



SAN FRANCISCO, CA 94108

# 312 Sutter St.

FOR LEASE

**Plug & Play**  
Professional office  
suites in Union Square

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**We're Here to Help – Reach Out Today!**

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# PROPERTY SUMMARY

## | 312 Sutter St.



**RENTAL RATE** | \$28 / Square Foot, Industrial Gross

**AVAILABLE** | Immediately

### AVAILABLE SPACES

**Suite 600** | +/- 2,988 Square Feet

**Suite 510** | +/- 1,693 Square Feet

**Suite 500** | +/- 4,504 Square Feet

**Suite 318** | +/- 205 Square Feet

**Suite 316** | +/- 467 Square Feet

**Suite 312** | +/- 5,079 Square Feet

**Suite 250** | +/- 4,325 Square Feet

**Suite 200** | +/- 2,175 Square Feet

**TOTAL** | +/- 21,436 Square Feet

*\*Suites Can Be Leased Together or Separately*

### BUILDING ATTRIBUTES

- Creative Office Suites in the Heart of Union Square
- Some Furnishings May Be Available Upon Request
- Short Term Lease Options Available
- Motivated Ownership Group
- Walking Distance to Many Amenities in Union Square, the Financial District, and the Embarcadero
- Right Next to Sutter Stockton Garage
- Flexible Work Spaces & Conference Hall Available on 2nd Floor





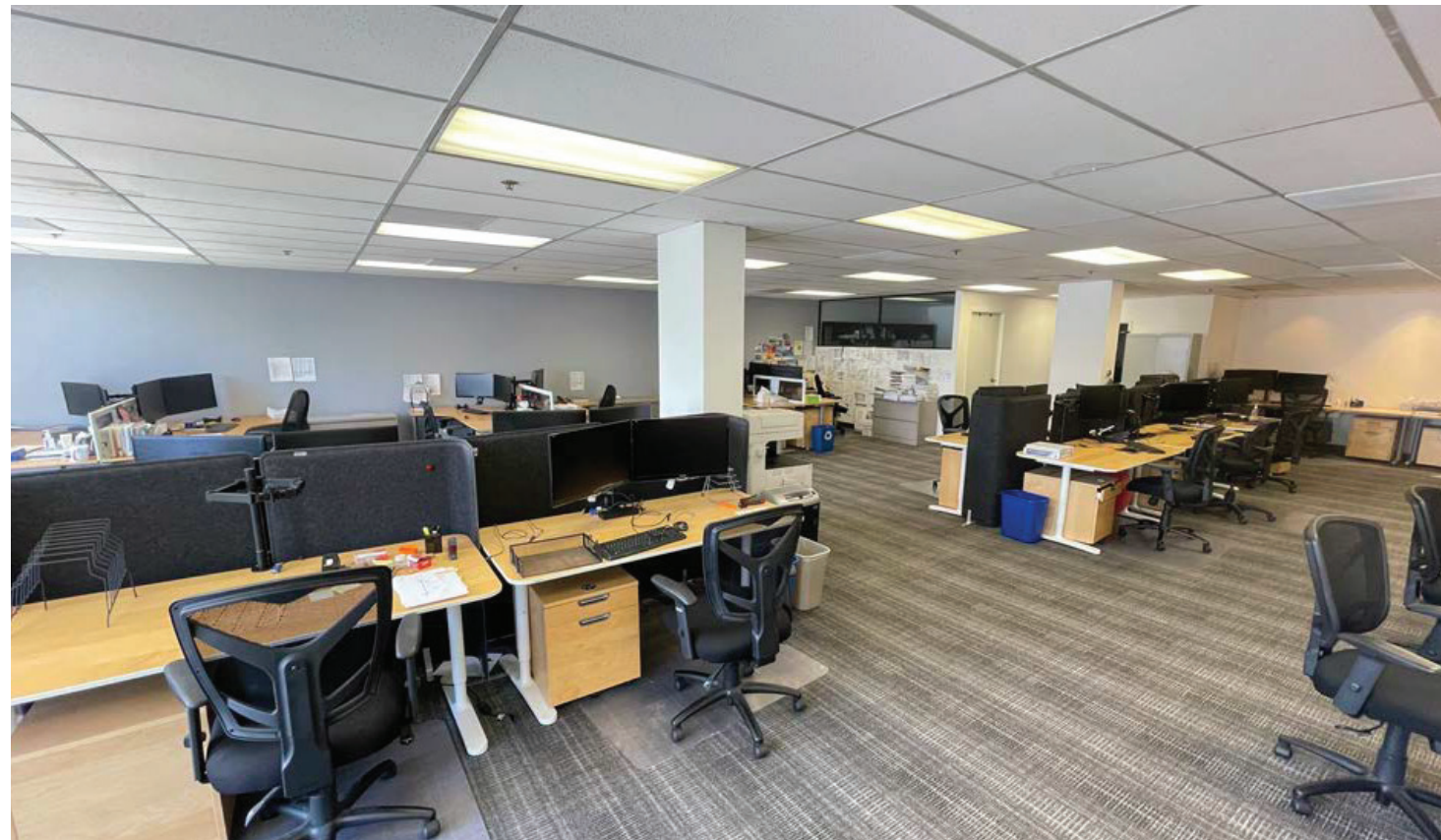
# SUITE ATTRIBUTES

## | 312 Sutter St.

### SUITE 600

***+/- 2,998 Square Feet***

- Plug & Play Creative Office Suite
- Two (2) Conference Rooms
- Can be Furnished Upon Request
- Top Floor Window Line
- Full HVAC





# SUITE ATTRIBUTES

## | 312 Sutter St.



### SUITE 510

***+/- 1,693 Square Feet***

- Move-In Ready Creative Office Suite
- Four (4) Glass Conference Rooms
- Open Floor Plan
- New Flooring available
- One (1) Kitchenette
- Full HVAC
- Short Term Lease Options Available



### SUITE 500

***+/- 4,504 Square Feet***

- Two (2) Meeting Rooms •
- One (1) Board Room •
- Open Plan Space •
- Sutter Street Full Window Line •
- Full HVAC •
- Private Storage Area •



# SUITE ATTRIBUTES

## | 312 Sutter St.

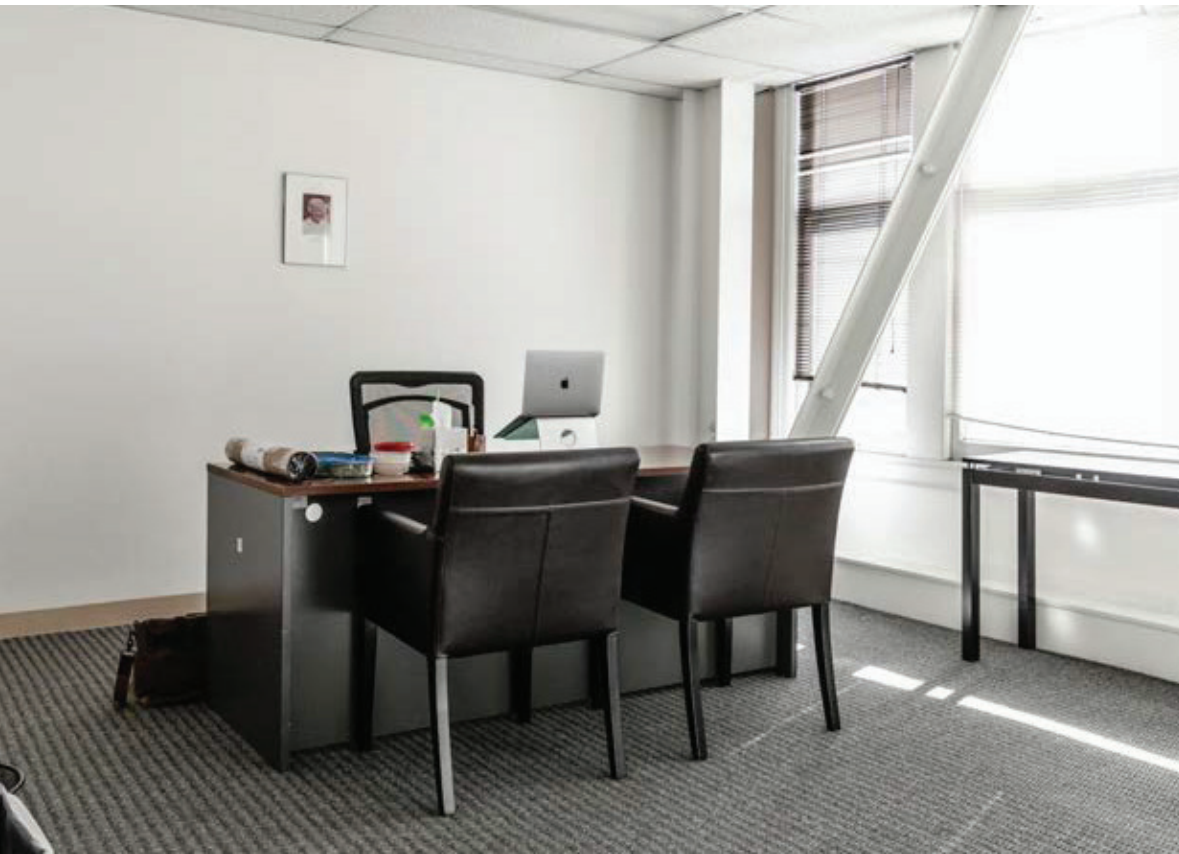


### SUITE 318 & 316

*Suite 318: +/- 205 Square Feet*

*Suite 316: +/- 467 Square Feet*

- Small Creative Office Suites
- Open Floor Plans
- Window Line on North Side of Space
- Short Term Lease Options Available
- Access to Plug & Play Conferencing Center





# SUITE ATTRIBUTES

## | 312 Sutter St.

### SUITE 312

**+/- 5,079 Square Feet**

- Can Be Fully Furnished
- High Ceilings w/ Creative Aspects
- Four (4) Meeting Room
- Five (5) Private Offices
- Access to Two (2) Multi-Stall Restrooms
- Passenger & Freight Elevator Access
- Exclusive Podcasting & Recording Sound Booth





# SUITE ATTRIBUTES

## | 312 Sutter St.

### SUITE 250

***+/- 4,325 Square Feet***

- Plug & Play Conference / Commercial Space
- Ideal Space for Education and Institutional Users (i.e. Schools, Churches, Non-Profit Orgs)
- Demisable into Three (3) Separate Meeting Areas
- Wired and Ready w/ AV Equipment and Surround Sound Speaker System
- Access to Dedicated Board Room
- Access to Full Kitchen
- Long Term Lease Options Available





# SUITE ATTRIBUTES

## | 312 Sutter St.



### SUITE 200

***+/- 2,175 Square Feet***

- Plug & Play Creative Office Suite
- High Ceilings w/ Creative Aspects
- Three (3) Glass Meeting Rooms
- Floor to Ceiling Windows
- Access to Two (2) Multi-Stall Restrooms
- Passenger & Freight Elevator Access
- Can be Fully Furnished Upon Request



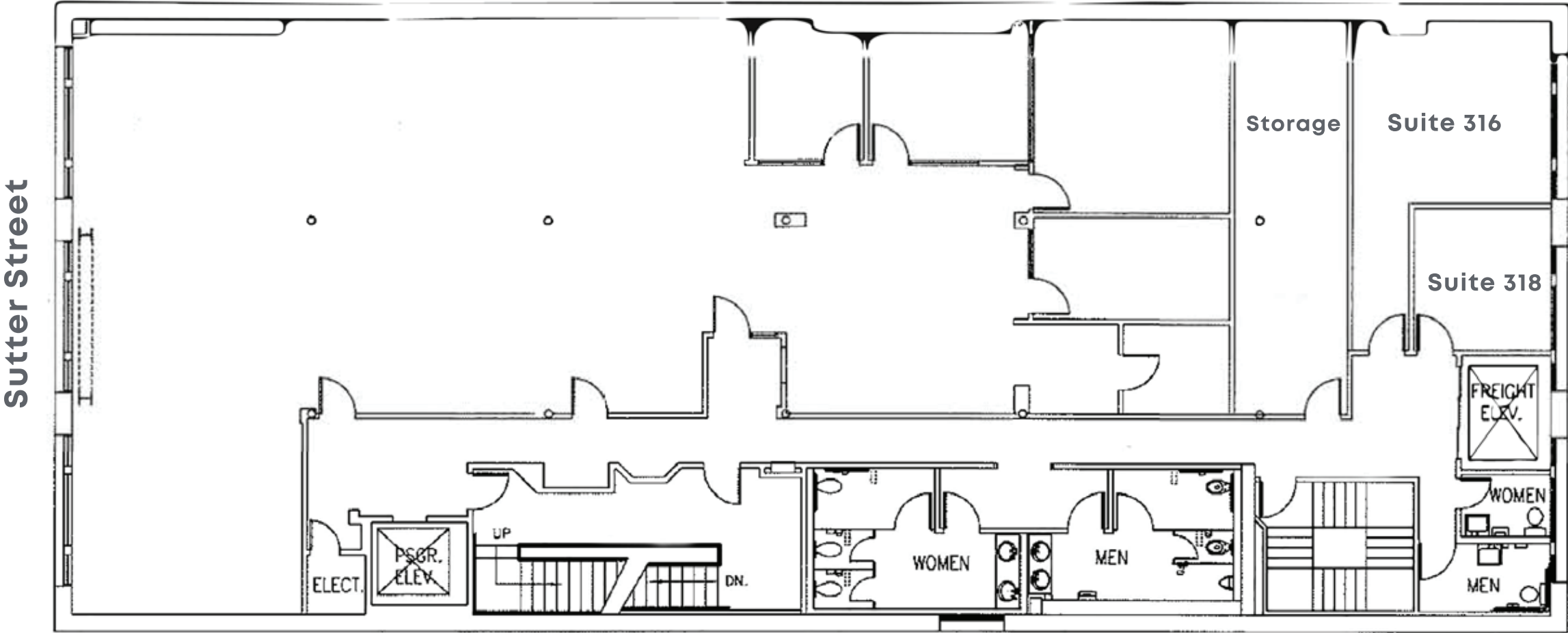


**FLOOR PLAN**  
**| 312 Sutter St.**



**THIRD FLOOR**

*+/- 2,175 Square Feet*



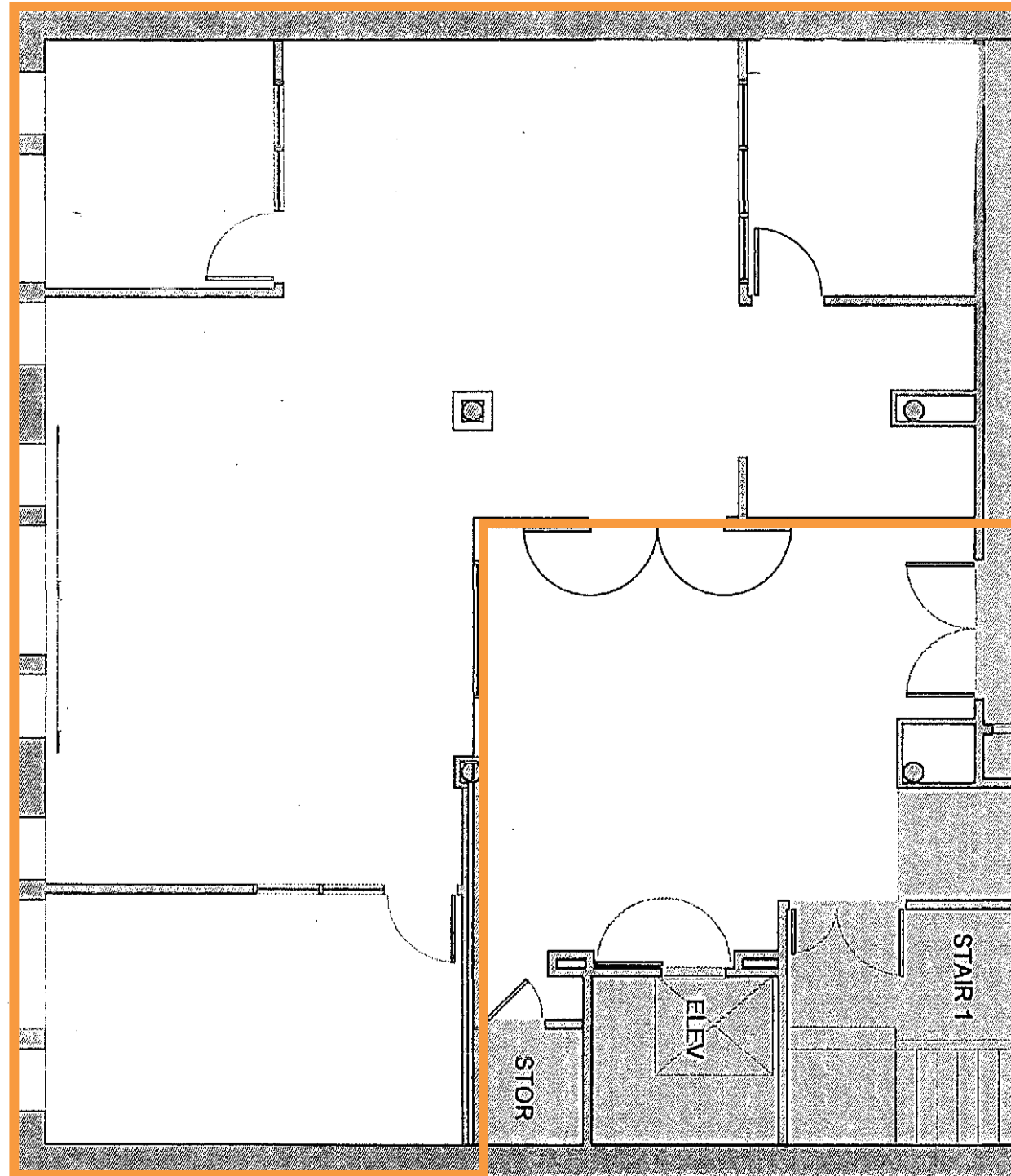


# FLOOR PLAN

| 312 Sutter St.

## SUITE 200

*+/- 2,175 Square Feet*



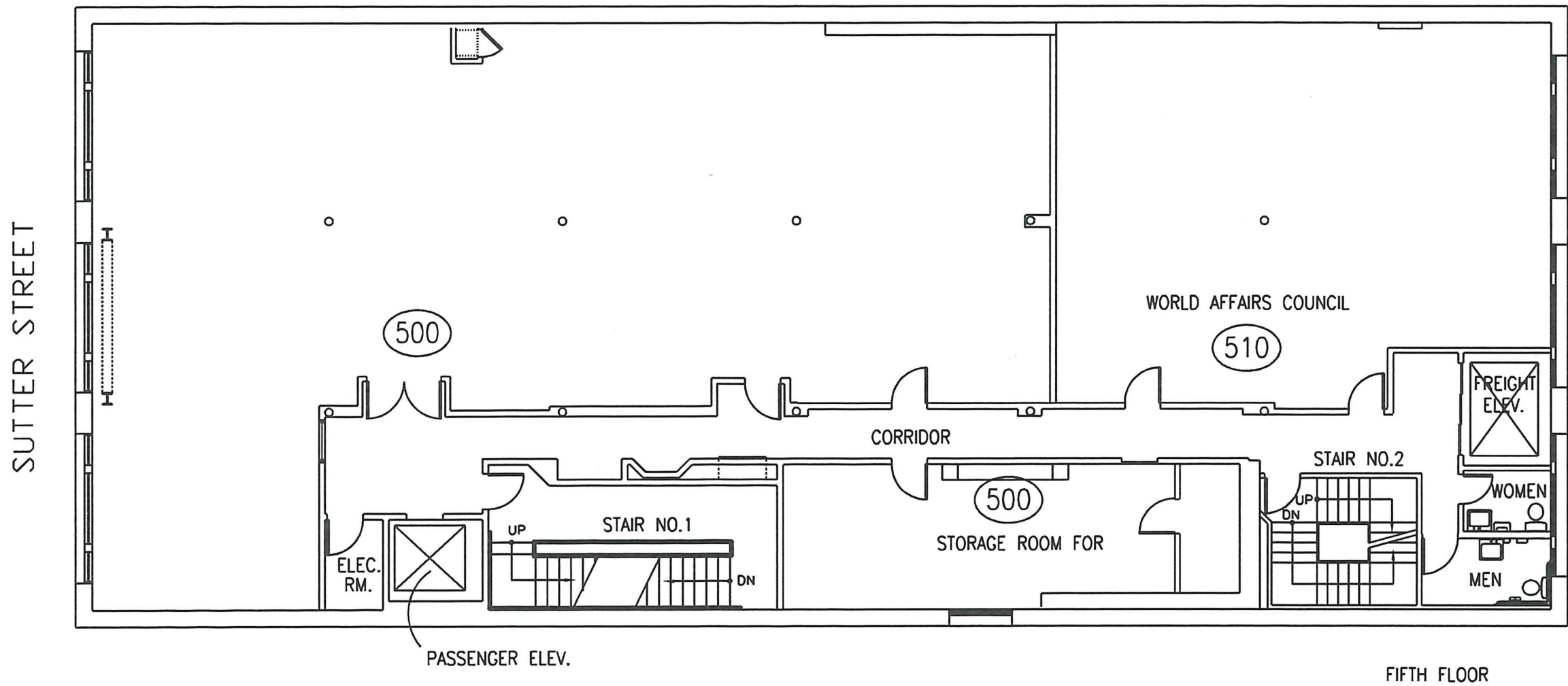


# FLOOR PLAN

| 312 Sutter St.

## 5TH FLOOR

+/- 6,179 Square Feet



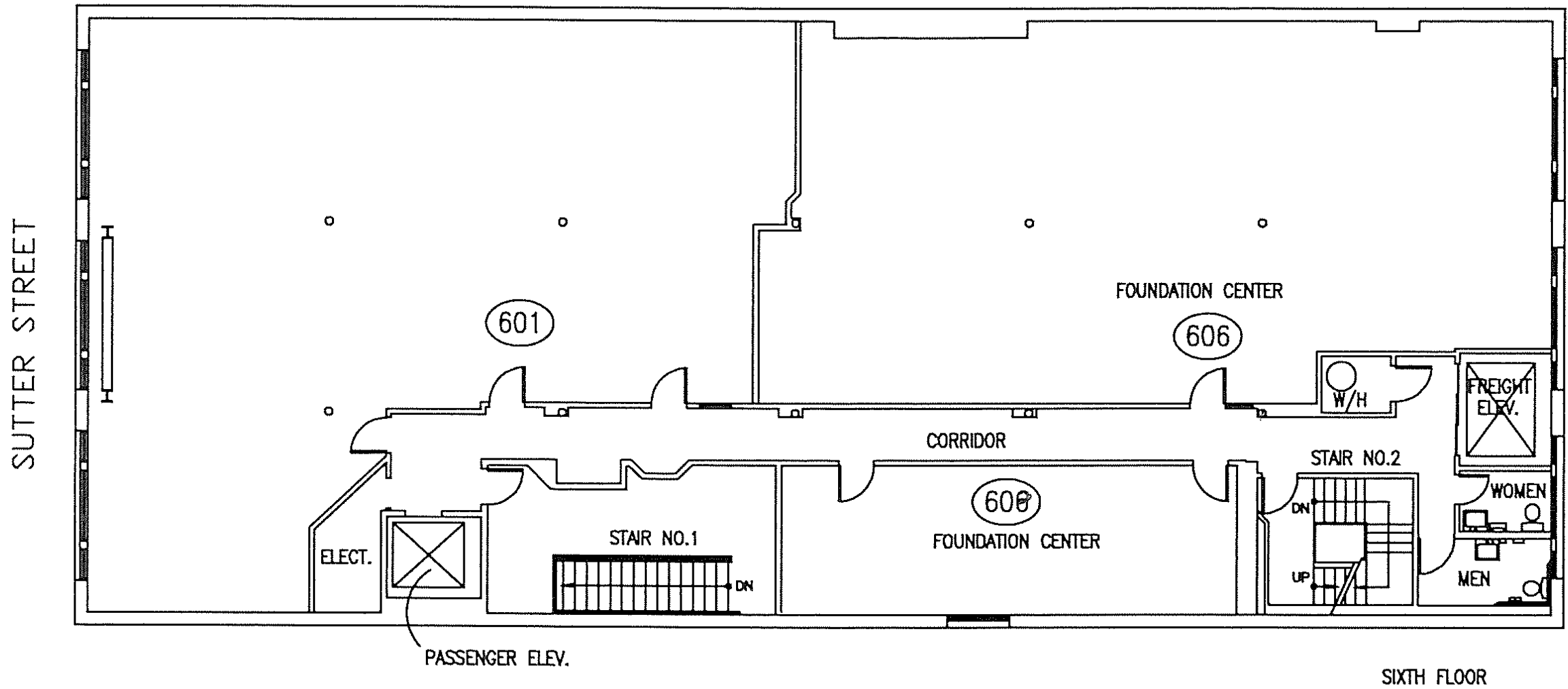


# FLOOR PLAN

| 312 Sutter St.

## 6TH FLOOR

+/- 6,282 Square Feet





# LOCATION OVERVIEW

| 312 Sutter St.



Desirable Financial District location, walking distance to many amenities in Union Square, the Financial District and the Embarcadero. Next door to Sutter Stockton Garage.



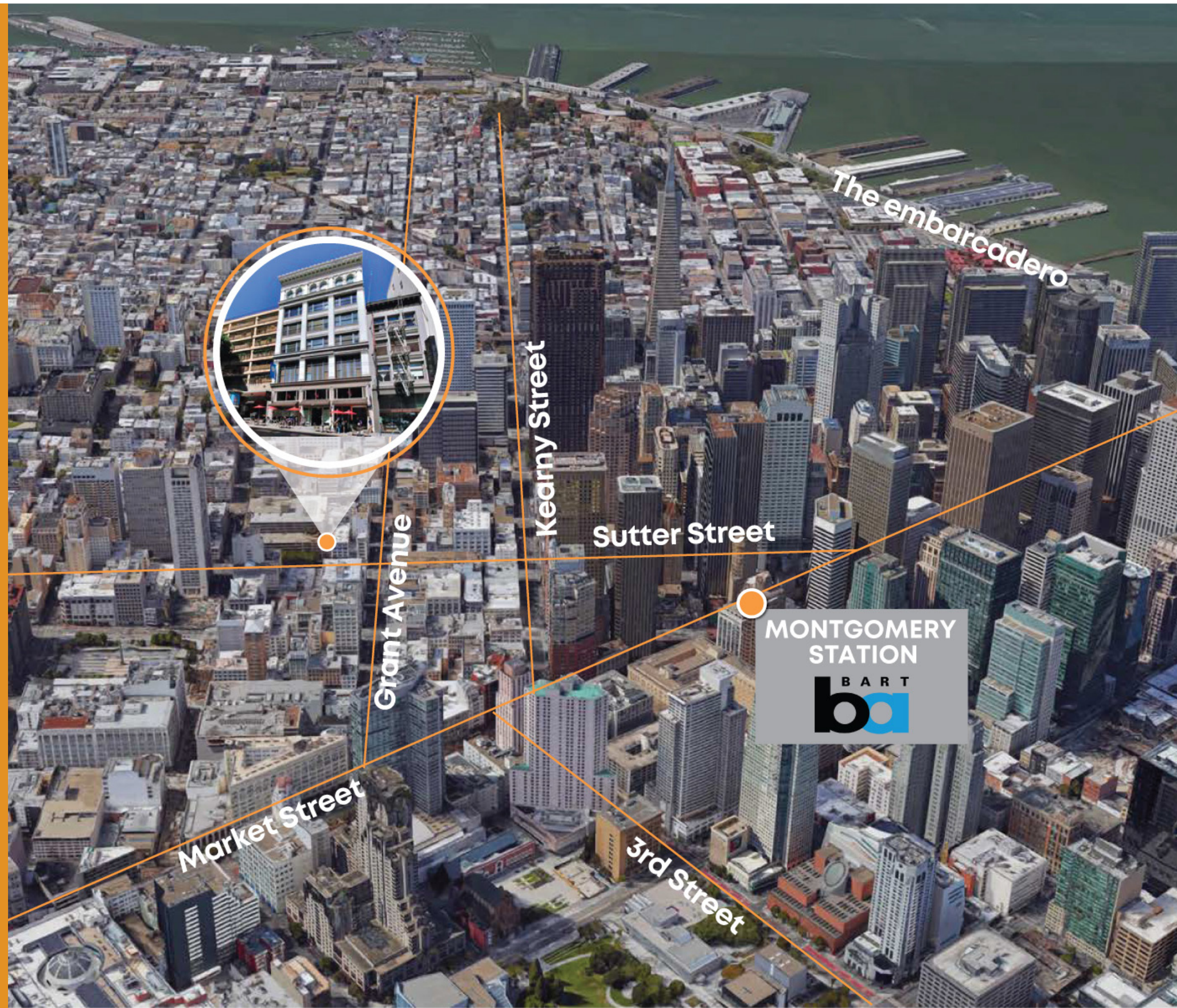
**04 MIN** to Market St  
**05 MIN** to Montgomery St.  
Bart



**05 MIN** to SOMA  
**07 MIN** to Financial District  
**12 MIN** to Mission District



**06 MIN** to 80 On-Ramp

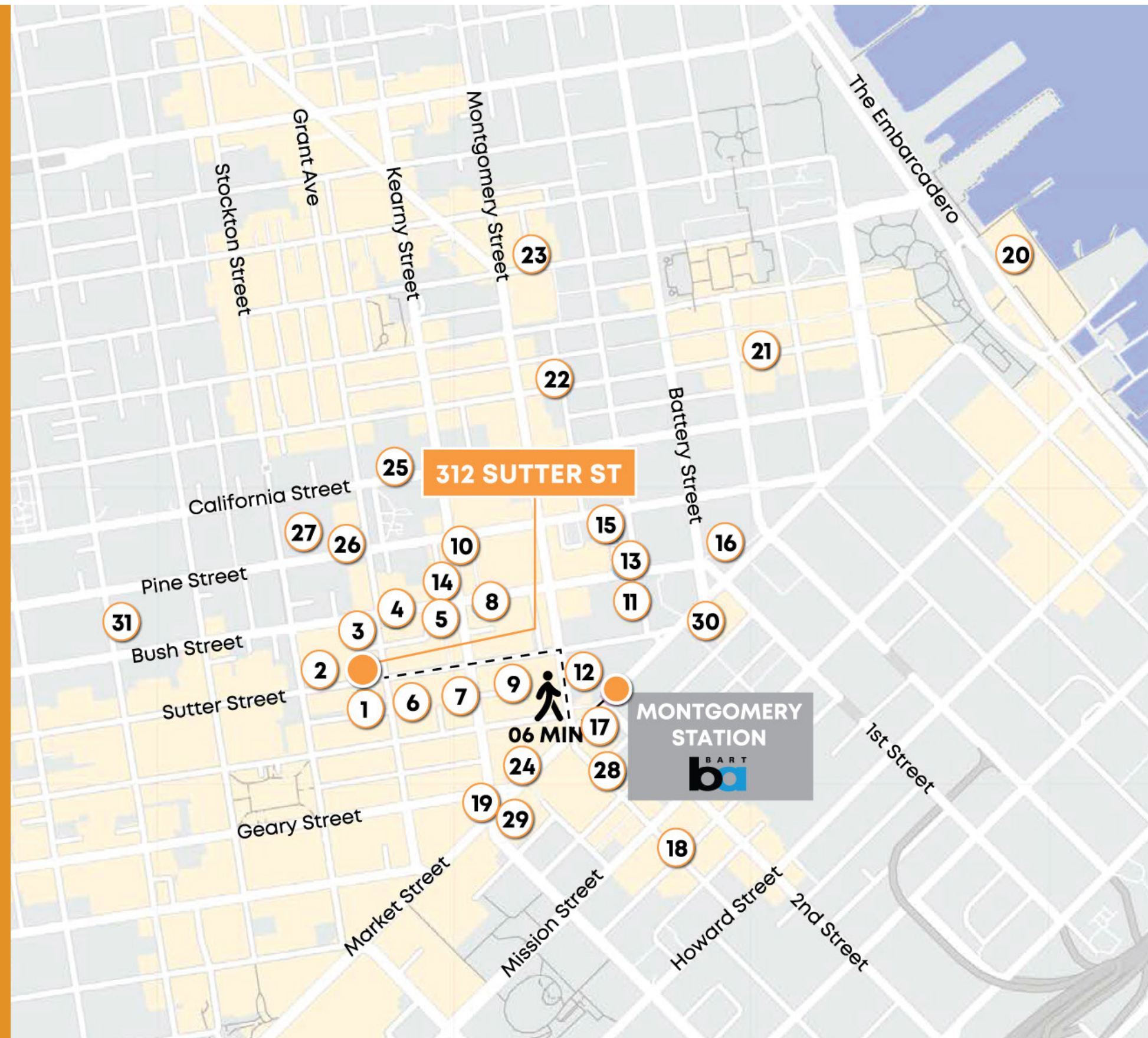




# NEARBY AMENITIES

| 312 Sutter St.

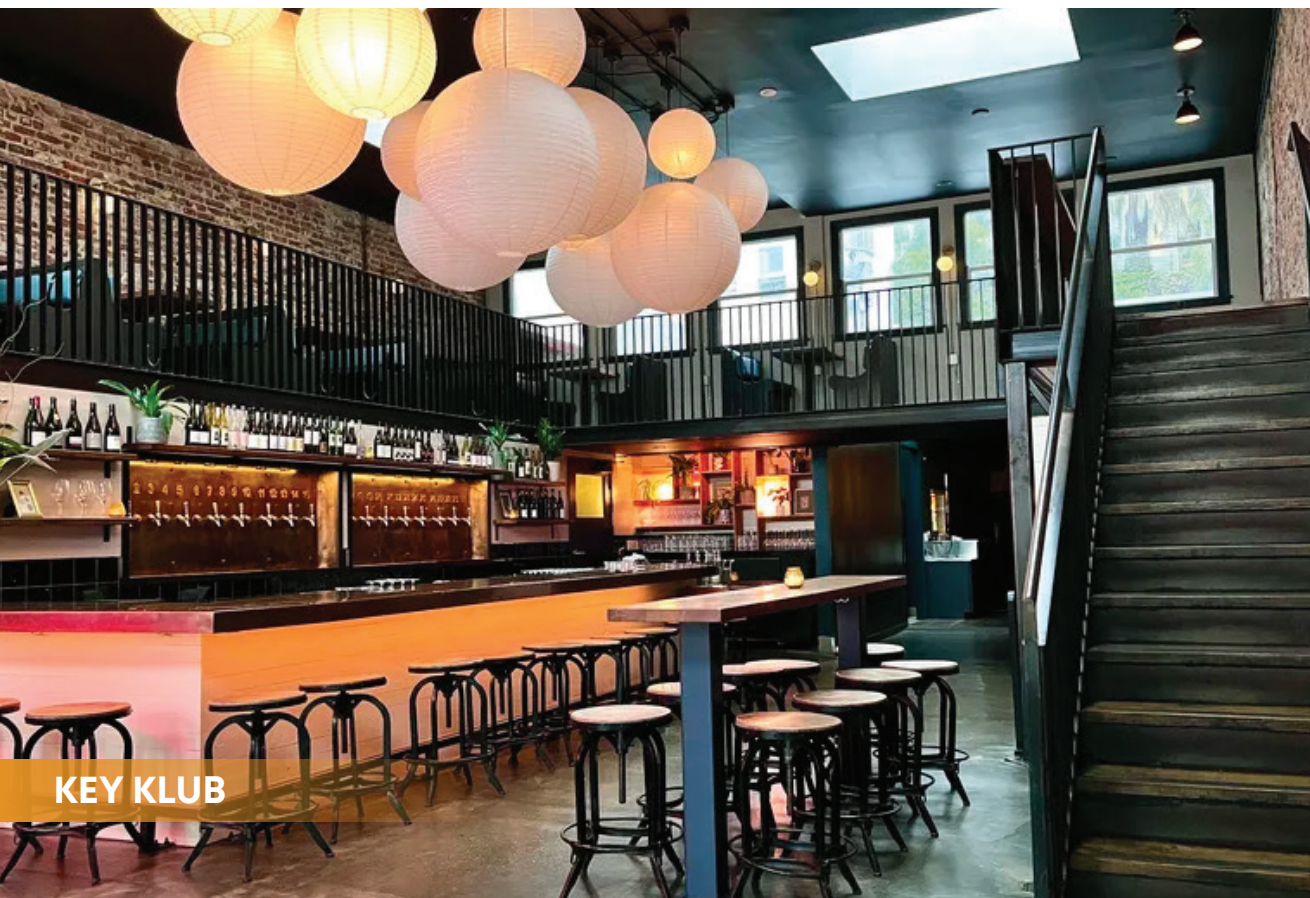
- 1 Teuscher Chocolate
- 2 E&O Kitchen and Bar
- 3 Starbucks
- 4 Café de la Presse
- 5 Bar Fluxus
- 6 Posh Bagel
- 7 Walgreens
- 8 Pagan Idol
- 9 Crocker Galleria
- 10 Ramen Underground
- 11 Target
- 12 Starbucks
- 13 Blue Bottle Coffee
- 14 Sababa
- 15 Equinox Pine Street
- 16 Philz Coffee
- 17 McDonald's
- 18 The Bird
- 19 Hakkasan San Francisco
- 20 Ferry Building
- 21 Embarcadero Center
- 22 Wayfare Tavern
- 23 Verjus
- 24 Ginto
- 25 Blue Bottle Coffee
- 26 Rock Japanese Cuisine
- 27 Tonga Room & Hurricane Bar
- 28 The House Of Shields
- 29 Local Edition
- 30 Joe & The Juice
- 31 Key Klub





# LOCATION OVERVIEW

| 312 Sutter St.



KEY KLUB



TONGA ROOM & HURRICANE BAR



WAYFARE TAVERN



E&O KITCHEN



SABABA - SF





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**PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE**

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