

# 536 BRYANT STREET

*Central SoMa*

**FORTRESS**

REAL ESTATE ADVISORS INC.

**\$3.00/SF  
(IG)**



## **FULL BUILDING LEASING OPPORTUNITY**





# PROPERTY PROFILE



# PROPERTY SUMMARY

## ADDRESS

536 Bryant Street, San Francisco, CA 94107

## AVAILABLE SPACE

Ground Floor:	2,532 SF
Mezzanine:	966 SF
Upper Floor:	2,219 SF
Exterior Deck:	297 SF
<b>Total:</b>	<b>6,014 SF</b>

## RENTAL RATE

Entire Building: \$3.00 / Square Foot / Year (IG)

## AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- Renovated in 2025 & 2020
- Full HVAC system
- New lighting, flooring, and kitchenette
- Glassed-in entryway with a roll-up security door
- Three restrooms plus a shower
- Private, open-air rooftop deck
- Separate entrances to ground & upper floors
- Two conference rooms
- 400 AMP power
- High Ceilings: 16' (ground floor) & 9' (upper floor)
- Exposed ceiling with skylights on upper floor





# LOCATION HIGHLIGHTS

## CENTRAL SOMA LOCATION

This well-located building lies in the center of the dynamic Central SoMa submarket.

## PROXIMITY TO SOUTH PARK

Situated within two blocks of South Park—the highly desirable nexus of the submarket pictured on the right—536 Bryant is ideally suited to high-tech/robotic and artificial intelligence companies.

## CALTRAIN CONVENIENCE

Located three blocks from the Caltrain depot at 4th & King Streets, 536 Bryant allows for cost-effective and convenient employee transportation.

## ADDITIONAL MASS TRANSIT OPTIONS

Nearby “T” subway station (4th & Brannan Streets; 10-min walk), MUNI Metro Rail station (3rd & Market Streets; 12-min walk), and several MUNI Rapid Bus stops (4-min walk) enhance commuter options.

## GATEWAY TO PREMIER DESTINATIONS

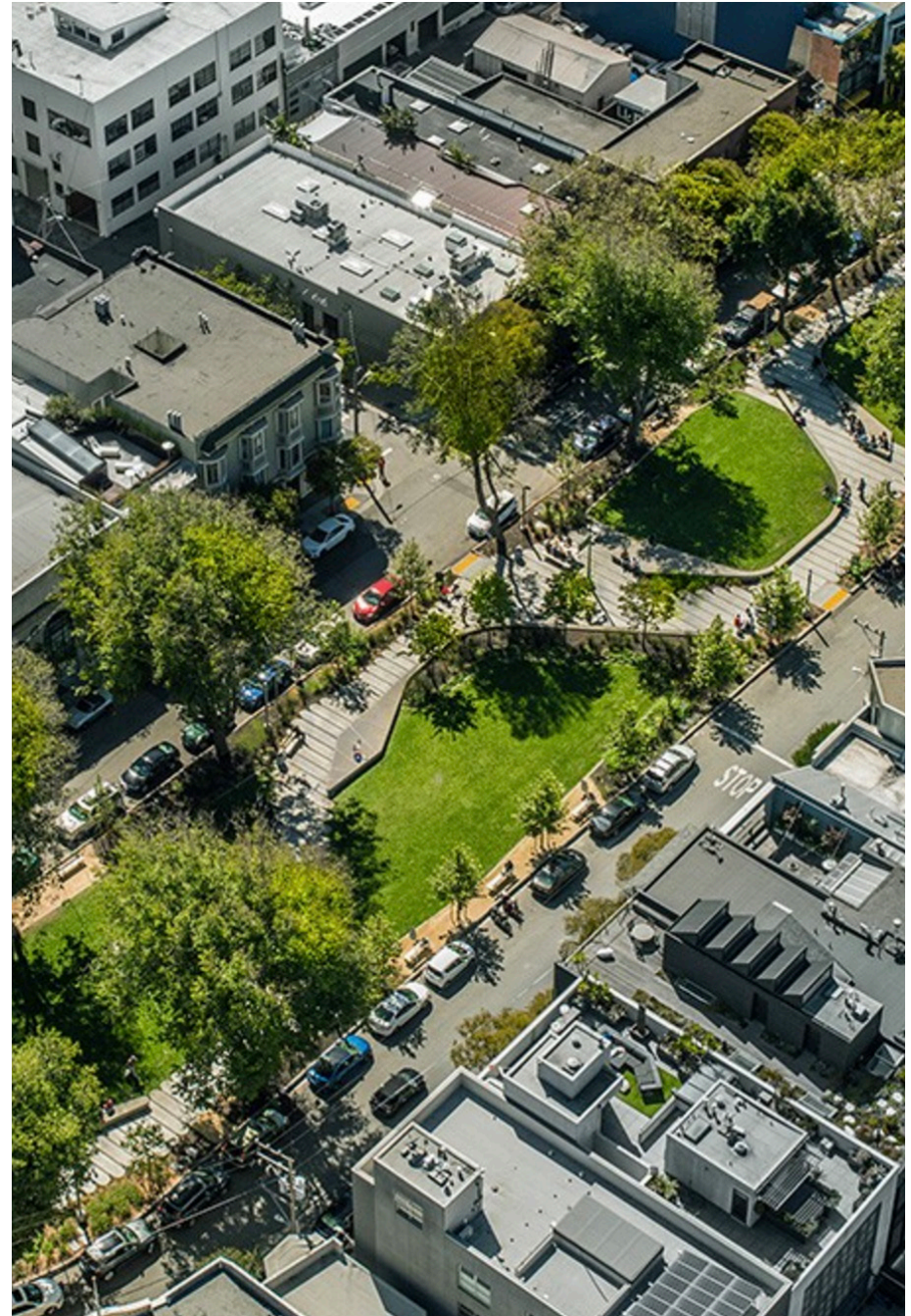
Tenants will enjoy the energy of being steps from Oracle Park and San Francisco’s vibrant Embarcadero, which offer premier access to waterfront attractions, dining, entertainment, and world-class events.

## NEARBY AMENITIES

Several dozen coffee shops, restaurants, lounges, bars, convenience stores, and grocery stores lie within a short walk of the property.

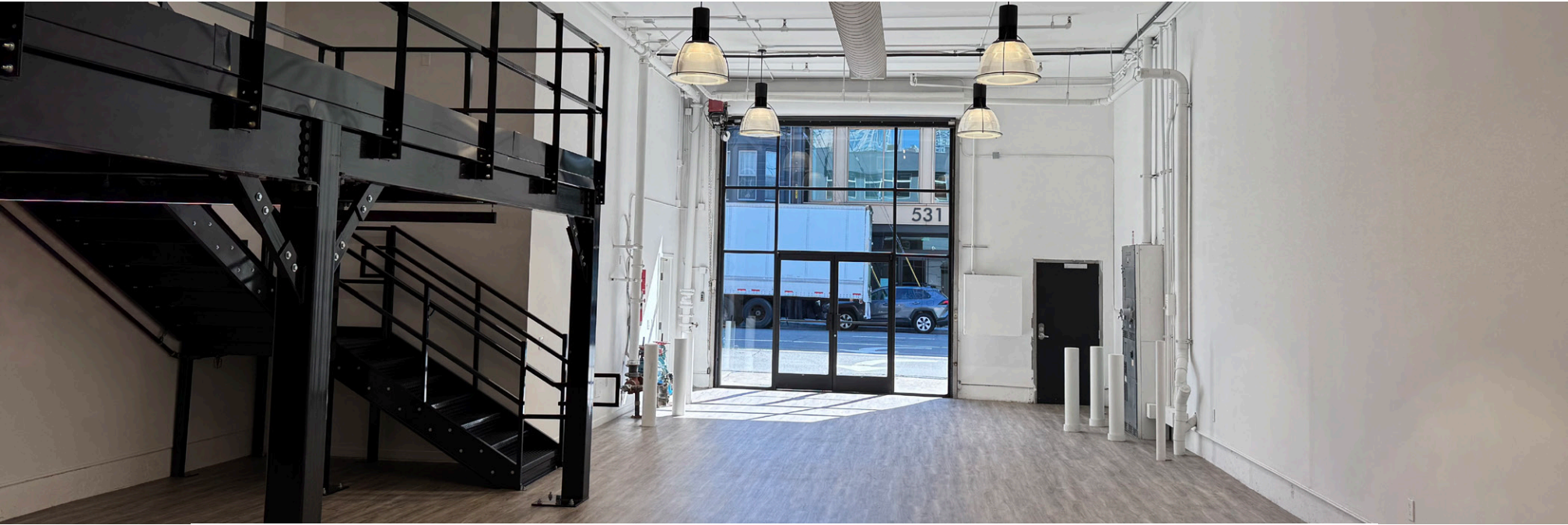
## EXCELLENT FREEWAY ACCESS

On-ramps to and off-ramps from I-80, I-280, and Highway 101 rest within two blocks of the property.

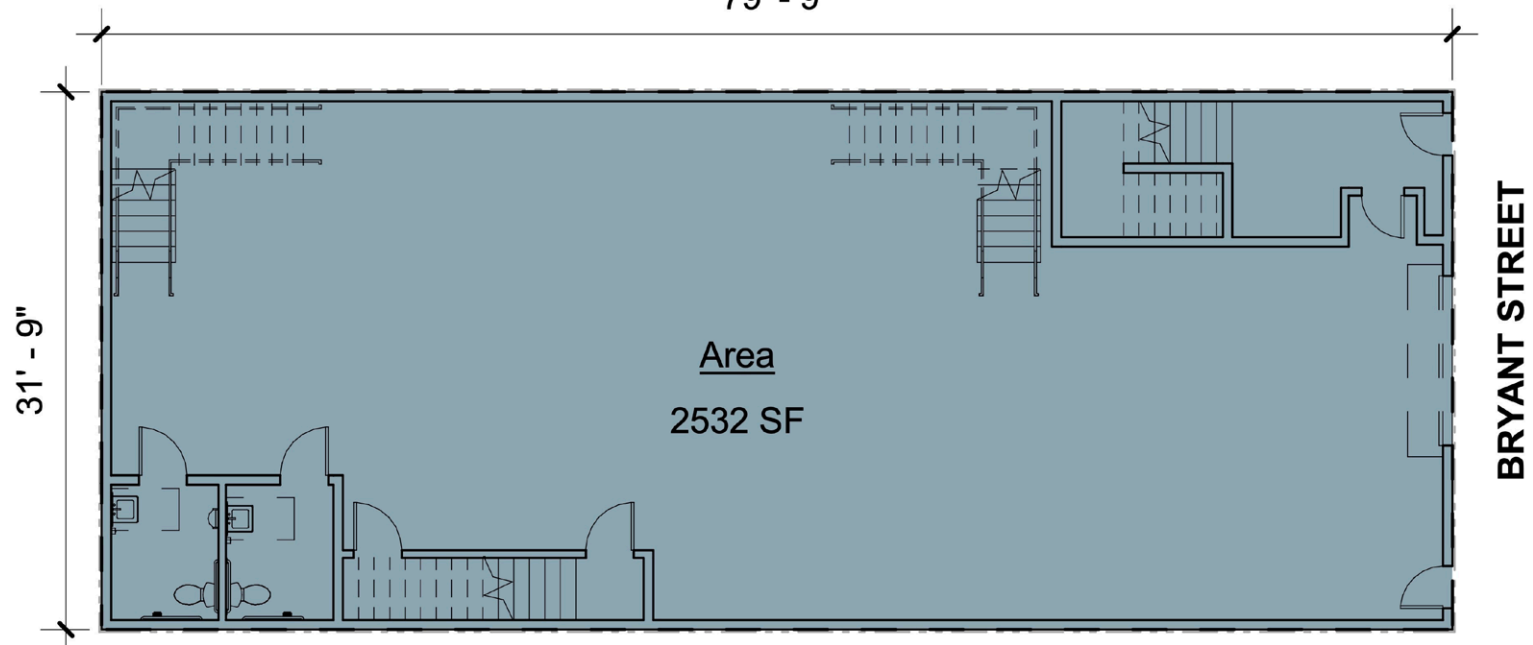




# GROUND FLOOR

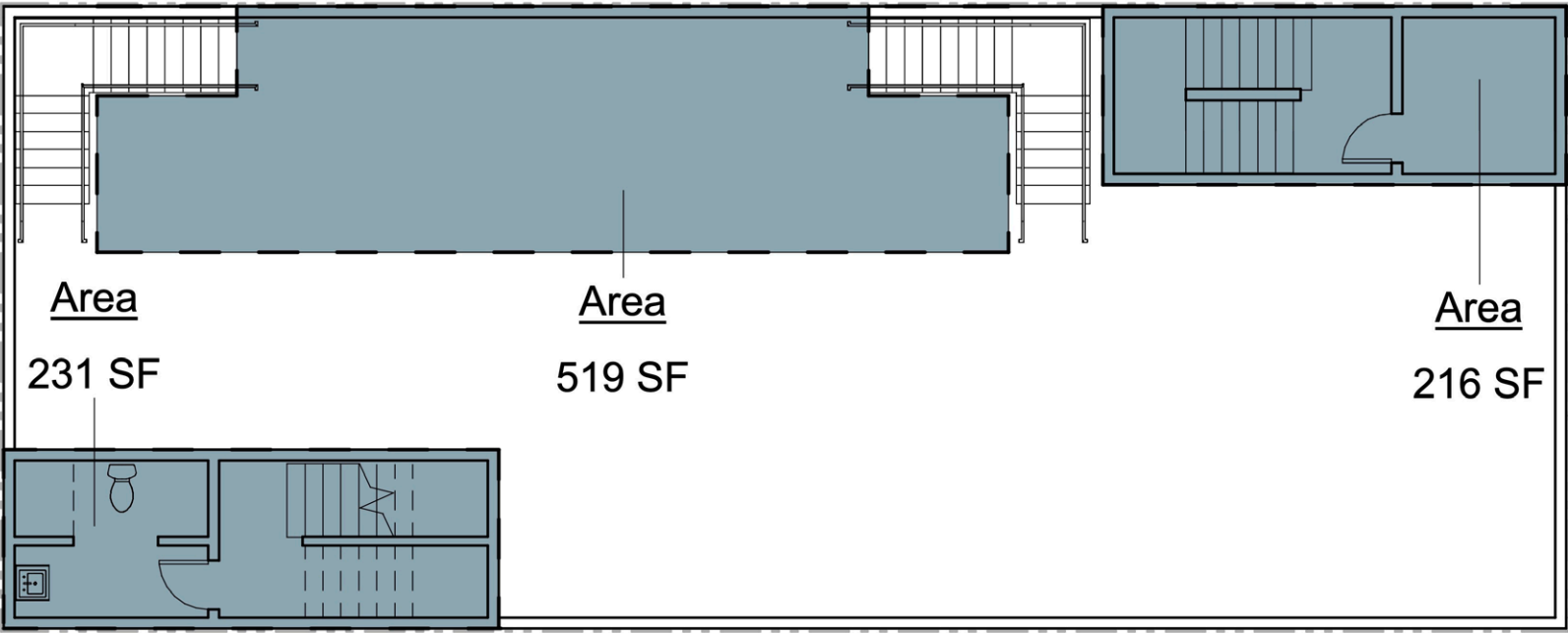


79' - 9"





# MEZZANINE



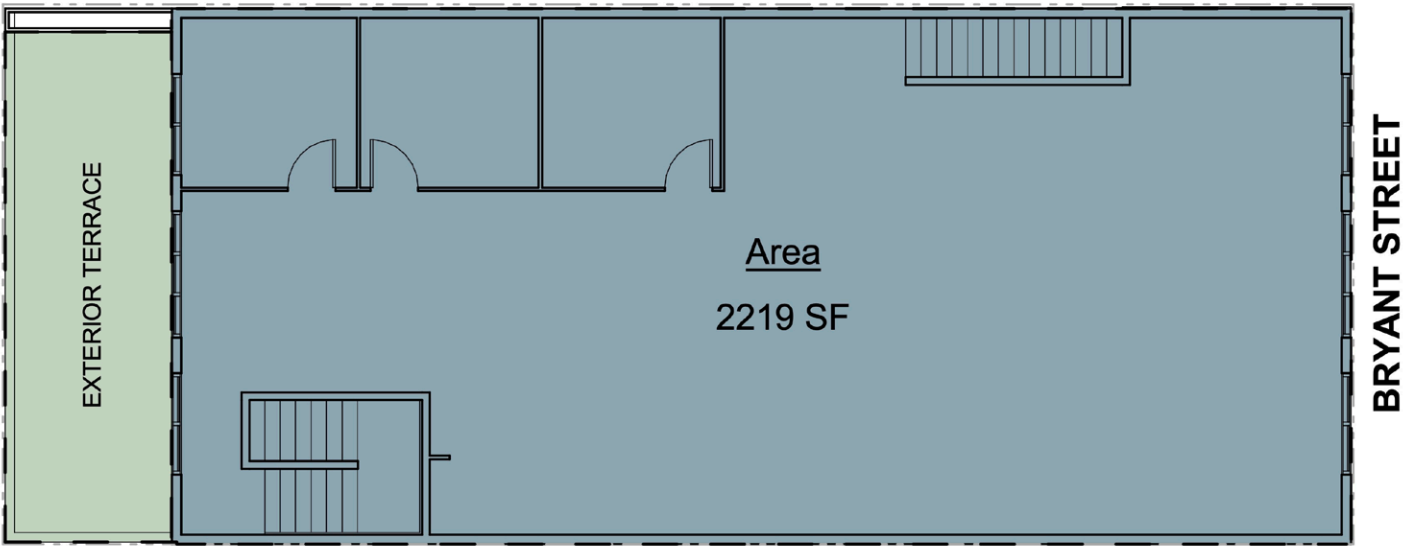
BRYANT STREET



# UPPER FLOOR



69' - 9"





# KITCHENETTE & GLASSED-IN ENTRY





## OPEN-AIR DECK





# NEARBY AMENITIES

## Restaurants

- Wabi Sabi SF<sup>1</sup>
- Little Skillet<sup>5</sup>
- Garaje
- Cafe Okawari
- Marlowe

## Bars/Lounges

- 21st Amendment Brewery<sup>2</sup>
- Alchemist Bar & Lounge<sup>6</sup>
- Black Hammer Brewing
- Rooftop 25
- Brickhouse Bar & Grill

## Cafes

- Blue Bottle Coffee<sup>3</sup>
- Cafe du Soleil<sup>7</sup>
- Golden Goat Coffee
- Caffe Centro SP
- Delah Coffee

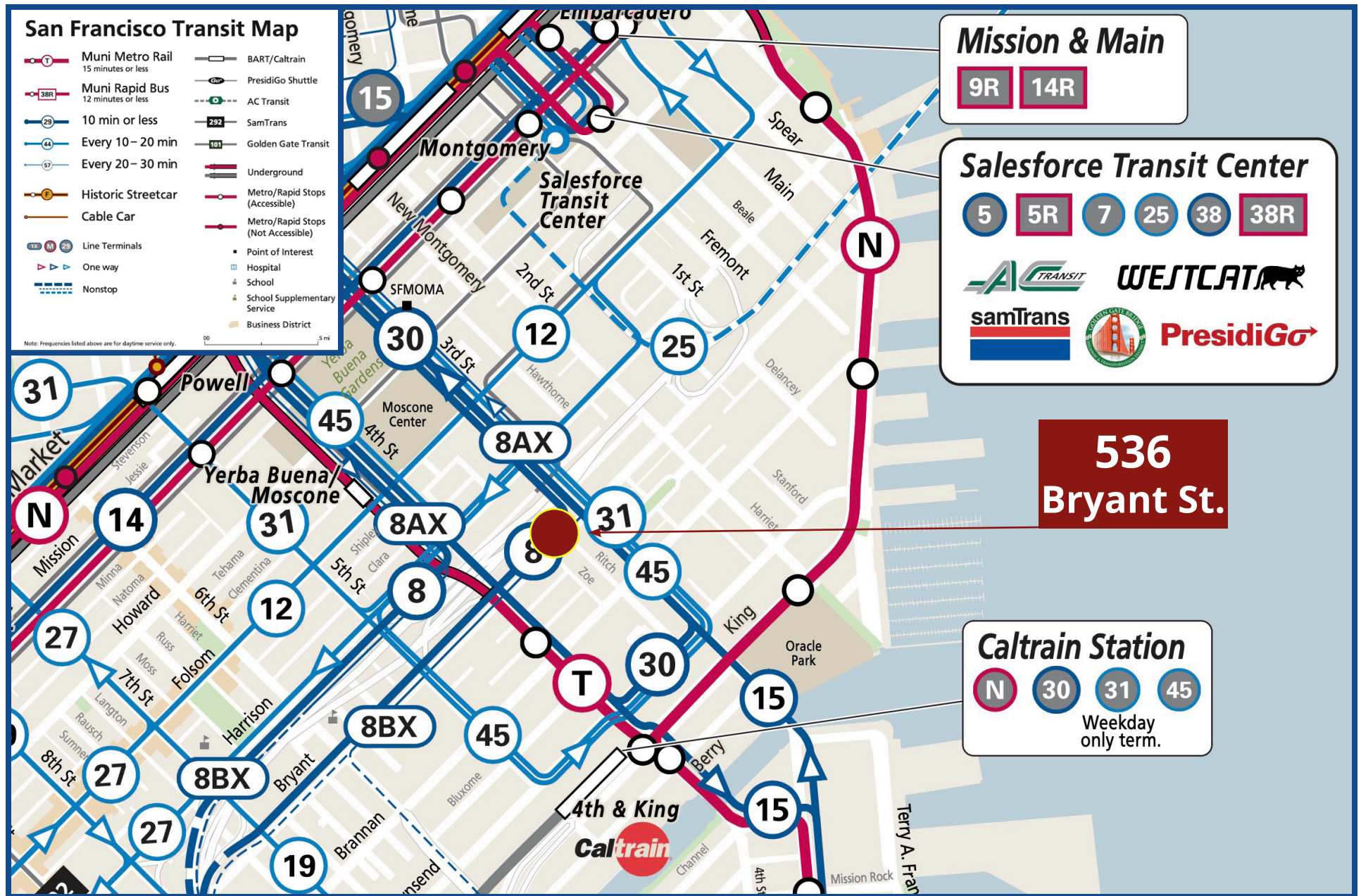
## Points of Interest

- South Park<sup>4</sup>
- Oracle Park<sup>8</sup>
- Embarcadero
- Moscone Center
- Museum of Modern Art





# PUBLIC TRANSIT & ACCESS





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