



HAYES VALLEY OFFICE FLATS

AVAILABLE FOR LEASE

SAN FRANCISCO, CA

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maven
OFFICE



HAYES STREET
380-396
HAYES VALLEY, SAN FRANCISCO

Positioned in the heart of Hayes Valley, 396 Hayes Street offers an exceptional opportunity to lease full-floor or partial-floor private office flats in one of San Francisco's most dynamic and walkable neighborhoods. The second and third floors consist of multiple private suites ranging from approximately 937 SF to 1,240 SF, with the ability to lease individual suites, combine contiguous units, or secure entire floors totaling up to 10,929 SF.

The space features a highly efficient, window-lined layout with abundant natural light, multiple light wells, and access to private deck areas. Typical ceiling heights of approximately 9'11" create an open and comfortable working environment. The flexible configuration makes the property ideal for boutique firms, creative users, professional services, medical/wellness operators, or companies seeking a collaborative multi-suite presence under one roof.

FEATURES

- Flexible Suite Sizes: 937 SF to 10,929 SF available
- Private Office Flats with Efficient Layouts
- Ability to Lease Individually or Combine Suites
- Full Second Floor: ±4,381 RSF
- Full Third Floor: ±5,396 RSF
- Abundant Natural Light + Light Wells
- Multiple Private Deck Areas
- Typical Ceiling Heights of ±9'11"
- On-Site Kitchenette & Meeting Room Areas (per existing layouts)
- Ideal for Creative, Professional, Medical, or Boutique Office Users



JACKSON SQUARE

SOMA

FINANCIAL DISTRICT

UNION SQUARE

BUILDING DEPT ▶

CITY HALL

PUC OFFICE

HERBERT THEATER

CIVIC CENTER

OPERA HOUSE

LOCATION HIGHLIGHTS

- Prime Hayes Valley Location between Gough and Laguna
- Steps from Patricia's Green and neighborhood retail
- Surrounded by top-tier dining: Absinthe, A Mano, Souvla, and Happy Crane
- Easy access to Van Ness Corridor, Civic Center, and Market Street
- Excellent public transit access (BART, MUNI, tech shuttle routes)
- Strong daytime foot traffic and neighborhood energy



GOUGH STREET

HAYES STREET

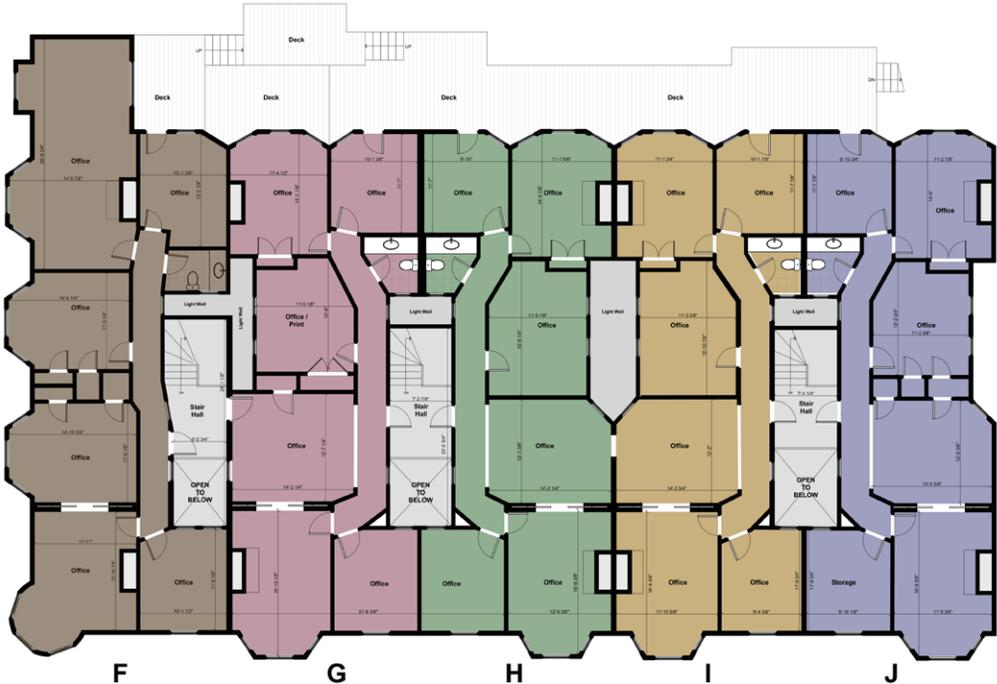
FLOOR PLANS

Suites	Rentable Area
A	1,373
B	1,172
C	937
D	1,036
E	1,015
2nd floor Total	5,533
F	1,240
G	1,045
H	1,050
I	1,034
J	1,027
3rd floor Total	5,396
TOTAL	10,929

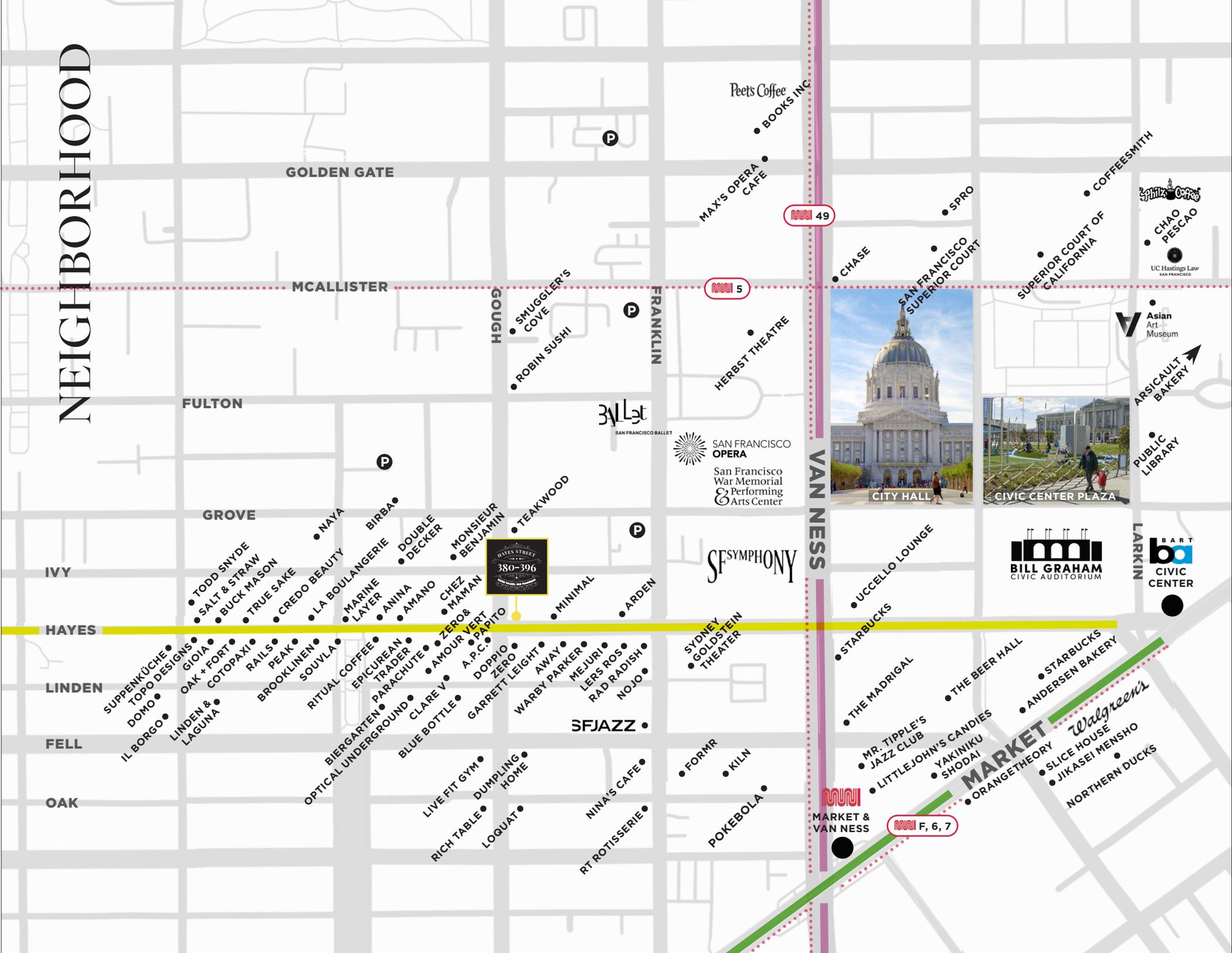
2ND FLOOR



3RD FLOOR



NEIGHBORHOOD



GOLDEN GATE

MCALLISTER

FULTON

GROVE

IVY

HAYES

LINDEN

FELL

OAK

GOUGH

FRANKLIN

VAN NESS

LARKIN

Peets Coffee

BOOKS INC.

MAX'S OPERA CAFE

MUNI 49

SPRO

COFFEESMITH

Shik's Cafe

CHAO PESCAO

UC Hastings Law
SAN FRANCISCO

Asian Art Museum

ARSCAULT BAKERY

PUBLIC LIBRARY

SMUGGLER'S COVE

ROBIN SUSHI

MUNI 5

HERBST THEATRE

3 Ballet
SAN FRANCISCO BALLET

SAN FRANCISCO OPERA
San Francisco War Memorial & Performing Arts Center



CITY HALL



CIVIC CENTER PLAZA



380-396

SFSYMPHONY

BILL GRAHAM CIVIC AUDITORIUM

BART CIVIC CENTER

TEAKWOOD

MINIMAL

ARDEN

SYDNEY GOLDSTEIN THEATRE

UCCELLO LOUNGE

STARBUCKS

THE MADRIGAL

THE BEER HALL

STARBUCKS

ANDERSEN BAKERY

SFJAZZ

NINA'S CAFE

FORMR

KILN

POKEBOLA

MARKET & VAN NESS

MUNI F, 6, 7

MR. TIPPLE'S JAZZ CLUB

LITTLE JOHN'S CANDIES

YAKINIKU SHODAI

ORANGETHEORY

SLICE HOUSE

JIKASEI MENSHO

NORTHERN DUCKS

SUPPENKÜCHE

TOPO DESIGNS

OAK + FORT

LINDEN & LAGUNA

TODD SNYDE

SALT & STRAW

BUCK MASON

TRUE SAKE

CREDO BEAUTY

LA BOULANGERIE

MARINE LAYER

ANINA

AMANO

CHEZ MAMAN

ZERO & PAPIRO

DOPPIO ZERO

GARRETT LEIGHT

WARBY PARKER

AWAY

MEJURI

LEERS ROS

RAD RADISH

NOJO

BIERGARTEN

OPTICAL UNDERGROUND

CLARE V

BLUE BOTTLE

LIVE FIT GYM

RICH TABLE

DUMPLING HOME

LOGUAT

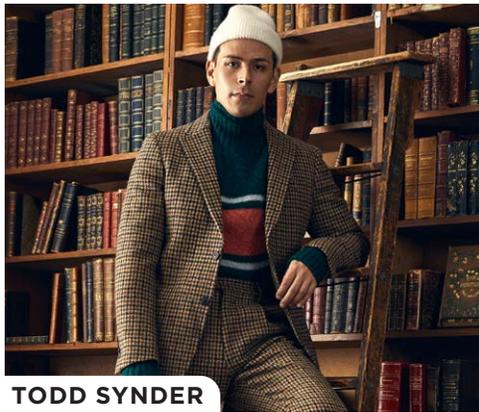
NAYA

BIRBA

DOUBLE DECKER

MONSIEUR BENJAMIN

TEAKWOOD



TODD SYNDER



SF SYMPHONY



RITUAL COFFEE



HAPPY CRANE



SOUVLA



CREDO BEAUTY



CORE40



AWAY



CLARE V

HAYES VALLEY

396 Hayes Street is conveniently located in the heart of Hayes Valley.

It is situated close to San Francisco’s Civic Center, City Hall, the California Superior Court, Asian Art Museum, UC Hastings, and more. Hayes Valley or newly noted as “Cerebral Valley” is a neighborhood in San Francisco known for its vibrant retail scene and epicenter of cutting-edge AI development. The area is known for its diverse mix of independent boutiques, vintage shops, art galleries, and high-end designer stores, housed in historic buildings and Victorian homes that have been repurposed for commercial use. It is a popular destination for locals and tourists alike, who come to explore the unique shopping and dining options in the area. In addition to retail, Hayes Valley is also home to parks, cultural events, and community organizations that contribute to its dynamic atmosphere. Easy public transportation with BART and MUNI nearby.

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