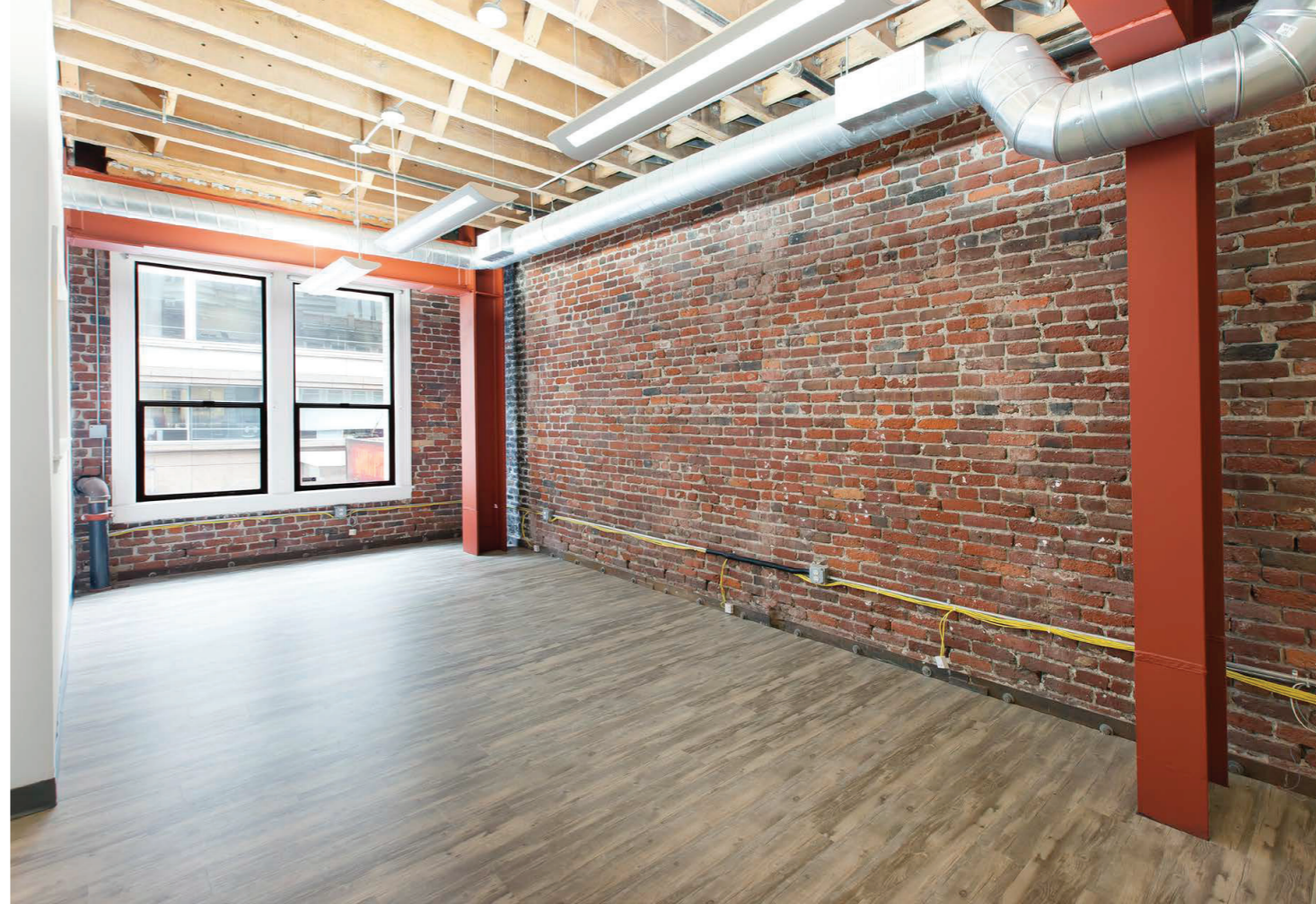
AVAILABLE SPACE | +/- 1,573 Square Feet

RENTAL RATE | \$40 / Square Foot, Industrial Gross

AVAILABLE | Immediately

BUILDING ATTRIBUTES

- Open Plan Brick and Timber Office Suite
- Great Financial District Location
- One (1) Conference Room
- High-Ceilings and Natural Light Throughout
- One (1) Restroom
- Short Term Lease Options Available
- HVAC
- Half Block to Montgomery Street BART



PROPERTY SUMMARY

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GROUND FLOOR

AVAILABLE SPACE | Ground Floor +/-1,573 Square Feet

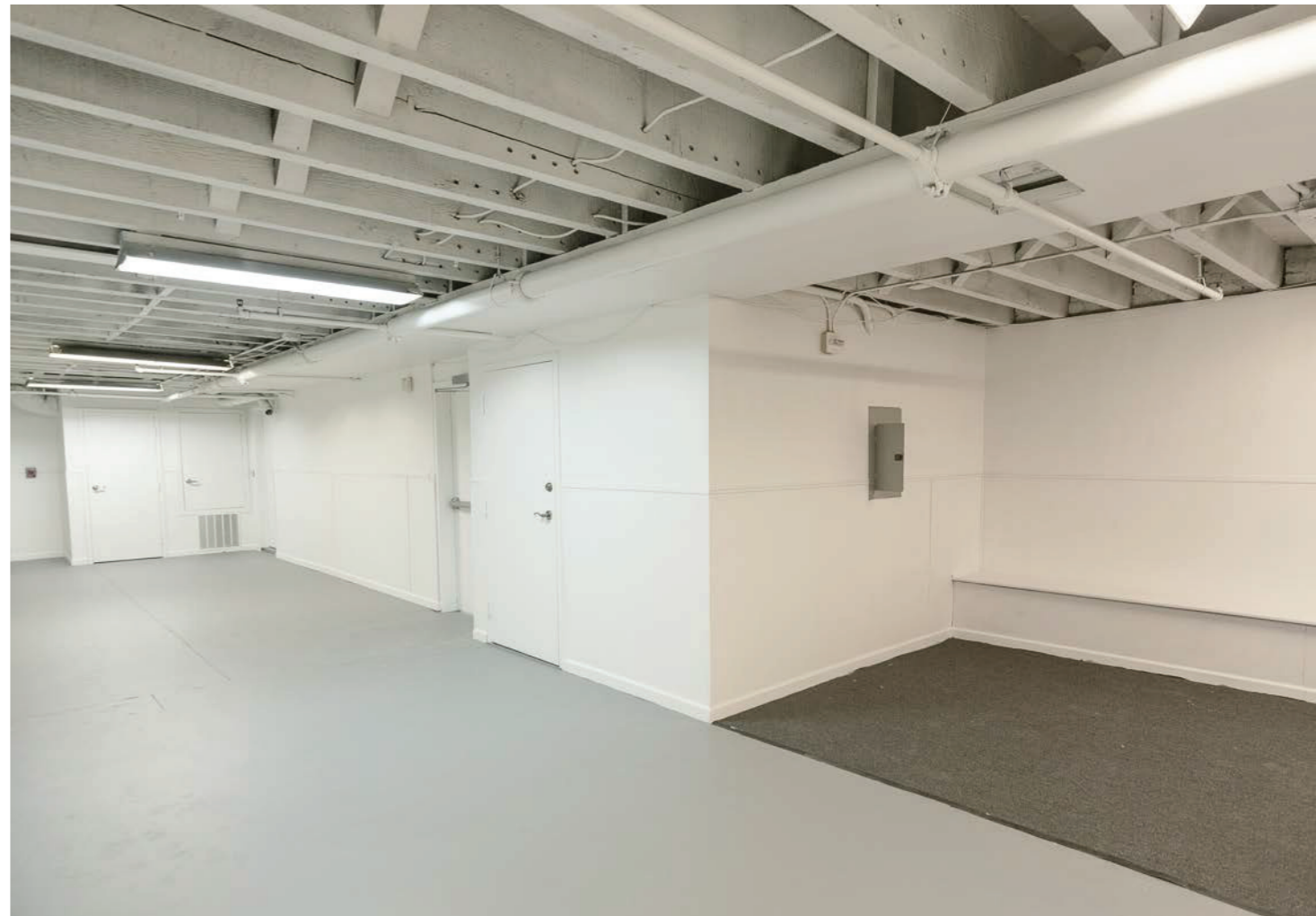
Basement +/-1,500 Square Feet

RENTAL RATE | \$40 / Square Foot, Industrial Gross

AVAILABLE | Immediately

BUILDING ATTRIBUTES

- Creative Brick and Timber Ground Floor Retail Space
- Great Financial District Location
- TI's Available Dependent on Term Length
- High-Ceilings and Natural Light Throughout
- Usable +/-1,500 SF Basement
- One (1) Restroom
- HVAC



LOCATION OVERVIEW

| 221 Kearny St.

Desirable Financial District location, walkable to many Market Street amenities and to surrounding neighborhoods.



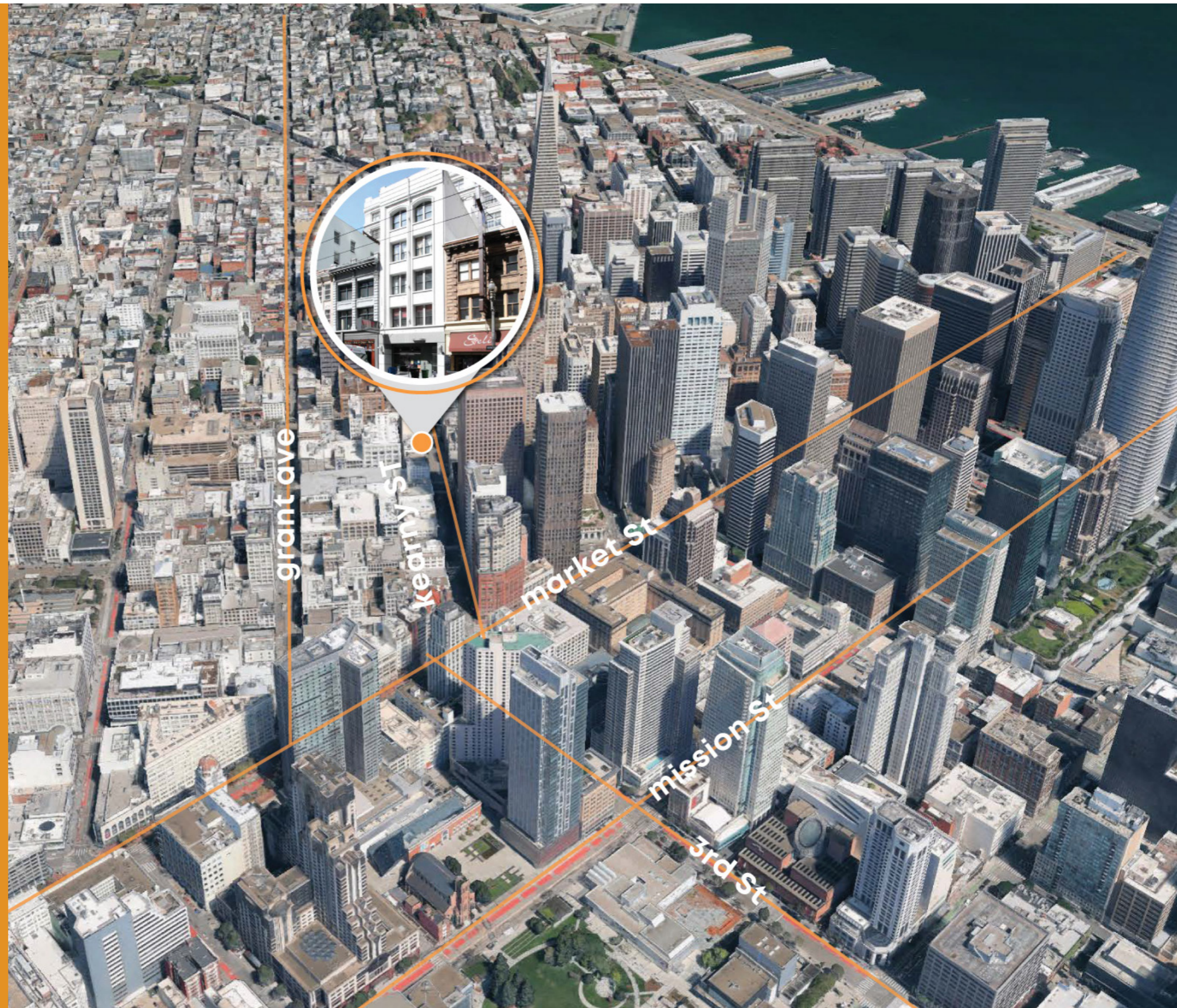
01 MIN to Kearny St Muni
05 MIN to Montgomery BART
11 MIN to Embarcadero BART



05 MIN to SOMA
06 MIN to North Beach
12 MIN to Hayes Valley



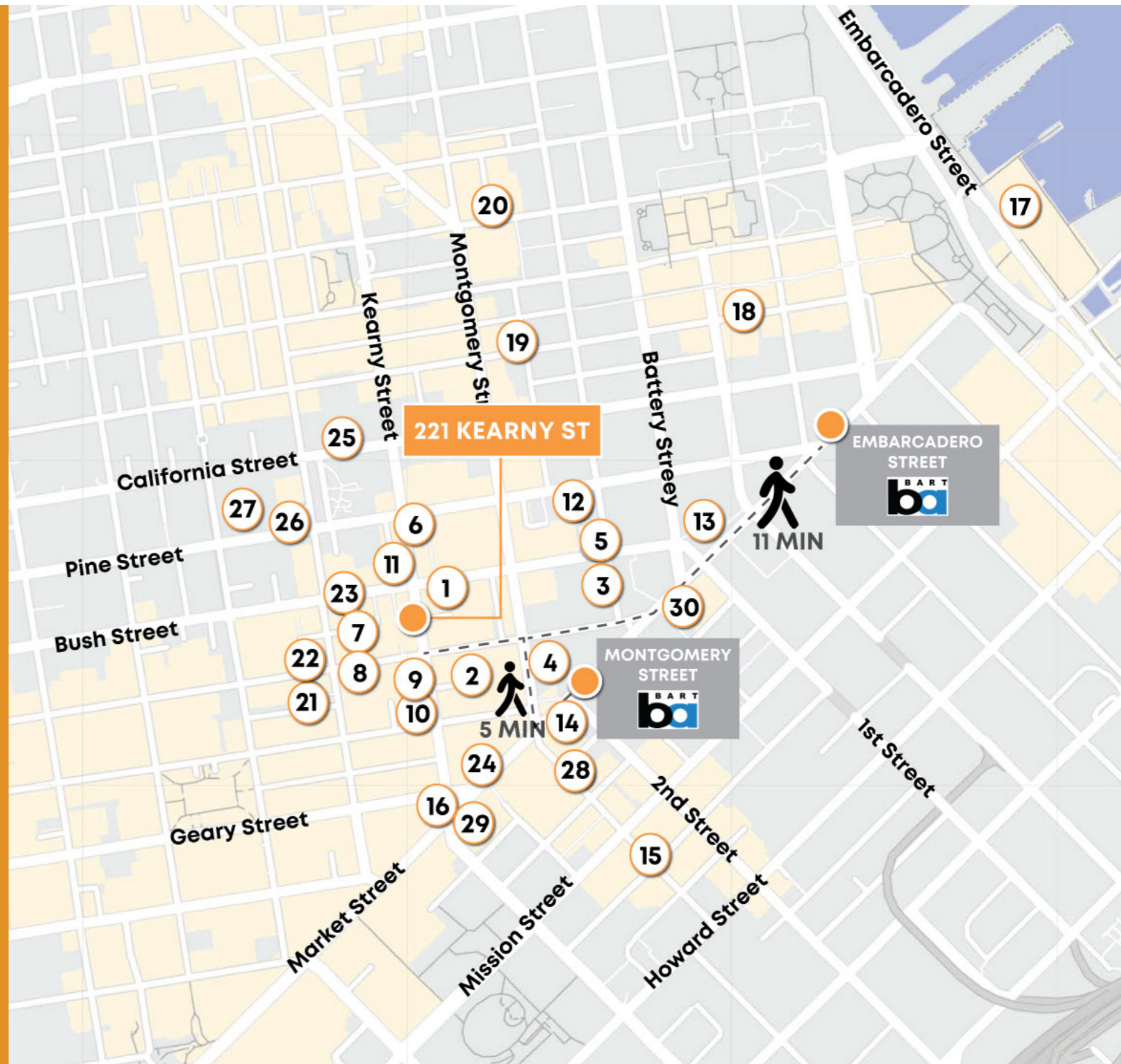
06 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp
10 MIN to 101 On-Ramp



NEARBY AMENITIES

| 221 Kearny St.

- 1 Pagan Idol
- 2 Crocker Galleria
- 3 Target
- 4 Starbucks
- 5 Blue Bottle Coffee
- 6 Chicken G's
- 7 Harlan Records
- 8 Posh Bagel
- 9 FedEx Onsite
- 10 Rooster & Rice
- 11 Sababa
- 12 Equinox Pine Street
- 13 Philz Coffee
- 14 McDonald's
- 15 The Bird
- 16 POPO Rooftop Garden
- 17 Ferry Building
- 18 Embarcadero Center
- 19 Wayfare Tavern
- 20 Verjus
- 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

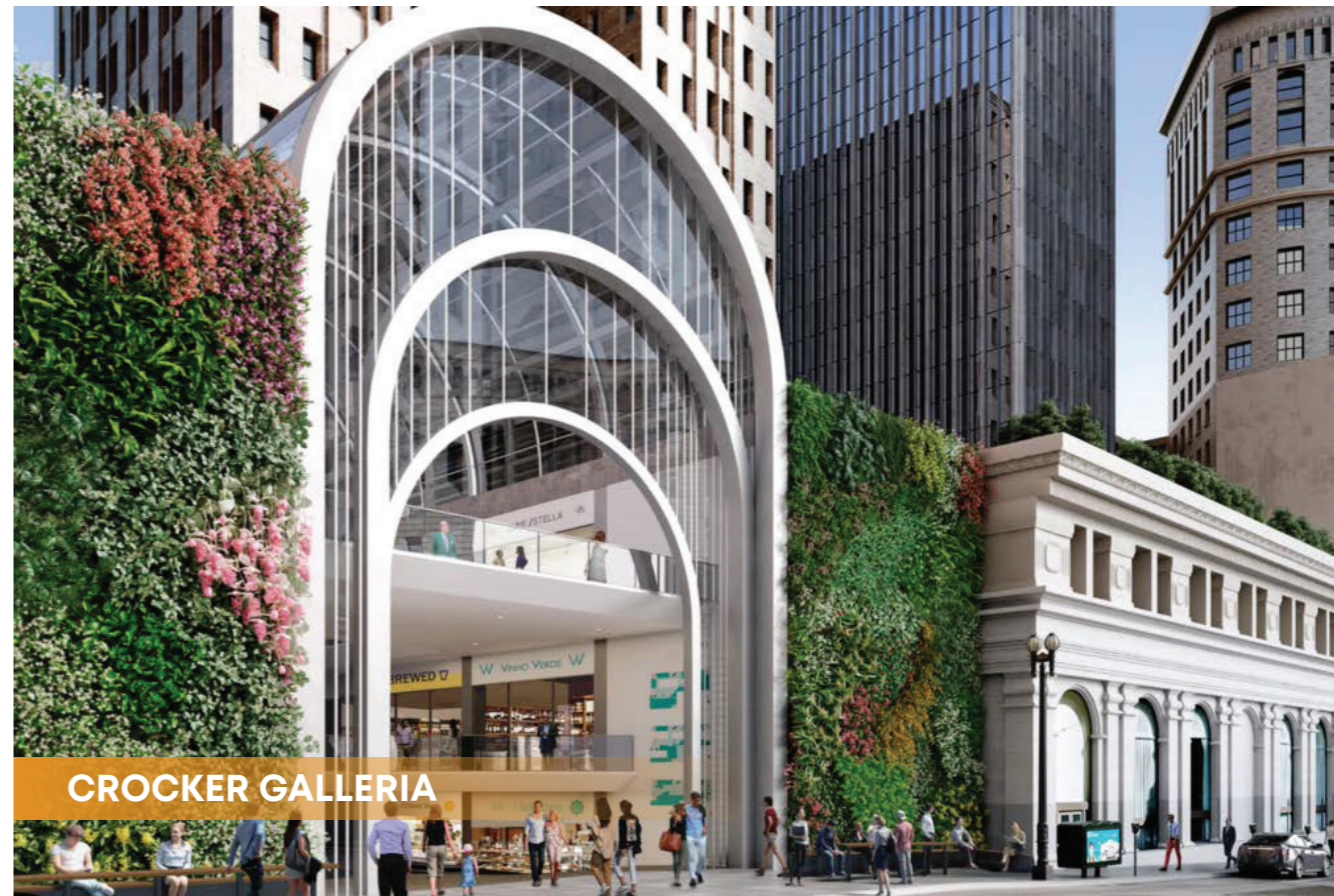


NEARBY AMENITIES

| 221 Kearny St.



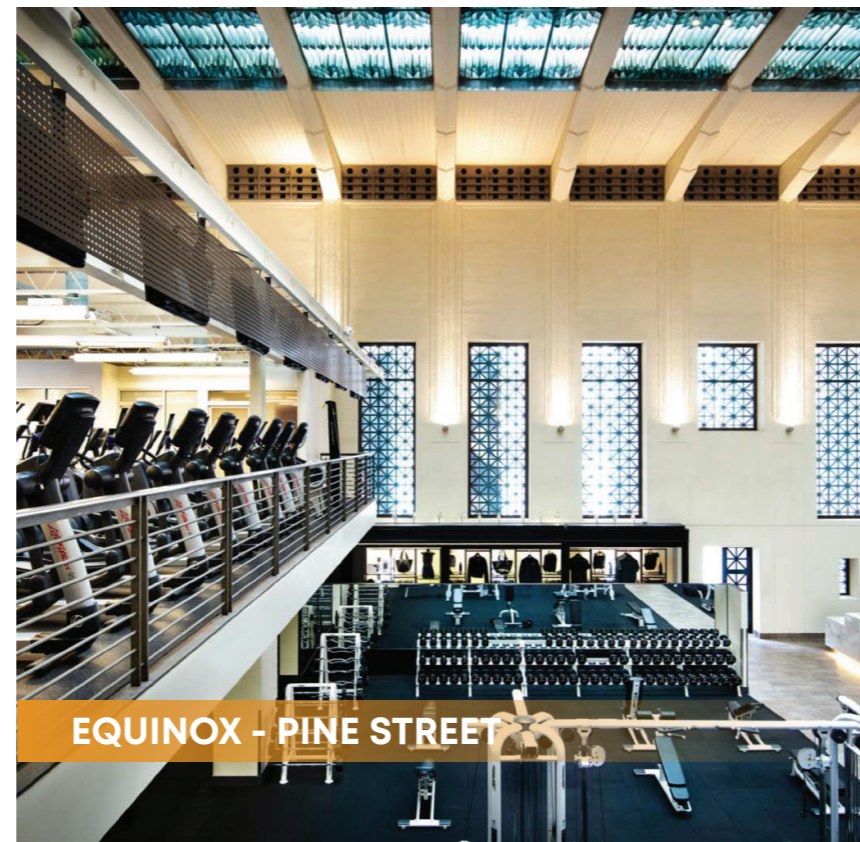
FERRY BUILDING



CROCKER GALLERIA



WAYFARE TAVERN



EQUINOX - PINE STREET



SABABA - SAN FRANCISCO



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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.