



# FULL-FLOOR OFFICE SUITES FOR LEASE

*±4,902-30,444 SF*  
*Available For Lease with*  
*Full Service*

944 MARKET ST  
SAN FRANCISCO, CA 94102

## AVAILABILITIES

SUITE 200	±4,920 SF
SUITE 300	±5,128 SF
SUITE 400	±5,099 SF
SUITE 500	±5,099 SF
SUITE 600	±5,099 SF
SUITE 700	±5,099 SF
SUITE 800	±5,099 SF

KIDDER.COM







## PROPERTY HIGHLIGHTS

Full floor suites available from  $\pm 4,902$  SF to  $\pm 5,128$  SF

Exposed brick and concrete

Operable windows

Full HVAC

Immediate access to Powell Street BART and Powell Street cable car line

Full building available, a total  $\pm 35,543$  SF

### JIM WALKER

415.229.8910 | jim.walker@kidder.com

LIC N° 01750435

### SCOTT VIX, CCIM, SIOR

415.309.4015 | scott.vix@kidder.com

LIC N° 01407761

### BRUCE MCLELLAN

415.309.8981 | bruce.mclellan@kidder.com

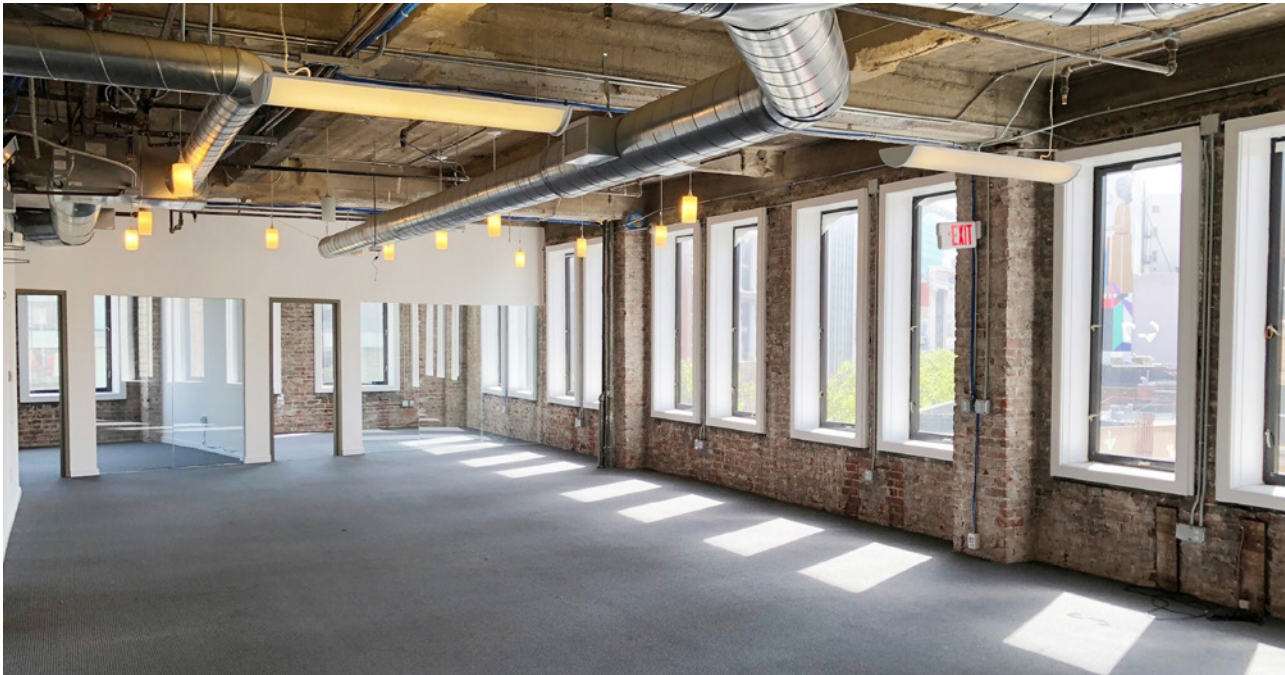
LIC N° 00879071

### KATE SCHMITZ

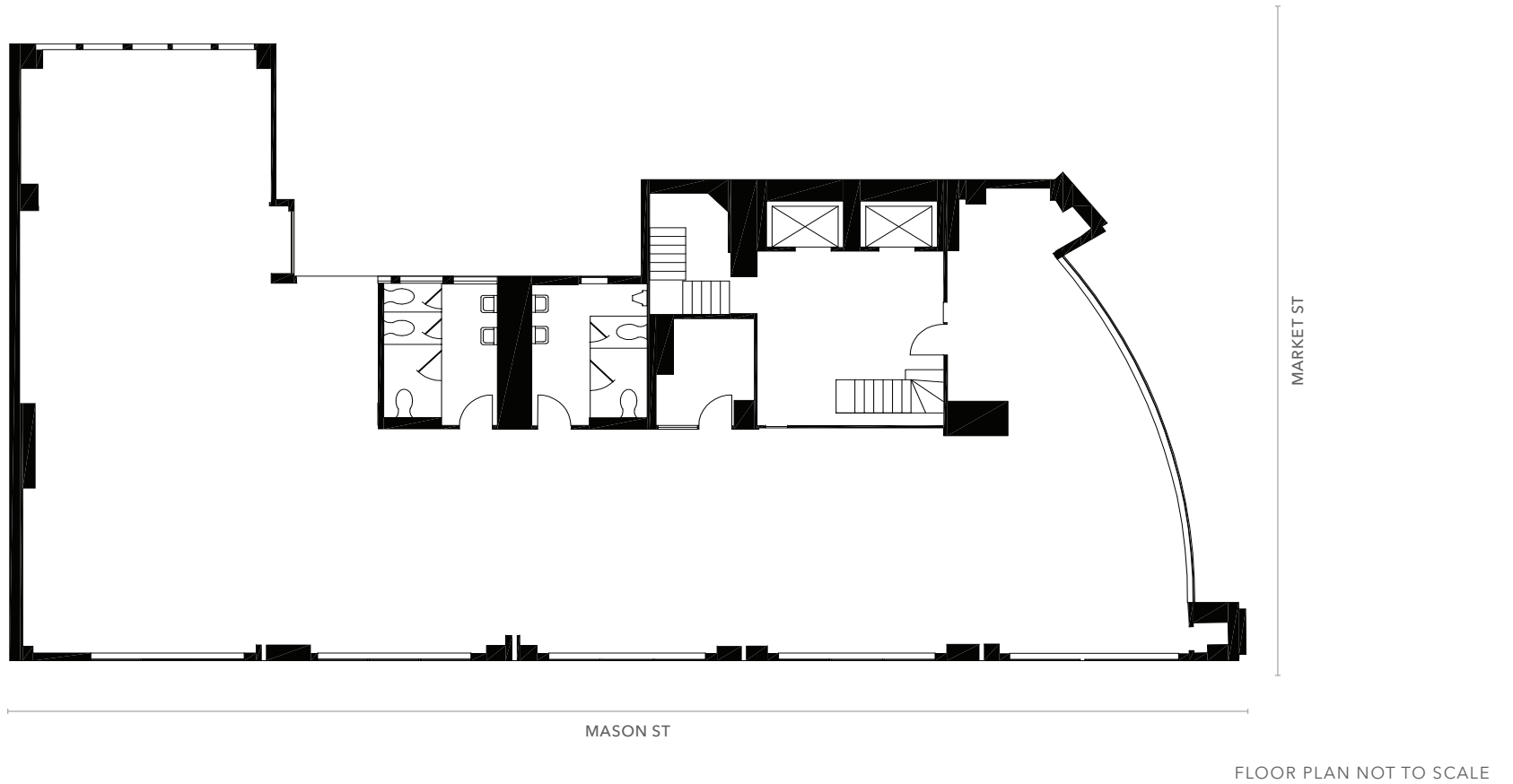
415.229.8905 | kate.schmitz@kidder.com

LIC N° 019982222



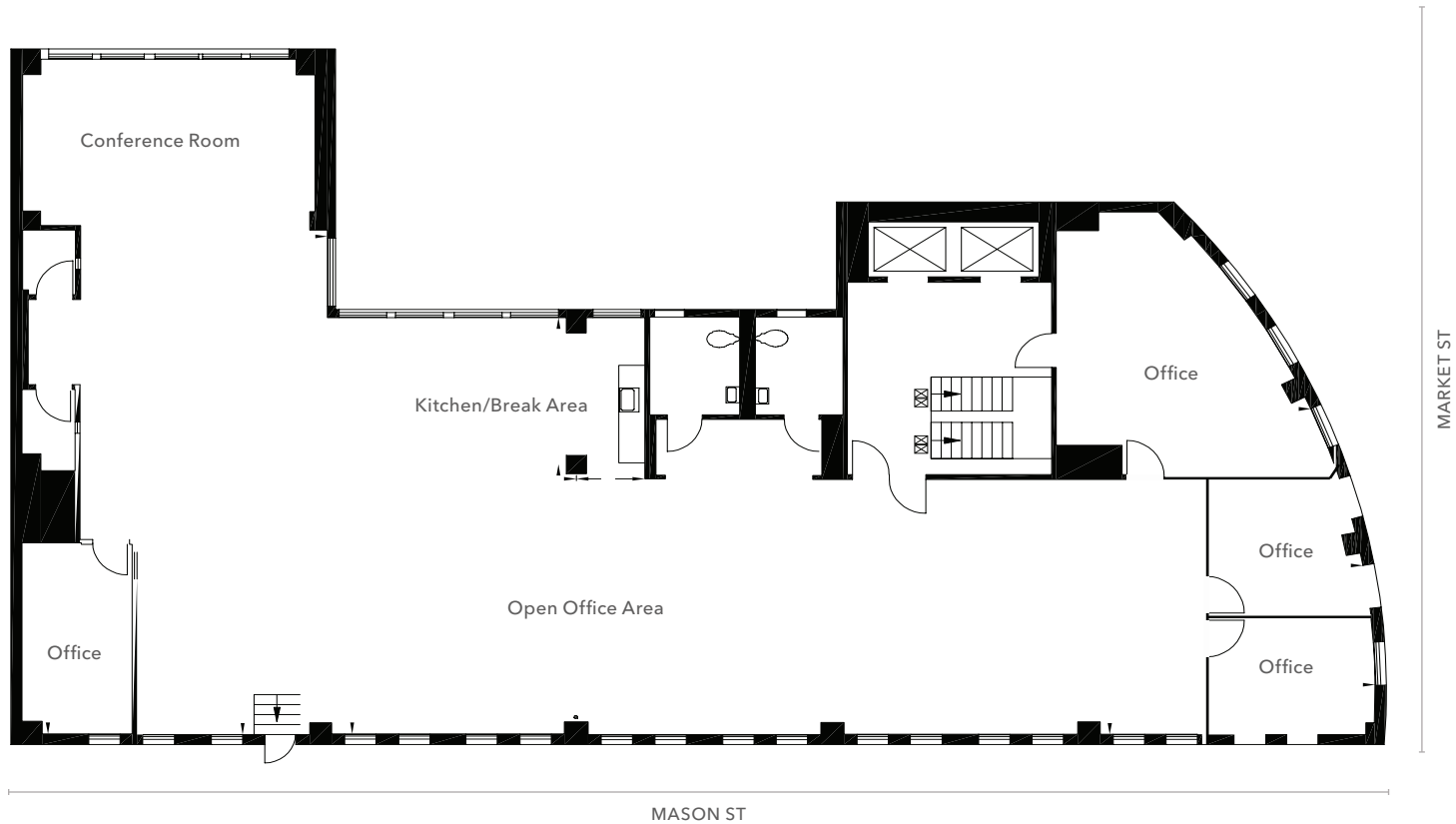


# SECOND FLOOR



Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 200	±5,099 SF				<ul style="list-style-type: none"><li>• Large open area for workstations</li><li>• Private restrooms</li><li>• Lots of natural light</li></ul>

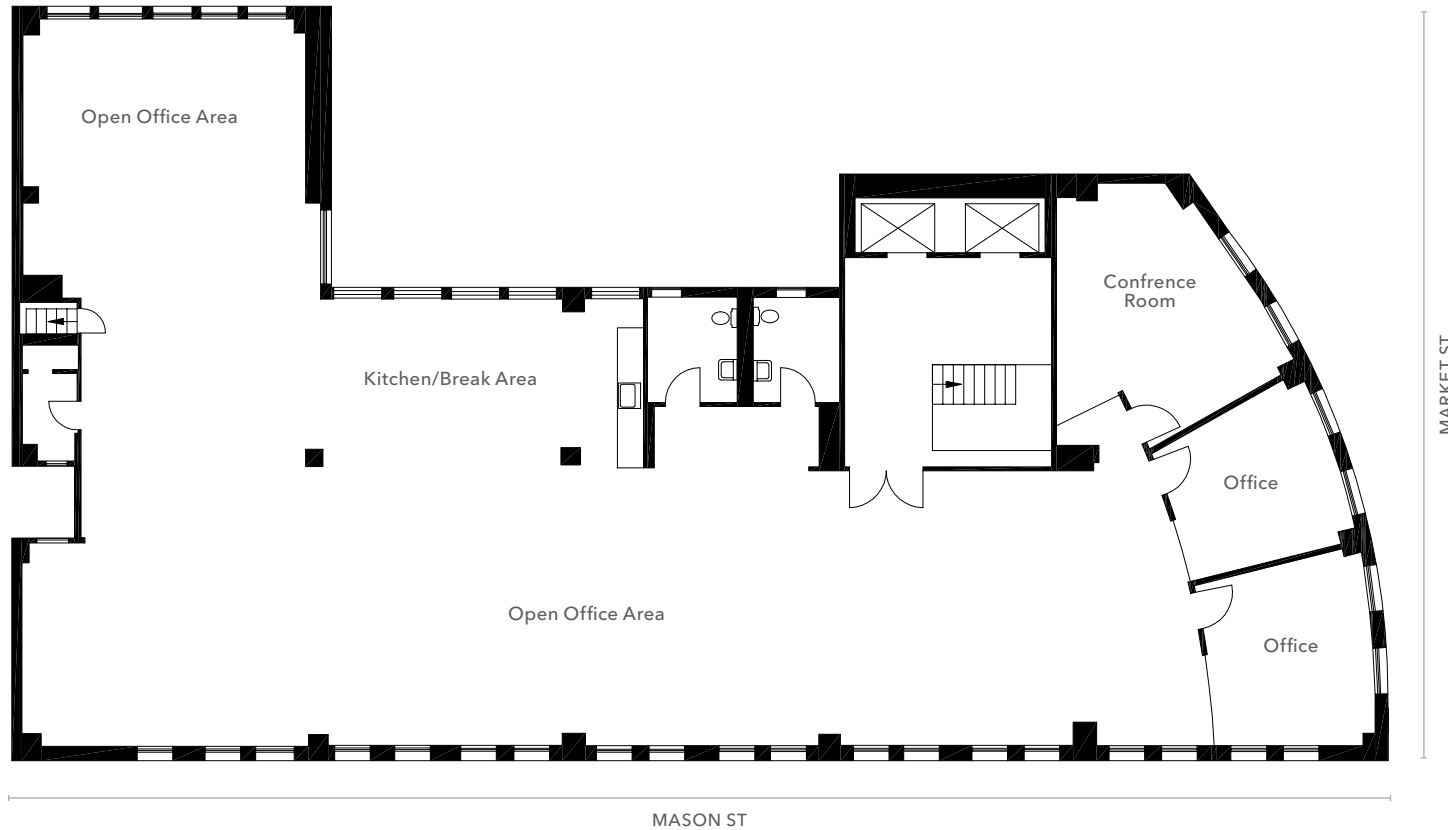
# THIRD FLOOR



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 300	±5,128 SF	4	Yes	1	<ul style="list-style-type: none"> <li>• Large open area for workstations</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> </ul>

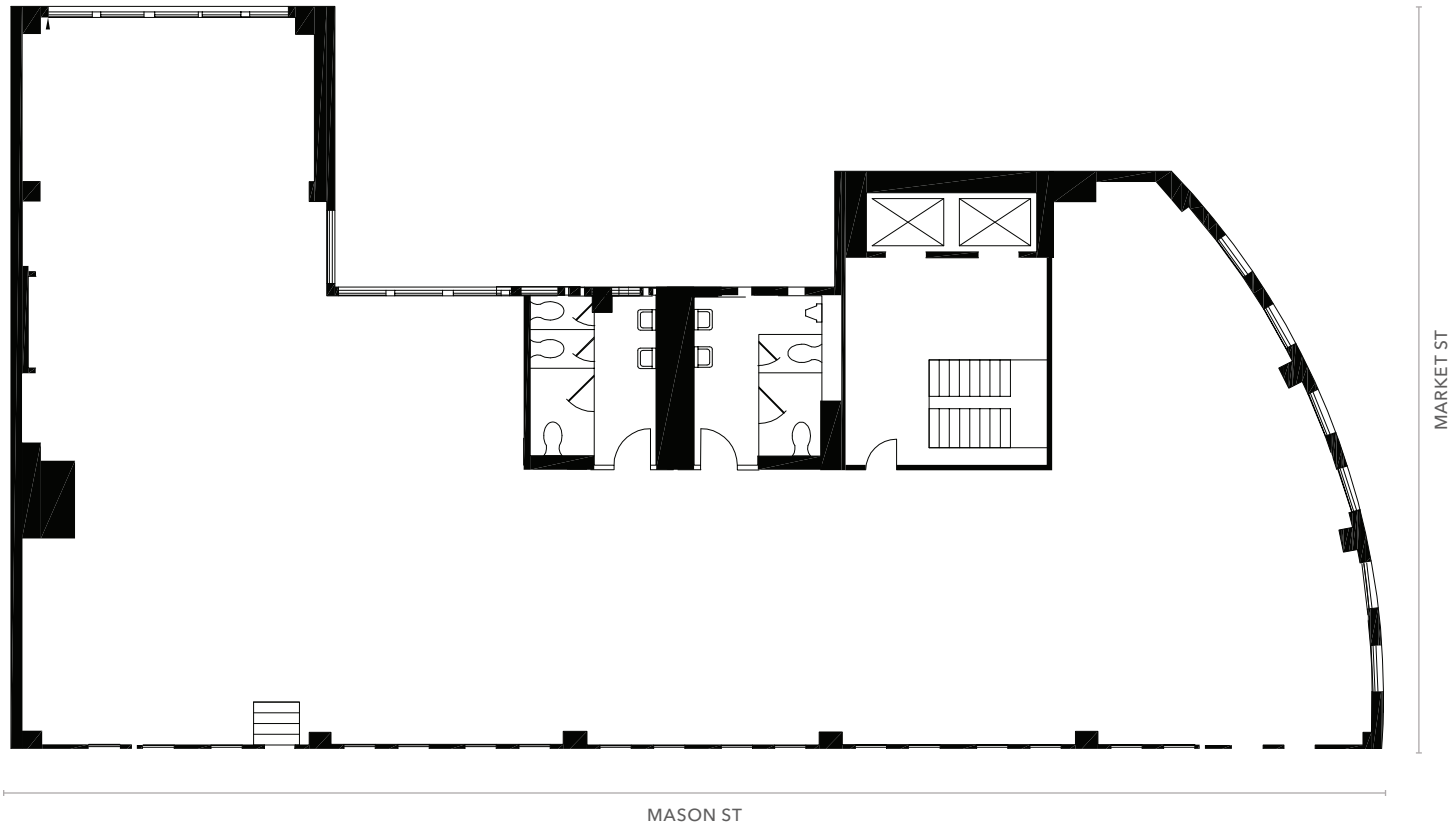
# FOURTH FLOOR



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 400	±5,099 SF	2	Yes	1	<ul style="list-style-type: none"> <li>• Large open area for workstations</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> </ul>

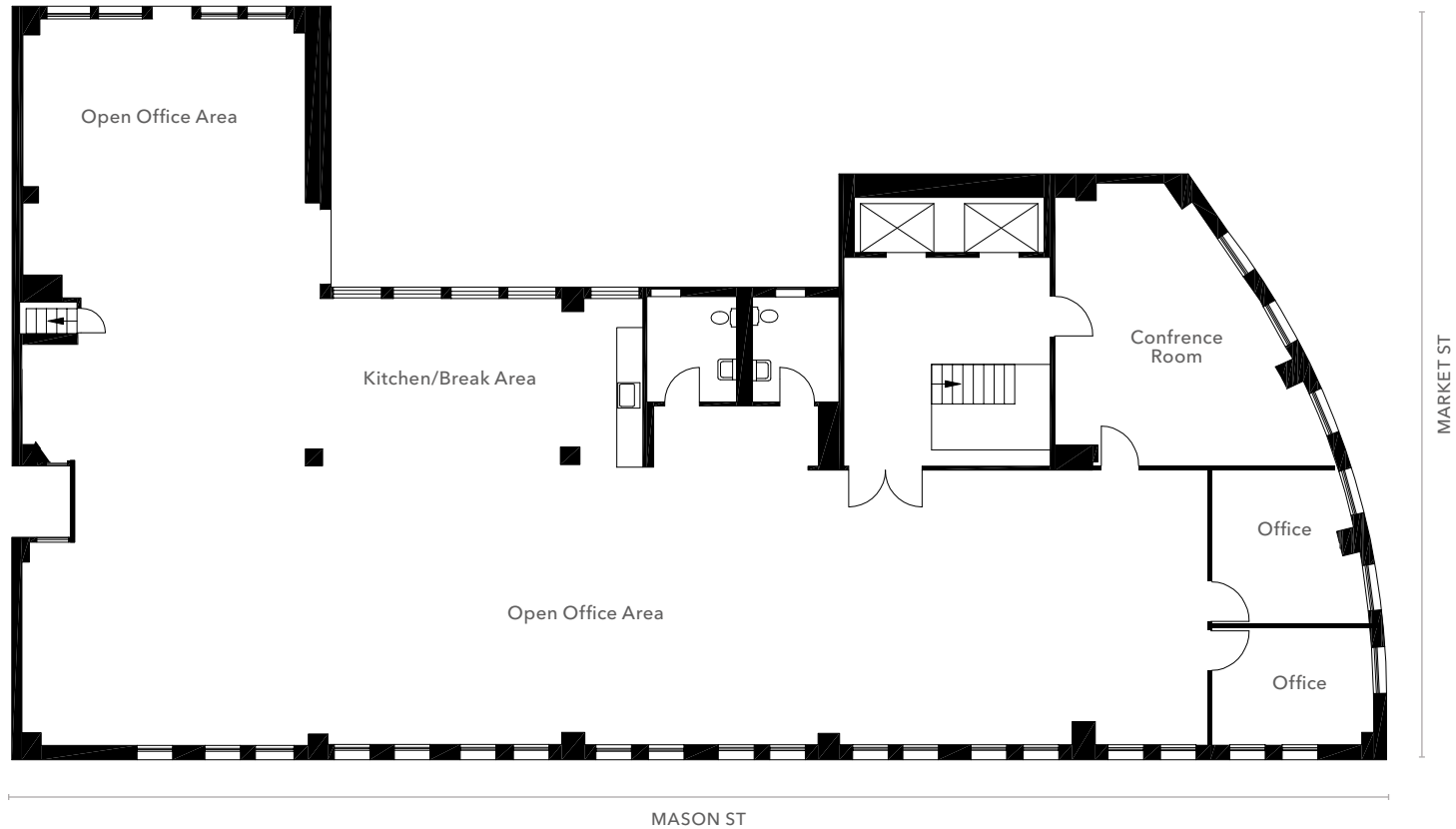
# FIFTH FLOOR



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 500	±5,099 SF	0	No	0	<ul style="list-style-type: none"> <li>• Full build-out</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> </ul>

# SIXTH FLOOR

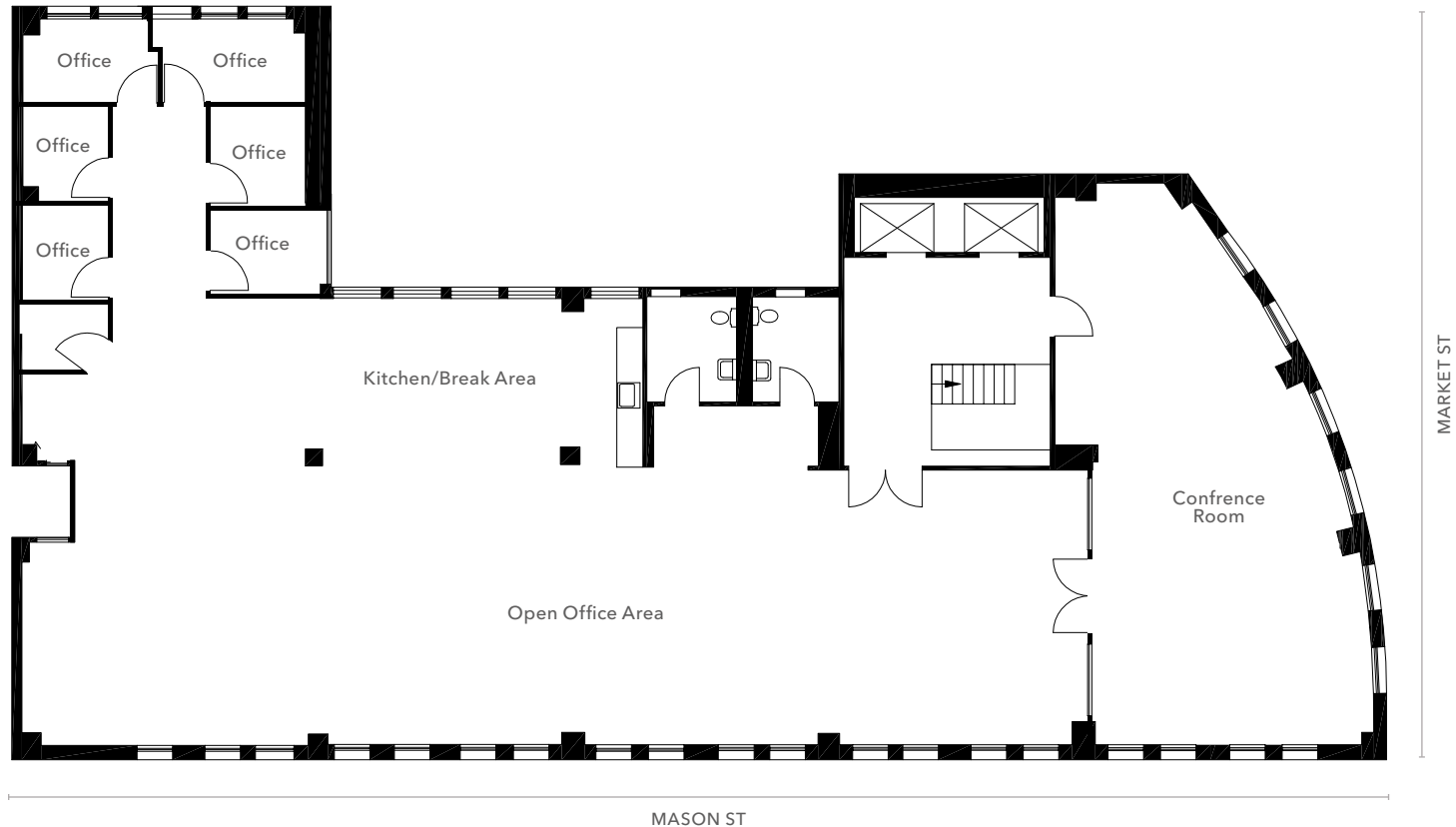


FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 600	±5,099 SF	2	Yes	1	<ul style="list-style-type: none"> <li>• Large open area for workstations</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> </ul>

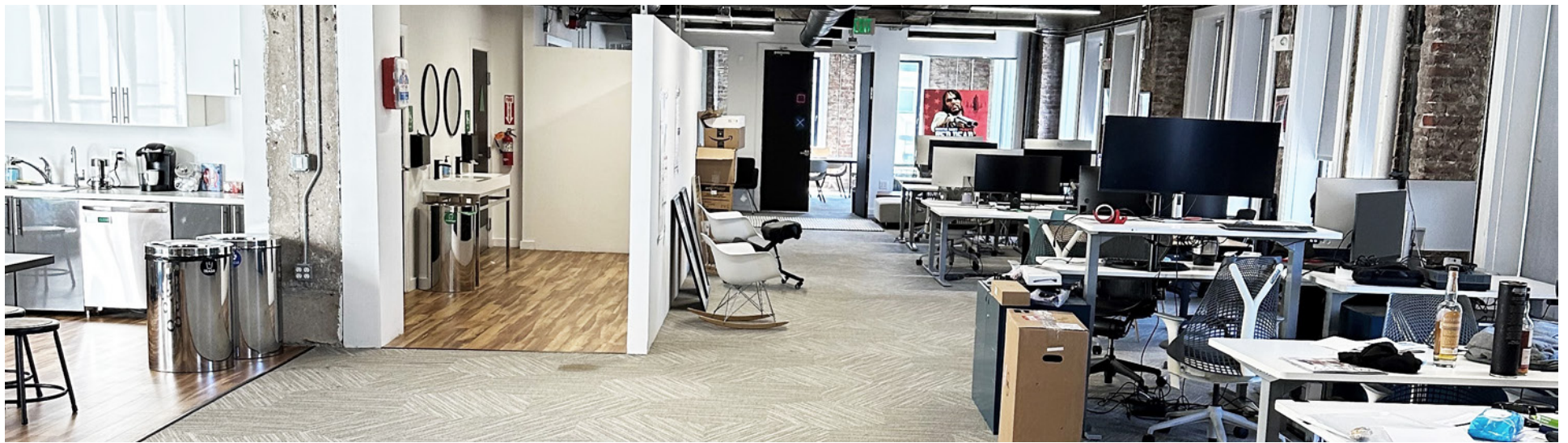


# SEVENTH FLOOR

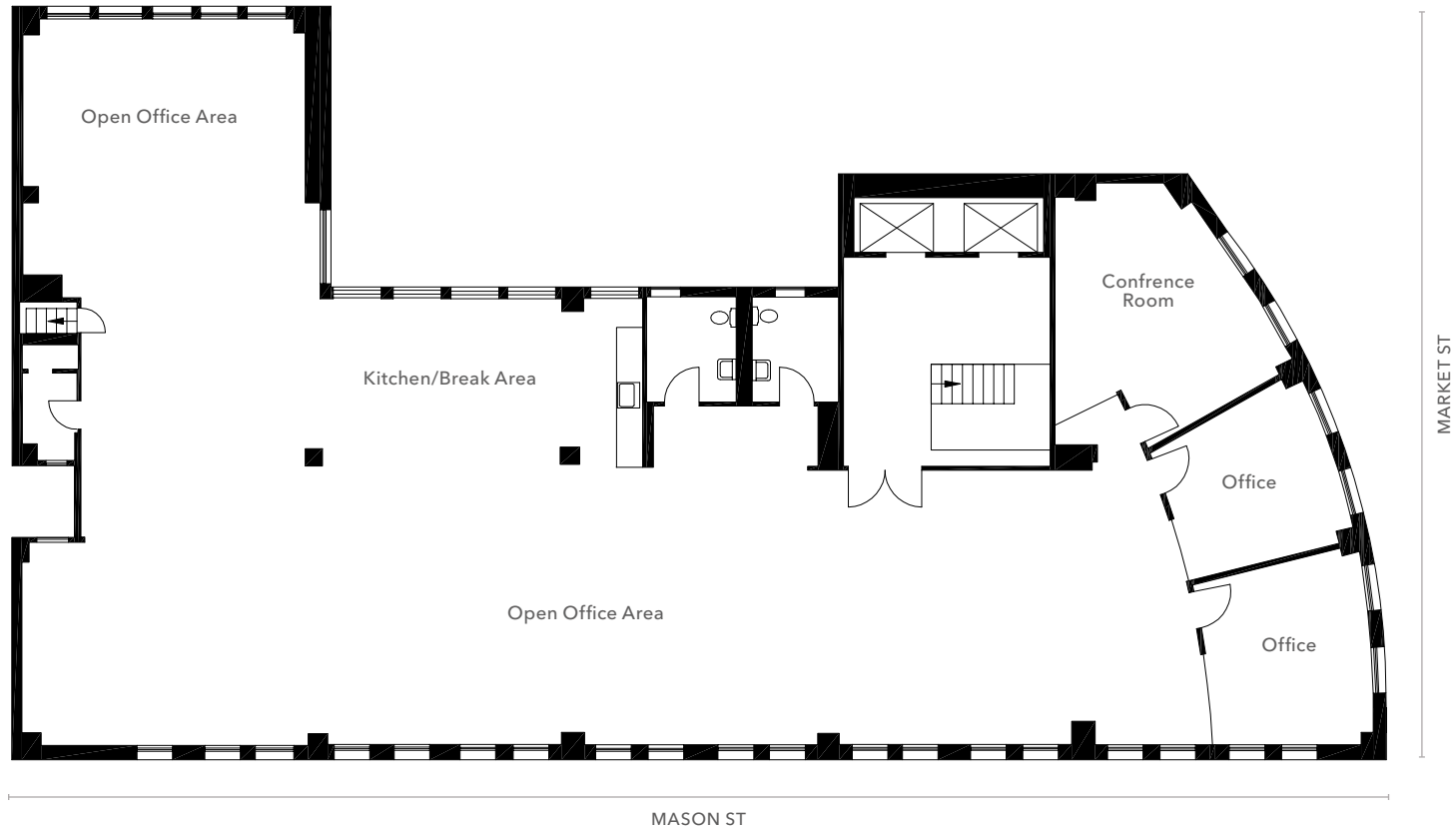


FLOOR PLAN NOT TO SCALE

Suite	Size	Small Call Rooms	Kitchenette	Large Conference Rooms	Features
Suite 700	±5,099 SF	6	Yes	1	<ul style="list-style-type: none"> <li>• Available now</li> <li>• Plug &amp; play condition</li> <li>• Furniture includes 20 sit-stand desks</li> <li>• Full floor identity</li> <li>• Large open plan creative space</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> <li>• Brick &amp; exposed ceiling</li> <li>• 3 phone booths</li> <li>• Wired</li> </ul>



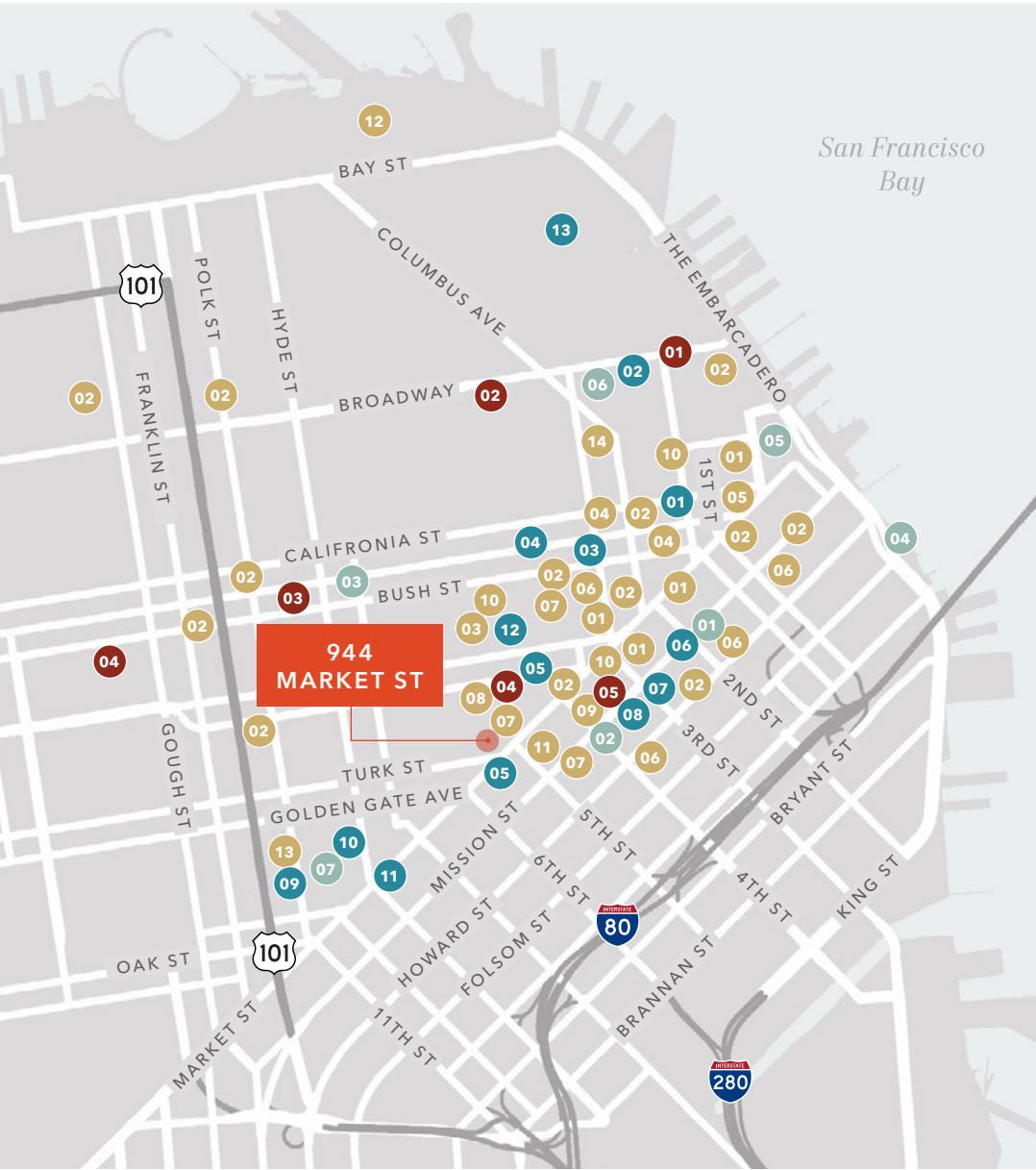
# EIGHTH FLOOR



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 800	±5,099 SF	2	Yes	1	<ul style="list-style-type: none"> <li>• Large open area for workstations</li> <li>• Private restrooms</li> <li>• Lots of natural light</li> </ul>





## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Peets Coffee
- 02 Starbucks
- 03 Morton's
- 04 Subway
- 05 Noah's Bagels
- 06 Chipotle
- 07 Jamba Juice
- 08 Cheesecake Factory
- 09 California Pizza Kitchen
- 10 McDonald's
- 11 Shake Shack
- 12 In-N-Out Burger
- 13 Dicky's BBQ
- 14 Wayfare Tavern

### LIFESTYLE & FITNESS

- 01 24 Hour Fitness
- 02 Fitness SF Embarcadero
- 03 Orangetheory Fitness
- 04 Planet Fitness
- 05 Equinox
- 06 Fitness SF Transbay
- 07 SF Museum of Modern Art
- 08 Yerba Buena Center for the Arts
- 09 San Francisco City Hall
- 10 Asian Art Museum
- 11 Orpheum Theatre
- 12 Union Square
- 13 Coit Tower

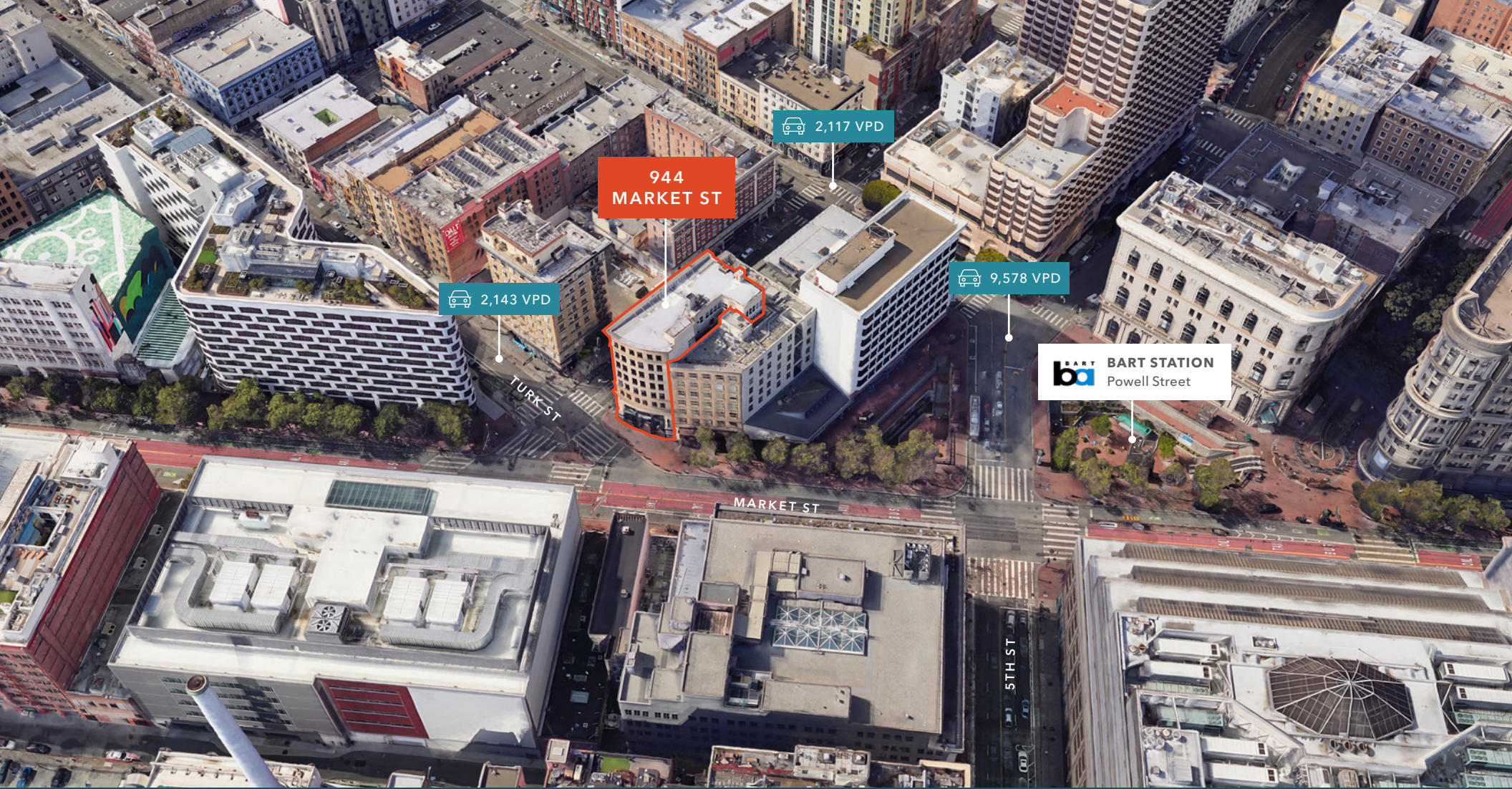
### RECREATION & PARKS

- 01 Salesforce Park
- 02 Yerba Buena Gardens
- 03 St Mary's Square
- 04 Ricon Park
- 05 Sue Bierman Park
- 06 Sydney G Walton Square
- 07 Civic Center Plaza

### SCHOOLS

- 01 John Yehall Chin Elementary
- 02 Jean Parker Elementary
- 03 Redding Elementary
- 04 Stuart Hall High School
- 05 Gordon J. Lau Elementary
- 06 City College of San Francisco





944  
MARKET ST

2,143 VPD

2,117 VPD

9,578 VPD

**BART** BART STATION  
Powell Street

*For more information, contact*

**JIM WALKER**  
415.229.8910  
jim.walker@kidder.com  
LIC N° 01750435

**SCOTT VIX, CCIM, SIOR**  
415.309.4015  
scott.vix@kidder.com  
LIC N° 01407761

**BRUCE MCLELLAN**  
415.229.8981  
bruce.mclellan@kidder.com  
LIC N° 00879071

**KATE SCHMITZ**  
415.229.8905  
kate.schmitz@kidder.com  
LIC N° 01998222

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

